

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday May 10, 2018, 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.

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 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.

CALL TO ORDER

Pledge of Allegiance
Roll Call

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

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. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies. Each speaker is allocated three minutes to speak.

R1 Approval of Minutes

Approve the minutes of the meeting held on April 12, 2018, as submitted.

R2 Variance 18-0001 (Mall)

Jeffrey E. Mall has requested approval of a variance to construct a 21-foot-wide by 27-foot-long and approximately 9-foot tall metal car shade/trellis. The project is located in the South Central Region west of Redding and south of State Route 299, on a 3.81-acre parcel approximately 0.4 miles north of Lower Springs Road (10080 Tilton Mine Road). The structure being proposed is within the minimum 30-foot street side setback. Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution to: 1) find the project Categorical Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) and Section 15305 (Class 5); and 2) adopt the recommended findings; and 3) approve Variance 18-0001 subject to the conditions listed in the resolution.

R3 Zone Amendment 16-003 and Parcel Map 16-004 (Roach-Carr)

John Carr and Mary Roach have requested a rezoning from the Unclassified (U) zone district to the Limited Residential (R-L) and Limited Residential combined with the 10-Acre Minimum Lot Area (R-L-BA-10) zone district and a parcel map for a two-parcel residential land division. The proposal would subdivide an existing 28.92-acre parcel to create a 6.79-acre parcel (Parcel 1) and a 22.13-acre parcel (Parcel 2). Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution recommending that the Shasta County Board of Supervisors: 1) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and 2) approve Zone Amendment 16-003 based on the recommended findings and subject to the conditions listed in the attached resolution; and
3. Adopt a resolution to: 1) adopt a CEQA determination of a Mitigated Negative Declaration; 2) adopt the recommended findings; and 3) approve Parcel Map 16-004 subject to the conditions listed in the resolution.

R4 Use Permit 18-0001 (Elenes)

Pedro and Julieta Elenes have requested an exception to zoning regulations that require a zone wall be constructed on or immediately adjacent to the line that divides a commercial use from adjacent residential properties. The project is located in the McArthur area on a 3.32-acre parcel on the west side of State Highway 299 East, approximately 0.3 miles north of the intersection of State Highway 299 East and Sierra Center Drive (43710 State Highway 299 East). The property is in the Community Commercial (C) General Plan land use designation and the Community Commercial (C-2) zone district. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution to: 1) find the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 5, CEQA Guidelines Section 15305 and exempt based on the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, CEQA Guidelines Section 15060; 2) adopt the Use Permit findings; and 3) approve Use Permit 18-0001, subject to the conditions listed in the resolution.

R5 Zone Amendment 17-001 (County of Shasta-Department of Public Works)

Shasta County, the Department of Public Works has requested an amendment to the zone district for the parcel from the Public Facility (PF) district to the Timberland (TL) district to complete a sale of the property to a private land owner. The property is located in Shingletown on a 6.5-acre parcel with limited road access from One Hundred A3 Road, approximately 0.96 miles from where One Hundred A3 Road intersects with One Hundred A Road. The site is currently owned by Shasta County and is the former location of the Shingletown Airport. Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution recommending that the Shasta County Board of Supervisors: 1) find Zone Amendment 17-001 exempt from the California Environmental Quality Act (CEQA) in conformance with Section 15061(b); and 2) approve Zone Amendment 17-001 based on the recommended findings in the attached resolution.

R6 Planning Commission Workshop: GPA18-001 and Z17-003 Housing Element General Plan and Zoning Plan Text Amendments

1. Receive a staff presentation summarizing proposed changes to the Shasta County General Plan and Zoning Plan; including changes made necessary by State housing law and the Shasta County Housing Element, changes not required by law designed to provide additional housing options and other updates.
2. Take input from the public.
3. Direct staff to make any necessary revisions to the proposed changes and prepare a draft Ordinance for consideration by the Planning Commission and recommendation to the Board of Supervisors.

R7 Planning Director's Report:

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.

8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.