



Shasta County

Planning Commissioners:

Roy Ramsey
Tim MacLean
James Chapin
Patrick Wallner
Steven Kerns

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday August 10, 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); Categorical Exempt (CE); Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

CALL TO ORDER/FLAG SALUTE/ROLL CALL

APPROVAL OF MINUTES: July 13, 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** **TRACT MAP 1981 EXTENSION OF TIME (JEWELL):** The project is located in the west Redding area, on the north end of Taku Lane, approximately 0.1 mile north of the intersection of Taku Lane and Texas Springs Road. Jewell Properties has requested a 3 year extension of time for an approved land division of a 37.7-acre parcel into 10 lots ranging in size from 3.00 acres to 5.31 acres for single family residential uses. Staff Planner Bill Walker. District 2. Proposed CEQA Determination: N/A
- R2** **TRACT MAP 1987 EXTENSION OF TIME (JEWELL):** The project is located in the west Redding area, on the east side of Texas Springs Road, approximately 0.2 mile southeast of the intersection of Texas Springs Road and Montgomery Ranch Road. Jewell Properties has requested a 3 year extension of time on an approved land division of 151.3 acre parcel into three lots of 3.6 acres, 4.8 acres, and 3.3 acres, with a remainder parcel, for single-family residential uses. Staff Planner Bill Walker. District 2. Proposed CEQA Determination: N/A
- R3** **PARCEL MAP 08-001 EXTENSION OF TIME (AMEN):** The project is located in the Cottonwood area on the west side of Main Street adjacent to Interstate 5, approximately 0.25 miles north of its intersection with Fourth Street. Grant Amen has requested a 3 year extension of time for an approved land division of a 9.53-acre property into 13 lots ranging between 0.45 acre and 1.3 acres in size for commercial/light industrial uses. Staff Planner Kent Hector. District 5. Proposed CEQA Determination: N/A
- R4** **TRACT MAP 1857 EXTENSION OF TIME (SHASTA TRUST):** The project is located in the Happy Valley area on the east side of Happy Valley Road, approximately 0.3 miles west of the intersection of Happy Valley Road and Buttermilk Lane. Shasta Trust has requested a 3½ year extension of time for an approved land division of a 307-acre parcel into forty-five parcels ranging from approximately 1.1 acres to 8.3 acres in size, with a remainder parcel, for single family residential uses. This is the second extension of time requested for this project and, if approved, would be the final extension of time. Staff Planner Lio Salazar. District 2 and 5. Proposed CEQA Determination: N/A

R5 **ZONE AMENDMENT 17-002 (ACCESSORY DWELLING UNITS) COUNTY-WIDE (ZONING TEXT AMENDMENT)-Continued from 07/13/17:** 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: OE

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."