

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: June 8, 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
Lio Salazar, Senior Planner
Jimmy Zanotelli, Shasta County Fire Department Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
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), Categorical Exempt (CE), Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

OPEN TIME: No Speaker's

APPROVAL OF

MINUTES: May 11, 2017 – Minutes

By motion made, seconded (Kerns/Chapin) and carried unanimously, the Commission approved the Minutes of May 11, 2017, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None

CONSENT ITEMS: None

PLANNING COMMISSION MEETING MINUTES

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PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **PARCEL MAP 14-006 – EXTENSION OF TIME (WARMINGTON):** The project is located in the Bella Vista area on an 11.22-acre parcel. The property is situated adjacent to and west of East Stillwater Way, approximately 0.2 miles north of the intersection of East Stillwater Way and State Highway 299 East. Levant and Leonard Warmington have requested an extension of time for Parcel Map 14-006, creating two 5.61-acre parcels, each containing an existing residence. The recommended 3-year extension would establish the new tentative map expiration date of April 9, 2020. Staff Planner Lio Salazar. District 4. Proposed CEQA Determination: N/A

Senior Planner Lio Salazar 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/MacLean), and carried unanimously by Resolution 2017-021, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3-year extension of time for Parcel Map 14-006 (to April 9, 2020) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original resolution of approval Planning Commission Resolution 2015-007.

Ex-parte Communications Disclosures: None

R2 **ZONE AMENDMENT 15-007 & USE PERMIT AMENDMENT 99-24A2 (OLD 44 VENTURES, LLC):** The project is in the Palo Cedro area on a 1.02-acre parcel located adjacent to and west of Deschutes Road, approximately 0.2-miles south of the intersection of Deschutes Road and Logero Lane (APN 059-360-016). The project is to change the zone district from Community Commercial (C-2) to Commercial-Light-Industrial combined with Design Review (C-M-DR) and a Use Permit amendment to expand an existing mini-storage facility to the rezoned parcel. The location of the mini-storage buildings would require a reduced fire safety setback. Staff Planner Lio Salazar. District 3. Proposed CEQA Determination: ND

Senior Planner Lio Salazar presented the staff report. Mr. Salazar answered questions from the Commissioners regarding the fire safety setback exception, traffic circulation within the proposed mini-storage facility, and the location of the building on the parcel to the north of the proposed project.

The public hearing was opened and the applicant's representative Nick Mitchell explained how traffic would move within the facility and mentioned that there are several fire hydrants in the vicinity. Mr. Mitchell agreed to the conditions for the project.

There being no other speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (MacLean/Kerns), and carried unanimously, by Resolution 2017-022, the Commission recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Negative Declaration, waive the reading of the ordinance to amend the Zoning Plan, and approve Zone Amendment 15-007; and adopted a CEQA determination of a Negative Declaration and approved Use Permit Amendment 99-24A2, based on the findings and subject to the amended conditions listed in Resolution 2017-023.

COMMISSIONER REPORT

Commissioner Wallner reported on the California County Planning Commissioner's Association annual conference in Visalia which he attended on May 5-6, 2017. Commissioner Wallner explained that the Association is considering holding next year's annual conference in Redding.

PLANNING DIRECTOR'S REPORT:

Director of Resource Management Richard Simon explained that the Planning Division is moving forward with the housing element. Mr. Simon also explained the Board of Supervisors adopted a resolution of intent for bringing forward an ordinance to allow accessory dwelling units with a draft ordinance to be presented at the July Planning Commission meeting.

ADJOURNMENT: The Planning Commission adjourned at 02:40 p.m.

Submitted by:



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