

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: May 10, 2018
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
Jim Chapin District 1
Steven Kerns District 3
Roy Ramsey District 4
Patrick Wallner District 5

Staff Present: Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Lio Salazar, Senior Planner
David Schlegel, Associate Planner
Ken Henderson, Environmental Health Division
Jimmy Zanotelli, Shasta County Fire Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
Jessica Cunningham-Pappas, Staff Services Analyst II/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME:

<u>Speaker's Name</u>	<u>Comments/Concerns/Questions</u>
Brad Seiser	Mr. Seiser spoke in opposition to the proposed rezoning amendment for the Tierra Robles subdivision. He stated the subdivision was inconsistent and incompatible with existing zoning and parcel sizes. Mr. Seiser expressed concerns about water demands, wastewater disposal and traffic.
Richard Bersbach	Mr. Bersbach discussed similar concerns regarding the proposed Tierra Robles subdivision project. He expressed concerns about traffic control given mitigation measures currently proposed.

Chairman MacLean called for any other speakers. There being none, the public comment open time was closed.

R1: APPROVAL OF MINUTES:

By motion made, seconded (Wallner/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of April 12, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R2: Variance 18-0001 (Mall): The applicant has requested approval of a variance to construct a 21-foot-wide by 27-foot-long and approximately 9-foot tall metal car shade/trellis. Applicant: Jeffrey E. Mall; Assessor's Parcel Number(s): 204-530-007-000; Project Location: South Central Region west of Redding and south of State Route 299, on a 3.81-acre parcel approximately 0.4 miles north of Lower Springs Road (10080 Tilton Mine Road); Supervisor District: 2; Recommended Environmental Determination: Categorically Exempt; Planner: Luis Topete, Associate Planner. 4/5 Vote.

Senior Planner Lio Salazar presented the staff report. Planning Manager Kim Hunter noted planning staff recommended the project be continued to June 14, 2018 to address the fire exception in the resolution and to re-notice the public hearing.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission continued Variance 18-0001 to the June 14, 2018 Planning Commission meeting.

Ex-parte Communications Disclosures: None.

R3: Zone Amendment 16-003 and Parcel Map 16-004 (Roach-Carr): The applicant has requested a rezoning from the Unclassified (U) zone district to the Limited Residential (R-L) and Limited Residential combined with the 10-Acre Minimum Lot Area (R-L-BA-10) zone district and a parcel map for a two-parcel residential land division. Applicant: John Carr and Mary Roach; Assessor's Parcel Number(s): 060-730-011-000; Project Location: Millville area on a 28.92-acre parcel situated on the north side of Oak Run Road, at the Rim Rock Lane/Oak Run Road intersection which is approximately 3.4 miles north of the intersection of Oak Run Road and Old 44 Drive; Supervisor District: 5; Recommended Environmental Determination: Mitigated Negative Declaration; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report. Mr. Salazar noted the project was originally proposed to create four parcels; however, due to limited sewage disposal areas meeting land division requirements, the project had been revised to a two parcel proposal. He noted a comment letter received from the California Department of Fish and Wildlife (DFW) and recommended revisions to mitigation measure IV.e.2 and IV.e.4 to address these concerns as well as a revision to IV.a.b.c.1 in

response to increasing wetland buffer distances.

Mr. Salazar referred to the memorandum the Planning Commission received with the Department of Public Works recommendation that condition #31 be deleted from the parcel map's conditions of approval.

Chairman MacLean opened the public hearing. Property owner John Carr offered to answer any questions. Chairman MacLean asked if the owner was satisfied with the proposed conditions. Mr. Carr stated he was.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

By motion made, seconded (Kerns/Chapin) and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: 1) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and 2) approve Zone Amendment 16-003 based on the recommended findings and subject to the conditions listed in the attached resolution; and adopted a resolution to: 1) adopt a CEQA determination of a Mitigated Negative Declaration; 2) adopt the recommended findings; and 3) approved Parcel Map 16-004 subject to the conditions listed in the resolution, as amended.

Ex-parte Communications Disclosures: None.

R4: **Use Permit 18-0001 (Elenes):** The applicant has requested an exception to zoning regulations that require a zone wall be constructed on or immediately adjacent to the line that divides a commercial use from adjacent residential properties. Applicant: Pedro and Julieta Elenes Living Trust; Assessor's Parcel Number(s): 018-530-035-000; Project Location: McArthur area on a 3.32-acre parcel on the west side of State Highway 299 East, approximately 0.3 miles north of the intersection of State Highway 299 East and Sierra Center Drive (43700 State Highway 299 East); Supervisor District: 3; Recommended Environmental Determination: General Rule Exemption/Categorical Exemption; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report.

Commissioner Chapin asked if the zone wall referenced in the staff report was currently in place and if the back portion of the parcel was available for commercial development. Mr. Salazar responded affirmatively to both questions, noting that approval would allow the zone wall to remain at its present location and would release the deferral agreement that was entered into by the Department.

Chairman MacLean opened the public hearing. Scott Wright from Rubicon Design Group, representing the applicant, offered to answer questions.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission adopted a resolution to: 1) find the project Categorical Exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 5, CEQA Guidelines Section 15305 and exempt based on the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, CEQA Guidelines Section 15060; 2) adopted the

Use Permit findings; and 3) approved Use Permit 18-0001, subject to the conditions listed in the resolution.

Ex-parte Communications Disclosures: None.

R5: **Zone Amendment 17-001 (County of Shasta-Department of Public Works):** The applicant has requested an amendment to the zone district for the parcel from the Public Facility (PF) district to the Timberland (TL) district to complete a sale of the property to a private land owner. The site is the former location of the Shingletown Airport. Applicant: County of Shasta, Department of Public Works; Assessor's Parcel Number(s): 095-050-012-000; Project Location: Shingletown on a 6.5-acre parcel with limited road access from One Hundred A3 Road, approximately 0.96 miles from where One Hundred A3 Road intersects with One Hundred A Road; Supervisor District: 3; Recommended Environmental Determination: General Rule Exemption; Planner: David Schlegel, Associate Planner. Simple Majority Vote.

Associate Planner David Schlegel presented the staff report.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

By motion made, seconded (Ramsey/Wallner) and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: 1) find Zone Amendment 17-001 exempt from the California Environmental Quality Act (CEQA) in conformance with Section 15061(b); and 2) approve Zone Amendment 17-001 based on the recommended findings in the attached resolution.

R6: **Planning Commission Workshop: GPA18-001 and Z17-003 Housing Element General Plan and Zoning Plan Text Amendments:** Director Richard Simon provided a staff presentation summarizing proposed revisions to the Shasta County General Plan and Zoning Plan made necessary by State housing law, the Shasta County Housing Element and zoning clarifications. Mr. Simon noted proposed changes are posted on the Planning Division's website.

General Plan Proposed Amendments: Mr. Simon discussed the County's Regional Housing Needs Assessment (RHNA), adequate default density and proposed changes to dwelling units per gross-acre. Chairman MacLean clarified the definition of units per acre and requested the word maximum be reinstated for densities in residential designations (Pg. 3 of 47). Commissioners Wallner and Kerns asked for clarification on default density and how it was determined by the State. Mr. Simon responded.

Mr. Simon discussed proposed additions to Section 7 Objectives, Mixed Use designations in Table CO-8, and policy additions to CO-x, CO-y and CO-z.

Title 17 Zoning Plan Proposed Changes: Mr. Simon highlighted proposed additions required by the State that addressed emergency shelters and supportive and transitional housing. He noted the proposed addition of Emergency Shelters and their allowance by right in the Commercial-Light Industrial (CM) zones. Mr. Simon defined 'allowed by right' language and the type of uses allowed for by zoning permit, administrative permit, and/or use permits. Mr. Simon noted the County must have at least one zone that can accommodate emergency shelters, as allowed by right, without

requiring a land use entitlement process.

Mr. Simon reviewed the addition of definitions of the Regional Housing Need Assessment (RHNA) and supportive housing and transitional housing, which would be allowed by right in all zones that allow a residence by right, subject to the same standards as a one-family residence. Mr. Simon discussed zoning district changes and reducing the minimum parcel size in R1 and R2 zones. Chairman MacLean asked whether the proposed new interior parcel size took into account roads. Mr. Simon responded. Mr. Simon discussed proposed changes to various zones, including: permitted uses, site development standards, mobile home park conversions, density bonus and special uses.

Mr. Simon addressed additional proposed revisions to the zoning code, including: Planned Development and Mandatory project features. Discussion centered on options for more flexibility in Mandatory project features in Planned Development Districts. Mr. Simon discussed proposals for amending procedures to Use Permits and definitions of Use permits – minor modification. He addressed amendments to an approved use permit and its referral to an approving agency. He discussed Administration and Enforcement, including: zoning plan interpretation, land use verification, the appeal process and reasonable accommodation.

Chairman MacLean asked about the fees involved with applicants wanting to understand land use for their property. Mr. Simon responded. Mr. Simon discussed the process of preparing a draft ordinance, Planning Commission review, and recommendation to the Board of Supervisors.

Speaker's Name

Comments/Concerns/Questions

Vickie Wolf

Ms. Wolf asked for clarification on features and amenities described on page 37 under “Mandatory project features”. Mr. Simon clarified the distinction between features and amenities. Ms. Wolf asked for maps showing overlays of urban and suburban residential areas. Mr. Simon responded, noting he would include them in the future. Ms. Wolf asked how open space is determined within a planned development. Mr. Simon responded and addressed types of open space.

Alyson Kohl

Ms. Kohl asked for clarification of commercial light industrial as it pertained to homeless shelter services and incentives to encourage affordable housing under planned development. Mr. Simon discussed provisions of state law, the density bonus, and housing types. Ms. Kohl expressed concern about increases to aging and low income populations and Accessory Dwelling Units (ADUs) not addressing individuals without families. Mr. Simon commented that ADU's are not restricted to family members.

John Sharrah

Mr. Sharrah commended planning staff for the effort put into the proposed revisions. He noted the proposed revisions do not recognize, or accommodate for, semi-detached homes with a shared common wall on separate parcels in residential