

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: July 13, 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
Jim Chapin District 1

Absent: Patrick Wallner District 5

Staff Present: Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Kent Hector, Senior Planner
Bill Walker, 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 4-0 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: June 8, 2017 – Minutes

By motion made, seconded (MacLean/Chapin) and carried unanimously, the Commission approved the Minutes of June 8, 2017, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None

CONSENT ITEMS: None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **PARCEL MAP 07-027 (DURETTE) EXTENSION OF TIME:** The project is located in the Shingletown area on a 20-acre property on Ponderosa Way, approximately one mile north of its intersection with State Highway 44. The request is for approval of a 3-year extension of time for approved Parcel Map 07-027. The Planning Commission approved Parcel Map 07-027 on June 12, 2008, for the division of a 20-acre property into four 5-acre parcels. Staff Planner Kent Hector. District 5. Proposed CEQA Determination: N/A

Senior Planner Kent Hector presented the staff report. The public hearing was opened and the applicant David Durette stated he was available for any questions the Commission may have on the project. There being no other speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Chapin/Kerns), and carried unanimously by Resolution 2017-024, 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 07-027 (to June 12, 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 2008-063.

Ex-parte Communications Disclosures: None

R2 **VARIANCE 17-001 (GARROTTE):** The project is located in the Lakehead area on a 5.8-acre parcel on the west side of the intersection of Oak Ridge Drive and Skyline Drive (18472 Oak Ridge Drive) about 2 miles northeast (by road) of Interstate 5. The applicant has requested approval of a Variance for a residential accessory building which exceeds the 15-foot height limit for accessory buildings of the National Recreation Area – Shasta Unit zone district. The proposal is for a 25-foot-wide by 50-foot-long by 18-foot-high metal storage building to be built in addition to an existing one-family residence and a detached garage. Staff Planner Bill Walker. District 4. Proposed CEQA Determination: CE

Senior Planner Bill Walker 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 (MacLean/Chapin), and carried unanimously, by Resolution 2017-025, the Commission found the project to be Categorical Exempt from the California Environmental Quality Act (CEQA) and approved Variance 17-001, based on the findings and subject to the conditions listed in the resolution.

Ex-parte Communications Disclosures: None

R3 **GENERAL PLAN AMENDMENT 16-001, ZONE AMENDMENT 16-002, & PARCEL MAP 14-005 (HIGHMARK LAND CO):** The project is located on 378.85 acres in the Burney area adjacent to State Highway 299E, east of the intersection of Black Ranch Road and State Highway 299E. The request is for a general plan amendment to change the existing land use designation from Suburban Residential (SR) to Commercial (C) on a 13.86-acre portion of the 378.85-acre property; a zone amendment from Timberland (TL) to Community Commercial, Design Review Combining District (C-2-DR) proposed on the same 13.86 acres of the property, along with a revised Design Review (DR) district for the 2.65-acre portion of the subject property currently zoned Community Commercial combined with Design Review (C-2-DR) zone district; and a parcel map to divide the 378.85-acre property into four commercial parcels being 1.27 acres (Parcel 1), 1.38 acres (Parcel 2), 7.75 acres (Parcel 3), and 6.03 acres (Parcel 4) and a 362.42-acre remainder parcel. The general plan and zoning amendments would be an extension of existing commercial zoned land on and adjacent to the project. Staff Planner Kent Hector. District 3. Proposed CEQA Determination: MND

A memo was presented to the Commission prior to the meeting and made available to the public regarding revisions to Parcel Map 14-005 to address Burney Water District's conditions #15 through #22 and a letter received from California Department of Fish and Wildlife requesting a change to recommended condition #7.

Senior Planner Kent Hector presented the staff report. Commissioner Ramsey asked if the remaining parcel would remain Timberland and Mr. Hector confirmed it would remain Timberland. Commissioner Kerns and Commissioner Chapin asked questions regarding the change of the 1:1 mitigation ratio to the 2:1 mitigation ratio for vernal pools on the project. Mr. Hector discussed the Commissioners concerns and referred the Commissioners to the letter of recommendation from the Department of Fish and Wildlife.

The public hearing was opened and the applicant John Ochipinti spoke in favor of the project and accepts the conditions, but isn't happy with the recommendation from the Department of Fish and Wildlife. Elena Gregg representative of Gallaway and Associates explained the reason for the recommendation made by the Department of Fish and Wildlife. Commissioner MacLean asked if the project was in the jurisdiction of the Army Corp of Engineers. Ms. Gregg explained it was not. Richard Simon Director of Resource Management asked Ms. Gregg to state her credentials for the record. Ms. Gregg stated she is a Botanist for Gallaway and Associates and has a Take permit from the Department of Fish and Wildlife to collect and ID rare Fairy Shrimp.

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

ACTION: By motion made, seconded (Chapin/Kerns), and carried unanimously, the Commission took the following actions: 1) by Resolution 2017-028, made the appropriate environmental findings and adopted the CEQA determination of a Mitigated Negative Declaration for Parcel Map 14-005; made the appropriate findings and approved Parcel map 14-005, subject to approval by the Board of Supervisors of a General Plan Amendment and Rezone, and subject to the conditions listed in Resolution 2017-028 as amended; 2) by Resolution 2017-026, recommended that the Board of Supervisors adopt a CEQA determination of a Mitigated Negative Declaration for General Plan

Amendment 16-001 and Zone Amendment 16-002, and approve General Plan Amendment 16-001, based on the findings listed in Resolution 2017-026; and 3) by Resolution 2017-027, recommended that the Board of Supervisors introduce, waive the reading of, and adopt an ordinance to amend the Zoning Plan of the County of Shasta identified in Zone Amendment 16-002, based on the findings listed in Resolution 2017-027.

Ex-parte Communications Disclosures: None

R4 **ZONE AMENDMENT 17-002 (ACCESSORY DWELLING UNITS) COUNTY-WIDE (ZONING TEXT AMENDMENT)**: Based on direction by the Board of Supervisors, the Planning Division staff has drafted a proposed ordinance to establish provisions for accessory dwelling units in the unincorporated areas of Shasta County. The intent of this draft ordinance is to 1) provide additional housing options without substantially changing the use, appearance, or character of a neighborhood, and 2) to comply with California Government Code (GC) Section 65852.2 and the provisions of the Shasta County General Plan Land Use and Housing Elements that encourage a variety of housing opportunities for all income levels. Staff Planner Kim Hunter. District All. Proposed CEQA Determination: N/A

A memo was presented to the Commission prior to the meeting and made available to the public regarding comments received from members of the public and staff recommending revisions to the Draft Ordinance for Accessory Dwelling Units.

Planning Division Manager Kim Hunter presented the staff report. Ms. Hunter, Richard Simon Director of Resource Management, and the Commission discussed the text in the Draft Ordinance for Accessory Dwelling Units.

The public hearing was opened.

Mary Machado Executive Director for Shasta Voices expressed concerns of the process and explained the process should be made easier. Ms. Machado stated she would like to see item number 2, of the Development Standards, eliminated to help expedite the process.

Kent Dagg representative of Shasta Association of Realtors explained the Association is in favor of the ordinance. Mr. Dagg explained he would like to be involved with this process and is available to help out where needed.

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

After further discussion by the Commission regarding minimum parcel size concerns and language on the Accessory Dwelling Units, the Commission decided to continue the project to give staff time to analyze proposed revisions to the draft language relating to minimum lot acreage.

ACTION: By motion made, seconded (Chapin/Kerns), and carried unanimously, the Commission continued the item to the August 10, 2017 Planning Commission meeting.

PLANNING DIRECTOR'S REPORT:

Director of Resource Management Richard Simon explained he had a discussion with the Association of Realtors and gave them updates on ordinances including the ones in progress. Mr. Simon gave a year to year progression on permit activity. He explained overall permits are up approximately 20% from fiscal year 15/16 to fiscal year 16/17. He stated this a good sign that the economy is looking up. Mr. Simon also spoke about receiving direction from the Board of Supervisors to initiate a short term rental ordinance, which will be coming to the Planning Commission this fall or winter.

ADJOURNMENT: The Planning Commission adjourned at 03:41 p.m.

Submitted by:



Buffy Gray, Agency Staff Service Analyst I
Recording Secretary