

# PLANNING COMMISSION

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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 May 9, 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 Approval of Minutes**

Approve the minutes of the meeting held on [April 11, 2019](#), and the special meeting held on [April 26, 2019](#), as submitted.

**R2 Use Permit 18-0006 (New Cingular Wireless PCS, LLC dba AT&T Wireless):** New Cingular Wireless PCS, LLC dba AT&T Wireless has requested a use permit for the construction and operation of an unmanned wireless telecommunications facility consisting of an 85-foot tall monopine tower, a 64-square-foot equipment shelter, and diesel standby generator with an attached 190-gallon storage tank. The project is located at 20803 Antlers Road, in Lakehead, on a 1.2-acre parcel adjacent to and east of Antlers Road, approximately 0.10 miles north of the intersection of Antlers School Road and Antlers Road (APN 083-340-027). 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) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-009; c) and approve Use Permit 18-0006 based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2019-009.

**R3 Use Permit 19-0002 (Novak):** Chad Novak has requested approval of a use permit to operate a beer and wine bar within an approximately 1,800-square-foot existing commercial space in the shopping center main building. The project is located at 20633 Gas Point Road in Cottonwood on an approximately 0.3-acre parcel within an existing shopping center located immediately south of the intersection of Rhonda Road and Gas Point Road (APN 087-300-007). Staff Planner: Lio Salazar. Staff Recommends the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301; b) adopt the recommended findings listed in Resolution 2019-011; c) and approve Use Permit 19-0002 based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2019-011.

**R4** **Zone Amendment 18-0007 (Shasta County):** The project is an amendment to the Title 17 Zoning Plan of the Shasta County Code (SCC) to update and modify section 17.88.320 to establish zoning restrictions for the personal cultivation of cannabis pursuant to State law. Staff Planner: Kim Hunter. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 18-0007 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15060(c)(2) and exempt pursuant to CEQA Guidelines sections 15061(b)(3), 15308, 15321, and 15303; b) adopt the recommended zone amendment findings listed in Planning Commission Resolution 2019-010; and, c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 18-0007.

## **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](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.