

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: August 10, 2017  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

<b>Present:</b>	Roy Ramsey	District 4
	Tim MacLean	District 2
	Steven Kerns	District 3
	Patrick Wallner	District 5

<b>Absent:</b>	Jim Chapin	District 1
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**Staff Present:** Richard W. Simon, Director of Resource Management  
Rubin Cruse, County Counsel  
Kim Hunter, Planning Division Manager  
Lio Salazar, Senior Planner  
Bill Walker, Senior Planner  
Jimmy Zanotelli, Shasta County Fire Marshal  
Eric Wedemeyer, Public Works/Subdivision Engineer  
Carla Serio, Environmental Health Director  
Nate Moore, Environmental Health Division  
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary  
Fae Koen, Office Assistant II, Recording Secretary

**Note:** All unanimous actions reflect a 4-0 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:

No Speaker's

**APPROVAL OF  
MINUTES:**

**July 13, 2017 – Minutes**

By motion made, seconded (Kerns/MacLean) and carried by a 3-0 vote, the Commission approved the Minutes of July 13, 2017, as submitted. Commissioner Wallner abstained from voting due to not being in attendance at the July 13, 2017 Planning Commission meeting.

**CONFLICT OF INTEREST DECLARATIONS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARINGS:**

**Ex-parte Communications Disclosures:** None

**R1:** **TRACT MAP 1981 EXTENSION OF TIME (JEWELL):** The project is located in the west Redding area, on the north end of Taku Lane, approximately 0.1 mile north of the intersection of Taku Lane and Texas Springs Road. Jewell Properties has requested a 3 year extension of time for an approved land division of a 37.7-acre parcel into 10 lots ranging in size from 3.00 acres to 5.31 acres for single family residential uses. Staff Planner Bill Walker. District 2. Proposed CEQA Determination: N/A

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/Kerns), and carried unanimously by Resolution 2017-029, 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 Tract Map 1981 (to July 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 2009-034.

**Ex-parte Communications Disclosures:** None

**R2** **TRACT MAP 1987 EXTENSION OF TIME (JEWELL):** The project is located in the west Redding area, on the east side of Texas Springs Road, approximately 0.2 mile southeast of the intersection of Texas Springs Road and Montgomery Ranch Road. Jewell Properties has requested a 3 year extension of time on an approved land division of 151.3 acre parcel into three lots of 3.6 acres, 4.8 acres, and 3.3 acres, with a remainder parcel, for single-family residential uses. Staff Planner Bill Walker. District 2. Proposed CEQA Determination: N/A

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/Wallner), and carried unanimously by Resolution 2017-030, 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 Tract Map 1987 (to July 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 2009-033.

**Ex-parte Communications Disclosures:** None

**R3** **PARCEL MAP 08-001 EXTENSION OF TIME (AMEN):** The project is located in the Cottonwood area on the west side of Main Street adjacent to Interstate 5, approximately 0.25 miles north of its intersection with Fourth Street. Grant Amen has requested a 3 year extension of time for an approved land division of a 9.53-acre property into 13 lots ranging between 0.45 acre and 1.3 acres in size for commercial/light industrial uses. Staff Planner Kent Hector. District 5. Proposed CEQA Determination: N/A

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 (Kerns/Wallner), and carried unanimously by Resolution 2017-031, 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 08-001 (to July 10, 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 2007-075.

**Ex-parte Communications Disclosures:** None

**R4** **TRACT MAP 1857 EXTENSION OF TIME (SHASTA TRUST):** The project is located in the Happy Valley area on the east side of Happy Valley Road, approximately 0.3 miles west of the intersection of Happy Valley Road and Buttermilk Lane. Shasta Trust has requested a 3½ year extension of time for an approved land division of a 307-acre parcel into forty-five parcels ranging from approximately 1.1 acres to 8.3 acres in size, with a remainder parcel, for single family residential uses. This is the second extension of time requested for this project and, if approved, would be the final extension of time. Staff Planner Lio Salazar. District 2 and 5. Proposed CEQA Determination: N/A

A memo was presented to the Commission prior to the meeting and made available to the public regarding a correction to the date of the extension. The memo included an amended Resolution.

Senior Planner Lio Salazar presented the staff report. The public hearing was opened and the applicant George Wusstig spoke in favor of the extension of time.

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

**ACTION:** By motion made, seconded (Wallner/MacLean), and carried unanimously by Resolution 2017-032, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3 ½-year extension of time for Tract Map 1857 (to March 9, 2021) based on the findings listed in the amended Resolution, and subject to the findings and conditions listed in the original resolution of approval Planning Commission Resolution 2006-044.

**Ex-parte Communications Disclosures:** None

**R5** **ZONE AMENDMENT 17-002 (ACCESSORY DWELLING UNITS) COUNTY-WIDE (ZONING TEXT AMENDMENT)-Continued from 07/13/17:** 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: OE

A memo was presented to the Commission prior to the meeting and made available to the public regarding the revised draft ordinance Section 17.88.132 (Accessory Dwelling Units), subsection E2 (minimum lot acreage), and a comment letter received from a member of the public on August 9, 2017.

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

The public hearing was opened.

Jeff Morrow requested that the County of Shasta follow the language as the state has it written. He expressed concern that the County is limiting the use of the accessory units.

Kent Dagg representative of Shasta Association of Realtors explained the Association is still in favor of the ordinance as written by the County.

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

Mr. Simon explained that the reason for the Accessory Dwelling Units are to provide needed long term housing for residents, it is not to promote tourism or accommodate short term rentals.

**ACTION:** By motion made, seconded (Wallner/Kerns), and carried unanimously, by Resolution 2017-033, the Commission recommended that the Board of Supervisors conduct a public hearing, find that Zone Amendment 17-002 is exempt from CEQA and approve Zone Amendment 17-002, based on the findings listed in the Resolution.

**PLANNING DIRECTOR'S REPORT:** Nothing to report.

## PLANNING COMMISSION MEETING MINUTES

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

**Submitted by:**



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