

Planning Commissioners:

Roy Ramsey
Tim MacLean
James Chapin
Patrick Wallner
Steven Kerns

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday October 12, 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: September 14, 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 16-005 (PODTETENIEFF) continued from September 14, 2017:** The project site is located in the south Redding area on the west side of Riverland Drive and approximately 2.0 miles south of the intersection of Riverland Drive and Knighton Road. The request is for approval of a two-parcel residential subdivision including a 2.52-acre parcel and a 4.27-acre parcel. Staff Planner Lisa Lozier. District 5. Proposed CEQA Determination: MND.
- R2** **PARCEL MAP 04-011 – SECOND EXTENTION OF TIME (JORDAN):** The project is located in the Shingletown area on a 34-acre property at the east end of a private road with access off of State Highway 44, less than 0.10 miles east of Kaysie Rae Court. The request is for the approval of a 3½-year extension of time for approved Parcel Map 04-011. The Planning Commission approved Parcel Map 04-011 on April 13, 2006 for the division of a 34-acre property into four 5.0 to 11.0-acre parcels for residential uses. Staff Planner: Kent Hector. District 5. Proposed CEQA Determination: N/A.
- R3** **VARIANCE 17-003 (COMMUNITY HOUSING IMPROVEMENT PROGRAM):** The project is located in the Town of Cottonwood on a 6,050 square foot parcel at the end of Beagle Street, approximately 0.15 miles west of its intersection with Locust Road. The request is for a Variance from the 15-foot minimum rear yard setback requirements of the One-Family Residential (R-1) zone district for a proposed single-family residence on the property. The applicant proposes a 5-foot building setback from the western (rear) property line for this structure. Staff Planner: Kent Hector. District 5. Proposed CEQA Determination: CE.
- R4** **ZONE AMENDMENT 16-006 (MCCONNELL FOUNDATION):** The project is located in the northeast Redding area on an 863-acre project site known as the “Ross Ranch” more specifically located on the east side of Old Oregon Trail, approximately 0.75 miles north of State Highway 299. The McConnell Foundation has requested to rezone the existing residential and agricultural zone districts to Open Space (OS) on approximately 555 acres to promote low-intensity recreational uses, and Interim Residential (IR) on approximately 146 acres for General Plan consistency. The improvements are intended to promote public use on the McConnell Foundation property. The remaining approximately 162 acres of the Ross Ranch property will remain as it is currently zoned in Rural Residential (R-R) and Rural Residential combined with the Mobile Home and 5-acre Minimum Lot Area (R-R-T-BA-5) districts Staff Planner: Lisa Lozier. District 4. Proposed CEQA Determination: CE.

- R5** **[ZONE AMENDMENT 17-003 \(SHASTA COUNTY\) TITLE 17 ZONING CODE TEXT AMENDMENTS:](#)** Amendments to various sections of Title 17 Zoning Code in the following Chapters: 17.02 (Definitions), 17.52 (Commercial Light Industrial (C-M) District), and 17.60 (Public Facility (PF) District) to bring the existing code into compliance with current State Housing Law and to fulfil policy and program commitments established in the 2009-2014 Shasta County Housing Element related to Emergency shelters, supportive housing and transitional housing. 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."