

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: May 11, 2017
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:	Roy Ramsey	District 4
	Tim MacLean	District 2
	Steven Kerns	District 3
	Patrick Wallner	District 5
	Jim Chapin	District 1

Staff Present: Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Bill Walker, Senior Planner
David Schlegel, Associate Planner
Scott Ross, Shasta County Fire Safety Inspector
Ken Henderson, Environmental Health Division
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary

Note: All unanimous actions reflect a 5-0 vote.

Key: California Environmental Quality Act (CEQA): Mitigated Negative Declaration (MND), Negative Declaration (ND), Categorically Exempt (CE), Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

OPEN TIME:

John McDonagh expressed concerns of fee amounts in regards to re-zoning property to Timber Production. Mr. McDonagh gave supporting documentation to the Commission regarding his concerns.

APPROVAL OF

MINUTES: April 13, 2017 – Minutes

By motion made, seconded (Chapin/Wallner) and carried by a 4-0 vote, the Commission approved the Minutes of April 13, 2017, as submitted. Commissioner MacLean abstained from voting due to not being in attendance at the April 13, 2017 Planning Commission meeting.

CONFLICT OF INTEREST DECLARATIONS: None

CONSENT ITEMS: None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **USE PERMIT 16-002 (OLNEY):** The property is located in the Johnson Park area on a 0.97-acre property adjacent to, and south of, State Highway 299 East approximately 770 feet southwest of where State Highway 299 East and Rocky Ridge Road intersect. The request is to establish an automotive repair business on the property with an existing one-family residence, occupied by the owner/operator of the automotive repair business, as a subordinate use. The applicant proposes to construct a metal auto repair shop building and convert the existing 750-square-foot commercial building to an office and storage for auto parts. Staff Planner David Schlegel. District 3. Proposed CEQA Determination: ND

Associate Planner David Schlegel presented the staff report. The public hearing was opened, there being no speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Wallner/Kerns), and carried unanimously by Resolution 2017-020, the Commission adopted the CEQA determination of a Negative Declaration and approved Use Permit 16-002 based on the findings and subject to the conditions listed in the Resolution.

WORKSHOP

R2 **GENERAL PLAN HOUSING ELEMENT:** The Planning Commission will conduct a public workshop on the draft Shasta County General Plan 2014-2019 Housing Element update. Section 65302(c) of the California Government Code requires cities and counties to adopt Housing Elements as part of their General Plans to analyze issues of housing availability, affordability, and needs in their communities and to set goals, objectives, policies, programs, and implementation strategies to address those issues. It is very important that we hear from local residents and concerned agencies on these issues. The information, perspectives, and insights of the citizens and agencies can become a vital part of the fabric of the Housing Element. The updated Shasta County Housing Element must adequately plan to meet the County's existing and projected housing needs, including its share of the regional housing need. The Housing Element includes an analysis of both the constraints that may impact housing development as well the resources available to facilitate it.

During the workshop, past accomplishments from the County's 2009-2014 Housing Element will be evaluated, along with goals, policies, and implementation programs to achieve the County's share of the regional housing needs for the 2014-2019 planning period.

Planning Division Manager Kim Hunter presented a power point overview of the General Plan and the draft Shasta County 2014-2019 Housing Element update.

AECOM Senior Associate Matt Hertel presented a power point on the draft Shasta County 2014-2019 Housing Element update.

The floor was opened to the public for comments.

Mary Machado, Executive Director for Shasta Voices spoke on housing constraints and affordable housing. Ms. Machado explained that her agency would like to participate in the development of the Housing Element.

John McDonagh, a member of the public spoke on the effective dates of fees in other counties.

Amy Pendergast a representative from HHSA Public Health explained that the department of Public Health would like to make health concerns a part of the Housing Element. Ms. Pendergast gave the clerk a document for the Commission on Sample Language for Potential 'Healthy Housing' Goal in the Housing Element.

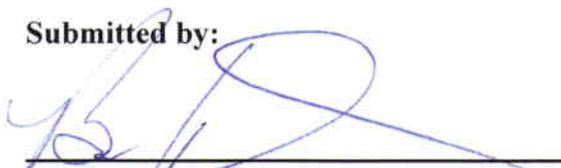
Joe Chimenti a representative of the Shasta Builders Exchange spoke on the permit processing time and permit fees.

There being no other speakers, the chairman thanked all participants and the public workshop was closed.

PLANNING DIRECTOR'S REPORT: None

ADJOURNMENT: The Planning Commission adjourned at 03:52 p.m.

Submitted by:



**Buffy Gray, Agency Staff Service Analyst I
Recording Secretary**