

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 November 8, 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 October 11, 2018, as submitted.

R2 Tract Map 18-0001 – (Stillwater Properties Inc.) continued from October 11, 2018

Stillwater Properties Inc. has requested approval of Tract Map 18-0001, an 18-lot subdivision consisting of 1.7-to 5.84-acre parcels for single-family residential development. The configuration of lots was first approved as Phase 2 of Tract Map 1977, Unit 2 (a 29-lot subdivision). Phase 1, which included 9 lots, has been recorded. The current project submittal is substantially the same as Phase 2 of the previously approved map with two lots (of 20 total) being omitted; resulting in 18 lots being proposed. The project is located in east Redding in the South Central Urban Area on a 54.10-acre parcel on the east side of Stillwater Creek and the west side of Twin Creek Lane approximately 0.6 miles north of the intersection of Twin Creek Lane and Old 44 Drive (APN: 111-290-011). Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds that the addendum to the previously adopted California Environmental Quality Act (CEQA) Mitigated Negative Declaration (SCH#2010122017) has been considered; and b) approves Tract Map 18-0001, based on the findings and subject to the conditions of approval listed in Resolution 2018-033.

R3 Variance 18-0005 – (Roberts)

Daniel Alan Roberts has requested a variance from the front yard setback requirement of 30-feet for an extensive renovation of an existing, non-conforming one-family residence. The project is located in the Shasta area, on the northwest corner of California State Highway 299 West and Middle Creek Road, approximately 1.27 miles west of the California State Highway 299 West and Iron Mountain Road intersection at 15499 Highway 299W (APN 065-470-004 and 011-330-056). Staff Planner: David Schlegel. 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 15301 (Class 1) and Section 15305 (Class 5); b) adopts the recommended findings listed in Resolution 2018-034; and c) approves Variance 18-0005 based on the findings and subject to the conditions listed in Resolution 2018-034.

R4 [Extension of Time 18-0006 – \(Carlton\)](#)

James Carlton has requested approval of a 3-year extension of time for Use Permit 13-001A, approved on February 13, 2014, for a temporary 3,600-square-foot office, 4,125-square-foot fenced-in and screened equipment storage yard for PG&E, and to allow for a Christmas tree operation to be located on the north half of the property. The project is located in the Burney area, on the north side of State Highway 299E on a 3.4-acre parcel approximately 0.8 miles northeast of the intersection of Black Ranch Road and State Highway 299E at 37750 Highway 299E (APN 030-390-042). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds that the extension of time is not subject to 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) adopts the recommended findings listed in Resolution 2018-035; and c) approves Extension of Time 18-0006 for Use Permit 13-001A, based on the findings and subject to the conditions of approval listed in Resolution 2014-002.

R5 [Use Permit 03-029A1 \(Redding MSA Limited Partnership\)](#)

Redding MSA Limited Partnership d/b/a Verizon Wireless has requested approval of a Use Permit Amendment for the proposed modification of an existing wireless telecommunication facility, originally approved on July 22, 2003. The applicant proposes to increase the height of an existing 60.5-foot-tall monopole to 94.5 feet, install six additional antennas on the monopole, and install associated ancillary equipment both on the tower and within the ground lease area. The project is located in the Columbia area, approximately 450 feet west of the intersection of Airstrip Drive and Tarmac Road, at 9700 Holton Way (APN 109-310-027). Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds that the Use Permit Amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1); b) adopts the recommended findings listed in Resolution 2018-036; and c) approves Use Permit 03-029A1, based on the findings and subject to the conditions of approval listed in Resolution 2018-036.

NON-HEARING ITEMS None.

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.