

PLANNING COMMISSION AGENDA

REGULAR MEETING

September 11, 2008

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: July 24, 2008 & August 14, 2008

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); General Exemption from CEQA (GE); 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:** **Parcel Map 08-002 Continued from 06/12/08, 07/10/08 & 08/14/08 (Bargas)**: The one-acre project site is located in the Cottonwood area on the northwest corner of the intersection of Locust Street and Second Street. The request is for a two-parcel residential land division. The proposed division will result in the creation of a 0.6-acre undeveloped parcel and a 0.4-acre parcel that would contain an existing single-family residence. Staff Planner: Salazar. District 5. Proposed CEQA Determination: GE.
- R2:** **Use Permit 06-030 & Tract Map 1948 (Batten)**: The 5.2-acre project site is located in the east Redding area on the east side of Airport Road, approximately four-tenths of a mile north of its intersection with Rancho Road. The request is for a light-industrial condominium development which would include seven-air-space condominiums. Staff Planner: Salazar. District 3. Proposed CEQA Determination: ND.
- R3:** **Variance 08-006 (Senes)**: The parcel is located in the Lakehead area on a ½-acre parcel on the south side of Lake Drive, approximately 300 feet west of its intersection with Oak Knoll Drive. The applicant has requested approval of a building envelope that would allow future structures to be located within the required front-yard setback and adjacent to the road easement for Lake Drive. Staff Planner: Salazar. District 4. Proposed CEQA Determination: CE.
- R4:** **Tract Map 1976 Continued from 07/10/08 & 08/14/08 (Ward)**: The parcel is located in the south Redding area on a 219-acre parcel on the east side of Churn Creek Road, approximately 1,000 feet south of Rancho Road. The request is for approval of an eight-lot subdivision consisting of 5.0-acre to 5.9-acre parcels, along with a 177-acre remainder parcel. Staff Planner: Hector. District 5. Proposed CEQA Determination: MND.
- R5:** **Parcel Map 07-042 (Hansen)**: The 10.03-acre project site is located in the Palo Cedro area at the southwest corner of Deschutes Road and Redbud Lane. The request is for the approval of a two-parcel land division consisting of a 5.01-acre parcel and a 5.02-acre remainder parcel. Staff Planner: Hector. District 5. Proposed CEQA Determination: MND.
- R6:** **Zone Amendment 06-009 & Parcel Map 08-011 (GPA Inc.)**: The project site is located in the Shingletown area on the southwest corner of the intersection of State Highway 44 and Dersch Road. The request is to divide a 200.8-acre parcel into four parcels of 5.13 acres, 10.44 acres, 10.56 acres, and 12.71 acres, with a 161.96-acre remainder parcel. Approval of the Parcel Map would be contingent upon County approval of a proposed rezoning of the subject parcels from the Unclassified (U) zone district to the Limited Residential (R-L) zone district. Staff Planner: Walker. District 5. Proposed CEQA Determination: ND.

Non-Hearing Items:

- NH1:** **78TH Annual CCPCA State Conference, Bakersfield, California October 24th - 25th 2008:**
Discussion

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 03-012 Extension of Time (Jones): The project site is located in the South Redding area on a 4.9-acre property on the south side of River Valley road approximately ¼ mile west of its intersection with Airport Road. The request is for approval of a second 2½-year extension of time for a previously-approved parcel map consisting of a two-parcel land division to separate existing residences. Staff Planner: Hector. District 5. Proposed CEQA Determination: N/A.

C2: Parcel Map 06-031 Extension of Time (McDonald): The project site is located in the Palo Cedro area on Boyle Road one-quarter of a mile west of its intersection with Deschutes Road. The request is for approval of an extension of time for a two-parcel residential land division of approximately ten acres. Staff Planner: Salazar. District 3. Proposed CEQA Determination: N/A.

The agenda can be found on the internet at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management."