

**Planning Commissioners:**  
James Chapin  
Gene Parham  
Roy Ramsey  
Patrick Wallner

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

July 9, 2015

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.

### **Approval of Minutes:            June 11, 2015**

**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.

### **Conflict of Interest Declarations:**

**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); Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).*

### **Consent Items:**

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:** [Use Permit Amendment 34-88A \(continued from 06/11/15\) Kumar & Sons](#): The public hearing for the project was continued from the June 11, 2015 Planning Commission meeting. The applicant has requested approval of a use permit amendment to allow for construction and operation of an automated carwash. The applicant has also requested approval of a fire safety setback exception to allow the carwash tunnel building to be constructed 15-feet from the eastern property line. The proposed carwash use would be accessory to an existing gas station and mini-market. The project site is located in Palo Cedro on a 1.00-acre parcel on the east side of Skycrest Way, approximately 100 feet south of the intersection of Skycrest Way and Cedro Lane. Staff Planner: Lio Salazar. District: 3. Proposed CEQA Determination: MND.
- R2:** [Appeal of Administrative Permit 14-032 \(Vers-Hagen Trust\)](#): The project is located on a 5-acre parcel in the east Redding area on the south side of Oahu Place, approximately 300 feet east of the intersection of Oahu Place and Old Oregon Trail. The Director of Resource Management approved Administrative Permit 14-032 for the Vers-Hagen Family Trust for two home occupations on May 26, 2015. One home occupation, a massage practice, would include customer vehicle trips. The second home occupation, an insurance business using the telephone, internet, email, and fax machine, would not include customer vehicle trips. The Director's approval of Administrative Permit 14-032 was appealed to the Planning Commission by Warren and Mary Alice Dias, Robert and T. J. Currey, and Debra Anderson, on May 29, 2015. Staff Planner: Bill Walker. District: 4. Proposed CEQA Determination: CE.

## Adjournment

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. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.
7. 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.

The agenda and staff reports can be found on the internet at [www.co.shasta.ca.us](http://www.co.shasta.ca.us). Click on "County Departments" then "Resource Management."