

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 9, 2020, 2:00 p.m.

The Planning Commission welcomes you to its regularly scheduled meetings which are scheduled for 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

ELECTION OF 2020 CHAIRMAN AND VICE CHAIRMAN

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 December 12, 2019, as submitted.

R2 Variance 19-0001 (Synder): Steve and Roxanne Snyder have requested approval of a variance to allow a 15-foot front yard setback for a proposed single-family residence where the minimum required setback is 20 feet. The project is located in the Castella/Sweetbriar area on an approximately 0.11-acre (5,000-square-foot) lot, approximately 0.8 miles northeast of the intersection of Interstate 5 and Sweetbrier Avenue (APN: 014-950-068). 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) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15303; b) adopt the recommended findings listed in Resolution 2020-001; and c) approve Variance 19-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-001.

R3 Variance 18-0004 (Smith): Kevin and Melisa Smith have requested approval of a variance to allow an 18-foot front yard setback for a proposed single-family residence and a 12-foot front yard setback for a proposed detached garage where the minimum required setback for both structures is 20 feet, and to allow a 3-foot, 6-inch separation between the residence and garage where the minimum required separation is 6 feet. The existing house is encroaching into the rear yard setback, and the existing carport was built over the front property line and within the front yard setback. The proposed house would encroach into the minimum 20-foot front yard setback by 2 feet and the proposed garage would encroach into the minimum 20-foot front yard setback by 8 feet. The proposed project would be more conforming with the setback requirements than the setbacks of the existing structures. The project is located in the Castella/Sweetbriar area on a 0.24-acre parcel at 29359 River Avenue, approximately 0.15 miles south of the intersection of Falls Avenue and River Avenue (APN: 014-630-022). 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) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15303; b) adopt the recommended findings listed in Resolution 2020-002; and c) approve Variance 18-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-002.

R4 **Extension of Time 19-0007 for Tract Map 1946A2 (Shingle Glen Properties, LLC):** The applicant has requested approval of a second and final 3-year extension of time for Tract Map 1946A2 for the subdivision 121.7 acres. The Planning Commission approved Tract Map 1946 on December 13, 2007, for the creation of 23 five-acre single-family residential parcels; Tract Map 1946 was subsequently amended in 2018 for the creation of 36 three-acre lots (Tract Map 1946A2). All parcels meet the minimum parcel size of the zone district that the parcels are located in, and all parcels have demonstrated compliance with the adopted Development Standards. The project is in the Shingletown area approximately 360 feet west of Wilson Hill Road and Emigrant Trail, and 300 feet north of the intersection of State Highway 44 and Shingle Glen Trail (APN: 096-290-032). 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 Extension of Time 19-0007 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3); b) adopt the recommended findings listed in Resolution 2020-003; and c) approve Extension of Time 19-0007 for Tract Map 1946A2, based on the recommended findings and subject to the conditions of approval as set forth in the attachment to Resolution No. 2018-030.

R5 **Zone Amendment 17-0004 (Shasta County) Continued from June 14, 2018 and December 12, 2019 (public hearing is closed):** The Planning Commission will consider recommending that the Board of Supervisors adopt an ordinance amending the Shasta County Zoning Plan to regulate the use of short-term rentals within the unincorporated area of Shasta County including, but not limited to, placing certain limitations and regulations on use of properties as short-term rentals; imposing certain approval processes; and imposing certain enforcement remedies and processes. Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 17-004 is not subject to and is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2020-004; b) adopt the recommended findings listed in Resolution 2020-004; 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 17-004.

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.