

PLANNING COMMISSION

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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 July 12, 2018, 2:00 p.m.

The Planning Commission also welcomes you to its regularly scheduled 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. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

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 matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

REGULAR CALENDAR

R1 Approval of Minutes

Approve the minutes of the meeting held on [June 14, 2018](#) and [June 21, 2018](#), as submitted.

R2 Parcel Map 17-006 (E C Smith Investments) continued from June 14, 2018

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.

R3 VARIANCE 18-0002 (PLUMMER)

Clark Plummer has requested approval of a variance from the maximum 15-foot building height limit for residential accessory buildings to construct a 2,400-square-foot and 21-foot tall metal garage in the National Recreation Area, Shasta unit (NRA-S) district. The project is located in the Lakehead Area on a 0.58-acre parcel approximately 0.4 miles south of the intersection of Forest Road and Lakeview Drive (20300 Lakeview Drive). Staff Planner: Tara Petti. 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 Categorically 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 minor alterations in land use limitations; b) adopt the recommended findings listed in the attached resolution; and c) approve Variance 18-0002 subject to the conditions listed in the attached resolution.

R4 Planning Commission Workshop: General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element

The Shasta County Planning Commission will conduct a public workshop to receive public comments on the Revised Draft 2014-2019 Shasta County Housing Element (Revised Draft). The Revised Draft consists of five Sections as follows: I Introduction, II Housing Needs Assessment, III Housing Constraints, IV Regional Housing Needs Allocation, V Programs; and ten Appendices as follows: A Housing Plan Program Evaluation, B Housing Capacity Analysis, C County Development Fees, D Public Agencies List, E General Plan and Zoning Plan Amendment Program, F Public Participation Program, G Emergency Housing Capacity, H Public Property Analysis, I MLS Housing Cost Information, J Shasta County Resource Guide. Staff recommends that the Planning Commission:

1. Receive a staff presentation summarizing the Revised Draft Housing Element, including revisions made to the earlier draft in response to comments from the State Department of Housing and Community Development;
2. Receive all written and oral comments on the Revised Draft from agencies and the public;
3. Provide direction to staff as appropriate.

R5 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.