

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: October 8, 2020  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

<b>Present:</b>	Steven Kerns	District 3
	Roy Ramsey	District 4
	Jim Chapin	District 1
	Tim MacLean	District 2
	Patrick Wallner	District 5

**Staff Present:** Paul Hellman, Director of Resource Management  
Adam Pressman, Senior Deputy County Counsel  
Adam Fieseler, Planning Division Manager  
Lio Salazar, Senior Planner  
Luis Topete, Associate Planner  
Scott Ross, Shasta County Fire Inspector  
Nate Moore, Environmental Health Specialist  
Ken Henderson, Senior Environmental Health Specialist  
Shawn Ankeny, Public Works Supervising Engineer  
Eric Wedemeyer, Public Works Supervising Engineer  
Venton Trotter, Public Works Associate Engineer  
Tracie Huff, Administrative Secretary I/Recording Secretary  
Kristin Gulling-Smith, Administrative Board Clerk

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

**PUBLIC COMMENT PERIOD - OPEN TIME:** Edmond Baier and Beth Messic spoke, and an email from Maggie Osa was read aloud, regarding the Fountain Wind Project.

**PLANNING DIRECTOR'S REPORT:** Paul Hellman provided updated information about the extended public review period for the Fountain Wind Project Draft Environmental Impact Report to the Commission.

## REGULAR CALENDAR:

### R1: APPROVAL OF MINUTES:

By motion made, seconded (Chapin/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of September 10, 2020, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** None.

**Ex-parte Communications Disclosures:** None.

**R2: Variance 20-0002 and Use Permit 19-0011 (Gill):** Balwinder Singh Gill has requested approval of a variance from the required 20-foot front yard zoning setback standard and an exception from the 30-foot fire safety setback standard to allow a 1,540-square-foot fuel island canopy to be constructed 16 feet from the front property line in conjunction with a use permit to reopen a convenience market and re-establish and expand a former fuel station on the approximately 5.8-acre project site. The requested use permit includes exceptions from zoning standards for a zone wall and from bed depth and curbing for landscaping adjoining a public street. The fuel station expansion includes the addition of a third fuel pump and diesel fuel dispenser, an existing 10,000-gallon above-ground fuel-storage tank, a new 4,000-gallon above-ground fuel-storage tank, and an 18-foot tall 1,540-square-foot fuel island canopy. Other proposed improvements include a minor tenant improvement to brand the convenience market, refurbishment of existing parking and landscaped areas, large parking area landscaping, a trash enclosure, a retail propane dispenser and an onsite wastewater treatment system. The project is located at 29422 State Highway 299 East, Round Mountain, approximately four-hundred feet southwest of the intersection of Round Mountain Road and State Highway 299 East (Assessor's Parcel Number 029-430-003). Staff Planner: Lio Salazar.

Lio Salazar presented the staff report. Commissioner Chapin asked questions. The public hearing was opened and an email from the applicant, Balwinder Singh Gill, was read aloud. There being no speakers or additional email comments the public hearing was closed.

By motion made and seconded (Chapin/Wallner), and carried unanimously, the Planning Commission adopted a resolution to: a) find that the requested variance and fire safety setback exception are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302, 15303 and 15304; b) adopt the recommended findings listed in Resolution 2020-038; c) approve Variance 20-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-038; 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 Exception #20-06, subject to the conditions as set forth in the exception; and, adopted a resolution to: a) find that the use permit is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302, 15303 and 15304; b) adopt the recommended findings listed in Resolution 2020-039; and c) approve Use Permit 19-0011, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-039.

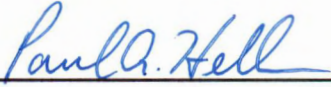
**R3: Use Permit 20-0007 (Lawrence):** Michael Lawrence has requested a use permit to change the nonconforming use of a chapel for funeral services to a recording studio within a designated floodway. Under the provisions of Shasta County Code section 17.90.030.B., the nonconforming use of a structure may be changed to a use of the same or more restricted nature, provided a use permit is issued. No new construction or modifications to the existing building or parking lot are proposed. The project site is located at the northwest corner of the intersection of State Highway 299 E and Winnipeg Street at 37160 State Highway 299 E, Burney, CA 96013 (Assessor Parcel Number 028-200-039). Staff Planner: Luis Topete.

Luis Topete presented the staff report. Commissioner Wallner asked questions. The public hearing was opened and there being no speakers or email comments the public hearing was closed.

By motion made and seconded (Ramsey/MacLean), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Use Permit 20-0007 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301; b) adopt the recommended findings listed in Resolution 2020-040; and c) approve Use Permit 20-0007, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-040.

**ADJOURNMENT:** The Planning Commission adjourned at 3:09 p.m.

**Submitted by:**



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