

PLANNING COMMISSION AGENDA

REGULAR MEETING

November 10, 2005

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:

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. Citizens wishing to address the Commission must submit a "Request for Appearance before the Shasta County Planning Commission" prior to the beginning of the meeting. The form is available from the Commission Clerk prior to the start of the meeting.

Approval of Minutes for: October 13, 2005

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: Variance 05-002 (Donovan): Anderson area. The project is located on a 5.94-acre parcel on the northwest side of Hawes Road approximately two-tenths of a mile southeast of Hopson Road. The applicant has requested a variance for an 18- and 24-foot setback for a future residence from the side yard property lines instead of the 30-foot required setback. This project is being continued from the October 13, 2005, Planning Commission meeting. Staff Planner: Meraz. (4/5 vote required)

- R2:** **Zone Amendment 05-035 (Goggin)**: Shingletown area. The project is located on 1,331 acres on the north side of Inwood Road beginning at the corner of Inwood Road and McLab Lane. The applicant has requested a rezone of the area to combine the Agricultural Preserve (AP) zoning to an existing Exclusive Agricultural zoning (EA AP), in conjunction with a Williamson Act Contract. Staff Planner: Meraz.
- R3:** **Zone Amendment 05-033 (Wild Horse Sanctuary)**: Shingletown area. The project is located on 2,320 acres south of Shingletown Ridge Road and north of Battle Creek Bottom Road. The applicant has requested a rezone to re-establish the Exclusive Agricultural- Agricultural Preserve (EA AP) zone district, which was scheduled to expire in January 2006, in conjunction with a new Williamson Act Contract. Staff Planner: Meraz.
- R4:** **Amendment to Use Permit 19-94B (Sroa)**: Shingletown area. The project is located on a two-acre parcel on the north side of State Highway 44, north of its intersection with Black Butte Road. The applicants have requested approval for the construction of a proposed 2,592-square-foot retail commercial building in addition to existing structures. Staff Planner: Rogers.
- R5:** **Use Permit 05-028 (Ferro)**: Shingletown area. The project is located on a 4.74-acre parcel on the north side of State Highway 44 at its intersection with Black Butte Road. The applicants have requested approval of a use permit to construct a proposed 2,800-square-foot auto repair shop and a detached 2,000-square-foot retail auto parts store. Staff Planner: Rogers.
- R6:** **Tract Map 1923 (Lone Tree Inc.)**: Cottonwood area. The project is located on a 26.88-acre parcel between Balls Ferry Road and Webb Road less than three-tenths of a mile southeast of the intersection of Lone Tree Road. The applicant has requested approval of a five-parcel land division. Staff Planner: Rogers.
- R7:** **Zone Amendment 05-027 and Use Permit 05-024 (Norris)**: Fall River Mills area. The project is located on a 3.24-acre parcel on the west side of State Highway 299 less than four-tenths of a mile northeast of its intersection with Sierra Center Drive. The applicants have requested approval of a zone amendment from a Community Commercial (C-2) zone district to a Commercial Light-Industrial (C-M) zone district in conjunction with a use permit, to allow the establishment of an equipment rental yard and sale of landscape material. Staff Planner: Polk.
- R8:** **Zone Amendment 05-023 (Ryser)**: Anderson area. The project is located on a 112-acre parcel adjacent to the north side of Balls Ferry Road near its intersection with Hawaii Lane. The applicants have requested approval of a rezone from the Limited Agricultural combined with the Building Site Minimum (A-1-BSM) zone district to remove the Building Site Minimum designation on the zoning to the Limited Agricultural zone district (A-1). Staff Planner: Bonnin.

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 1852 EOT (Robinson)**: Cottonwood area. The project is located on a 32.6-acre parcel west of Rhonda Road at the end of Robinson Glen Drive. The applicant has requested approval of an extension of time for a 14-lot land division with a 22.49-acre remainder parcel. Staff Planner: Rogers.
- C2:** **Parcel Map 03-017 (Henderson)**: Bella Vista area. The project is located on a 5.4-acre parcel on the south side of Hidden Acres Road two-tenths of a mile east of its intersection with Old Alturas Road. The applicants have requested approval of a two-parcel land division to separate existing residences. Staff Planner: Polk.
- C3:** **Parcel Map 05-038 (Teague)**: Northeast Redding. The project is located on a 9.65-acre parcel on the south side of Vernita Drive less than one-tenth of a mile west of its intersection with Shasta Meadow Drive. The applicants have requested approval of a three-parcel land division. Staff Planner: Rogers.
- C4:** **Parcel Map 05-048 (Perea)**: Manton area. The project is located on a 110.44-acre parcel at the northwest corner of the intersection of Battle Creek Bottom Road and Wilson Hill Road. The applicants have requested approval of a two-parcel land division. Staff Planner: Polk.
- C5:** **Use Permit 05-032 (Verizon)**: East Redding. The project is located on the Shasta College Campus at the northeast corner of the intersection of Highway 299 and Old Oregon Trail. The applicant has requested approval to erect a wireless communication structure designed as a football stadium light. Staff Planner: Meraz.
- C6:** **Parcel Map 05-047 (Churchin)**: Anderson area. The project is located on a 19.4-acre parcel adjacent to the north side of Lone Tree Road across from its intersection with Webb Road. The applicant has requested approval of a three-parcel land division. Staff Planner: Bonnin.
- C7:** **Parcel Map 04-058 (Workman)**: Anderson area. The project is located on the west side of Hopekay Lane less than one-tenth of a mile north of its intersection with Olinda Road. The applicants have requested approval of a two-parcel land division of an 8.43-acre parcel. Staff Planner: Polk.

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