

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 August 9, 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 July 12, 2018, as submitted.

R2 Variance 18-0003 (Kronick)

John and Charlene Kronick have requested approval of a variance from the maximum 15-foot building height limit for residential accessory buildings to construct a 900-square-foot RV garage with a height of 19-feet, 6-inches from the edge of the road easement and a variance from the 20-foot front yard setback requirement in the National Recreation Area, Shasta unit (NRA-S) district. The project is located in the Lakehead Area on a 4.14-acre parcel approximately 0.1 miles south of the intersection of O'Brien Mountain Road and Grey Fawn Trail (17528 Grey Fawn Trail). 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 that: a) finds the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (new construction of small structures), and Section 15305 (minor alterations in land use limitations); b) adopts the recommended findings listed in Resolution 2018-018; and c) approves Variance 18-0003 subject to the conditions set forth in Attachment A to Resolution 2018-018.

R3 General Plan Map Amendment GPA18-0001 and Zoning Plan Map Amendment ZA18-0002

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Plan Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0001 and ZA18-0002: *East Redding - 299 East Corridor/Collyer Drive and Old Oregon Trail* (Area 1) consists of approximately 48 acres currently designated Commercial (C) and Suburban Residential (SR) in the General Plan, and zoned Community Commercial (C-2), Commercial Light Industrial (C-M), and Interim Residential (IR). Area 1 in its entirety would be designated UR(25) and would be rezoned to R-3-25 on 33.3 acres, and Open Space on 14.6 acres. Assessor's Parcel Numbers: 076-070-012; 076-070-016; 076-100-018; and 076-060-018. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R4 General Plan Map Amendment GPA18-0002 and Zoning Plan Map Amendment ZA18-0003

Consider a proposed amendment to the Shasta County General Plan Land Use Maps and related

County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0002 and ZA18-0003: *North Redding - Old Oasis Road/I-5 Corridor* (Area 2) consists of approximately 52 acres currently designated Suburban Residential (SR) in the General Plan, and zoned Interim Residential (IR) and Designated Floodway (F-1) and Restrictive Flood (F-2). Area 2 would be designated UR(25) and rezoned to R-3-25 on 10.2 acres; designated UR on 41.7 acres and rezoned as follows: R-3-10 on 13.1 acres; and Open Space (OS) on 20 acres; the Designated Floodway portion would be unchanged. Assessor's Parcel Number 073-010-006. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R5 [General Plan Map Amendment GPA18-0003 and Zoning Plan Map Amendment ZA18-0004](#)

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0003 and ZA18-0004: *Southwest Palo Cedro - Gilbert Drive* (Area 3) consists of 9.8 acres currently designated Commercial (C) in the General Plan and zoned Community Commercial (C-2). Area 3 in its entirety would be designated UR(25), and would be rezoned to R-3-25 on 8 acres, and Open Space on 1.8 acres. Assessor's Parcel Number 059-360-019. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R6 [General Plan Map Amendment GPA18-0004 and Zoning Plan Map Amendment ZA18-0005](#)

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0004 and ZA18-0005: *Southwest Cottonwood/I-5 Corridor* (Area 4) consists of approximately 13 acres currently designated Urban Residential – 8 dwelling units per acre (UR(8)) and zoned Planned Development (PD). Area 4 would be designated UR(25) and rezoned to R-3-25 on 10 acres; designated and zoned Open Space on 1.6 acres; and designated Commercial (C) and rezoned to Community Commercial (C-2) on 1.4 acres. Assessor's Parcel Number: 087-270-031. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R7 [General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element](#)

Shasta County completed the Revised Draft 2014-2019 Housing Element Update (Revised Draft) consisting of five Sections as follows: Section I Introduction, Section II Housing Needs Assessment, Section III Housing Constraints, Section IV Regional Housing Needs Allocation, Section V Programs; and ten supporting appendices. Staff recommends that the Planning Commission:

1. Conduct a public hearing to consider the Revised Draft 2014-2019 Housing Element; and
2. Continue the public hearing to a date certain.

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.