

**PLANNING COMMISSION
OF THE
CITY OF ANDERSON**

Monday, February 24, 2020
Planning Commission
Regular Meeting - 6:00 PM
City Hall
1887 Howard Street, (Third Floor)
Anderson, CA 96007

AGENDA

PARTICIPATION BY PUBLIC IN MEETING

Please review the Agenda to determine if the subject you wish to discuss is scheduled for Commission consideration. If it is on the Agenda, you will have an opportunity when that matter comes up for discussion to briefly address the Commission.

If the subject is not on tonight's Agenda, you will have the opportunity to speak on the subject under Item 7. Pursuant to the Ralph M. Brown Act (GCS 54950 et. seq.) Commission action or discussion cannot be taken on open time matters other than to receive the comments and if deemed necessary to refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

Effective July 1, 2008, the Brown Act requires any non-confidential documents or writings distributed to a majority of the Planning Commission less than 72 hours before a regular meeting will be made available to members of the public at the same time they are distributed.

In compliance with the Americans with Disabilities Act, the City of Anderson will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (378-6646) to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

This is an Equal Opportunity Program. Federal Law prohibits discrimination. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

The entire Agenda packet can be viewed on our website at
<http://www.ci.anderson.ca.us/planning.asp>

ROLL CALL –

Planning Commission
Chairperson Webster
Commissioner Warren
Commissioner Gallier
Commissioner Fookes
Commissioner Hawkins

1. **PLEDGE OF ALLEGIANCE** – Chairperson Webster

2. **APPROVAL OF MINUTES** of the January 27, 2020 meeting.

3. **CONSENT AGENDA** – None

4. **PUBLIC HEARING** –

4.1 **Use Permit (UP) 20-01**

| | |
|------------------------------|---|
| Applicant: | Manzanita Apartments |
| Owner: | HPD Anderson LP |
| Representative: | Manzanita Apartments |
| Location: | 1556 Spruce Street (APN 202-670-020) |
| Request: | Installation of an 8-foot high fence |
| Staff Recommendation: | Review UP 20-01, open the public hearing to accept public comment, and if determined appropriate approve the Use Permit subject to the attached conditions of approval. |

4.2 **UP 20-02**

| | |
|------------------------------|---|
| Applicant: | Shasta Stewardship |
| Owner: | Mike and Deanna Gallagher |
| Representative: | Mike and Deanna Gallagher |
| Location: | 2160 North Street (APN 701-740-033) |
| Request: | Approval of parking exception for business |
| Staff Recommendation: | Adopt Planning Commission Resolution No. PC 20-03 for the Shasta Stewardship parking exception. |

5. **REGULAR AGENDA** - None

6. **DIRECTOR'S COMMENTS**

7. **PUBLIC COMMENT/OPEN FLOOR**

8. **ADJOURN** – To the Regular meeting of March 23, 2020 at 6:00 PM.

CITY OF ANDERSON
PLANNING COMMISSION MINUTES
January 27, 2020
6:00 PM
Regular Meeting

ROLL CALL – The meeting was called to order at 6:00 PM by Chair Hawkins

PRESENT AT ROLL CALL WERE Commissioners Hawkins, Gallier, Fookes, Webster, and Warren.

OTHERS PRESENT WERE Assistant Planner Tiffany Lightle and Secretary Jennifer Myrhvold taking minutes.

1. **PLEDGE OF ALLEGIANCE** – led by Commissioner Webster
2. **MINUTES OF THE REGULAR MEETING of May 20, 2019**, were approved as mailed (Webster/Warren) by a unanimous (5-0) vote.
3. **ELECTIONS & CALENDAR**
 - 3.1 Election of Chair and Vice-Chair for 2020
Chair Hawkins noted an error on agenda, item will not be continued. Chair Hawkins nominated Commissioner Webster as Chair. Commissioner Warren seconded. Newly appointed Chair Webster Fookes, seconded by Commissioner Hawkins.
 - 3.2 Appoint members to Committees:
 - a) Commissioner Gallier voted as Environmental Review Board member with (5-0) unanimous vote.
 - b) Commissioner Warren continued on as Design Review Committee member with (5-0) unanimous vote.
 - 3.3 Adopt Resolution No. PC 20-01 establishing PC meeting dates for calendar year 2020
Commission ruled to change December meeting date to December 21, 2020. Chair Webster/Commissioner Warren approved.
4. **CONSENT AGENDA** - None
5. **PUBLIC HEARING** - None
5. **REGULAR AGENDA** – None
6. **DIRECTOR'S COMMENTS**

Assistant Planner Lightle noted the number of planning projects throughout the 2019 calendar year.
7. **PUBLIC COMMENT/OPEN FLOOR** –

Dave Williamson, President of Sunset properties, gave a brief explanation of upcoming project set for Planning Commission meeting February 24, 2020 meeting regarding 8-foot fence.

8. **ADJOURN**

Meeting adjourned at 6:56 PM to the next regular meeting scheduled of February 24, 2020 at 6:00 PM.

Keith Webster, Chair
Planning Commission

ATTEST:

Tiffany Lightle
Assistant City Planner

CITY OF ANDERSON PLANNING COMMISSION
Staff Report and Recommendations
For Meeting of February 24, 2020

SUBJECT: Use Permit 20-01
New 8-Foot Fence – Manzanita Apartments

APPLICANT Manzanita Apartments
1556 Spruce Street
Anderson, CA 96007

PROPERTY OWNER: HPD ANDERSON LP
701 South Myrtle AVE
Monrovia CA 91016

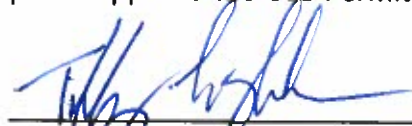
LOCATION: 1556 Spruce Street (APN 202-670-020)

PROJECT DESCRIPTION: Request for approval of a Use Permit to install a 8-foot tall fence around the east side of Manzanita Apartments.

STAFF RECOMMENDATION: That the Planning Commission takes the following action:

1. Review the project as Exempt pursuant to California Environmental Quality Act Guidelines Section 15061 (b) 3 - "Existing Facility"; and
2. Review Use Permit 20-01, open the public hearing to accept public comment, and if determined appropriate approve the Use Permit subject to the attached conditions of approval.

Approved for Submittal:



Tiffany Lightle, Assistant Planner
Development Services Department

BACKGROUND AND DISCUSSION:

General Plan and Zoning Designation: The property has a General Plan Medium Density Residential (MDR) land use designation and is zoned Medium Density Residential (R2).

Property Location and Access:

The project site is adjacent to Anderson Heights Elementary School and is fully developed.

East: PowerMart and Pinon Avenue.

West: Anderson Heights Elementary School and Spruce Street.

South: Developed residential neighborhood zoned Medium-Density Residential (R2).
North: Pinon Avenue and Anderson Heights Apartments.

The subject property is 5.2 acres in size, level and fully developed with the Manzanita Apartment complex, sidewalk exists around the western portion of the lot, and parking lot and landscaping. Access to the site is gained from Spruce street, immediately south of Pinon Avenue.

Zoning Compliance and Proposed Use:

The applicant is proposing to construct an 8-foot tall fence around the existing apartment complex. Chapter 17.10 "Medium Density Residential" (R-2) Zoning District allows accessory uses as a permitted use. AMC Section 17.02.130 requires a Use Permit be obtained from the Planning Commission for any fence exceeding 6 foot in height. Pursuant to Chapter 17.02, the purpose of the regulation of fences exceeding 6 foot in height is as follows:

- 17.02.020 - Adoption and purpose.

.... This chapter classifies and regulates the uses of land, buildings, and structures in the area shown on maps adopted in accordance with a general plan. The regulations contained herein are necessary to assure orderly and beneficial development of the City, to encourage the most appropriate uses of land; to maintain and stabilize the value of property; to conserve and protect the natural resources of the City; to reduce fire hazards and improve public safety; to safeguard the public health, to prevent undue concentration of population; to avoid traffic congestion and its accompanying hazards, and to create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, school, park, and other facilities and public utilities.

- 17.02.090 - Provisions as minimum requirements.

In interpretation and application of the provisions of the zoning chapters, unless otherwise stated, they shall be the minimum requirements for the promotion and protection of the public safety, health, and general welfare.

Fence Background, Purpose and Need

Manzanita Apartments is lined on its frontage with curb, gutter, and sidewalk. Pathways for emergency access and foot traffic are circulated around each unit to adequately serve the residents of the complex. Directly behind the apartments are two commercial buildings, one a popular gas station and the other a hardware store. Current standards for development require commercial buildings abutting residential neighborhoods to provide some a light and sound buffer. This project is conducive with these requirements.

The complex has suffered multiple issues with criminal activity over the past several years. Manzanita Apartments representatives indicated access to the property has been gained through cuts in the existing chain-link fence in the same location as the proposed 8-foot fence. Manzanita Apartments management indicated that the most recent event resulted in Anderson Police

Department's recommendation to construct a more adequate fence. The fence will be located adjacent to the property line.

Fence Design: The fence is proposed as a separate stand-alone 8-foot high fence along the existing fence line around the back-interior portion of the property. The fence will consist of several panels with a stonewall grey granite appearance. Panels consist of galvanized steel rails at top and bottom.

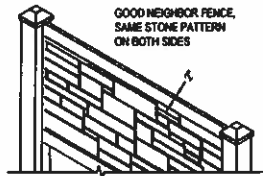
CertainTeed
Bufftech
 Vinyl Fence Products

CERTAINTEED CORPORATION FENCE
 DECK AND RAIL DIVISION
 231 SHIP CANAL PARKWAY
 BUFFALO, NY 14218
 TOLL FREE: 1-800-333-0669
 PHONE: (716) 823-3023
 FAX: (716) 823-2843
 www.certainteed.com

RECEIVED
 JAN 27 2020

CITY OF ANDERSON
 PLANNING/PUB. WORKS

- SELECT DESIRED SIZE:
 8' HEIGHT X 8' WIDE (TWO STACKED PANELS)
- SELECT DESIRED COLOR:
 BEIGE GRANITE
 BROWN GRANITE
 DARK BROWN GRANITE
 DESERT GRANITE
 GRAY GRANITE
 BLACK GRANITE



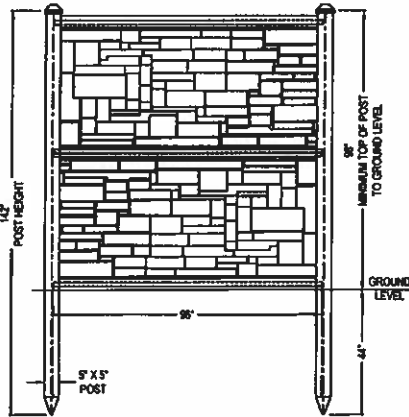
ISOMETRIC VIEW

SPECIFICATIONS

FIBERS MADE WITH LINEAR LOW DENSITY
 POLYETHYLENE PLASTIC (LLDPE)
 ACTUAL PANEL DIMENSIONS: 48" H X 84.25" W
 PANEL WEIGHT: 60 LBS
 TOLERANCES: ± .5"

MANUFACTURER NOTES:

1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/rl6 AND ENTER REFERENCE NUMBER 035-103.



ELEVATION VIEW



PRIVACY FENCING

(BUFFTECH) ALLEGHENY FENCE PANEL - 8' H X 8' W (TWO STACKED PANELS)

REQUIRED FINDINGS

The Planning Commission must find that based on the information in the record and subject to conditions of the use permit that:

1. The proposed use will not in this particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use; and
2. The proposed use will not be detrimental or injurious to property and improvement in the neighborhood of the proposed use; and

3. The proposed use will not be detrimental or injurious to the general welfare of the City; and
4. The proposed use is consistent with the general plan and in conformity with the designations, policies and provisions of such plans or maps contained therein.

MOTIONS

MOTIONS FOR APPROVAL: If the Commission determines it appropriate to approve the request, staff has provided the following motions.

- 1) *Move that the proposed project is exempt per CEQA Guidelines Section 15061 (b) 3 - determining that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and*
- 2) *Approve Use Permit 20-01 "Manzanita Apartments- 8-Foot Fence" subject to the conditions of approval, as reflected in the Resolution attached to the staff report.*

MOTION FOR DENIAL: Alternately, should the Commission determine that it cannot make the required findings for approval, staff recommends the following motion:

I move the Planning Commission deny Use Permit 20-01, determining that the required findings cannot be made because... (state basis of denial and findings which cannot be made)..., and that the Commission direct staff to return with a resolution for Commission adoption reflecting the Commission action at the next regularly scheduled Planning Commission meeting.

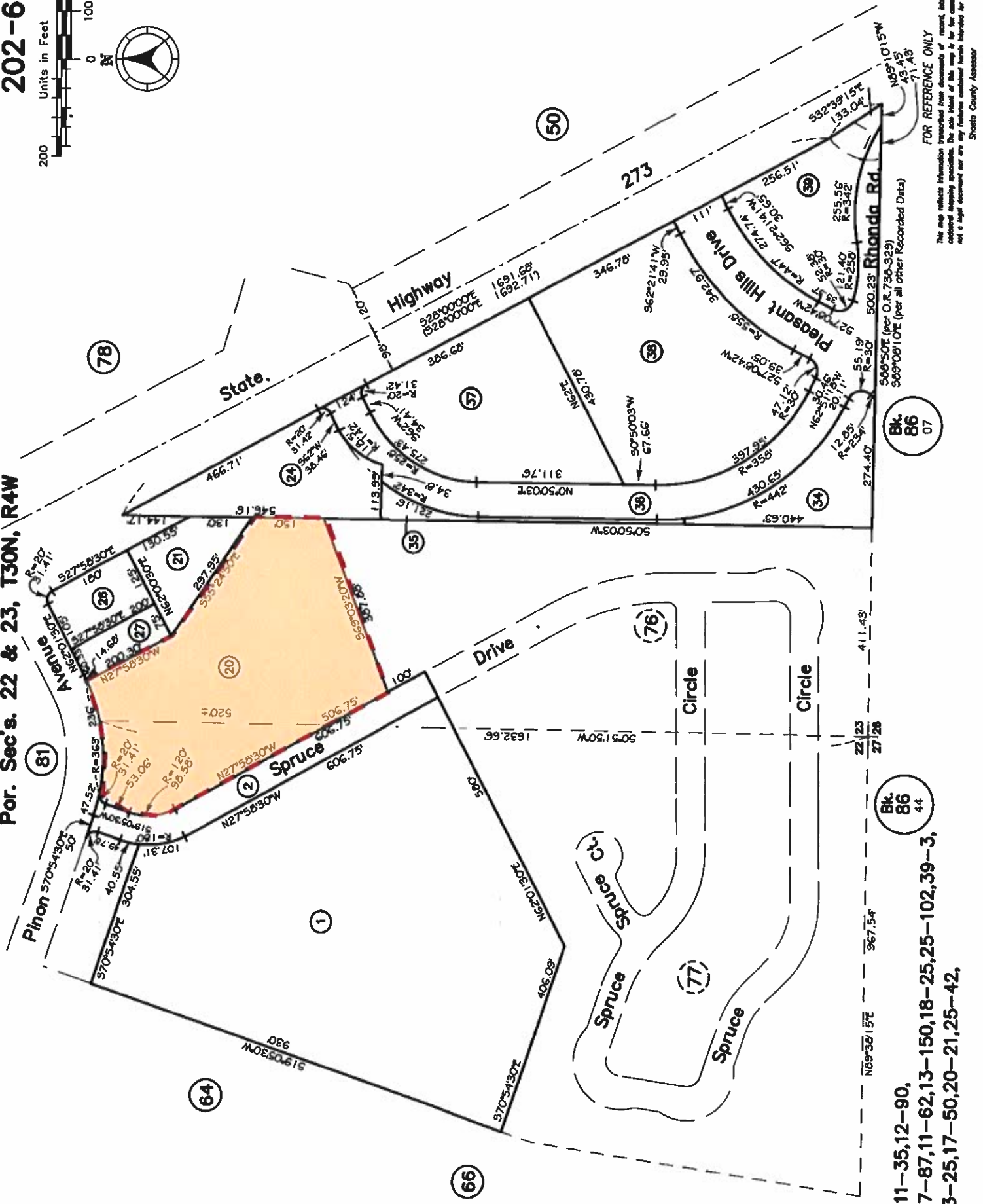
Attachment(s)

- 1 Assessor Parcel Map
- 2 Overhead Site Photo
- 3 Example Photo of Fence Installation
- 4 Resolution No. PC 20-02, and Conditions of Approval

202-67



Por. Sec's. 22 & 23, T30N, R4W



R.M. 11-35, 12-90,
P.M. 7-87, 11-62, 13-150, 18-25, 25-102, 39-3,
L.S. 3-25, 17-50, 20-21, 25-42,
Bk. 86 44

Bk. 86 44

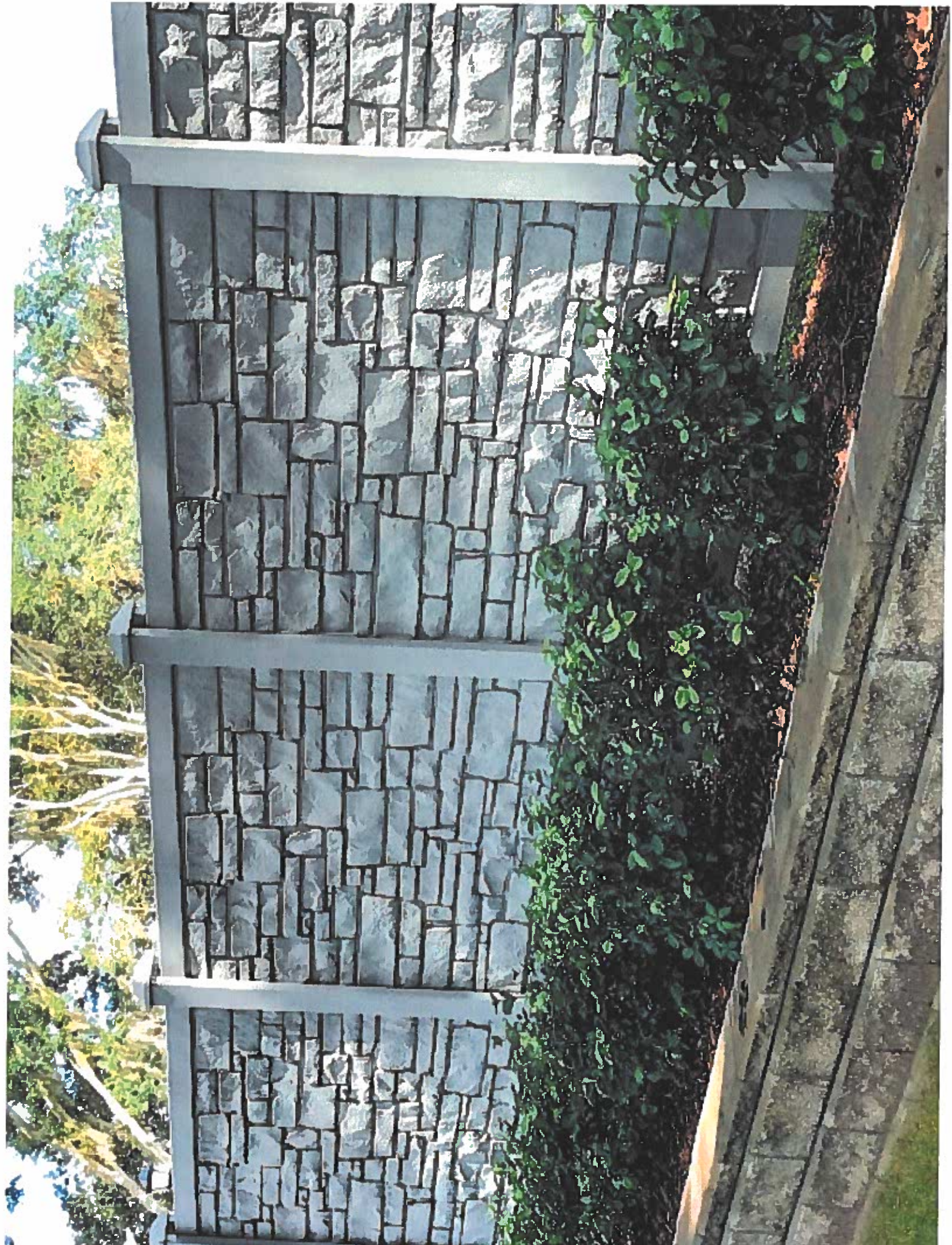
Bk. 86 07

FOR REFERENCE ONLY
569°50' (per O.R. 730-329)
509°00' (per all other Recorded Data)

This map reflects information transcribed from documents of record, interpreted and compiled by condensed mapping procedures. The scale of this map is for informational purposes. This is not a legal document nor are any features contained herein intended for any other purpose.
Shelton County Assessor



UP 20-01
New 8-Foot Fence
1526 Spruce Street
ANDERSON, CA APN#202-670-020



RESOLUTION NO. PC 20-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANDERSON
APPROVING A CONDITIONAL USE PERMIT (UP) 20-01 TO CONSTRUCT AN 8-FOOT
FENCE IN THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONE**

WHEREAS, an application has been filed by Manzanita Apartments to construct an 8-foot fence in the Medium Density Residential (R-2) Zoning District; and

WHEREAS, the proposed project is consistent with Anderson Municipal Code(s) Chapters 17.02 and 17.10 and;

WHEREAS, the Planning Commission of the City of Anderson considered the application at the scheduled meeting on February 24, 2020; and

WHEREAS, this project is exempt under the California Environment Quality Act (CEQA) § Section 15061 (b) 3 as an existing facility;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Anderson that the following four finding(s) are made:

- 1) The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; and
- 2) The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use; and
- 3) That the proposed use will not be detrimental or injurious to the general welfare of the City; and
- 4) That the proposed use is consistent with the General Plan and any specific plans adopted for the applicable area and in conformity with the most restrictive use.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Anderson that Conditional Use Permit (UP) 20-01 is approved with conditions attached hereto and made a part thereof.

PASSED AND ADOPTED this 24th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Keith Webster, Chair

Tiffany Lightle, Planning Commission Secretary

**USE PERMIT 20-01
CONDITIONS OF APPROVAL**

Anderson Fire Protection District:

1. All applicable codes and ordinances shall apply, including but not limited to, the 2019 California Fire Code, 2019 California Building Code, California Code of Regulations, Title 19; and those portions of California Code of Regulations, Title 24, adopted by the State Fire Marshall.

Building/Planning Department:

2. The applicant shall comply with all applicable building code requirements for the City of Anderson, including the requirement to obtain a building permit for any modification of the building or installation of the fence and related improvements.
3. Any opening in the physical barrier between separating the public from the electrified fence that exceed 2 inches in size, shall be closed with a mesh or other material that will prevent individuals from any part of the electrified fence.
4. The project shall comply with current Anderson Fire Protection Codes and all Anderson Municipal Codes.
5. The applicant shall maintain the fence in a safe and secure manner at all times that is conducive to the operation of surrounding businesses a.
6. All vegetation adjacent to the fence including landscaping areas shall be kept trimmed and free of weeds within 36 inches of the fence.
7. All fence poles that parallel the fence shall match in color the new proposed fence.
8. The fence shall be operated in accordance with the conditions of approval and requirements of the Anderson Municipal Code at all times. The requirements of a condition of approval or the Anderson Municipal Code shall prevail in the event that there is inconsistency between a condition of approval and the information or data presented in the project application or by the project applicant.
9. Pursuant to AMC Section 17.50.070, the use permit shall expire if the proposed use has not commenced within one year of the date of approval.

CITY OF ANDERSON PLANNING COMMISSION
Staff Report and Recommendations
For Meeting of February 24, 2020

SUBJECT: UP 20-02 Shasta Stewardship – Parking Exception Request

APPLICANT Deanna and Mike Gallagher
P.O Box 932
Anderson, CA 96007

PROPERTY OWNER: Shasta Stewardship
P.O Box 932
Anderson, CA 96007

LOCATION: 2160 North Street (APN 201-740-033)

PROJECT DESCRIPTION: Request for approval of parking exception

STAFF RECOMMENDATION: That the Planning Commission takes the following action:

Adopt Planning Commission Resolution No. PC 20-03 for the Shasta Stewardship Project Parking Exception.

Approved for Submittal:



Tiffany Lightle, Assistant Planner
Development Services Department

BACKGROUND AND DISCUSSION:

The applicant is proposing a new delivery and “Grab and Go” café healthy foods business in the downtown core. The space is in an existing building in the Commercial (C) General Plan Designation and General Commercial (C-1) zone. The restaurant service is allowed “by-right” activity according to Anderson Municipal Code 17.18. Currently, the number of existing paved off-street parking is 10. However, given the square footage of the building and the nature of the business, the Anderson Municipal Code AMC 17.46.040 requires an additional four (4) spaces.

The project site is located adjacent to the downtown core. Parking in this zone has been reduced to encourage pedestrian activity and economic growth. Due to the nature of the business and the proximity of the downtown core, an exception to the parking standard to submit a parking agreement with a neighboring business has been requested by the applicant. In doing so, the applicant hopes to gain use of the building without compromising the amenity of parking for customers.

REQUIRED FINDINGS

The Planning Commission must find that based on the information in the record and subject to conditions of the use permit that:

1. The proposed use will not in this particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use; and
2. The proposed use will not be detrimental or injurious to property and improvement in the neighborhood of the proposed use; and
3. The proposed use will not be detrimental or injurious to the general welfare of the City; and
4. The proposed use is consistent with the general plan and in conformity with the designations, policies and provisions of such plans or maps contained therein.

RECOMMENDATION Staff recommends that the Planning Commission approve the proposed parking exception pursuant to AMC Chapter 17.46, and further determine the request exempt per CEQA Guidelines Categorical Exemption 15332 In-Fill Projects. If the Commission agrees, the following motion is suggested:

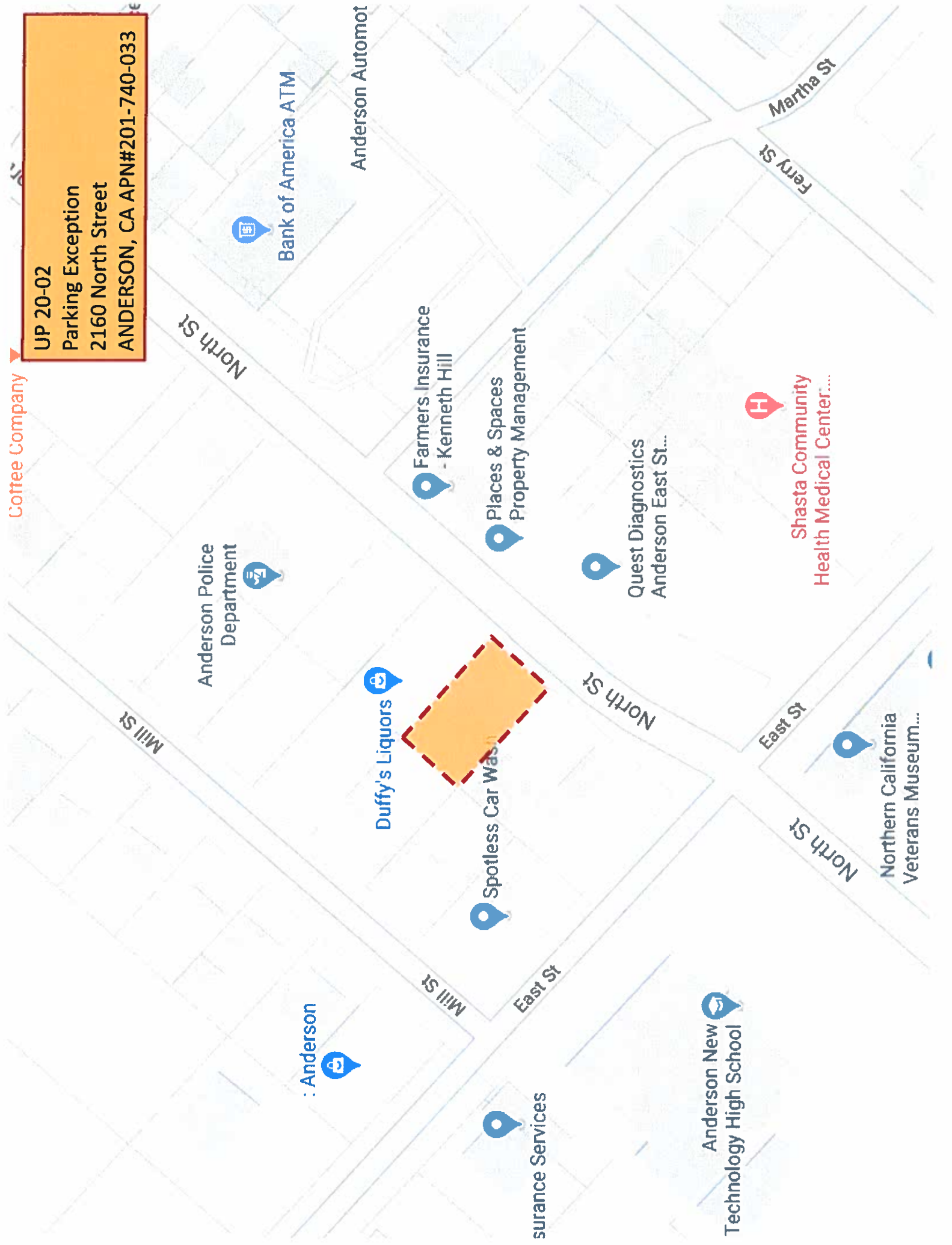
“I move that the Commission determine that Design Review 15-01 is categorically exempt per CEQA Guidelines Section 15332 In-Fill Projects”; and approve Use Permit 20-02 Parking Exception to allow parking agreement between a neighboring business in the required on-site parking for the restaurant business located at 2016 North Street, subject to the required findings reflected in Planning Commission Resolution 20-03.”

Attachment(s)

- 1 Assessor Parcel Map
- 2 Overhead Site Photo
- 3 Resolution No. PC 20-03, and Conditions of Approval

Coffee Company

UP 20-02
Parking Exception
2160 North Street
ANDERSON, CA APN#201-740-033



Anderson Police Department

Bank of America ATM

Anderson Automot

Farmers Insurance - Kenneth Hill

Spotless Car Wash

Duffy's Liquors

Insurance Services

Places & Spaces Property Management

Quest Diagnostics Anderson East St...

Anderson New Technology High School

Shasta Community Health Medical Center...

East St

North St

Northern California Veterans Museum...

Ferry St

Martha St

Mill St

North St

Mill St

East St

North St

Duffy's Liquors

UP 20-02

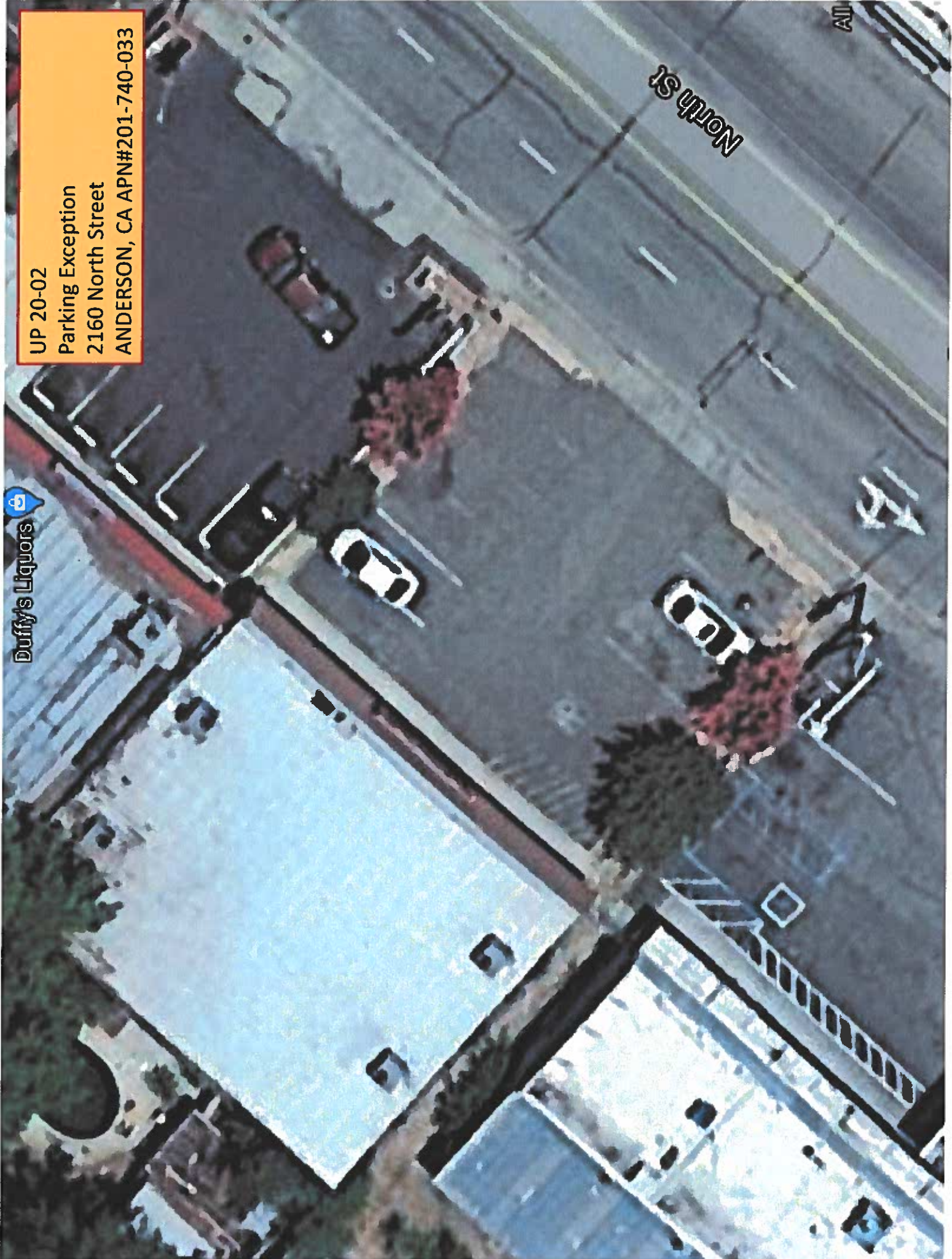
Parking Exception

2160 North Street

ANDERSON, CA APN#201-740-033

North St

Alt



RESOLUTION NO. PC 20-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANDERSON
APPROVING AN EXCEPTION TO THE PARKING REQUIREMENTS FOR THE SHASTA
STEWARDSHIP RESTAURANT BUSINESS LOCATED IN THE GENERAL COMMERCIAL
(C-1) ZONE DISTRICT.**

WHEREAS, an application Shasta Stewardship has requested approval of a parking exception to share parking with neighboring businesses located at APN 201-740-033; and

WHEREAS, The proposed project is consistent with the City of Anderson General Plan supporting shared parking solutions; and

WHEREAS, The proposed project is consistent with Anderson Municipal Code(s) Chapter 17.18 and Chapters, 17.46 and;

WHEREAS, the Planning Commission of the City of Anderson considered the parking exception request at a duly noticed public meeting on February 24, 2020; and

WHEREAS, the Planning Commission has determined this project is exempt under the California Environment Quality Act (CEQA) per CEQA Guidelines Section §15332 "In-Fill Projects".

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Anderson that the following finding(s) are made:

- a) The city may allow a parking agreement between the applicant and a neighboring business in the required on-site parking for the restaurant business located at 2016 North Street.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Anderson that the requested Parking Exception is approved with conditions attached hereto and made a part thereof.

PASSED AND ADOPTED this 24th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Keith Webster
Chair

Tiffany Lightle
Planning Commission Secretary

**USE PERMIT 20-02
CONDITIONS OF APPROVAL**

1. All applicable codes and ordinances shall apply, including but not limited to, the 2019 California Fire Code, 2019 California Building Code, California Code of Regulations, Title 19; and those portions of California Code of Regulations, Title 24, adopted by the State Fire Marshall.
2. Applicant shall submit Shared Parking Agreement the Planning Department by March 31, 2020. The document shall include an exhibit which displays the location of the proposed spaces as well as a signed agreement between both respective property owners.
3. Where a building permit is required, if the property is not compliant with California ADA standards your improved project will not receive a final until all ADA requirements are met.
4. Please be advised that current compliance with California ADA code is required for all remodels or additions. This applies to all public facilities and accessory structures. The applicant shall defend, indemnify, and hold harmless the City of Anderson, its officers, employees or agents from any claim, action or proceeding against the City or its officers, employees or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Anderson concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The applicant shall either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.