

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: March 14, 2024
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners

Present:

Jim Chapin	District 1
Steven Kerns	District 3
Tim MacLean	District 2
Gabe Ross	District 5

Commissioners

Absent:

Donn Walgamuth	District 4
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Staff Present:

Paul Hellman, Director of Resource Management
Alan Cox, Acting County Counsel
Adam Fieseler, Assistant Director of Resource Management
Lio Salazar, Planning Division Manager
Elisabeth Towers, Associate Planner
Sean Ewing, Building Official
Jessica Cunningham-Pappas, Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: None.

PLANNING DIRECTOR'S REPORT: Paul Hellman informed the Commission that on March 12th the Board of Supervisors adopted two resolutions regarding Palo Cedro planning efforts, consisting of adoption of a resolution of intention to consider amendments to the Shasta County Zoning Plan to potentially limit hours of operation for retail establishments as well as limit floor area and/or height of retail buildings for parcels in the Community Commercial (C-2) zone district and to establish the Palo Cedro Planning Steering Committee. Mr. Hellman addressed questions from Commissioners Chapin and Ross regarding the Palo Cedro community's interest in the preparation of a specific plan and the potential for the development of multi-family housing in Palo Cedro and Cottonwood.

R1: APPROVAL OF MINUTES:

By motion made and seconded (Chapin/MacLean), and carried unanimously, the Planning Commission approved the minutes of the February 8, 2024, meeting, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

R2: Extension of Time 24-0001 for Parcel Map 21-0002 (Lavoie): Claude and Lisa Lavoie have requested to extend the expiration date for Parcel Map 21-0002 by three years to February 10, 2027. The Planning Commission approved Parcel Map 21-0002 on February 10, 2022, to subdivide the subject property into four lots of 5.95 acres, 6.30 acres, 7.56 acres and 9.16 acres for limited agricultural/rural residential uses. The project site is a 28.97-acre property is in the Anderson area on the south side of Kimberly Road, approximately 0.15-miles southwest of the intersection of Kimberly Road and Balls Ferry Road (Assessor's Parcel Number 091-310-012). Supervisor District: 5. Proposed CEQA Determination: Exempt. Staff Planner: Elisabeth Towers.

Ex-parte Communications Disclosures: None.

Elisabeth Towers presented the staff report. The Commission did not have any questions for Ms. Towers. The public hearing was opened and there being no speakers, the public hearing was closed.

By motion made and seconded (MacLean/Chapin), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Extension of Time 24-0001 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2024-002; and c) approve Extension of Time 24-0001 for Parcel Map 21-0002, based on the recommended findings listed in Resolution 2024-002 and the conditions listed in Resolution 2022-006.

R3: Zone Amendment 23-0007 (Shasta County) - Continued from February 8, 2024: Shasta County proposes amendments to chapters 17.02 and 17.88 of Shasta County Code Title 17 - Zoning to define intermodal shipping containers and to regulate their use for permanent storage in all zone districts subject to specific development standards. The proposed regulations would be applicable within the unincorporated area of Shasta County. Supervisor District: All. Proposed CEQA Determination: Exempt. Staff Planner: Adam Fieseler.

Ex-parte Communications Disclosures: None.

Adam Fieseler presented the staff report and pointed out a typographical error in subsection 17.88.280.E.5 that needs to be corrected. Mr. Fieseler and Mr. Hellman addressed questions from Commissioners Chapin and Kerns regarding the granting of exceptions to the development standards pursuant to subsection 17.88.280.E.17. Mr. Fieseler, Mr. Hellman, and Lio Salazar addressed a question from Commissioner Ross regarding maximum container size. Mr. Hellman recommended that the findings for the approval of an administrative permit pursuant to subsection 17.88.280.E.17 should only be required where applicable since the three findings may not all be applicable in all cases. The applicability of the three findings to various types of proposals was discussed among the commissioners and staff. In response to a question from Commissioner Chapin regarding vehicular access and site preparation requirements, Mr. Fieseler stated that these requirements would be enforced through the building permit process. Mr. Hellman pointed out several typographical errors in subsection 17.88.280.E in which references to subsection D need to be corrected to subsection E. Commissioner Kerns referred to the requirement in subsection 17.88.280.E.4 that containers be installed to the rear of the main building and inquired about lots without a main building. Following discussion among the commissioners and staff, Mr. Salazar suggested revising subsection 17.88.280.E.3 to specify that containers installed for residential accessory use are subject to subsection 17.88.140.B.2.a in order to make it clear that containers do count towards the maximum allowance of 2,500 square feet of combined floor area for residential accessory structures unless an administrative permit is approved. Mr. Hellman suggested that subsection 17.88.280.E.4 be revised to specify that this subsection is applicable only to lots where a main building exists. The commissioners expressed their concurrence with all revisions discussed.

By motion made and seconded (MacLean/Chapin), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 23-0007 is not subject to the California Environmental Quality Act for the reasons stated in Resolution 2024-003; b) adopt the recommended findings listed in Resolution 2024-003; 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 23-0007, as amended.

ADJOURNMENT: The Planning Commission adjourned at 3:00 p.m.

Submitted by:



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