

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 March 12, 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

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 February 13, 2020, as submitted.

R2 Use Permit 19-0008 (Hatoom): Lynda Hatoom has requested approval of a use permit application to provide a commercial horse boarding facility for up to 15 horses. The property is currently developed with a single-family residence and attached garage, a wood shed/carport, 15 horse stables, 40-foot diameter riding pen, 70-foot by 105-foot sand arena, two community tack rooms, two hay storage buildings and a 20-foot by 30-foot barn with an attached annex building. No new construction is proposed. The applicant will be required to meet all applicable development requirements for permitting the existing facility which was largely constructed without permits. The proposal requires the approval of Shasta County Fire Safety Setback Exceptions #20-05, 20-01 and 19-45. The project is located approximately 0.1-mile south of the intersection of Thursday Lane and Dillon Drive at 11450 Thursday Lane, Redding, CA 96003 (Assessor Parcel Number 078-200-038). Staff Planner: Luis A. 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 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1); b) adopt the recommended findings listed in Resolution 2020-008; c) approve Use Permit 19-0008, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-008; d) make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exceptions #20-05, 20-01 and 19-45, subject to the conditions as set forth in the exceptions (4/5 vote required).

R3 Variance 19-0002 (Reed): John and Lisa Reed have requested approval of a variance to reconstruct a single-family residence that was destroyed in the Carr Fire, with an attached garage and shop located 17.25 feet from the southwest side property line where the minimum required setback is 30 feet. The proposal requires the approval of Shasta County Fire Safety Setback Exception #19-48. The project is located in the Centerville area on an approximately 4.65-acre lot, approximately 0.4-mile west of the intersection of Ledgewood Drive and Mountain Shadows Drive at 15194 Ledgewood Drive, Redding, CA 96001 (APN: 041-770-004). Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find 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 2020-009; c) approve Variance 19-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-009; d) make the findings for the exception to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #19-48, subject to the conditions as set forth in the exception (4/5 vote required).

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.