



Shasta County

Planning Commissioners:

Roy Ramsey
Tim MacLean
James Chapin
Patrick Wallner
Steven Kerns

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday July 13, 2017, 2:00 p.m.

The Planning Commission welcomes you to its meetings which are regularly scheduled the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

The agenda is divided into two sections: CONSENT CALENDAR: These matters include routine administrative actions and are usually approved by a single majority vote. REGULAR CALENDAR: These items include policy, and administrative actions. The regular calendar also includes "Scheduled Hearings," which are noticed public hearings.

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item on the consent calendar before the Commission's consideration of the items on the consent calendar and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

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.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. 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).

CALL TO ORDER/FLAG SALUTE/ROLL CALL

APPROVAL OF MINUTES: June 8, 2017

PUBLIC COMMENT PERIOD - OPEN TIME:

During the Public Comment - Open Time period, members of the public may address the Planning Commission on any item on the agenda, and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

REGULAR CALENDAR

SCHEDULED HEARINGS

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.

Conflict of Interest Declarations:

- R1** **PARCEL MAP 07-027 (DURETTE) EXTENSION OF TIME:** The project is located in the Shingletown area on a 20-acre property on Ponderosa Way, approximately one mile north of its intersection with State Highway 44. The request is for approval of a 3-year extension of time for approved Parcel Map 07-027. The Planning Commission approved Parcel Map 07-027 on June 12, 2008, for the division of a 20-acre property into four 5-acre parcels. Staff Planner Kent Hector. District 5. Proposed CEQA Determination: N/A
- R2** **VARIANCE 17-001 (GARROTTE):** The project is located in the Lakehead area on a 5.8-acre parcel on the west side of the intersection of Oak Ridge Drive and Skyline Drive (18472 Oak Ridge Drive) about 2 miles northeast (by road) of Interstate 5. The applicant has requested approval of a Variance for a residential accessory building which exceeds the 15-foot height limit for accessory buildings of the National Recreation Area – Shasta Unit zone district. The proposal is for a 25-foot-wide by 50-foot-long by 18-foot-high metal storage building to be built in addition to an existing one-family residence and a detached garage. Staff Planner Bill Walker. District 4. Proposed CEQA Determination: CE
- R3** **GENERAL PLAN AMENDMENT 16-001, ZONE AMENDMENT 16-002, & PARCEL MAP 14-005 (HIGHMARK LAND CO):** The project is located on 378.85 acres in the Burney area adjacent to State Highway 299E, east of the intersection of Black Ranch Road and State Highway 299E. The request is for a general plan amendment to change the existing land use designation from Suburban Residential (SR) to Commercial (C) on a 13.86-acre portion of the 378.85-acre property; a zone amendment from Timberland (TL) to Community Commercial, Design Review Combining District (C-2-DR) proposed on the same 13.86 acres of the property, along with a revised Design Review (DR) district for the 2.65-acre portion of the subject property currently zoned Community Commercial combined with Design Review (C-2-DR) zone district; and a parcel map to divide the 378.85-acre property into four commercial parcels being 1.27 acres (Parcel 1), 1.38 acres (Parcel 2), 7.75 acres (Parcel 3), and 6.03 acres (Parcel 4) and a 362.42-acre remainder parcel. The general plan and zoning amendments would be an extension of existing commercial zoned land on and adjacent to the project. Staff Planner Kent Hector. District 3. Proposed CEQA Determination: MND

- R4 ZONE AMENDMENT 17-002 (ACCESSORY DWELLING UNITS) COUNTY-WIDE (ZONING TEXT AMENDMENT):** Based on direction by the Board of Supervisors, the Planning Division staff has drafted a proposed ordinance to establish provisions for accessory dwelling units in the unincorporated areas of Shasta County. The intent of this draft ordinance is to 1) provide additional housing options without substantially changing the use, appearance, or character of a neighborhood, and 2) to comply with California Government Code (GC) Section 65852.2 and the provisions of the Shasta County General Plan Land Use and Housing Elements that encourage a variety of housing opportunities for all income levels. Staff Planner Kim Hunter. District All. Proposed CEQA Determination: N/A

CONSENT CALENDAR: None

PLANNING DIRECTORS REPORT

General update on planning activities.

ADJOURN

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. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." 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 at 1450 Court Street, Suite 308B, Redding.
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. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us. Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management."