

# PLANNING COMMISSION

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

## AGENDA

### SPECIAL MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

**Thursday August 23, 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 [General Plan Map Amendment GPA18-0001 and Zoning Plan Map Amendment ZA18-0002 continued from August 9, 2018](#)**

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. GPA18-0001 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; 076-060-018 (portion); and 076-100-011. GPA18-0001 and ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. 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 General Plan Amendment GPA18-0001 and Zone Amendment ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0001; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0002.

### **R2 [General Plan Map Amendment GPA18-0002 and Zoning Plan Map Amendment ZA18-0003 continued from August 9, 2018](#)**

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). 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 (F-1) portion would be unchanged. Assessor's Parcel Number 073-010-006. GPA18-0002 and ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. 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 General Plan Amendment GPA18-0002 and Zone Amendment ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0002; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0003.

**R3**     **General Plan Map Amendment GPA18-0003 and Zoning Plan Map Amendment ZA18-0004 continued from August 9, 2018**

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. GPA18-0003 and ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. 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 General Plan Amendment GPA18-0003 and Zoning Amendment ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0003; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0004.

**R4**     **General Plan Map Amendment GPA18-0004 and Zoning Plan Map Amendment ZA18-0005 continued from August 9, 2018**

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. GPA18-0004 and ZA18-0005 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. 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 General Plan Amendment GPA18-0004 and Zone Amendment ZA18-0005 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0004; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0005.

**R5** [General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element continued from August 9, 2018](#)

Consideration of Shasta County's 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. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. 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 General Plan Amendment GPA13-003 is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving GPA 13-003.

**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](http://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](mailto: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](http://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.