

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

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

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday January 10, 2019, 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 Presentation

Presentation of Certificate to the 2018 Planning Commission Chairman, Tim MacLean, from the Director of Resource Management, Paul Hellman.

R2 Approval of Minutes

Approve the minutes of the meeting held on December 13, 2018, as submitted.

R3 Parcel Map 16-007 – (The McDonald Living Trust)

The McDonald Living Trust has requested to subdivide a 10-acre property into two lots of 2.09 acres and 7.91 acres in size, each for existing residential improvements and uses. The project is located in the Happy Valley area, at the southeast corner of the intersection of Myerock Lane and Olinda Road at 5145 and 5183 Myerock Lane (APN: 206-240-016). 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 Parcel Map is Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15061(b)(3) and Categorically Exempt under CEQA Guidelines sections 15303 and 15304; b) adopt the recommended findings listed in Resolution 2019-001; and c) approve Parcel Map 16-007, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-001.

R4 Zone Amendment 18-001 – (Raymond and Jeanette Axner)

Raymond and Jeanette Axner has requested to rezone a 1.57-acre partially developed commercial property from Community Commercial (C-2) to Planned Development (PD). The applicant is proposing a 72-unit, 11,400-square-foot mini storage facility on the undeveloped rear portion of the project site. The project is located in the Palo Cedro area, on the south side of Old Forty-Four Drive at the intersection of Old Forty-Four Drive and Hollywood Drive at 22049 Old Forty-Four Drive (APN: 059-090-052). Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt Resolution 2019-002 recommending that the Board of Supervisors: a) find that Zone Amendment Z18-001 is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code sections 15060(c)(2) and 15061(b)(3); and b) introduce, waive the reading of and enact an ordinance amending Shasta County Code Title 17, identified as Zone Amendment 18-001.

R5 Use Permit 18-0003 – (Fruit Growers Supply Company)

Fruit Growers Supply Company has requested a use permit to build a 20,000-square-foot grocery store with 92 on-site parking spaces, drive aisles, a loading dock, two driveway entrances, on-site landscaping, and installation of new sidewalk along the frontage. The project is located in the Burney area on a 2.07-acre parcel, adjacent to and east of State Highway 299E, approximately 0.1 miles northeast of the intersection of State Highway 299E and Commerce Way (APN: 028-370-024). 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 Resolution 2019-003; and c) approve Use Permit 18-0003, based on the recommended findings and subject to the conditions of approval listed in Planning Commission Resolution 2019-003.

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.