

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: September 14, 2017
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

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ROLL CALL

Commissioners

Present:

Tim MacLean	District 2
Steven Kerns	District 3
Patrick Wallner	District 5

Absent:

Roy Ramsey	District 4
Jim Chapin	District 1

Staff Present:

Richard W. Simon, Director of Resource Management
David Yorton, Senior Deputy County Counsel
Kim Hunter, Planning Division Manager
Kent Hector, Senior Planner
Lisa Lozier, Senior Planner
Ken Henderson, Environmental Health Division
Jimmy Zanotelli, Shasta County Fire Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
Fae Koen, Office Assistant II, Recording Secretary
Jen Duval, County Executive Officer Assistant/Recording Secretary

Note:

All unanimous actions reflect a 3-0 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).

APPROVAL OF MINUTES:

August 10, 2017 – Minutes

By motion made, seconded (Kerns/Wallner) and carried by a 3-0 vote, the Commission approved the Minutes of August 10, 2017, as submitted.

PLANNING COMMISSION MEETING MINUTES

September 14, 2017

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OPEN TIME: Joan Hageman began to speak regarding agenda item R-2, then held her comments for the time item R-2 would be considered by the Commission.

CONFLICT OF INTEREST DECLARATIONS: None.

CONSENT ITEMS: None.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R1: **TRACT MAP 1924 EXTENSION OF TIME (GARDNER):** The project is located in the east Redding area on a 45.5-acre parcel on the north side of Knighton Road, approximately 0.75 miles west of its intersection with Airport Road. The request is for the approval of a 3½-year extension of time for approved Tract Map 1924. Staff Planner Kent Hector. District 5. Proposed CEQA Determination: N/A

Senior Planner Kent Hector presented the staff report. Commissioner Wallner asked if this was the last extension of time that the applicant can make for this project and Kent Hector advised that it was. The public hearing was opened and 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 2017-034, the Commission found the extension of time not subject to the requirements of CEQA and approved a 3½-year extension of time for Tract Map 1924 (to February 9, 2021) 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 2006-048.

Ex-parte Communications Disclosures: None

R2 **PARCEL MAP 16-005 (PODTETENIEFF):** The project site is located in the south Redding area on the west side of Riverland Drive and approximately 2.0 miles south of the intersection of Riverland Drive and Knighton Road. The request is for approval of a two-parcel residential subdivision including a 2.52-acre parcel and a 4.27-acre parcel. Staff Planner Lisa Lozier. District 5. Proposed CEQA Determination: MND.

Senior Planner, Lisa Lozier presented the staff report. Ms. Lozier advised the Commission that the project required a 4/5 vote and asked the Commission to continue the project to the October 12, 2017 Planning Commission meeting due to the lack of quorum for this project.

The public hearing was opened and Joan Hageman spoke to the Commission with concerns for lot size, setbacks, leach fields, building envelopes, and land use. She also spoke about not being allowed to split the property when she was the owner and questioned why the current owner and applicant was able to do so now. Vice Chairman Tim MacLean recommended that Ms. Hageman speak with staff on those specific points. The applicant, Boris Podtetenieff spoke to the Commission stating his intentions for the parcel split and advised the Commission that he had done everything he was required to.

Tim MacLean advised the applicant that due to the lack of having enough Commissioners for a vote that this item would be continued to the October 12, 2017 Planning Commission meeting.

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

Commissioner Kerns asked Richard Simon to explain why the previous owners were told they could not split the property due to lot size restrictions when they owned it and the current owner and applicant of this project is able to now. Mr. Simon advised that he could look into the history and what the prior owners may have been told, discuss that with them, and bring back any information he finds to the next Planning Commission meeting. Commissioner Kerns asked that any documentation on that decision be made available. Mr. Simon advised that the current proposal is consistent with the General Plan and the Zoning and that he will look to see what was in place at the time of that last proposal.

ACTION: By motion made, seconded (Wallner/Kerns), and carried unanimously the Commission voted to continue the project to the October 12, 2017 Planning Commission meeting.

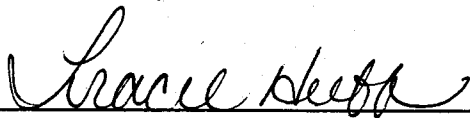
PLANNING DIRECTOR'S REPORT:

Director of Resource Management Richard Simon asked Kim Hunter to give the Planning Commission an update on the progress of the Housing Element.

Planning Division Manager, Kim Hunter advised the Commission that the Department of Housing and Community Development had reviewed the draft Housing Element document and returned it with comments on issues that needed to be addressed for State compliance and that needed to be addressed within the Zoning and General plans. Ms. Hunter advised the Commission that Planning staff was working on the new text to be in compliance with State code and were making the revisions to the draft document. She stated that some of those revisions would be brought forth to the October 12, 2017 Planning Commission meeting with a follow up at the November Planning Commission meeting and a new draft coming to the Commission in early 2018. Mr. Simon added that the first amendment to the Zoning code was the Board of Supervisor's consideration of the Accessory Dwelling Unit ordinance which is going to be heard by the Board of Supervisors at their next meeting. Mr. Simon advised he would have further updates for the Commission after that meeting.

ADJOURNMENT: The Planning Commission adjourned at 2:29 p.m.

Submitted by:



**Tracie Huff, Administrative Secretary I
Recording Secretary**