



COUNTY OF MODOC  
PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION  
AGENDA  
WEDNESDAY MAY 27, 2020  
10:00 AM

*Planning Commissioners*  
James Laacke, District 1  
Greg O'Sullivan, District 2  
Brian Cox, District 3  
Jim Hays, District 4  
Dennis Fanning, District 5

*Interim Director – Sean Curtis*

### **Notice of Temporary Procedures for Planning Commission Meetings**

Pursuant to California Governor Gavin Newsom's Executive Order N-25-20 & N-29-20 issued on March 12, 2020 and March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, the County of Modoc will be enacting social distancing procedures for the Planning Commission Meetings to members of the public and the County staff.

**To protect the public, Modoc County staff, and the Planning Commissioners, members of the public are encouraged to participate in Planning Commission meetings in the following ways:**

#### **Public Comment**

The Planning Commission will be accepting alternate methods of public comment, as well as public comment on specific agenda items in the following ways:

◆ **Email Public Comment**

Public Comment can be submitted via email to the Planning Department at [planning@co.modoc.ca.us](mailto:planning@co.modoc.ca.us). All comments must be received by 5:00 p.m. on Tuesday, May 26, 2020 to be entered into the record. The e-mail must identify the agenda item the public member wishes to comment on and the content must remain within the ten-minute time limit.

◆ **Written Public Comment**

Written comments and supporting information should be addressed to the Modoc County Planning Department and mailed to 203 West 4<sup>th</sup> St., Alturas, CA 96101.

1. **Call to Order**
2. **Minutes** - Approval of Minutes from October 23, 2019 and November 13, 2019
3. **Approval, Deletions or Modifications to the Agenda**
4. **Public Forum** - Members of the public may address the Commission on matters under its jurisdiction which are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decision other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.

### **PUBLIC HEARINGS**

**5. Barks Parcel Map (PM2019-01)** – Project Applicant is requesting to divide an existing 120-acre parcel. They would like to establish a (+/- 1.2 acre) residential site and separate it from the agricultural portion of the property. The project site is designated by the General Plan Land Use Maps as Exclusive AG (EA). The parcel is currently zoned Unclassified (U). The resulting parcel will require the application of the Agriculture Exclusive (AE) zoning with the Minimum Lot Size Overlay Zone (M) to prohibit any future divisions of the parcel. The project site is located at 1067 Co Rd 105, which is approximately 7.2 miles northwest of Newell, CA (Assessor’s Parcel Number 005-060-013-000) Applicant: Charlotte Barks.

- a) Consider Resolution 2020-01 to recommend approval to the Board of Supervisors for the parcel map to separate and establish a (+/- 1.2 acre) residential site from the agricultural portion of the existing 120-acre parcel.

**6. UP2020-01(Schaefer)** – Project Applicants are requesting a Use Permit to allow for a mixed use in an existing 6000 sq. ft. structure located within a Residential High Density zone. The project site was previously used as an office building. Applicants would like to convert this building into a residence and office/shop space. The project site is zoned Residential High Density (RH) and the General Plan is Urban Area. The proposed project is located at 385 Wallace in Cedarville, CA (Assessor Parcel Number 027-070-048-000). Applicants Marlynn & Adrien Schaefer.

- a) Consider Resolution 2020-02 to approve and grant use permit for a mixed use in an existing structure (UP2020-01) to Marlynn & Adrien Schaefer.

**7. 6<sup>th</sup> Cycle Housing Element Update** - The Housing Element, one of seven State mandated elements that comprise the General Plan is a policy document that provides an assessment of housing characteristics and needs in the County and establishes programs to improve housing to meet these needs. In accordance with California Government Code Sections 65580-65589, the Housing Element must be updated, generally, every five years. As some of you may recall, the Planning Commission approved the current 2014-19 Housing Element. This current Housing Element was adopted by the Board of Supervisors on March 13, 2018.

Modoc County has initiated an update of the Housing Element for the 2019-24 Housing Cycle. The Planning Commission takes the lead role in reviewing the update and recommending approval for adoption by the Board of Supervisors. Also, this discussion is an opportunity to update the Commission on the status of performance of achieving current Housing Element objectives, policies and programs.

- a) Staff Report provided by Price Consulting Services
- b) Housing Element Tentative Schedule

**8. Planning Director's Report**

**9. Adjourn**

*Per Government Code Section 65009 (b)(2), "if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing."*

Staff reports and project files are available for review at the Planning Department and online at <http://modocountyca.ig2.com/citizens/Default.aspx>. Comments may be addressed to the Planning Director, 203 W. 4th St., Alturas, CA 96101, or call (530) 233-6406.

**APPEALS:** Every appeal filed pursuant to Chapter 18:144 of the Modoc County Zoning Ordinance shall be made in writing including the grounds therefore, and shall be received by the appropriate county office within ten days from the date the action which is subject of the appeal is taken.

**DECLARATION OF POSTING OF AGENDA**

I hereby certify that this agenda was posted at least 72 hours prior to the regular meeting or at least 24 hours prior to the special meeting.

Date Agenda Posted: May 21, 2020

Location Agenda Posted: Online, Courthouse Lobby in the County Courthouse on Court Street, Alturas, CA; Planning Department Bulletin Boards at 203 W. 4<sup>th</sup> Street, Alturas, CA 96101, and Courthouse Annex.