

# TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

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Commissioner Bill Moule  
Commissioner Lynn DeFreece – Chairperson  
Commissioner Gary Durden – Vice- Chairperson  
Commissioner Mike Wright  
Commissioner Delbert David  
Airport Land Use Commissioner Lynn Chamblin  
Airport Land Use Commissioner R. J “Tony” Miller

District 1  
District 2  
District 3  
District 4  
District 5

## PLANNING COMMISSION AGENDA

**DATE:** Thursday, March 16, 2017

**TIME:** 9:00 AM

**LOCATION:** BOARD OF SUPERVISORS CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CALIFORNIA 96080

*Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off all cell phones during the meeting.*

*Recording Device used to record the meeting.*

### **I. PLEDGE OF ALLEGIANCE**

### **II. CITIZENS CONCERNS**

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b)(typically, this applies to items meeting criteria as an off agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speakers identity is purely voluntary during the public comment period.

### **III. MINUTES OF THE MEETING**

#### **1. Minutes of the Meeting**

A) Approval of minutes of the meeting for March 2, 2017.

**IV. REGULAR ITEMS****1. CONSIDERATION OF USE PERMIT #17-01, THE CONVERSION OF AN EXISTING RESIDENTIAL STRUCTURE FROM A SMALL COMMERCIAL OPERATION TO A SINGLE-FAMILY DWELLING UNIT; JENKINS (PROPERTY OWNER)*****Recommendation***

Staff recommends the Planning Commission approve Use Permit #17-01 with the Conditions of Approval contained in Attachment D.

**ACTIONS:**

- A. Conduct a Public Hearing - Use Permit #17-01, To establish a single-family dwelling unit within an existing 1,200 s.f. residential structure in a C-3-S-P Zoning District; C-3-S-P; General Commercial-Special Highway Frontage Combining-Special Parking Combining District pursuant to Tehama County Code Section 17.28.020 (A) whereby single-family dwellings may be permitted upon securing a use permit; and
- B. Move that Use Permit #17-01 is exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), a Class 3 Exemption that allows the new construction or conversion of small structures, and approve the CEQA Findings within Attachment C; and
- C. Move that the Planning Commission approve the Findings/Subfindings in Attachment C for Use Permit #17-01; and
- D. Move that the Planning Commission approve Use Permit #17-01 subject to the Conditions in Attachment D.

Or;

- E. Failing to make the recommended findings, move that the Planning Commission continue the item to the next Planning Commission meeting and direct staff to prepare findings to deny Use Permit #17-01.

**2. CONSIDERATION OF A TWO (2) YEAR TIME EXTENSION FOR TRACT MAP #04-1000, ROGER NICHOLSON****RECOMMENDATION:**

The Technical Advisory Committee recommended approval of a two (2) year time extension for Tentative Tract Map #04-1000 with a 5:0 vote.

**Actions:**

- A. Move that a two (2) year time extension for Tentative Tract Map #04-1000 is Statutory Exemption pursuant to CEQA Guidelines Section 15162(a)(b).
  - B. Move that the Planning Commission approve the Findings/Subfindings in Attachment D for a two (2) year time extension for Tentative Tract Map #04-1000; and
  - C. Move that the Planning Commission approve a two (2) year time extension for Tentative Tract Map #04-1000 subject to the Conditions contained in Attachment E.
- Or;
- D. Deny the two (2) year time extension for Tentative Tract Map #04-1000.

**V. ADJOURN****NOTE:**

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$270.00 filing fee (\$440.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

**Postmarks will not be accepted.**

MINUTES, AGENDAS and AGENDA MATERIAL are available on our website at [www.co.tehama.ca.us](http://www.co.tehama.ca.us)