

PLANNING COMMISSION AGENDA

REGULAR MEETING

September 14, 2006

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 Declaration:

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 for: August 10, 2006

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 may be appealed) See "Notes" at the end of the regular agenda.

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 06-018 and Tract Map 1944 (Summer):** Anderson area. The project is located on a 4.96-acre parcel on both sides of Verde Vale Court southeast of its intersection with Jacqueline Street. The applicant has requested approval of the adoption of a Planned Development (PD) zone district that will recognize the lot layout of a request for a Tract Map consisting of a 16-lot subdivision to separate 16 existing duplex units. Staff Planner: Meraz.
- R2: Zone Amendment 06-017 and Parcel Map 06-018 (McClenon):** Anderson area. The project is located on a 17.78-acre parcel at the northwest corner of Deschutes Road and Dersch Road. The applicants have requested approval of a rezone from the Unclassified (U) to the Limited Agricultural (A-1) zone district, in conjunction with a two-parcel land division into 5.09 and 12.69-acre parcels. Staff Planner: Meraz.
- R3: Zone Amendment 06-012 and Use Permit 06-012 (Bingham/White):** Happy Valley area. The project is located on Happy Valley Road southwest of its intersection with Palm Avenue. The proposal is for a Zone Amendment of approximately 5.4 acres from the Rural Residential Mobile Home (R-R-T) zone district to the Mixed Use (MU) zone district along with a Use Permit, that would bring a small contractor's storage yard on the rear portion of the property into compliance. Staff Planner: Meraz.
- R4: Use Permit 06-021 (Kuehl):** Cottonwood area. The project is located on a 2.6-acre parcel on the east side of Main Street approximately six-tenths of a mile north of its intersection with Fourth Street. The applicant has requested approval to construct an outdoor advertising sign (Billboard sign). Staff Planner: Salazar.
- R5: Use Permit 01-003A (RHS NorCal Investments, LLC):** Happy Valley area. The on a 15.21-acre parcel on the south side of Clear Creek Road approximately 350 feet east of its intersection with Honeybee Road. The request is for approval to expand the square foot area of the previously-approved contractor's yard from 28,000 square feet to 78,000 square feet of building area. The amendment to the previously-approved Use Permit will allow for the construction of four 10,000-square-foot metal industrial buildings, two 5,400-square-foot office buildings, one 10,000-square-foot metal administrative building, and one 10,000-square-foot metal shop building.

Non-Hearing Items:

NH1: Shastec General Plan Consistency Finding - 06-003

NH2: Planning Commission Conference - Sonoma

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:** **Tract Map 1863 (Morgan/Halkides)**: Centerville area. This project was continued from the June 8, 2006, Planning Commission meeting, by request of the applicant to have more time to review the conditions of approval. It was once again continued from the July 13, 2006, hearing to the September 14, 2006, Planning Commission meeting due to revised phased maps being submitted. The project is located on a 65.43-acre parcel adjacent to the east side of Placer Road approximately one-tenth of a mile northeast of its intersection with Swasey Drive. The request is for approval of a Tract Map to create a 13-lot residential subdivision with lot sizes ranging from 3.0 to 7.95 acres. Staff Planner: Meraz.
- C2:** **Parcel Map 06-034 (Dobie Enterprises)**: Palo Cedro area. The project is located on a 5.07-acre parcel located on the northeast corner of the intersection of Via Serena Drive and Rocking Horse Lane. The applicant has requested approval of a two-parcel land division. Each of the proposed parcels contains an existing family residence. Staff Planner: Salazar.
- C3:** **Parcel Map 06-022 (Paull)**: Round Mountain area. The project is located on a 4.51-acre parcel on the west side of Highway 299E approximately two-tenths of a mile north of its intersection with Snuffy Lane. The applicant has requested approval of a two-parcel land division resulting in a 1.85-acre parcel and a 2.66-acre parcel. Staff Planner: Lozier.
- C4:** **Parcel Map 06-002 (Plamondon)**: Anderson area. The project is located on a 10.19-acre parcel on the west side of Missouri Lane approximately 375 feet north of its intersection with Third Street. The applicant has requested approval of a two-parcel land division creating two 5.09-acre parcels. Staff Planner: Lozier.
- C5:** **Parcel Map 06-017 (Heister)**: Cottonwood area. The project is located on a 12.71-acre parcel on the south side of First Street approximately 200 feet west of its intersection with Cea Way. The applicant has requested approval of a two-parcel land division resulting in one 7.71-acre parcel and one 5-acre parcel. Staff Planner: Lozier.
- C6:** **Parcel Map 06-027(Khoronov)**: Shingletown area. The project is located on a 11.1-acre parcel on the south side of State Highway 44 approximately one-half mile west of Inwood Road. The applicants have requested approval of a two-parcel land division into one 6.1-acre parcel and one 5.0-acre remainder. Staff Planner: Meraz.
- C7:** **Use Permit 70-093A (Staggs/Dunbar)**: Fall River Mills area. The project is an amendment to the original Use Permit, which was for an auto repair and service station, mini-storage warehouses, and propane sales. It is located on Highway 299 East approximately two-tenths of a mile north of Reynolds Road. The applicants have requested approval to add auto sales of up to ten vehicles to the auto repair and service station. Staff Planner: Meraz.

- C8: Use Permit 06-019 (Anderson):** Burney area. The project is located in on a 0.19-acre parcel on the south side of Orchard Way less than one-tenth of a mile east of State Highway 299 East. The applicant has requested approval to make repairs and alterations to a non-conforming residence in a commercial district.
- C9: Use Permit 06-020 (Anderson):** Burney area. The project is located on 0.24-acre parcel on the south side of Orchard Way less than one-tenth of a mile east of State Highway 299 East. The applicant has requested approval to make repairs and alterations to a non-conforming residence in a commercial district. Staff Planner: Meraz.
- C10: Use Permit 06-014 (Amen):** Anderson area. The project is located on a 2.75-acre parcel on the northwest side of Highway 273 approximately one-tenth of a mile southeast of Overland Drive. The applicants have requested approval for a machine shop in addition to an existing car sales lot. Staff Planner: Meraz

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