

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: March 12, 2020
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present: Steven Kerns District 3
Jim Chapin District 1
Tim MacLean District 2
Patrick Wallner District 5

Commissioners

Absent: Roy Ramsey District 4

Staff Present:

Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
David Schlegel, Associate Planner
Luis Topete, Associate Planner
Scott Ross, Fire Safety Inspector
Shawn Ankeny, Supervising Engineer
Ken Henderson, Senior Environmental Health Specialist
Nate Moore, Environmental Health Specialist
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: The following individuals spoke regarding the Fountain Wind Project: Edmond Bair, Beth Messick, and Maggie Osa.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Chapin/Maclean) and carried unanimously, the Planning Commission approved the Minutes of February 13, 2020, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: Commissioner Kerns stated that he visited the project site.

R2: **Use Permit 19-0008 (Hattoom):** Lynda Hattoom has requested approval of a use permit application to provide a commercial horse boarding facility for up to 15 horses. The property is currently developed with a single-family residence and attached garage, a wood shed/carport, 15 horse stables, 40-foot diameter riding pen, 70-foot by 105-foot sand arena, two community tack rooms, two hay storage buildings and a 20-foot by 30-foot barn with an attached annex building. No new construction is proposed. The applicant will be required to meet all applicable development requirements for permitting the existing facility which was largely constructed without permits. The proposal requires the approval of Shasta County Fire Safety Setback Exceptions #20-05, 20-01 and 19-45. The project is located approximately 0.1-mile south of the intersection of Thursday Lane and Dillon Drive at 11450 Thursday Lane, Redding, CA 96003 (Assessor Parcel Number 078-200-038). Staff Planner: Luis A. Topete.

Luis Topete presented the staff report. Commissioners asked questions of staff. The public hearing was opened and the applicant, Lynda Hattoom, spoke to the Commission, answered questions, and stated she agreed to the conditions. Peter Statz and Thomas Dickerson spoke in opposition to the project. There being no other speakers the public hearing was closed. Commissioners discussed the project and asked additional questions of staff. Director Paul Hellman clarified time frames for meeting conditions. James Ross clarified the legal issue of using the buildings prior to the use permit and Ken Henderson spoke to the Commission about manure disposal.

By motion made, seconded (Chapin/MacLean), and carried unanimously, the Planning Commission adopted a resolution to: a) find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1); b) adopt the recommended findings listed in Resolution 2020-008; c) approve Use Permit 19-0008, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-008, as amended; d) make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exceptions #20-05, 20-01 and 19-45, subject to the conditions as set forth in the exceptions (4/5 vote required).

R3: **Variance 19-0002 (Reed):** John and Lisa Reed have requested approval of a variance to reconstruct a single-family residence that was destroyed in the Carr Fire, with an attached garage and shop located 17.25 feet from the southwest side property line where the minimum required setback is 30 feet. The proposal requires the approval of Shasta County Fire Safety Setback Exception #19-48. The project is located in the Centerville area on an approximately 4.65-acre lot, approximately 0.4-mile west of the intersection of Ledgewood Drive and Mountain Shadows Drive at 15194 Ledgewood Drive, Redding, CA 96001 (APN: 041-770-004). Staff Planner: David Schlegel.

David Schlegel presented the staff report and Commissioner Chapin asked a question. Scott Ross clarified the fire safety standard. The public hearing was opened and there being no speakers the public hearing was closed.

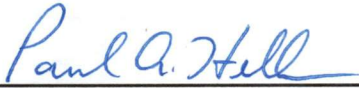
By motion made, seconded (MacLean/Chapin), and carried unanimously, the Planning Commission

adopted a resolution to: a) find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15303; b) adopt the recommended findings listed in Resolution 2020-009; c) approve Variance 19-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-009; d) make the findings for the exception to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #19-48, subject to the conditions as set forth in the exception (4/5 vote required).

PLANNING DIRECTOR'S REPORT: Director Paul Hellman informed the Commission about a project that is tentatively scheduled to be considered during a special Planning Commission meeting on April 2, 2020.

ADJOURNMENT: The Planning Commission adjourned at 3:34 p.m.

Submitted by:



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