

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: November 8, 2018
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present: Tim MacLean District 2
Steven Kerns District 3
Roy Ramsey District 4
Patrick Wallner District 5

Absent: Jim Chapin District 1

Staff Present: Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Lio Salazar, Senior Planner
David Schlegel, Associate Planner
Ken Henderson, Senior Environmental Health Specialist
Scott Ross, Shasta County Fire Inspector
Charleen Beard, Supervising Engineer
Jessica Cunningham-Pappas, Staff Services Analyst II/Recording Secretary
Tracie Huff, Administrative Secretary II/Recording Secretary

Note: All unanimous actions reflect a 4-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

R1: APPROVAL OF MINUTES:
By motion made, seconded (Kerns/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of October 11, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner Kerns declared a conflict of interest for Item R4 due to a member of his family working for the applicant. Chairman MacLean declared a conflict of interest for Item R2 due to his work association with Sharrah Dunlap Sawyer, Inc., who has done work on the property and for the applicant and requested Commissioner Ramsey serve as acting chair for that item.

PUBLIC HEARINGS:

Chairman MacLean left the room.

Ex-parte Communications Disclosures: None.

R2: **Tract Map 18-0001 – (Stillwater Properties Inc.):** The applicant has requested approval of Tract Map 18-0001, an 18-lot subdivision consisting of 1.7- to 5.84-acre parcels for single-family residential development. The configuration of lots was first approved as Phase 2 of Tract Map 1977, Unit 2 (a 29-lot subdivision). Phase 1, which included 9 lots, has been recorded. The current project submittal is substantially the same as Phase 2 of the previously approved map with two lots (of 20 total) being omitted; resulting in 18 lots being proposed. Project Applicant: Whitson Engineering representing Stillwater Properties Inc.; Assessor's Parcel Number: 111-290-011; Project Location: East Redding in the South Central Urban Area on a 54.10-acre parcel on the east side of Stillwater Creek and the west side of Twin Creek Lane approximately 0.6 miles north of the intersection of Twin Creek Lane and Old 44 Drive; Supervisor District: 4; Recommended Environmental Determination: Addendum to a Mitigated Negative Declaration; Planner: David Schlegel, Associate Planner. Simple Majority Vote.

Associate Planner David Schlegel presented the staff report, noting a staff memo distributed to Planning Commissioners with a recommended amendment to Condition 28, to correct a permit processing impediment for site development by striking 'grading or'.

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

By motion made, seconded (Wallner/Kerns) and carried 3-0, the Planning Commission adopted a resolution that: a) finds that the addendum to the previously adopted California Environmental Quality Act (CEQA) Mitigated Negative Declaration (SCH#2010122017) has been considered; and b) approves Tract Map 18-0001, based on the findings and subject to the conditions of approval listed in Resolution 2018-033, as amended.

Chairman MacLean returned to the meeting.

Ex-parte Communications Disclosures: None.

R3: **Variance 18-0005 – (Roberts):** The applicant has requested a variance from the front yard setback requirement of 30-feet for an extensive renovation of an existing, non-conforming one-family residence. Applicant: Daniel Alan Roberts; Assessor's Parcel Numbers: 065-470-004 and 011-330-056; Project Location Shasta area, on the northwest corner of California State Highway 299 West and Middle Creek Road, approximately 1.27 miles west of the California State Highway 299 West and Iron Mountain Road intersection at 15499 Highway 299W; Supervisor District: 2; Recommended Environmental Determination: Categorically Exempt; Planner: David Schlegel, Associate Planner. Simple Majority Vote.

Associate Planner David Schlegel presented the staff report. Commissioner Kerns asked if the house would be extended towards the highway and Commissioner Wallner asked if the variance was requested to sell the property. Mr. Schlegel responded.

Chairman MacLean opened the public hearing. The applicant's representative, Frank Lehmann, provided background information about the home, noting the owner's desire was to preserve the existing home while bringing it up to code and that the request would exceed the limits of the right-of-way by 5-½ feet. There being no other speakers, the public hearing was closed.

By motion made, seconded (Kerns/Ramsey) and carried unanimously, the Planning Commission adopted a resolution that: a) finds the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1) and Section 15305 (Class 5); b) adopts the recommended findings listed in Resolution 2018-034; and c) approves Variance 18-0005 subject to the conditions set forth in Resolution 2018-034.

Commissioner Kerns left the room.

Ex-parte Communications Disclosures: None.

R4 **Extension of Time 18-0006 (Carlton):** The applicant has requested approval of a 3-year extension of time for Use Permit 13-001A, approved on February 13, 2014, for a temporary 3,600-square-foot office, 4,125-square-foot fenced-in and screened equipment storage yard for PG&E, and to allow for a Christmas tree operation to be located on the north half of the property. Project Applicant: James Carlton; Assessor's Parcel Number: 030-390-042; Project Location: Burney area, on the north side of State Highway 299E on a 3.4-acre parcel approximately 0.8 miles northeast of the intersection of Black Ranch Road and State Highway 299E at 37750 Highway 299E; Supervisor District: 3; Recommended Environmental Determination: Not Subject to CEQA; Planner: Luis Topete, Associate Planner. Simple Majority Vote.

Senior Planner Lio Salazar 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 3-0, the Planning Commission adopted a resolution that: a) finds that the extension of time is not subject to the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines which states that as a general rule CEQA applies only to projects which have the potential for causing a significant effect on the environment; b) adopts the recommended findings listed in Resolution 2018-035; and c) approves Extension of Time 18-0006 for Use Permit 13-001A, based on the recommended findings and subject to the conditions of approval listed in Planning Commission Resolution 2014-002.

Commissioner Kerns returned to the room.

Ex-parte Communications Disclosures: None.

R5 **Use Permit 03-029A1 (Redding MSA Limited Partnership):** The applicant has requested approval of a Use Permit Amendment for the proposed modification of an existing wireless telecommunication facility, originally approved on July 22, 2003. The applicant proposes to increase the height of an existing 60.5-foot-tall monopole to 94.5 feet, install six additional antennas on the monopole, and install associated ancillary equipment both on the tower and within the ground lease

area. Applicant: Redding MSA Limited Partnership d/b/a Verizon Wireless; Assessor's Parcel Number: 109-310-027; Project Location: Columbia area, approximately 450 feet west of the intersection of Airstrip Drive and Tarmac Road, at 9700 Holton Way; Supervisor District: 4; Recommended Environmental Determination: Categorically Exempt; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report. Commissioner Wallner requested clarification on the reference to the aerial as Hartnell and Commissioner Kerns asked if the existing structure was designed to handle an extension. Mr. Salazar responded. Commissioner Kerns addressed concerns related to the monopole meeting building standards and safety concerns. Director Paul Hellman noted any engineering concerns would be addressed in the building permit process and affirmed any significant design changes would be brought back to the Planning Commission for review.

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

By motion made, seconded (Wallner/Ramsey) and carried unanimously, the Planning Commission adopted a resolution that: a) finds that the Use Permit Amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1); b) adopts the recommended findings listed in Resolution 2018-036; and c) approves Use Permit 03-029A1, based on the findings and subject to the conditions of approval listed in Resolution 2018-036.

NON-HEARING ITEMS: None.

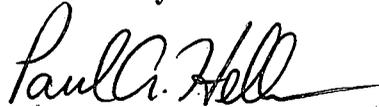
PLANNING DIRECTOR'S REPORT:

Director Paul Hellman noted Zone Amendment 18-0006, recommended by the Planning Commission at its October meeting was approved by the Board of Supervisors on November 6th. He stated that it was expected minor amendments to the Housing Element, based on State Department of Housing and Community Development comments, would be considered at the Special Planning Commission meeting on Wednesday, November 28th at 2:00p.m.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 2:56 p.m.

Submitted by:



**Paul Hellman, Director of Resource Management
Secretary of the Planning Commission**