

PLANNING COMMISSION AGENDA

REGULAR MEETING

July 12, 2007

2:00 p.m.

Board of Supervisors' Chambers

Shasta County Administration Center 1450 Court Street, Room 263, Redding, California

Call to Order/Flag Salute/Roll Call:

Conflict of Interest Declarations:

Open Time/Public Comment Period:

Members of the public wishing to address the Commission on matters which are not noticed public hearings may do so under the "Open Time/Public Comment Period." Pursuant to the Ralph M. Brown Act (GCS 54950 et seq) Commission action or discussion cannot be taken on open time matters other than to receive the comments and, if deemed necessary, to refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

Approval of Minutes: May 31, 2007
 June 14, 2007

Presentation of Documents:

All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records.

Public Hearings: (The decision on any public hearing item (Regular and Consent Items only) may be appealed.) See "Notes" at the end of the regular agenda.

Key: California Environmental Quality Act (CEQA); Mitigated Negative Declaration (MND); Negative Declaration (ND); Categorically Exempt (CE); Not Subject to CEQA (N/A).

Consent Items: see attached

Items on the Consent Items list are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

Regular Items:

- R1: Zone Amendment 06-020 and Tract Map 1940(Ritchie):** This project was continued from the June 14, 2007, Planning Commission meeting. The property is located in the Happy Valley area on the south side of Cloverdale Road one-tenth of a mile west of Dale Lane. The request is for approval of a Zone Amendment from three zoning districts consisting of Limited Agriculture combined with the mobile home (A-1-T), the Limited Agriculture combined with 10–acre minimum lot area (A-1-BA-10), and the 20-acre minimum lot area combined with the mobile home district (A-1-T-BA-20) to Rural Residential combined with lot area minimum (R-R-BSM) zone district on the north half of the project site and the Limited Residential combined with lot area minimum (R-L-BSM) zone district on the south portion of the site. The Zone Amendment is requested in conjunction with a 12-parcel land division. The resulting parcels will range from 2.15 acres to 15.3 acres in size with a 30.7-acre remainder parcel. Staff Planner: Lozier. District: 2. Proposed CEQA determination: MND.
- R2: Parcel Map 06-077 (Hidden Hills Investments):** The parcel is located in the Cottonwood area on Hidden Hills Road approximately one-half mile west of its intersection with Rancho Estates Road. The request is for a two-parcel land division resulting in a 5.31-acre parcel and a 5.77-acre parcel. Staff Planner: Dirks. District 5. Proposed CEQA determination: MND.
- R3: Parcel Map 07-001 (Ross):** The parcel is located in the Happy Valley area on the north side of Cloverdale Road, approximately one-tenth of a mile west of its intersection with Pine Meadow Place. The request is for a two-parcel land division resulting in a three-acre parcel and a two-acre parcel. Staff Planner: Dirks. District 2. Proposed CEQA determination: MND.
- R4: Use Permit 01-060A (Hill Country Clinic):** The request is for an amendment of Use Permit 01-060 for Hill Country Community Clinic. The proposed project involves a 12,500-square-foot expansion to an existing 8,000-square-foot medical clinic building, along with a 3,275-square-foot building to be used as a community/teen center (1,075 sq. ft.) and a garage/maintenance area (2,200 sq. ft.) to store and maintain transportation vehicles. Hill Country Community Clinic is located on the west side of State Highway 299 adjacent to the U.S. Post Office in the community of Round Mountain. Staff Planner: Hector. District 3. Proposed CEQA determination: MND.
- R5: Zone Amendment 06-047 & Tract Map 1945 (Scott):** The property is located within the East Redding Area on a 68-acre property located on the south side of State Highway 299 approximately one mile east of its intersection with Old Oregon Trail. The proposed project is a request for a Zone Amendment to change the existing Rural Residential, minimum building site area of five acres (R-R-BA-5), Designated Floodway (F-1), Restrictive Flood (F-2), and Open Space (OS) zone districts to Rural Residential, minimum building site area according to the recorded map (R-R-BSM), Designated Floodway (F-1), Restrictive Flood (F-2), and Open Space (OS) zone districts, along with a request to approve an 11-lot subdivision consisting of 2.0-acre to 19.5-acre parcels on 68 acres for single-family residential development. Staff Planner: Hector. District: 4. Proposed CEQA determination: MND.
- R6: Use Permit 07-002 and Variance 07-006 (I.O.O.F):** The parcel is located in the French Gulch area on the west side of Trinity Mountain Road (a.k.a Main Street), approximately two-tenths of a mile north of its intersection with French Gulch Road. The request is to reconstruct the French Gulch Lodge #75 of the International Order of Odd Fellows meeting hall. The meeting hall, originally constructed in the early 1900's, was destroyed by the French Fire in August 2004.

Due to the size of the parcel (approximately 125 feet by 47 feet) the Lodge has requested a variance from the requirement to provide 32 off-street parking spaces. The Lodge, as part of the Use Permit application, has also requested an exception from the landscaping requirements in order to maximize available space for off-street parking and loading. Staff Planner: Salazar. District: 2. Proposed CEQA determination: CE.

R7: Parcel Map 06-062 (Donovan): The parcel is located in the Centerville area on the north side of Purple Elm Drive, approximately six-tenths of a mile north of its intersection with Placer Road. The request is for a two-parcel land division of an approximately 61-acre parcel. The resulting parcels will be 4 acres and approximately 57 acres. Staff Planner: Salazar. District: 2. Proposed CEQA determination: MND.

Non-Hearing Items: None

Planning Commissioners' Comments:

Manager's Comments:

County Counsel's Comments:

NOTE: The "Comment" items are for information and reporting purposes only. Commission action cannot be taken. If it becomes apparent that action is necessary or desired, the matter(s) will be scheduled on a subsequent Planning Commission agenda.

Adjournment

- NOTES -

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.
2. Documents associated with the agenda are on file and available for review. Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.
3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors.
4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. In compliance with the Americans with Disabilities Act, Shasta County will make available to disabled members of the public disability-related modification or accommodation, including auxiliary aids or services, in order for the person to participate in the public meeting. The public should contact the Department of Resource Management, Planning Division, by telephone at (530) 225-5532 or in person or by mail at 1855 Placer Street, Suite 103, Redding, CA 96001 to request a modification or accommodation. Notification five (5) days prior to the meeting will enable the County to make arrangements to provide reasonable accommodations. If requested, this document and other agenda materials can be made available in an alternative format for persons with a disability who are covered by the Americans with Disabilities Act.

CONSENT ITEMS

The following items are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

- C1: Parcel Map 04-029 Extension of Time (Andersen):** The parcel is located in the in the West Redding area on the west side of Swasey Drive approximately five-tenths of a mile north of its intersection with Placer Road. The request is for approval of an extension of time for a two-parcel land division of approximately 8.90 acres. Staff Planner: Dirks. District: 2. CEQA: N/A.
- C2: Parcel Map 05-037 Extension of Time (Giovaniello):** The parcel is located in the Palo Cedro area on the north side of University Avenue less than two-tenths of a mile east of its intersection with Deschutes Road. The request is for approval of an extension of time for a two-parcel land division of approximately 4.98 acres. Staff Planner: Dirks. District 2. CEQA: N/A.
- C3: Parcel Map 07-008 (Kirk):** The project is located in the Centerville area on a 9.5-acre parcel on the southeast corner of the intersection of Nightingale Lane and Placer Road. The request is for approval of a two-parcel land division to separate two existing single-family residences. Staff Planner: Lozier. District 2. CEQA: CE.
- C4: Parcel Map 06-024(Downs):** The project is located in the Happy Valley area on a six-acre parcel on the north side of Olinda Road, approximately two-tenths of a mile east of Happy Valley Road. The request is for an approval of a three-parcel land division to separate three existing single-family residences. Staff Planner: Lozier. District: 2. CEQA: CE.
- C5: Parcel Map 02-042 Extension of Time (Wilson):** The parcel is located in the Happy Valley area at the end of Kristy Lane, approximately two-tenths of a mile north of its intersection with Bright Path. The request is for approval of an extension of time for a previously-approved four-parcel land division of approximately 10.22 acres. Staff Planner: Salazar. District 2. CEQA: N/A.
- C6: Parcel Map 04-060 Extension of Time (Cridelich):** The parcel is located in the Palo Cedro area on the west side of Cheshire Way, approximately one-half mile north of its intersection with Boyle Road. The request is for approval of an extension of time for a previously-approved two-parcel land division of approximately six acres. Staff Planner: Salazar. District 3. CEQA: N/A.
- C7: Tract Map 1888 Extension of Time (Stahl):** The parcel is located in the Happy Valley area on the northwest side of Canyon Road, approximately one-tenth of a mile southwest of its intersection with Valley View Road. The request is for approval of an extension of time for a 10-lot land division of approximately 371 acres. Staff Planner: Salazar. District: 2. CEQA: N/A.
- C8: Tract Map 1901 Extension of Time (Wagar):** The previously-approved project is located in the East Redding area on a 158-acre parcel adjacent to Stillwater Creek north of Old Highway 44 Drive. The request is for approval of an extension of time for an 11 parcel subdivision consisting of ten parcels ranging is size from 2.0 to 27.80 acres, along with a 108.37-acre remainder parcel. Staff Planner: Hector. District: 3, 4. CEQA: N/A