

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: January 9, 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
Roy Ramsey	District 4
Jim Chapin	District 1
Tim MacLean	District 2
Patrick Wallner	District 5

Staff Present:

Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
Lio Salazar, Senior Planner
Luis Topete, Associate Planner
Jimmy Zantelli, Shasta County Fire Marshal
Charleen Beard, 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 5-0 vote.

ELECTION OF 2020 CHAIRMAN AND VICE CHAIRMAN

ACTION: By motion made, seconded (MacLean/Wallner), and carried unanimously, the Planning Commission named Commissioner Kerns to serve as Chairman for 2020.

ACTION: By motion made, seconded (MacLean/Wallner), and carried unanimously, the Planning Commission named Commissioner Ramsey to serve as Vice-Chairman for 2020.

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

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Ramsey/Wallner) and carried unanimously, the Planning Commission approved the Minutes of December 12, 2019, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: None.

R2: Variance 19-0001 (Synder): Steve and Roxanne Snyder have requested approval of a variance to allow a 15-foot front yard setback for a proposed single-family residence where the minimum required setback is 20 feet. The project is located in the Castella/Sweetbriar area on an approximately 0.11-acre (5,000-square-foot) lot, approximately 0.8 miles northeast of the intersection of Interstate 5 and Sweetbrier Avenue (APN: 014-950-068). Staff Planner: Luis Topete.

Adam Fieseler recommended a continuation to February 13, 2020 to allow for the applicant to modify the proposal due to its lack of compliance with the applicable off-street parking requirements.

By motion made, seconded (Chapin/MacLean), and carried unanimously, the Planning Commission continued Variance 19-0001 to February 13, 2020.

R3: Variance 18-0004 (Smith): Kevin and Melisa Smith have requested approval of a variance to allow an 18-foot front yard setback for a proposed single-family residence and a 12-foot front yard setback for a proposed detached garage where the minimum required setback for both structures is 20 feet, and to allow a 3-foot, 6-inch separation between the residence and garage where the minimum required separation is 6 feet. The existing house is encroaching into the rear yard setback, and the existing carport was built over the front property line and within the front yard setback. The proposed house would encroach into the minimum 20-foot front yard setback by 2 feet and the proposed garage would encroach into the minimum 20-foot front yard setback by 8 feet. The proposed project would be more conforming with the setback requirements than the setbacks of the existing structures. The project is located in the Castella/Sweetbriar area on a 0.24-acre parcel at 29359 River Avenue, approximately 0.15 miles south of the intersection of Falls Avenue and River Avenue (APN: 014-630-022). Staff Planner: Luis Topete.

Luis Topete presented the staff report. The public hearing was opened and the applicant, Kevin Smith, addressed the Commission. There being no other speakers, the public hearing was closed.

By motion made, seconded (Wallner/Chapin), and carried unanimously, the Planning Commission adopted a resolution to: a) find that 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 2020-002; and c) approve Variance 18-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-002.

R4: Extension of Time 19-0007 for Tract Map 1946A2 (Shingle Glen Properties, LLC): The applicant has requested approval of a second and final 3-year extension of time for Tract Map 1946A2 for the subdivision 121.7 acres.

The Planning Commission approved Tract Map 1946 on December 13, 2007, for the creation of 23 five-acre single-family residential parcels; Tract Map 1946 was subsequently amended in 2018 for the creation of 36 three-acre lots (Tract Map 1946A2). All parcels meet the minimum parcel size of the zone district that the parcels are located in, and all parcels have demonstrated compliance with the adopted Development Standards. The project is in the Shingletown area approximately 360 feet west of Wilson Hill Road and Emigrant Trail, and 300 feet north of the intersection of State Highway 44 and Shingle Glen Trail (APN: 096-290-032). Staff Planner: Lio Salazar.

Lio Salazar presented the staff report. The public hearing was opened and Janet Donohue and Dennis Possehn addressed the Commission. There being no other speakers, the public hearing was closed.

By motion made, seconded (MacLean/Ramsey), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Extension of Time 19-0007 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3); b) adopt the recommended findings listed in Resolution 2020-003; and c) approve Extension of Time 19-0007 for Tract Map 1946A2, based on the recommended findings and subject to the conditions of approval as set forth in the attachment to Resolution No. 2018-030.

R5: Zone Amendment 17-004 (Shasta County) Continued from June 14, 2018 and December 12, 2019 (public hearing is closed): The Planning Commission will consider recommending that the Board of Supervisors adopt an ordinance amending the Shasta County Zoning Plan to regulate the use of short-term rentals within the unincorporated area of Shasta County including, but not limited to, placing certain limitations and regulations on use of properties as short-term rentals; imposing certain approval processes; and imposing certain enforcement remedies and processes. Staff Planner: Luis Topete.

Adam Fieseler and Paul Hellman presented the staff report and the Commission asked questions of staff.

By motion made, seconded (Chapin/Ramsey), and carried unanimously, the Planning Commission voted to re-open the public hearing.

The public hearing was opened and the following people addressed the Commission: Robert and Teresa Telles, Nikki Manning, and Kent Dagg. There being no other speakers, the public hearing was closed.

By motion made, seconded (Wallner/Ramsey), and carried unanimously, the Planning Commission recommended that the Shasta County Board of Supervisors: a) find that Zone Amendment 17-004 is not subject to and is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2020-004; b) adopt the recommended findings listed in Resolution 2020-004; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 17-004.

PLANNING DIRECTOR'S REPORT: Director of Resource Management Paul Hellman presented a certificate of appreciation to Commissioner Chapin for his exceptional service as Chairman in 2019.

ADJOURNMENT: The Planning Commission adjourned at 3:55 p.m.

Submitted by:



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