

SHASTA COUNTY PLANNING COMMISSION

MINUTES

Special Meeting

Date: February 11, 2015
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:

Patrick Wallner	District 5
Roy Ramsey	District 4
Gene Parham	District 3

Commissioners

Absent:

Jim Chapin	District 1
Dick Franks	District 2

Staff Present:

Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kent Hector, Senior Planner
Jimmy Zanotelli, Shasta County Fire Department
Charleen Beard, Department of Public Works
Dawn Duckett, Staff Services Manager/Recording Secretary

Note:

All unanimous actions reflect a 3-0 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 (Ramsey/Parham), and carried unanimously, the minutes for December 11, 2014, and January 8, 2015, were continued to the March 12, 2015, Planning Commission meeting for consideration.

CONSENT

ITEMS:

None.

PUBLIC HEARING:

R1: **Zone Amendment 14-001 (Community Housing Improvement Program)**: The project is located in the Cottonwood area on a 5-acre parcel on the west side of Locust Street, approximately 0.22 miles north of the intersection of Fourth Street and Locust Street. The request is for the approval of a Zone Amendment from One-Family Residential, minimum building site of 10,000 square-foot (R-1-B-10) zone district to the One-Family Residential (R-1) zone district. 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 Everd McCain, representing the applicant, spoke in favor of the project. Shasta County Chief Executive Officer Larry Lees asked (on behalf of an audience member) when the project would commence and how many lots would be created. Everd McCain answered that there would be 24 lots proposed and ground breaking would not occur until after the tentative map has been approved.

Speaking in opposition to the project was Marvin Dean who had concerns regarding future access to sewer lines. Kent Hector responded that the project design would be reviewed as part of the tentative map process. Charleen Beard confirmed that the Department of Public Works would review access to sewer lines upon submission of the tentative map. Also speaking in opposition was Don Ramsey who had concerns regarding aesthetics. There being no other speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Ramsey/Parham), and carried unanimously, by Resolution 2015-004, 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 14-001, based on the findings and subject to the condition listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 2:20 p.m.

Submitted by:

Dawn Duckett, Staff Services Manager
Recording Secretary