

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: December 13, 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
Patrick Wallner District 5

Absent: Roy Ramsey District 4

Staff Present: Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Lio Salazar, Senior Planner
David Schlegel, Associate Planner
Ken Henderson, Senior Environmental Health Specialist
Scott Ross, Shasta County Fire Inspector
Charleen Beard, Supervising Engineer
Tracie Huff, Administrative Secretary I/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 (Wallner/Kerns) and carried unanimously, the Planning Commission approved the Minutes of November 8, 2018, and November 28, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner Kerns declared a conflict of interest for Item R3 due to the project applicant performing mechanical work on vehicles belonging to Commissioner Kern's company.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R2: **Use Permit 17-007- (Jones):** The applicant has requested to install two 30,000-gallon propane tanks, install a new 6-foot-tall chain link fence with privacy slats along the south property line and construct a new 0.60-acre-foot storm water detention area on a partially developed property. Project Applicant: Leo S. Jones Propane; Assessor's Parcel Number: 079-410-015; Project Location: Bella Vista area, at the southeast corner of State Highway 299 and Hootenanny Lane at 11851 Hootenanny Lane; Supervisor District: 3; Recommended Environmental Determination: Negative Declaration; Planner: Luis A. Topete, Associate Planner. Simple Majority Vote.

Associate Planner Luis A. Topete presented the staff report. Commissioner Chapin asked for confirmation that the property was rezoned to mixed use in the 1990's as the map did not show it. Luis Topete confirmed that it was placed in the mixed use zone district in 1989.

Chairman MacLean opened the public hearing. The applicant's representative, Duane Miller, addressed the commission asking that the project be approved. Commissioner Chapin asked Mr. Miller if he agreed with all the conditions, and Mr. Miller stated that he did. There being no other speakers, the public hearing was closed.

By motion made, seconded (Chapin/Kerns) and carried 4-0, the Planning Commission adopted a resolution that: a) adopts the CEQA determination of a Negative Declaration; b) adopts the recommended findings listed in Resolution 2018-039; and c) approves Use Permit 17-007, based on the recommended findings and subject to the conditions of approval listed in Resolution 2018-039.

Commissioner Kerns left the room.

Ex-parte Communications Disclosures: None.

R3: **AMND18-0002/Use Permit Amendment 47-88A - (Pitari):** The applicant has requested approval of a Use Permit Amendment for the proposed expansion of an existing auto repair facility originally approved on January 14, 1988, and to allow outside repair and maintenance activities. Applicant: Pitari 1998 Trust; Assessor's Parcel Number: 074-100-007; Project Location North Redding area, approximately 0.2 miles south of the intersection of Oasis Road and Old Oasis Road at 18730 Old Oasis Road; Supervisor District: 1; Recommended Environmental Determination: Categorically Exempt; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report. A memo was distributed to the Commission prior to the hearing outlining proposed changes to conditions 10, 23, 24, 26, and 28, and containing a letter from a neighboring property owner was expressing concerns about the compatibility of the proposed project with planned uses for their property. The neighboring property is within the City of Redding. Mr. Salazar indicated that the City of Redding was sent a request for early consultation on this issue, and no response was received on concerns over compatibility issues.

Commissioner Chapin requested confirmation about the new area being added to the project and that the use of that area was for parking. Mr. Salazar confirmed that area was for parking. Commissioner Chapin asked to confirm that there were no changes to the north end of the property other than

landscaping. Mr. Salazar confirmed that was true. Commissioner Chapin asked if a storm water detention basin was required. Mr. Salazar explained why the applicant requested the change to the landscape conditions. Mr. Salazar indicated that this plan would ultimately give the applicant the flexibility to address storm water runoff in different ways. Commissioner Wallner asked what the nearby city properties were zoned. Mr. Salazar indicated that it was his understanding they were zoned general commercial. Commissioner Wallner asked how the non-compliance of the property to current standards came about. Mr. Salazar explained the issue came to the County's attention when the applicant requested a grading permit.

Chairman MacLean opened the public hearing. Project representative, Eihnard Diaz, introduced owners Rob Pitari and Joe Pitari and provided history about the project. Mr. Diaz praised staff for their work and cooperation with him and the owners to bring the project into compliance and indicated that there were no issues with the conditions.

Commissioner Chapin asked for clarification on what the recommended changes to the conditions were. Mr. Salazar detailed those changes as outlined in the memo to the Commission. There being no other speakers, the public hearing was closed.

By motion made, seconded (Wallner/Chapin) and carried by a 3-0 vote, the Planning Commission adopted a resolution that: finds the Use Permit Amendment Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines sections 15301, 15304, and 15305; b) adopts the recommended findings listed in Resolution 2018-040; and c) approves AMND18-0002/Use Permit Amendment 47-88A, based on the recommended findings and subject to the conditions of approval listed in Resolution 2018-040, as amended by the memo received prior to the hearing.

Commissioner Kerns returned to the room.

ELECTION OF 2019 CHAIRMAN AND VICE CHAIRMAN:

ACTION: By motion made, seconded (Wallner/MacLean), and carried unanimously, the Planning Commission named Commissioner Chapin to serve as Chairman for 2019.

ACTION: By motion made, seconded (Wallner/MacLean), and carried unanimously, the Planning Commission named Commissioner Kerns to serve as Vice-Chairman for 2019.

NON-HEARING ITEMS: None.

PLANNING DIRECTOR'S REPORT:

Director Paul Hellman explained to the Planning Commission that the preparation for the Fountain Wind EIR wind turbine project has been started and that staff is planning to issue the Notice of Preparation of the Draft EIR in early January. Mr. Hellman encouraged the Commissioners to comment on the scope of the Draft EIR as individuals. Chairman MacLean asked if an EIR consultant had been chosen. Mr. Hellman deferred to Senior Planner Lio Salazar to provide

information regarding the Consultant, project manager, and the initial meeting. Commissioner Chapin asked how the public input would be handled. Mr. Salazar explained the process.

Planning Division Manager Kim Hunter announced that the Housing Element was approved by the Board of Supervisors and that the document was going to be sent to the State Department of Housing and Community Development for certification.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 2:48 p.m.

Submitted by:



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