

PLANNING COMMISSION

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

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION
Thursday October 8, 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 2:00 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.

Notice Concerning Conduct of Meeting During COVID-19 Pandemic

Please note that in response to the COVID-19 pandemic and in accordance with federal, State, and local directives, orders, and recommendations including, but not limited to, Governor Gavin Newsom's Executive Orders N-29-20 and N-35-20, the procedures for conduct of the Planning Commission meeting immediately following this paragraph are temporarily modified. For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating. Anyone requiring accommodation for a disability in order to participate in the meeting should contact the Planning Division at (530) 225-5532. In order to allow us to better assist you, please request accommodation at least 24 hours prior to the meeting.

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

For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit www.co.shasta.ca.us/index/drm/planning.

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.

PLANNING DIRECTOR'S REPORT

REGULAR CALENDAR

R1 Approval of Minutes:

Approve the minutes of the meeting held on September 10, 2020, as submitted.

R2 Variance 20-0002 and Use Permit 19-0011 (Gill): Balwinder Singh Gill has requested approval of a variance from the required 20-foot front yard zoning setback standard and an exception from the 30-foot fire safety setback standard to allow a 1,540-square-foot fuel island canopy to be constructed 16 feet from the front property line in conjunction with a use permit to reopen a convenience market and re-establish and expand a former fuel station on the approximately 5.8-acre project site. The requested use permit includes exceptions from zoning standards for a zone wall and from bed depth and curbing for landscaping adjoining a public street. The fuel station expansion includes the addition of a third fuel pump and diesel fuel dispenser, an existing 10,000-gallon above-ground fuel-storage tank, a new 4,000-gallon above-ground fuel-storage tank, and an 18-foot tall 1,540-square-foot fuel island canopy. Other proposed improvements include a minor tenant improvement to brand the convenience market, refurbishment of existing parking and landscaped areas, large parking area landscaping, a trash enclosure, a retail propane dispenser and an onsite wastewater treatment system. The project is located at 29422 State Highway 299 East, Round Mountain, approximately four-hundred feet southwest of the intersection of Round Mountain Road and State Highway 299 East (Assessor's Parcel Number 029-430-003). 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 requested variance and fire safety setback exception are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302, 15303 and 15304; b) adopt the recommended findings listed in Resolution 2020-038; c) approve Variance 20-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-038; 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 Exception #20-06, subject to the conditions as set forth in the exception. (4/5 vote required)
4. Adopt a resolution to: a) find that the use permit is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302, 15303 and 15304; b) adopt the recommended findings listed in Resolution 2020-039; and c) approve Use Permit 19-0011, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-039.

R3 [Use Permit 20-0007 \(Lawrence\)](#): Michael Lawrence has requested a use permit to change the nonconforming use of a chapel for funeral services to a recording studio within a designated floodway. Under the provisions of Shasta County Code section 17.90.030.B., the nonconforming use of a structure may be changed to a use of the same or more restricted nature, provided a use permit is issued. No new construction or modifications to the existing building or parking lot are proposed. The project site is located at the northwest corner of the intersection of State Highway 299 E and Winnipeg Street at 37160 State Highway 299 E, Burney, CA 96013 (Assessor Parcel Number 028-200-039). 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 Use Permit 20-0007 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301; b) adopt the recommended findings listed in Resolution 2020-040; and c) approve Use Permit 20-0007, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-040.

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REMINDERS

Due to the COVID-19 public health emergency, the County of Shasta is adapting the way that Planning Commission meetings are conducted. Modifications have been made to protect public health while still encouraging engagement from the public. Reasonable accommodations will be made for individuals with disabilities.

Members of the public are strongly encouraged to consider the following alternative channels that have been made available for remote participation:

1. View the meeting online live or any time after the meeting at www.co.shasta.ca.us/index/cob/meeting-videos.
2. Submit public comments in writing electronically before or during the meeting on any matter on the agenda or any matter within the Commission's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action. Forward comments to clerkoftheboard@co.shasta.ca.us. State "Public Comment for Planning Commission Meeting" in the subject line of your email so it is easily identifiable to staff.

As a result of the need to adjust to changes in the status of the spread of COVID-19 and in order to take into account any additional guidance regarding the conduct of public meetings, please refer to the most current information about participating in Planning Commission meetings during the COVID-19 pandemic which is available at www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating. To request accommodation, please visit www.co.shasta.ca.us/index/drm/planning or contact the Planning Division at (530) 225-5532.

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/drm/planning/planning-commission-meetings. 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 Shelley Forbes, 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.