

PLANNING COMMISSION

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

Important Notice - Time Change to **1:00 p.m.**

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday June 14, 2018, 1:00 p.m.

Please note that the Planning Commission meeting on June 14, 2018, will convene at **1:00 p.m.** The Planning Commission also welcomes you to its meetings which are usually 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 May 10, 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 setback, which also requires an exception to the Shasta County Fire Safety Standards. Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find the project Categorical Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) which exempts new construction of small structures, and Section 15305 (Class 5) which exempts setback variances; b) adopt the recommended findings listed in the attached resolution; and c) approve Variance 18-0001 subject to the conditions listed in the resolution; and d) make the findings for an exception to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #18-18, subject to the conditions as set forth in the exception. (4/5 vote required)

R3 Zone Amendment 17-004 (Short-Term Rentals)

The Planning Commission will consider adopting a resolution recommending that the Shasta County Board of Supervisors approve an ordinance regulating short-term rentals in unincorporated Shasta County. Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find Zone Amendment Z17-004 Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15060(c)(2) (there will be no physical change in the environment) and 15061(b)(3) (it can be seen with certainty that there will be no significant effect on the environment); and b) introduce, waive the reading of and enact an ordinance to amend the Zoning Plan of the County of Shasta identified in Zone Amendment Z17-004 to regulate short-term rentals.

R4 **Extension of Time 18-0002 (Fall River Development, Inc.)**

Fall River Development, Inc. has requested an extension of time for an approved parcel map PM12-002 to subdivide a 61-acre property into 4 parcels ranging from 3 to 10 acres in size for residential uses with a 41-acre remainder parcel. The project is located in the Shingletown area, on the east side of Thatcher Mill Road, approximately 0.9 miles north of the intersection Ritts Mill Road and Thatcher Mill Road. The property is in the Rural Residential B (RB) General Plan land use designation and the Limited Residential, minimum lot area as shown on the parcel map (R-L-BSM) zone district, the Open Space zone district and 40 acre minimum lot area (OS-BA-40) zone district. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the extension of time is Exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines which states that as a general rule CEQA applies only to projects which have the potential for causing a significant effect on the environment; b) adopt the recommended findings listed in the attached resolution; and c) approve Extension of Time 18-0002 for Parcel Map 12-002.

R5 **Parcel Map 17-006 (E C Smith Investments)**

Jim Elkins, on behalf of E.C. Smith Investments LLC, has requested approval to subdivide a forty-acre property into 4 lots of 5 to 9.8 acres and a 14-acre remainder. The project is located in the Igo Rural Community Center on the north side of Platina Road, approximately one-tenth of a mile west of the intersection of Platina Road and Placer Road (13634 Platina Road). The proposed remainder parcel is developed with a residence and detached garage. The project site was previously approved for an eight-lot subdivision (Tract Map 1955), which is still active, but will be withdrawn if this parcel map is approved. Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in the attached resolution; and c) approve Parcel Map 17-006 subject to the conditions listed in the attached resolution.

R6 **Tract Map 1990 (Gold Bear Mountain, L.P.)**

Gold Bear Mountain, L.P., has requested to divide an existing vacant parcel of 5.29 acres into two resulting parcels of 2.52 acres (Lot A) and 2.77 acres (Lot B) for residential uses. The existing 5.29 acre parcel is Lot 15 of the Manzanillo Orchard Tract Map (Tract No. 1922) that was recorded in February 2006 for Gold Bear Mountain, LP. This proposal would subdivide a parcel

created by a previous subdivision of land owned by the applicant. Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in the attached resolution; and c) approve Tract Map 1990 subject to the conditions listed in the attached resolution.

R7 General Plan Amendment 18-001 and Zoning Plan Amendment Z17-003 (Housing-related text amendments and other Zoning Plan text revisions)

The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County General Plan and Zoning Plan to achieve compliance with state housing law and the County's housing element. The Zoning Plan amendments also include updates to achieve consistency with state law related to density bonus provisions and reasonable accommodations, and other miscellaneous updates. The Planning Commission will consider adopting a resolution recommending that the Shasta County Board of Supervisors find the General Plan and Zoning Plan text changes to be exempt from the California Environmental Quality Act (CEQA) and adopt the proposed text amendments. Presenter: Richard Simon, Director of Resource Management. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find GPA 18-001 and Z17-003 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) (the adoption of the resolution and ordinance will not result in a physical change in the environment) and 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment); b) adopt a resolution approving GPA 18-001; and c) introduce, waive the reading of and enact the ordinance amending the Zoning Plan pursuant to Z17-003.

R8 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.