

SHASTA COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting

Date: September 9, 2010
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:	John Cornelius	District 3
	Shirley Easley	District 5
	Dick Franks	District 2
	Roy Ramsey	District 4
	David Rutledge	District 1

Staff Present: Richard Simon, Assistant Director of Resource Management
Rubin Cruse, County Counsel
Kent Hector, Senior Planner
Bill Walker, Senior Planner
Mark Cramer, Environmental Health Division
Al Cathey, Public Works/Subdivision Engineer
Don Gordon, Shasta County Fire Department
Dawn Duckett, Staff Services Manager, Recording Secretary

Note: All unanimous actions reflect a 5-0 vote.

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).

CONFLICT OF INTEREST

DECLARATIONS: None.

OPEN TIME: No Speakers.

APPROVAL OF

MINUTES: By motion made, seconded (Easley/Rutledge), and carried unanimously, the Commission approved the minutes of August 12, 2010, as submitted.

CONSENT

ITEMS: None.

PUBLIC HEARINGS:

R1: **Parcel Map 09-013 Continued from 12/10/2009 (Hurner):** The project site is located in the west Redding area at the northwest end of Sol Semete Trail. The request is to divide a 25.38-acre residential parcel into two parcels of 10.23 and 15.15 acres. There is an existing residence as well as accessory buildings on the proposed 10.23-acre parcel. Staff Planner: Walker. District: 2. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker presented the staff report. The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Ramsey/Easley), and carried unanimously, by Resolution 2010-037, the Commission adopted a CEQA determination of a Mitigated Negative Declaration and approved Parcel Map 09-013, based on the findings and subject to the conditions listed in the Resolution.

R2: **Parcel Map 09-025 (Pair):** The project is located in the Happy Valley area on a 12.47-acre property on the north side of Setting Sun Drive, at its intersection with Whispering Canyon Drive. The request is for a Parcel Map consisting of the division of the property into two parcels being 7.47 acres and 5 acres in size. Staff Planner: Hector. District: 2. Proposed CEQA Determination: ND. Ex-parte Communications Disclosures: None.

Senior Planner Kent Hector presented the staff report. The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Franks/Easley), and carried unanimously, by Resolution 2010-038, the Commission adopted a CEQA determination of a Negative Declaration and approved Parcel Map 09-025, based on the findings and subject to the conditions listed in the Resolution.

R3: **Zone Amendment 10-001 & Parcel Map 10-003 (Boban):** The project is located in the Cottonwood area on a 2.86-acre property on the east side of Crowley Court, approximately 200 feet north of Gas Point Road. The request is for the approval of a Zone Amendment to change the zoning on the property from the Interim Rural Residential (I-R) zone district to the One-Family Residential, minimum lot area as shown by final map (R-1-BSM) zone district. The Zone Amendment is requested in conjunction with a Parcel Map consisting of the division of the property into four 0.61-acre parcels, along with a 0.42-acre remainder parcel. Staff Planner: Hector. District: 5. Proposed CEQA Determination: ND. Ex-parte Communications Disclosures: None.

Senior Planner Kent Hector presented the staff report. The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Easley/Rutledge), and carried unanimously, by Resolution 2010-039, the Commission recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Negative Declaration and approve Zone Amendment 10-001, based on the findings and subject to the condition listed in the Resolution and by Resolution 2010-040, adopted a CEQA determination of a Negative Declaration and approved Parcel Map 10-003, based on the findings and subject to the conditions listed in the Resolution.

R4: **Use Permit 10-004 Continued from 08/12/2010 (Jones & Mariette):** The project site is located in

the Palo Cedro area, on a 7.91-acre parcel on the northeast corner of Silver Bridge Road and Silver Oaks Lane. The request is for approval of a Use Permit for use of existing structures for student housing. The total number of people including owners (managers), children (part-time), and the student tenants would not exceed 29 at any one time. No more than 24 students would reside on location. Staff Planner: Walker. District: 5. Proposed CEQA Determination: N/A. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker presented the staff report. Two memorandums were distributed to the Commission prior to the meeting, each containing letters and petitions which were received after the staff reports had been published and mailed.

The public hearing was opened and the applicants, Robert Mariette and Annalee Jones spoke in favor of the project providing a history of the property's prior uses and discussing the need for affordable student housing. Ms. Jones suggested that the Commission approve a permit for a limited term of three years to allow the project to proceed on a trial basis. Also speaking in favor of the project were Peter Scales, Darlene Stratten, Karen Johnson, Tim Johnson, Lyle Turner, and Ken Worley, discussing the benefits of quality affordable housing for students and describing improvements that have been made to the property by the applicants.

Speaking in opposition to the project was Gary McCollum who stated that the project was not a benefit to the neighborhood and would set a negative precedent for the area. Dean Franks also spoke in opposition to the project stating concerns with traffic safety and sewage disposal.

The applicants provided rebuttal remarks and also stated that they could apply for farm labor quarters for up to 12 farm laborers and their families, which would be a similar use. The applicants requested a one-year permit on a trial basis to prove that the project was viable. There being no other speakers for or against the project, the public hearing was closed.

Assistant Director of Resource Management, Richard Simon referred back to the staff report analysis and recommendation that the current project is not similar to a group home and would not be consistent with the General Plan and zoning.

Commissioner Franks stated that although he was sympathetic with the applicants, the rules could not be bent that far. Commissioner Rutledge made similar remarks and made a motion for denial of the project.

ACTION: By motion made, seconded (Rutledge/Ramsey), and carried unanimously, by Resolution 2010-041, the Commission denied Use Permit 10-004 based on the findings listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 3:30 p.m.

Submitted by:

Dawn Duckett, Staff Services Manager
Recording Secretary