



SHASTA LAKE PLANNING COMMISSION

MEETING AGENDA

May 1, 2025

6:00 P.M.

Shasta Lake City Council Chambers

4488 Red Bluff Street ■ Shasta Lake, CA 96019

COMMISSIONERS

Darlene Brown, Chair

Jeff Bowman

Cherrel Kirkland

Gracious Palmer

Randy Trotter

OTHER WAYS TO PARTICIPATE IN THE MEETING

- Watch a livestream of the meeting online or view the recording any time after the meeting concludes at the following: cityofshastalake.org/meetings
- Submit public comment electronically before the meeting to: claam@cityofshastalake.org. Public comments by email will be read into the record during consideration of the item the comment addresses. Each public comment will be limited to three minutes of reading. Include the item number you are commenting on in the subject line of the email. Once the vote has taken place on an item, no additional public comments will be accepted.
- Submit public comment by mail addressed to City Clerk, City of Shasta Lake, PO Box 777, Shasta Lake, CA 96019. Mailed comments must be received one day prior to the meeting to be included.

1.0 6:00 PM CALL TO ORDER – REGULAR MEETING

1.1 Statement for the record of Planning Commissioners Present

1.2 Pledge of Allegiance

1.3 Oath of Office for Jeff Bowman

1.4 Seat new Vice Chair

2.0 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

2.1 Approval of Minutes for March 6, 2025, Planning Commission Meeting

3.0 PUBLIC COMMENT PERIOD - for non-agendized matters within the City's jurisdiction.

PURSUANT TO THE BROWN ACT, THE PLANNING COMMISSION CANNOT TAKE ACTION ON PUBLIC COMMENT ITEMS.

4.0 PLANNING COMMISSION REGULAR AGENDA

4.1 Comprehensive Zoning Ordinance (CZO) Update Workshop #11:

Review and discussion of Division IV – Regulations Applying in All Districts and appropriate zoning approaches for large undeveloped properties in the zoning plan update.

Requested Actions(s): Authorization for posting of draft zoning provisions to the project webpage for public review and comment. Reflected in this request for posting are the following sections, which will be in Division IV – Regulations Applying in All Districts of the draft zoning code:

1. Updated Table of Contents.
2. Draft Section 17.43.090 – Residential condominiums
3. Draft Section 17.45.083 – Ministerial approval of a two-unit housing development within single-family residential zone districts (SB-9).
4. Draft Section 17.45.084 – Urban lot splits within single-family zone districts (SB-9).
5. Draft Section 17.43.200 – Wireless telecommunications facilities.

This workshop discussion will focus on the following topic areas and/or requested actions:

1. Requested for posting in draft Division IV—Regulations Applying in All Zoning Districts. Discussion on various sections of draft Chapter 17.43 - Standards for Specific Land Uses, and Chapter 17.45 - Affordable Housing. Staff is seeking Commission authorization to post these administrative drafts on the CZO website. The information in these sections reflects the integration of changes in state and/or federal law in local zoning within the context of General Plan policy direction.
2. Staff is requesting feedback on approaches to use in preparing the draft zoning map, specifically as it relates to large undeveloped areas of the city which are subject to constraints that will affect development potential established by the General Plan. These areas may be limited by a current lack of infrastructure and environmental constraints related to topography, access, and location within the High and Very High Fire Hazard Severity Zones. Staff is seeking feedback from the Planning Commission on appropriate zoning to use on these large, undeveloped areas of the community, given these constraints and Plan policies related to orderly development.
3. Staff is requesting that the Commission appoint a replacement for former Commissioner Sherrel to the Commission's CZO subcommittee.

5.0 PUBLIC HEARING

5.1 None

6.0 COMMUNICATIONS / REPORTS

6.1 Planning Commissioner's Reports

6.2 City Staff Reports

6.3 Information Items

7.0 ADJOURNMENT

Meetings are broadcast on the Wednesday following the meeting at 6:00 PM and the following Friday at 2:00 PM on Charter Channel 181. Videos of meetings are also available through the City website:

www.cityofshastalake.org

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (530) 275-7407. Notification 48 hours prior to the meeting is requested to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).



SHASTA LAKE PLANNING COMMISSION

MEETING MINUTES

March 6, 2025

6:00 P.M.

Shasta Lake City Council Chambers
4488 Red Bluff Street ■ Shasta Lake, CA 96019

1.0 6:00 PM CALL TO ORDER – REGULAR MEETING

1.1 **Chair Brown** stated for the record that all Planning Commissioners present

1.2 **Commissioner Trotter** led the Pledge of Allegiance

2.0 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

2.1 **A motion was made/seconded (Trotter/Kirkland) and passed to** Approve Minutes for February 6, 2025, Planning Commission Meeting

3.0 PUBLIC COMMENT PERIOD - for non-agendized matters within the City's jurisdiction.

3.1 **There was no public comment.**

4.0 PLANNING COMMISSION REGULAR AGENDA

4.1 **General Plan and Housing Element Annual Progress Report (APRs) for 2024 – Recommendation to transmit completed APRs to the City Council**

Government Code Section 65400 mandates that all non-charter cities, and all 58 counties submit Annual Progress Reports (APRs) on the status and implementation of their General Plan, including the Housing Element. The APRs provide information regarding activities related to implementing the Shasta Lake General Plan and Housing Elements. Staff recommendations to the Planning Commission to:

a) Accept the 2024 General Plan Annual Progress Report and 2024 Housing Element Annual Progress Report (APRs) as complete for submission to the State of California; and

b) Recommend that the City Council transmit the 2024 General Plan Annual Progress Report Housing Element Annual Progress Report to the California Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

A motion was made/seconded (Palmer/Trotter) that the City Council accept the annual General Plan and Housing Element.

4.2 **Comprehensive Zoning Ordinance (CZO) Update Workshop #10: Review and discussion of Division V – Overlay and Special Purpose Districts of the draft zoning plan (continued from February 6, 2025, Commission meeting).**

Request to the Planning Commission to provide feedback and direction on topics related to the comprehensive update of Title 17 – Zoning, of the Shasta Lake Municipal Code. Title 17 applies to all land in the city limits.

As required by state law, the updated Title-17 will include provisions necessary to implement the policy direction contained in the 2040 General Plan. The draft Title 17 – Zoning is segregated into 6 “Divisions” that include general provisions, administration, base zoning district regulations, development regulations applying in all districts, special purpose and zoning overlay districts, and general terms and measurements.

The chapters included in this request for posting are related to Division V of the comprehensive zoning plan, specifically overlay zones, which are needed to implement the policy direction of the land use, conservation, public safety, and open space elements of the General Plan, as well as the requirements of the Federal Emergency Management Agency’s National Flood Insurance Program.

Requested Action(s): The draft zoning ordinances reflected in this request for posting include the following from Division V – Overlay and Special Purpose District Regulations of the CZO:

- 1) Draft Chapter 17.53 – Natural Resources (NR-) Overlay District
- 2) Draft Section 17.53.090 - Natural Resources Overlay - Mineral Resources Overlay (NR-MR) Subdistrict
- 3) Draft Section 17.53.100 – Natural Resources Overlay – Environmental Resources Overlay (NR-MR) Subdistrict
- 4) Draft Section 17.53.110 - Natural Resources Overlay - Floodplain Management Overlay (NR-F) Subdistrict; and
- 5) Draft Chapter 17.57 – Specific Plan (SP) Overlay District

A motion was made/seconded (Kirkland/Palmer) to authorize the posting of the draft chapters of Division V of the Comprehensive Zoning Ordinance Update.

5.0 PUBLIC HEARING

5.1 None

6.0 COMMUNICATIONS / REPORTS

6.1 Planning Commissioner’s Reports

6.2 City Staff Reports

6.3 Information Items

7.0 ADJOURNMENT: With no further business, Chair Brown adjourned the meeting at 6:57 PM.

APPROVAL DATE: May 1, 2025

Charity Tatlow, Deputy City Clerk

ITEM 4.1



CITY OF SHASTA LAKE

PLANNING COMMISSION
STAFF REPORT
May 1, 2025

Staff Assigned: Jim Hamilton, Annuitant Planner

Project File	Comprehensive Zoning Ordinance (CZO) Update
Assessor's Parcel #	RZ 24-01
Location	Citywide
Applicant	Citywide
Property Owner Representatives	Citywide
Applicant	N/A
Property Owner Representatives	N/A
Significant / Applicable Legal Authority	Shasta Lake Municipal Code Title 17.04; and California Government Code Title 7. Planning and Land Use [65000 - 66499.58]
Environmental Determination:	Not Applicable

SUMMARY:

After several years of effort, the community implemented a new general plan that became effective in December 2022. In August 2023, the City Council adopted an interim zoning ordinance (IZO) to ensure that development entitlements and related project activities would continue without interruption following the adoption of the General Plan.

On September 19, 2023, the City Council initiated the comprehensive update (CZO) to Title 17—Zoning of the Municipal Code. The update project also includes revising the community's official zoning map. Following the Council's action, staff and the Commission began their work on the CZO on October 6, 2023.

Most recently, at the March 6, 2025, meeting, the Planning Commission directed the posting of the following draft chapters and sections, which comprised the entirety of Division V – Overlay and Special Purpose Districts - of the draft CZO.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission participate in the workshop and accept any public comment on the attached materials and on the staff presentation. Further, staff recommends that the Commission authorize the posting of the CZO draft materials attached to the report for public review and comment.

RECOMMENDED MOTION:

Staff recommends the following motion(s):

- 1) "I move that the Commission authorize the posting of the draft chapters and sections of the Comprehensive Zoning Ordinance Update attached to the staff report for public review and comment."
- 2) I move the Commission appoint Commissioner **(insert name)** to serve on the Commission's CZO Update Subcommittee.

REQUEST

Today's request focuses on the following three topics:

- 1) Division IV—Regulations Applying in All Zoning Districts, including various sections of Chapter 17.43 and Chapter 17.45 Affordable Housing. Staff is seeking Commission authorization to post the administrative drafts of the attached work products on the CZO website. The information in these chapters/sections reflects significant changes in state law, and the need to address these changes within the context of General Plan policies and other land use constraints.
- 2) Staff is requesting feedback on the approaches to use in preparing the draft zoning map, specifically as it relates to large undeveloped residential areas of the city, which may be considered for development over the next 20 years. At the last Commission meeting, staff identified an example of this issue in the Pancake Hill area. The issue reflects the need to balance General Plan land use designations reflected in the Plan's land use diagram, with the application of various Plan policies. Staff will present information for discussion regarding three large, undeveloped areas of the city that are planned for residential and/or mixed-use development (See Attachment 2 for locations).
- 3) Finally, Staff is also requesting that the Commission consider appointing a replacement for former Commissioner Sherrel to the Commission's CZO subcommittee. The subcommittee will be collaborating with staff and

PLACEWORKS over the coming months as part of the Village Mixed Use District Objective Design Standards (ODS) project.

BACKGROUND

The staff continues to work on the many elements of the CZO update. At present, this work is focusing on drafting Division IV – Regulations Applying in All Districts, the preparation of an updated zoning map, and coordinating the Village Mixed-Use District design project. Staff is providing administrative drafts of 4 important sections of the CZO for Commission consideration at this meeting. These work products may be subject to minor changes as the zoning plan evolves towards a final version suitable for formal public hearings. Included for consideration in this packet are the following CZO materials:

- 1) **Updated Table of Contents (TOC).** As the CZO evolves, certain sections and provisions are being relocated to provide better continuity of topics within applicable subject areas. In this case, minor changes and reorganizations have been made in the TOC. Chapter 17.45 – “Affordable Housing” has been modified for easier identification of state law relative to SB-9 requirements. Additional modifications to the TOC can be expected in the future as the project progresses.

- 2) **Draft Section 17.43.090–Residential Condominiums.** This section provides standards and entitlement processes for the conversion of existing residential developments or the construction of new residential condominium projects, including common-interest developments and community apartment projects, in accordance with the general plan and the Subdivision Map Act.

While Title 17 currently includes condominium provisions, these provisions only reflect the need to obtain a use permit. The current code lacks any direction on the typical land use issues that must be addressed, including such common requirements as formation of associations, utility service requirements, and provisions for outdoor areas or storage space for residents. This ordinance would provide basic direction in this regard, using standards similar to those of surrounding jurisdictions.

- 3) **Draft Section 17.45.083 – Ministerial approval of a two-unit housing development within single-family residential zone districts (SB-9).** Senate Bill (SB) 9 required all cities to grant ministerial approval of a housing development with no more than “two primary units” in a single-family zone. It also required ministerial approval of the subdivision of lots in a single-family zone into two parcels, regardless of local development standards. SB 9 facilitates the creation of up to four housing units on a lot typically used for one single-family home. This ordinance, along with Section 17.45.084 described below, creates the local regulations needed to implement the

law. The city currently has an SB 9 ordinance that will be updated by these regulations.

Integral to this ordinance will be the formal adoption of objective design and development standards in the future. The city may adopt and apply objective development standards (e.g., front setbacks and heights), objective subdivision standards (e.g., minimum lot depths), and objective design standards (e.g., roof pitch, building projections, façade materials, etc.) as long as they do not physically preclude either of the following:

- Up to Two Primary Units on a single-family residential lot. The local agency must allow up to two primary units (i.e., one or two) and two accessory units on the subject parcel or, in the case of a lot split, up to two primary units on each of the resulting parcels.
- Units at least 800 square feet in size. The local agency must allow each primary unit to be at least 800 square feet in size (see discussion #4 below).

State law requires the city to modify or eliminate objective development standards on a project-by-project basis if they would prevent the split of an otherwise eligible lot or the construction of up to two units at least 800 square feet in size.

SB 9 also contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.), anti-displacement measures for renters and low-income households, and the protection of historic structures and districts. The ordinance covers all of these topics, as well as the grounds for denial of an SB 9 project for specified reasons. In much of the city, a lack of sewer infrastructure, access limitations, and substandard circulation may limit the broad use of the ordinance.

In particular, the designation of much of the city within the “High” or “Very High” Fire Hazard Severity Zone established by the state may impact the ability of existing properties to be developed using the SB 9 process. This issue will be discussed in more detail with the Commission and the public as the CZO project progresses.

- 4) **Draft Section 17.45.084 – Urban lot splits within single-family zone districts (SB-9).** This section establishes a ministerial review process for parcel maps that create no more than two lots in a single-family residential zone (an “urban lot split”) as required by SB 9 (CGC §6641 1.7). An “urban lot split” is defined as a subdivision involving the division of an existing, legally created lot in a single-family residential zone district into two parcels.

The Rural Residential and Suburban Residential zoning districts are the only districts where SB 9 processes are applicable in the city. A parcel that will

contain an SB 9 housing development or that will be subject to the SB 9 urban lot split process must be located in a single-family residential zone. Parcels located in multi-family residential (draft UR Districts), commercial, agricultural, mixed-use zones, etc., are not subject to SB 9 mandates even if they allow single-family residential uses as a permitted use. SB 9 also establishes the ability to subdivide existing residential lots into a smaller lot size than the minimum allowable lot size of the underlying zoning district. This section includes definitions, application processes, and parcel map processes necessary to implement the law.

- 5) **Draft Section 17.43.200 – Wireless telecommunications facilities.** Local, state, and federal laws govern the siting of wireless communication infrastructure in the city. Generally, however, wireless telecommunications facilities are governed by the entity with control over the facility's property or location. This city ordinance governs applications for permits to build new or alter existing wireless facilities for a variety of purposes, including improved public safety, overall management of public property or rights-of-way, accessibility requirements, environmental issues, land use and community aesthetics.

Three federal laws limit the city's ability to prohibit cell towers and other related facilities or equipment: The Communications Act of 1934, the Telecommunications Act of 1996 (Telecommunications Act), and a provision of the Middle-Class Tax Relief and Job Creation Act of 2012 (Spectrum Act).

Intended to spur the development of wireless infrastructure, the federal Telecommunications Act, makes it unlawful for the city to prohibit, or have laws that have the effect of prohibiting, the "provision of personal wireless service," and requires that local governments "act on any authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time."

This draft section will provide a uniform and adaptable set of city standards and permitting processes for the approval and development of wireless telecommunications antennas and related facilities, including small cell sites, consistent with these federal and state regulations. It provides a flexible permitting approach that can be adapted based on the specific circumstances of the installation, while preserving the community's ability to reasonably regulate telecommunications facilities.

PLANNING COMMISSION OPTIONS

The Planning Commission has the following options with respect to the staff request:

1. **Approve the staff request(s)**. The draft zoning materials will be posted on the project website, and staff will move forward with work on the draft zoning map.
2. **Continue action on one or more items to the next regular meeting**. If the Planning Commission desires additional information or additional time to review the materials before taking the requested action, the Commission can continue action on this matter until the June 5, 2025, regular meeting.

ATTACHMENTS:

- 1) CZO Project Status
- 2) Preliminary Zoning Map – Identifying residential development areas with substantial development limitations.
- 3) Updated Table of Contents (v11).
- 4) Draft Section 17.43.090 – Residential condominiums.
- 5) Draft Section 17.45.083 – Ministerial approval of a two-unit housing development within single-family residential zone districts (SB-9).
- 6) Draft Section 17.45.084 – Urban lot splits within single-family zone districts (SB-9).
- 7) Draft Section 17.43.200 – Wireless telecommunications facilities.

ATTACHMENT 1: CZO Project Status Update

To date, the Commission has accomplished the following:

- Held 10 workshops/meetings on the CZO project and related topics. This meeting represents the 11th workshop. The CZO subcommittee has also met six times since June of last year.
- Considered and authorized the release for public review of four (4) Divisions of the administrative draft of the CZO. This includes *Division I – General Provisions, Division II - Administration, Division III – Base (Zoning) District Regulations, and Division V – Overlay and Special Purpose District Regulations*. These Divisions include a total of twenty-seven chapters, which represent roughly 70% of the CZO. There are approximately 15 chapters spread between two (2) divisions of the draft CZO that remain to be completed.
- Considered a multitude of topics and issues related to the implementation of the General Plan's policy direction including past development policies and practices, the city's historic zoning patterns, the impact of new development on the visual character of the community including the issues raised by development on steep slope areas, the impact of fires and the zoning implications of the state established High and Very High Fire Hazard Severity zones, changes in state zoning/housing laws like the requirement to use "objective design standards" and ministerial housing approvals, techniques and data to be used in updating zoning ordinances and zoning maps, and other related information.
- On January 28th, a request for proposals (RFP) to prepare the Village Mixed Use (VMU) District's design guidelines, as well as related "objective development standards," was released to three consulting firms on the City's On-Call Professional Services list.

Two firms responded to the RFP, and the firm of PLACEWORKS was selected for the project in late March. Staff and the PLACEWORK team, led by Mr. Bruce Brubaker, have commenced work on the project, including forming a small stakeholder group of residents and business owners who will provide feedback to the project team as the work progresses. The stakeholder group also includes the Planning Commission's two CZO subcommittee members.

This work will include a public design charrette and workshop on the evening of June 18th in the Larry J. Farr Community Center to gather public ideas on the desired

The remaining major CZO project tasks include:

- *Division IV—Regulations Applying in All Districts*. This division has twelve chapters addressing parking, signs, nonconforming uses/sites, design requirements for multiple-family, commercial and mixed-use development, provisions addressing affordable housing (including SB-9 requirements), and development of steep slope and environmentally sensitive areas, in particular the High and Very High Fire Hazard Severity zones.

- *Division VI—General Terms and Measurements.* This division includes definitions for use classifications used in Division III, a list of terms used throughout the CZO, including their definitions, and the basic rules for measuring and applying development standards such as floor area ratios (FARs), setbacks, and building heights, and similar development standards. It will also include a number of illustrations and graphics to aid in the users' understanding.
- Preparation of the citywide zoning map to establish updated property zoning throughout the city. The staff has recently started this work, and at your last meeting, you considered some of the issues related to developing the remaining large tracks of undeveloped land in the city, given issues of access, infrastructure availability, land use compatibility, and topography.

This topic is discussed in greater detail below. Once the major policy directions are provided, it will take approximately 45 days to complete the mapping process before scheduling them for public consideration.

- Completion of the Village Mixed Use district design standards and ODS project. This effort will feed back into the development standards in the draft of Chapter 17.31 – Mixed Use Districts (MU and VMU).

Preparation of objective design and development standards for use in the residential and mixed-use zoning districts will also be reflected to some degree in other sections of the draft code, including Sec 17.40.040 – Commercial design standards and Section 17.45.082 Application of objective design and development standards.

- Preparation of required CEQA documentation.
- Commencement of the formal code adoption process, which is expected to require a minimum of two to four (2-4) Commission meetings and two to four (2-4) City Council meetings.

Comprehensive Zoning Ordinance Update
Planning Commission Staff Report
May 1, 2025.

Attachment 2
Map Key - Possible Area Plan locations.

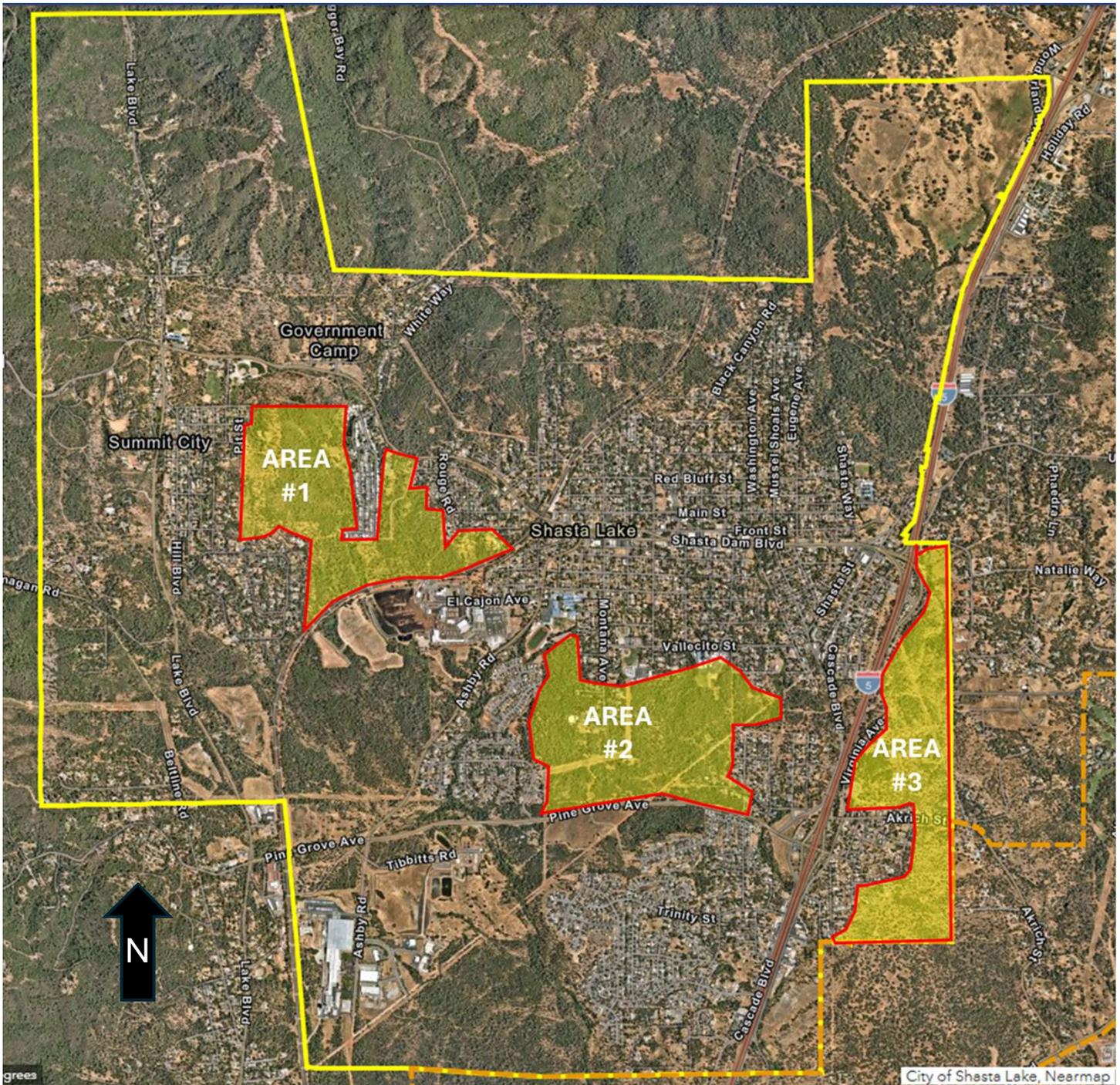


TABLE OF CONTENTS FOR CSL COMPREHENSIVE ZONING ORDINANCE UPDATE (**DRAFT**)

SLMC TITLE 17 – ZONING

DIVISION I. - GENERAL PROVISIONS

Chapter 17.01 - TITLE, COMPONENTS AND PURPOSES

- 17.01.010 - Title and authority.
- 17.01.020 - Purpose.
- 17.01.030 - Organization.
- 17.01.040 - General rules for applicability of zoning regulations.
- 17.01.050 - Applicability of land use and development regulations.
- 17.01.060 - Consistency with the general plan.
- 17.01.070 - Rules for construction of language.
- 17.01.080 - Rules for interpretation.
- 17.01.090 - Compliance required.

Chapter 17.02 – ZONING PLAN

- 17.02.010 - Title and authority.
- 17.02.020 - Purpose.
- 17.02.030 - Zoning Plan definition.
- 17.02.040 - General rules for applicability of zoning districts.
- 17.02.050 – Establishment of zoning districts.
- 17.02.060 – Rules for interpretation of the zoning map.
- 17.02.070 – Compliance required.

DIVISION II. – ADMINISTRATION

Chapter 17.10 - ADMINISTRATION

- 17.10.010 - Planning agency.
- 17.10.020 - City council.
- 17.10.030 - Planning commission.
- 17.10.040 - Development services director.
- 17.10.050 - Indemnification.
- 17.10.060 - Severability.
- 17.10.070 – Refund of fees

Chapter 17.11 - COMMON PROCEDURES

- 17.11.010 - Purpose.

Attachment 3 – Workshop # 11

PC Staff Report 5/1/25

- 17.11.020 - Application forms and fees.
- 17.11.030 – Pre-application meeting.
- 17.11.040 - Review of applications.
- 17.11.050 - Determinations/actions by director.
- 17.11.060 - Notice of public hearings.
- 17.11.070 - Conduct of public hearings.
- 17.11.080 - Effective dates.
- 17.11.090 - Appeals.
- 17.11.100 - Lapse of approval—Expiration—Extensions.
- 17.11.110 - Revocation.
- 17.11.120 - Reapplication.

Chapter 17.12 - ZONING CLEARANCE

- 17.12.010 - Purpose.
- 17.12.020 - Applicability.
- 17.12.030 - Review and decision.

Chapter 17.13 - SITE DEVELOPMENT PERMITS

- 17.13.010 - Purpose.
- 17.13.020 - Uses and development subject to site development permits.
- 17.13.030 - Site development permit processes.
- 17.13.040 - Authority and duties of director.
- 17.13.050 – Authority of planning commission.
- 17.13.060 – Applications.
- 17.13.070 – Notice and public hearing.
- 17.13.080 – Duties of the approving authority.
- 17.13.090 – Required findings.
- 17.13.100 – Conditions.
- 17.13.110 - Effective date—Appeals.
- 17.13.120 - Lapse of approval—Revocation—Renewal.
- 17.13.130 - Revised plans—New applications.

Chapter 17.14 – ADMINISTRATIVE PERMITS AND USE PERMITS

- 17.14.010 - Purpose.
- 17.14.020 – Applicability of administrative permits or use permits.
- 17.14.030 - Authority of director and planning commission.
- 17.14.040 - Applications.
- 17.14.050 – Notice and public hearings.
- 17.14.060 – Duties of approving authority.
- 17.14.070 – Required findings.
- 17.14.080 - Conditions.
- 17.14.090 - Effective date—Appeals.
- 17.14.100 - Lapse of approval—Revocation—Renewal.
- 17.14.110 - Revised plans—New applications.

Attachment 3 – Workshop # 11

PC Staff Report 5/1/25

Chapter 17.15 - MINOR EXCEPTIONS

- 17.15.010 - Purpose.
- 17.15.020 - Scope of minor zoning exceptions.
- 17.15.030 - Standards for which exceptions may be considered.
- 17.15.040 - Required findings.
- 17.15.050 - Conditions.
- 17.15.060 - Application.
- 17.15.070 – Determinations and actions by director.
- 17.15.080 - Effective date and lapse of approval.
- 17.15.090 - Appeal procedure.
- 17.15.100 - Consideration of appeals by the planning commission.
- 17.15.110 – Notice of decision.
- 17.15.120 - Revocation.

Chapter 17.16 - VARIANCES

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- 17.16.020 - Applicability.
- 17.16.030 - Authority of the planning commission.
- 17.16.040 - Application.
- 17.16.050 - Hearings and public notice.
- 17.16.060 - Duties of planning commission.
- 17.16.070 - Required findings.
- 17.16.080 - Conditions.
- 17.16.090 - Effective date.
- 17.16.100 - Scope of approval, revocation of approval, or renewal of approval.
- 17.16.110 - Changed plans—New applications.

Chapter 17.17 - AMENDMENTS TO THE TEXT OR MAP

- 17.17.010 - Purpose.
- 17.17.020 - Initiation.
- 17.17.030 – Application.
- 17.17.040 - Public hearings.
- 17.17.050 - Planning commission action.
- 17.17.060 - City council action.
- 17.17.070 – Abandonment of proceedings.
- 17.17.080 – Amendments of the zoning map and text – general plan consistency.
- 17.17.090 - Amendments to general plan.

Chapter 17.18 - PREZONING

- 17.18.010 - Purpose.
- 17.18.020 - Procedure—zoning map designation—effective date.
- 17.18.030 - Exceptions.
- 17.18.040 - Applications and public hearings.
- 17.18.050 - Review criteria and required findings.
- 17.18.060 - Denial.
- 17.18.070 - Development agreement may be required.

Attachment 3 – Workshop # 11

PC Staff Report 5/1/25

Chapter 17.19 - DEVELOPMENT AGREEMENTS

- 17.19.010 - Purposes.
- 17.19.020 - Application.
- 17.19.030 - Public hearings.
- 17.19.040 - Findings.
- 17.19.050 - Execution and recordation.
- 17.19.060 - Effect of development agreement.
- 17.19.070 - Annual review.
- 17.19.080 - Approved development agreements - filing.

Chapter 17.20 - RESERVED

Chapter 17.21 - ADEQUATE PUBLIC FACILITIES

- 17.21.010 - Purposes.
- 17.21.020 - Applicability.
- 17.21.030 - Adequate public facilities and services review required.
- 17.21.040 - Director's responsibility.
- 17.21.050 - Project review and approval.
- 17.21.060 - Public facility and service requirements – established.
- 17.21.070 - Mandatory subdivision lot size limits.

Chapter 17.22- ENVIRONMENTAL CLEARANCE

- 17.22.010 - Purpose.
- 17.22.020 - Incorporation of State CEQA Guidelines.
- 17.22.030 - Additional definitions.
- 17.22.040 - Application completeness determination.
- 17.22.045 - Preparation of environmental documents – consultants.
- 17.22.050 - Projects exempt from State CEQA Guidelines.
- 17.22.060 - Environmental determination.
- 17.22.070 - Mitigation monitoring, reporting and enforcement.
- 17.22.080 - Appeals of environmental determinations.
- 17.22.090 - Costs of environmental review and mitigation monitoring.

Chapter 17.23- ENFORCEMENT

- 17.23.010 - Conformance required.
- 17.23.020 - Director.
- 17.23.030 - Permit compliance.

Chapter 17.24 - RESIDENTIAL DENSITY BONUS

- 17.24.010 - Purpose.
- 17.24.020 - Incorporation of state regulations.
- 17.24.030 - Definitions.
- 17.24.040 - Eligibility for density bonus.
- 17.24.050 - Application requirements.
- 17.24.060 - Density bonus allowance and increase.

Attachment 3 – Workshop # 11

PC Staff Report 5/1/25

- 17.24.070 - Incentives and waiver/modification of development standards.
- 17.24.080 - Childcare facilities.
- 17.24.090 - Donation of land.
- 17.24.100 - General development criteria.
- 17.24.110 - Required findings.
- 17.24.120 - Affordable housing agreement required.
- 17.24.130 - Administrative fee.
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DIVISION III. - BASE DISTRICT REGULATIONS

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- 17.26.050 - Achieving maximum density – required findings.

Chapter 17.28 - SUBURBAN RESIDENTIAL DISTRICTS: "SR-1" SUBURBAN RESIDENTIAL, “SR – 2” SUBURBAN RESIDENTIAL AND "UR-1" URBAN RESIDENTIAL

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- 17.28.020 - Land use regulations.
- 17.28.030 - Site development regulations and performance standards.
- 17.28.040 - Minimum and maximum density standards.
- 17.28.050 - Minimum density required in the UR-1 District.
- 17.28.060 - Achieving maximum density – required findings.

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- 17.29.020 - Land use regulations.
- 17.29.030 - Site development regulations and performance standards.
- 17.29.040 - Minimum and maximum density standards.
- 17.29.050 - Minimum density required in the UR-2 and UR-3 Districts.
- 17.29.060 - Achieving maximum density – required findings.

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Chapter 17.33 – “OS” OPEN SPACE DISTRICT

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- 17.33.040 - Zoning Map indicator.
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Chapter 17.34 – RESERVED

Chapter 17.35 – RESERVED

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- 17.36.030 - Permitted uses.
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- 17.37.010 - Purpose.
- 17.37.020 - Objectives.
- 17.37.030 - Applicability of regulations.
- 17.37.040 - Allowable density and density transfer.
- 17.37.050 - Permitted and conditionally permitted uses.
- 17.37.060 - Other permitted uses.
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- 17.37.080 - Development permit procedures.
- 17.37.090 - Site and building development plans.
- 17.37.100 - Site and building development standards.
- 17.37.110 - Architectural and site design standards.
- 17.37.120 - Parking.
- 17.37.130 - Streets.
- 17.37.140 - Administrative modifications.
- 17.37.150 - Environmental review.
- 17.37.160 - Appeals.
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Chapter 17.38 – "PD" PLANNED DEVELOPMENT DISTRICT

- 17.38.010 - Purpose.
- 17.38.020 - Applicability—Zoning map designator and planned development plan required.
- 17.38.030 - Subdivision approval required.
- 17.38.040 - Pre-application and application—Required plans and materials.
- 17.38.050 - Required findings.
- 17.38.060 - Conditions.
- 17.38.070 - Effective date.
- 17.38.080 - Final plan approval.
- 17.38.090 - Lapse of approval/revocation/renewal.
- 17.38.100 - Permitted uses.
- 17.38.110 - Development intensity, density, and modification of required development standards.
- 17.38.120 - RESERVED.
- 17.38.130 - Approved planned developments.

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DIVISION IV. - REGULATIONS APPLYING IN ALL DISTRICTS

Chapter 17.40 - DEVELOPMENT AND SITE REGULATIONS

- 17.40.005 - Purpose and Applicability
- 17.40.010 - Buffer yards and land use compatibility setbacks.
- 17.40.020 - Permitted encroachments into required yards.
- 17.40.030 - Compliance with map requirements.
- 17.40.040 – Commercial design standards and requirements.
- 17.40.050 - Development on substandard lots.
- 17.40.060 - Development on lots divided by district boundaries.
- 17.40.070 - Exceptions to height limits.
- 17.40.080 - Lighting.
- 17.40.090 – RESERVED.
- 17.40.100 - Noise standards.
- 17.40.110 - Performance standards — I-5 adjacent).
- 17.40.120 - Trash container enclosures.
- 17.40.130 - Screening of mechanical equipment.
- 17.40.140 - Sight obstructions at intersections.
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- 17.40.160 - Underground utilities.
- 17.40.170 - Walls and fences.
- 17.40.180 - Tree Conservation
- 17.40.190 – Landscaping
- 17.40.200 – Combining uses.
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Chapter 17.41 - PARKING AND LOADING

- 17.41.010 - Purpose.
- 17.41.020 - Applicability.
- 17.41.030 - General provisions.
- 17.41.040 - Off-street parking spaces required.
- 17.41.050 - Drive-up facilities.
- 17.41.060 - General standards for off-street parking spaces.
- 17.41.070 - Dimensions for covered and open parking spaces.
- 17.41.080 - Surfacing required.
- 17.41.090 - Lighting.
- 17.41.100 - Screening and landscape.
- 17.41.110 - Pedestrian access.
- 17.41.120 - Curb cuts.
- 17.41.130 - Parking space setback from driveway entrances.
- 17.41.140 - Reserved.
- 17.41.150 - Access requirements for the disabled.
- 17.41.160 - Driveway grades/widths.
- 17.41.170 - Setback from streets and alleys.
- 17.41.180 - Additional standards.
- 17.41.190 - Off-street loading spaces and loading docks.
- 17.41.200 - RESERVED.

Chapter 17.42 - SIGNS

- 17.42.010 - Purpose.
- 17.42.020 - Applicability and permitting process.
- 17.42.030 - General standards.
- 17.42.040 - Standards for certain types of signs.
- 17.42.050 - Comprehensive sign plan.
- 17.42.060 - General sign construction standards.
- 17.42.070 - Exempted signs.
- 17.42.080 - Prohibited signs.
- 17.42.090 - Nonconforming signs.
- 17.42.100 - Unpermitted signs.
- 17.42.110 - Abatement and removal of unpermitted signs.
- 17.42.120 - Penalties.

Chapter 17.43 - STANDARDS FOR SPECIFIC LAND USES

- 17.43.010 - Purpose.
- 17.43.020 - Accessory uses and structures.
- 17.43.030 - Accessory dwelling units.
- 17.43.040 - Adult entertainment businesses.

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- 17.43.050 - Animals.
- 17.43.060 – RESERVED
- 17.43.070 - Automobile/vehicle repair, minor and major.
- 17.43.080 - Bed and breakfast inns.
- 17.43.090 – RESERVED
- 17.43.100 - Daycare center (15 or more).
- 17.43.110 - Drive-in and drive-through facilities.
- 17.43.120 - Electric vehicle charging facilities.
- 17.43.130 - Gas stations/convenience gas marts.
- 17.43.140 - Home occupations including food prep.
- 17.43.150 - Manufactured homes.
- 17.43.160 - Outdoor retail sales and storage.
- 17.43.170 - Residential condominiums.
- 17.43.180 - Self-storage warehouses.
- 17.43.190 - Shelter for the homeless.
- 17.43.200 - Single room occupancies.
- 17.43.210 - Short-term rentals.
- 17.43.220 - Wireless telecommunications facilities.

Chapter 17.44 – RESERVED

Chapter 17.45 - AFFORDABLE HOUSING

The purpose of the Affordable Housing Ordinance is to expand the affordable housing stock by establishing standards and procedures that encourage the development of extremely low to moderate-income housing for residents and to assist in meeting the city's regional share of housing needs through the implementation of the goals of the General Plan Housing Element, and the requirements of state law.

- 17.45.010 - Purpose
- 17.45.020 - Applicability
- 17.45.030 - Definitions
- 17.45.040 - Affordable unit requirements
- 17.45.050 - Alternatives
- 17.45.060 - Incentives
- 17.45.070 - Exemptions
- 17.45.080 - Standards and procedures
 - 17.45.081 – Streamlined ministerial approvals (SB 35)
 - 17.45.082 – Application of objective design and development standards
 - 17.45.083 – Ministerial approval of two-unit development in residential districts.
 - 17.45.084 – Ministerial approval of urban two-lot split in residential districts.
 - 17.45.085 - SB 684 10-unit or 10-lot development.
- 17.45.090 - Affordable housing plan and agreement
- 17.45.100 - Enforcement
- 17.45.110 - Affordable housing trust fund
- 17.45.120 – Guidelines

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Chapter 17.46 - NONCONFORMING USES, STRUCTURES, AND SITES

- 17.46.010 - Purposes.
- 17.46.020 - Nonconforming uses.
- 17.46.030 - Nonconforming structures.
- 17.46.040 - Nonconforming sites.
- 17.46.050 - RESERVED.
- 17.46.060 - Residential structures in commercial or industrial zones.
- 17.46.070 - Nonconforming multiple-family dwellings.
- 17.46.080 - Nonconforming parcels.
- 17.46.090 - Conformity of uses requiring use permit.
- 17.46.100 - Previous permits in effect.
- 17.46.110 - Unlawful structures and uses.
- 17.46.120 - Nuisance abatement.

Chapter 17.47 - TEMPORARY and SPECIAL USES

- 17.47.010 - Purpose.
- 17.47.020 - Temporary uses exempt from permits.
- 17.47.030 - Temporary uses requiring permits.
- 17.47.040 - Special uses requiring permits.
- 17.47.050 - Authority of the director.
- 17.47.060 - Application.
- 17.47.070 - Approval.
- 17.47.080 - Required findings.
- 17.47.090 - Conditions.
- 17.47.100 - Effective date—Appeals.
- 17.47.110 - Scope of approval—Revocation—Renewal.
- 17.47.120 - Changed plans—New applications.

Chapter 17.48 - CREEK CORRIDOR DEVELOPMENT

- 17.48.010 - Purpose.
- 17.48.020 - Applicability.
- 17.48.030 - Development standards and criteria.
- 17.48.040 - Reduced setbacks.

CHAPTER 17.49 – CANNABIS BUSINESS LAND USE

- 17.49.010 - Purpose.
- 17.49.015 - Intent.
- 17.49.020 - Land use table.
- 17.49.030 - Definitions.
- 17.49.040 - Development standards.
- 17.49.050 - Permits.

Chapter 17.50 - HISTORIC PRESERVATION

- 17.50.010 - Purpose and objectives.
- 17.50.020 - Definitions.
- 17.50.030 - Duties of the planning commission.

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- 17.50.040 - Local register of qualified and candidate historic properties.
- 17.50.050 - Qualified historic properties' certification.
- 17.50.060 - Application forms and fees.
- 17.50.070 - Approval.
- 17.50.080 - Appeals.

Chapter 17.51 – DEVELOPMENT ON STEEP SLOPES AND IN THE VERY HIGH-FIRE HAZARD SEVERITY ZONE

This ordinance is intended to regulate disturbance and development on slopes exceeding 20% and to generally restrict development on slopes exceeding 30% per General Plan policy. VHFHSZ provisions are intended to implement state law and to protect public safety consistent with general plan policy.

- 17.51.010 - Purpose.
- 17.51.020 - Applicability
- 17.51.030 - Development regulations in steep slope areas.
- 17.51.040 - Allowable density for steep slope areas.
- 17.51.050 - Development regulations in the Very High Fire Hazard Severity Zone (VHFHSZ).
- 17.51.060 - Allowable density and intensity.
- 17.51.070 – Designation of steep slopes areas and VHFHSZ areas.
- 17.51.080 - Enforcement.
- 17.51.090 - Severability.

Chapter 17.52 – OPEN SPACE PRESERVATION and CLUSTER DEVELOPMENT

This chapter implements General Plan policies and directions related to preserving open space areas and limiting development in potentially hazardous areas by clustering development on otherwise developable areas.

- 17.52.010 - Purpose.
- 17.52.020 - Applicability
- 17.52.030 - Designation
- 17.52.030 - Development regulations for cluster development.
- 17.52.040 - Development regulations in designated open space areas.
- 17.52.050 - Cluster development permitting requirements.
- 17.52.060 - Transfer of density within a project site

DIVISION V. - OVERLAY and SPECIAL PURPOSE DISTRICT REGULATIONS

Chapter 17.53 - NATURAL RESOURCES (NR-) OVERLAY DISTRICT including "NR-MR" MINERAL RESOURCES ZONE, "NR-ER" ENVIRONMENTAL RESOURCES PROTECTION ZONE, and "NR-F" FLOOD HAZARD MANAGEMENT ZONE

- 17.53.010 - Purpose.
- 17.53.020 - Applicability and zoning map designation.
- 17.53.030 – Initiation, pre-submittal and preparation of Natural Resources overlays.
- 17.53.040 - Content of overlay plan application.
- 17.53.050 - Adoption/amendment of plans.
- 17.53.060 - Required findings.
- 17.53.070 - Land use regulations/administration of an overlay or plan.
- 17.53.080 - Adopted overlay plans and relationship to zoning districts.
- **Section 17.53.090 – MINERAL RESOURCES ZONE (NR-MR)**

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- 17.53.090.01 - Purpose.
- 17.53.090.02 – Applicability and basis for establishing mineral resources overlay.
- 17.53.090.03 - Incorporation of SMARA and state regulations.
- 17.53.090.04 - Land use and site development regulations.
- 17.53.090.05 - Reclamation plan.
- 17.53.090.06 - Rezoning required and zoning map designator.
- 17.53.090.07 - Performance requirements.
- 17.53.090.08 - Findings for approval.
- 17.53.090.09 - Agency notification requirements.
- 17.53.090.10 - Financial assurance.
- 17.53.090.11 – Definitions.
- 17.53.090.12 – Exempt activities.
- 17.53.090.13 - Annual review.
- 17.53.090.14 - Idling of surface mining operations.
- 17.53.090.15 - Amendments.
- 17.53.090.16 - Appeal.
- 17.53.090.17 – Reapplication.
- **Section 17.53.100 – ENVIRONMENTAL RESOURCES PROTECTION ZONE (NR-ER)**
 - 17.53.100.01 - Purpose.
 - 17.53.100.02 – Applicability.
 - 17.53.100.03 - General provisions.
 - 17.53.100.04 - Uses prohibited in the environmental resources overlay.
 - 17.53.100.05 - Permitted uses.
 - 17.53.100.06 - Uses requiring a use permit.
 - 17.53.100.07 - Subdivisions.
 - 17.53.100.08 - Exempt activities and uses.
 - 17.53.100.09 - Emergencies.
 - 17.53.100.10 - Environmental review.
 - 17.53.100.11 - Definitions.
 - 17.53.100.12 - Relationship to other regulations.
 - 17.53.100.13 - General development standards.
 - 17.53.100.14 - Compliance required.
 - 17.53.100.15 - Nuisance.
- **Section 17.53.110 – FLOODPLAIN MANAGEMENT ZONE (NR-F)**
 - 17.53.110.01 - Purpose.
 - 17.53.110.02 - Applicability and basis for establishing areas of special flood hazard.
 - 17.53.110.03 - General provisions.
 - 17.53.110.04 - Uses prohibited in the flood fringe area.
 - 17.53.110.05 - Permitted uses within the floodway and flood fringe.
 - 17.53.110.06 - Uses requiring a use permit within the floodway and flood fringe.
 - 17.53.110.07 - Permitted uses within the city's "NR-F" overlay district, outside the floodway and the flood fringe.
 - 17.53.110.08 - Construction standards.
 - 17.53.110.09 - Existing parcels.
 - 17.53.110.10 - Application for encroachment into the flood fringe.
 - 17.53.110.11 - Equal encroachment.
 - 17.53.110.12 - Environmental review.
 - 17.53.110.13 - Whenever a floodway or floodplain is to be altered or relocated.
 - 17.53.110.14 - Warning and disclaimer of liability.
 - 17.53.110.15 - Nonconforming uses in the floodway or floodplain.
 - 17.53.110.16 - Prohibitions.
 - 17.53.110.17 - Nuisance.

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- 17.53.110.18 - Standards for subdivisions.
- 17.53.110.19 - Variances.

Chapters 17.54 through 17.56 - RESERVED

Chapter 17.57 - "SP" SPECIFIC PLAN OVERLAY DISTRICT

- 17.57.010 - Purpose.
- 17.57.020 - Applicability and zoning map designator.
- 17.57.030 - Initiation, pre-submittal and preparation of specific plans.
- 17.57.040 - Content of specific plan application.
- 17.57.050 - Adoption/amendment of specific plans.
- 17.57.060 - Findings.
- 17.57.070 - Land use regulations/ administration of the specific plan.
- 17.57.080 - Adopted specific plan/relationship to zoning.

Chapter 17.58 - RESERVED

Division VI. - GENERAL TERMS AND MEASUREMENTS

Chapter 17.60 - USE CLASSIFICATIONS

- 17.60.010 - Purpose and applicability.
- 17.60.020 - Residential use classifications.
- 17.60.030 - Public and semipublic use classifications.
- 17.60.040 - Commercial use classifications.
- 17.60.050 - Industrial use classifications.
- 17.60.060 - Transportation, communication and utilities use classifications.
- 17.60.070 - Agriculture and extractive use classifications.

Chapter 17.61 - LIST OF TERMS AND DEFINITIONS

- 17.61.010 - List of terms.
- 17.61.020 - Definitions.

Chapter 17.62 - RULES OF MEASUREMENT

- 17.62.010 - Purpose.
- 17.62.020 - RESERVED.
- 17.62.030 - Determining floor area ratio.
- 17.62.040 - Determining density.
- 17.62.050 - Fractions.
- 17.62.060 - Measuring distances.
- 17.62.070 - Measuring distances on maps.
- 17.62.080 - Measuring height.
- 17.62.090 - Measuring lot widths and depths.
- 17.62.100 - Measuring a radius.
- 17.62.110 - Measuring sign area.
- 17.62.120 – Measuring setbacks
- 17.62.130 - Setback averaging.

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- 17.62.110 – RESERVED

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Title 17 – ZONING (Draft)

CHAPTER 17.43 STANDARDS FOR SPECIFIC LAND USES

Section 17.43.090 Residential Condominiums

17.43.090 Residential condominiums.

This section is intended to provide standards for converting existing residential development or constructing new residential "air space" condominium projects, including similar common-interest developments and community apartment projects, when allowable in accordance with applicable zoning, the general plan, and the Subdivision Map Act.

- A. Required Approvals. The following discretionary approvals are required to support the development of a new residential condominium project:
 - 1. A tentative map and application processed in accordance with the Shasta Lake municipal code (SLMC) Title 16 - Subdivisions.
 - 2. A preliminary condominium plan to be considered for approval by the planning commission, along with the tentative map, and processed in accordance with the SLMC and the Subdivision Map Act.
- B. Project Size. The minimum area for a residential condominium project shall be one acre, unless the planning commission determines, based on the merits of a particular development, that the project is viable on a smaller site, consistent with the other requirements of this section.
- C. Building and Site Design. Residential condominium projects shall comply with the adopted design criteria for multiple-family development and with the building height, setbacks, and other zoning-development standards applicable to multiple-family development in the "UR-2" residential multiple-family district.
- D. Common Ownership and Maintenance Association. Residential condominium projects shall have and maintain a functional property owners association established in accordance with the California Civil Code, which shall:
 - 1. Own all common property within the development.
 - 2. Provide administration and management for the maintenance of common improvements, lands, and facilities, including, but not limited to: private driveways; sidewalks; pathways; common areas; on-site and abutting right-of-way landscape and irrigation systems; common laundry facilities; fencing; private streetlights; exterior of all buildings; swimming pool and other recreational facilities; and any other private common facility, utility, improvement, or natural area.
 - 3. Pay public utilities that are not billed separately to each unit.
 - 4. Enforce standards for land use and property maintenance within the development.

The city shall review and approve the articles of incorporation and covenants, conditions, and restrictions (CC&Rs) for the property owners' association prior to recording.

- E. Private and Common Open Space.
 - 1. Private. Each dwelling unit in a residential condominium project shall include a private open-space area, consistent with the standards applicable to multiple-family development as outlined in this code.
 - 2. Common. Residential condominium projects shall include common open space, consisting of landscape areas, walks, patios, swimming pools, barbeque areas, shade elements, playgrounds,

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Title 17 – ZONING (Draft)

CHAPTER 17.43 STANDARDS FOR SPECIFIC LAND USES

Section 17.43.090 Residential Condominiums

turf, or other such improvements as are appropriate to enhance the outdoor environment of the development for the benefit of residents. Except for approved natural open-space areas, all areas that are not improved with buildings, parking, walkways, driveways, trash enclosures, and similar physical features shall be developed as common areas with the type of attributes described above. The minimum amount of common open space required shall be determined based on the applicable general plan classification as follows:

General Plan Residential Density Classification (units/acre)	Minimum Common Open Space Required (square feet/unit)
3-10	500
10-20	300
21 or more units.	Determined by the Planning Commission

3. The covenants, conditions, and restrictions and homeowners' association document shall require the continued maintenance of all common open-space areas.
- F. Off-Street Parking. Off-street parking shall be provided in accordance with Chapter 17.41 as applicable to the "Condominium (residential)" or multiple-family residential land use classifications. The ongoing parking of recreational vehicles on-site shall be limited to approved outdoor large-vehicle storage and parking areas.
- G. Private Storage Space. Each unit shall have at least one hundred cubic feet of enclosed, weatherproofed, and lockable private storage space, with a minimum usable width of five (5) feet. This space shall be in addition to the guest, linen, pantry, and clothes closets customarily provided within a unit. Such space shall be provided in any location as approved by the planning commission.
- H. Laundry Facilities. Each unit shall have a laundry area for a washer and dryer, or if common laundry areas are provided, such facilities shall consist of not less than one automatic washer for each five units or fraction thereof and one automatic dryer for each eight units or fraction thereof.
- I. Utilities. All units within a new residential condominium shall be served by separate public water, sewer, gas and electric connections and meters. Each unit shall have access to its own meter(s) and heater(s), which shall not require entry through another unit. Each unit shall have its own electrical panel, or access thereto, for all electrical circuits that serve the unit. All electrical service lines shall be located underground.
- j. Parcel Map Waiver required. A parcel map waiver, reviewed and approved consistent with the requirements of the Subdivision Map Act and the applicable provisions of the Shasta Lake municipal code, is required for all projects of 4 units or less.

17.45.083 Ministerial approval of a two-unit housing development within single-family residential zone districts.

- A. Purpose. This section implements Government Code §§ 66411.7 and 65852.21. The purpose of this section is to apply ministerial approval processes for projects seeking development entitlements using Government Code § 66411.7 or 65852.21. This section is applicable only so long as Government Code §66411.7 and §65852.21 are operative.

The director or designee shall ministerially approve a total of two-unit housing development on a legally created lot within a single-family residential zoning district if the proposed development meets the requirements of Government Code Section 65852.21 and complies with all applicable standards in the municipal code, except as modified by this section. In determining the applicability of this section, a single-family residential zone includes properties in the Suburban Residential (SR-1 and SR-2), Estate Residential (RE), and Rural Residential (RR-2 and RR-5) zoning districts.

- B. Eligibility for ministerial approval. The physical and other property conditions that directly affect the two-unit ministerial approval process are set forth in Section 17.45.083. D. The city may deny an application for a two-unit housing development if the building official makes a written finding that the project would have a specific adverse impact on public health or safety or on the physical environment, where the parcel contains any of the site conditions listed in Government Code section 65913.4. The building official may consult with and be assisted by any other public official as may be necessary in making a finding of a specific adverse impact.

Notwithstanding anything in this section, and except as set forth in Section 17.45.083.D, this section shall not prohibit the development of a primary residential unit that is at least 800 square feet in size.

- C. Definitions. Terms used in this section shall have the following meanings. Where a definition is in conflict with the provisions of state law, the meanings in state law shall govern.
1. Specific Adverse Impact. The term "specific adverse impact" has the same meaning and applicability as in Government Code § 65589.5(d)(2).
 2. Objective Development Standard. The term “objective development standard” includes all of the following: objective zoning standards, objective subdivision standards, and objective design standards. These terms identify standards that involve no personal or subjective judgment by a responsible official and are uniformly verifiable by reference to an external and uniform benchmark, standard, or criterion available to both the applicant and the approving authority prior to application submittal.
 3. Two-Unit Housing Development. The term "two-unit housing development" means a housing development consisting of no more than two primary dwelling units on a lot, including a development that entails adding one new primary unit to an existing primary unit in a single-family residential zone.
 4. Individual Property Owner. The term "individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. The term "individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.) except for a community land trust (as defined by Revenue and Taxation Code § 402.1(a)(11)(C)) or a qualified nonprofit corporation (as defined by Revenue and Taxation Code § 214.15).

ATTACHMENT 5 – PC WORKSHOP REPORT 5/1/2025
Title 17 – ZONING (DRAFT)
Division IV - REGULATIONS APPLYING IN ALL DISTRICTS
Chapter 17.45 AFFORDABLE HOUSING
Section 17.45.083 “Two-Unit Development” -

5. Unit. The terms “unit,” “housing unit,” “residential unit,” and “housing development” mean primary unit(s) except where specifically identified as an accessory dwelling unit (ADU) or junior ADU.
- D. Denial. Grounds for denial of a ministerial approval include, but are not limited to, the specific adverse impacts or property conditions as set forth below
1. Roads.
 - a. The project is served by a public or private street that does not meet the minimum design standards for emergency access of the city or other responsible agencies.
 - b. The street that serves the project site exceeds the established standards for dead-end road lengths.
 2. Location. The project site is located within the High and Very High Fire Severity Zone, and the structure, site, or vegetation conditions will not comply with the following:
 - a. The property will not conform to all state-defensible space and vegetation management laws.
 - b. All new structures and any additions within the state-designated fire hazard severity zones will not be built to (WUI) Wildland Urban Interface and/or (VHFHSZ) Very High Fire Hazard Severity Zone requirements according to the most current state mapping designation and city development requirements.
 - c. Any modified structures will not conform to WUI requirements. Roofing, exterior building coverings, windows, and decking with noncombustible and ignition-resistant materials must meet the performance requirements of the California Referenced Standards Code Title 24, Part 12. All openings in the building must be retrofitted with approved ember-resistant vents or similar.
 4. Utilities.
 - a. The project site is in an area not served by the municipal wastewater collection system and cannot or will not comply with applicable Shasta County environmental health requirements for onsite waste disposal (septic systems).
 - b. Public utilities, including adequate fire flows as determined by the fire marshal, are not available or are insufficient to serve the site.
 5. Environment.
 - a. The project would have a specific adverse environmental impact that cannot be mitigated without discretionary entitlement authorities. This includes requirements for off-site improvements or other measures needed to mitigate established public health and safety requirements.
 6. Density.
 - a. The project would result in the development of more than two units on a lot created pursuant to Gov. Code, §66411.7. A primary residential unit includes both primary and accessory residential units where a lot has been previously subdivided pursuant to Gov. Code §66411.7. Construction of an accessory dwelling unit shall constitute a new

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primary unit when two units - including a primary unit and an accessory unit - exist on a lot at the time of project application.

- E. Application and Fees. The applicant for ministerial review of a two-unit development shall complete an application on a form made available by the city. The form shall be accompanied by the applicable permit application fee. The applicant shall provide all information identified on the form and any other information necessary to determine the project's consistency with the applicable objective development standards. No application shall be accepted unless it is complete as prescribed and is accompanied by payment of all applicable fees. Only individual property owners may apply for a two-unit project. All persons with a mortgage interest in the property must consent in writing to the project application.
1. For development on any lot created in violation of the Subdivision Map Act (SMA), the applicant shall obtain a Certificate of Compliance per the SMA for the lot and provide the certificate with the application.
- F. Ministerial action. The director or designee shall render a decision on an application upon such application being deemed complete and consistent with this code and state law. Notwithstanding anything to the contrary set forth in this code, the director's action to grant or deny an application is final and not subject to appeal.
1. The ministerial approval of a two-unit project shall not take effect until the owner demonstrates that all required documents have been recorded (e.g., deed restriction, easements).
 2. The permit approval shall require the owner and applicant to hold the city harmless from all claims and damages related to the approval and its subject matter.
- G. Objective development standards and requirements for two-unit residential development.
1. Demolition. Existing structures on a project site may be completely demolished and replaced, subject to compliance with all applicable development standards.
 2. Yards. The following yard requirements apply:
 - a. Front, as established by the applicable zoning district.
 - b. Rear and side, a minimum of four feet.
 - c. Setbacks for existing structures. An existing legally established structure or a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure shall not require any setback beyond what currently exists.
 - d. Setback encroachments. The setbacks imposed by the applicable zone shall yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot, but in all cases shall maintain a minimum setback of four feet from the side and rear property lines.
 - e. Front setback encroachment. No encroachment is allowed within the front yard setback.

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3. Height restrictions. No new residential unit may exceed the height standards as specified in this code. Accessory dwelling units are limited to the height for accessory buildings as established in the applicable zoning district.
4. Parking. Each residential unit shall have at least one off-street parking space, which shall comply with applicable zoning standards for size, location, and slope.
5. Utilities. Each primary dwelling unit shall have its own direct utility connection to city utility services and is subject to payment of applicable development impact fees.
6. Fire-hazard mitigation measures. A lot and any structures constructed on a lot that is located in the moderate, high, and very high fire hazard severity zones shall comply with city and SLFPD fire hazard mitigation measures for residential construction.
7. Rental Term. Any unit created pursuant to Government Code Section 65852.21 may only be rented for a term longer than thirty (30) days and is not eligible for a short-term rental permit.

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Chapter 17.45 AFFORDABLE HOUSING

Section 17.45.084 “Urban Lot Split”

17.45.084 Urban lot splits within single-family residential zone districts.

- A. Purpose and applicability. This section establishes requirements for urban lot splits:
1. This section implements Government Code § 66411.7 and 65852.21. This section is applicable only so long as Government Code § 66411.7 and 65852.21 are operative.
 2. Where this section or Government Code § 66411.7 or 65852.21 conflicts with any other provision of this municipal code, this section and Government Code §66411.7 and §65852.21 shall control.
 3. Any development standard or requirement not specifically addressed by this section or Government Code §66411.7 or §65852.21 shall conform to all other provisions of this code and all other objective requirements governing subdivisions. Nothing in this section precludes application for a development permit under another section or chapter of the municipal code.
- B. Urban lot splits requirements. This section authorizes a ministerial review process for parcel maps that create no more than two lots in a single-family residential zone (urban lot split) in compliance with Government Code §66411.7. Urban lot split is defined as a subdivision involving the division of an existing, legally created lot in a single-family residential zone into two parcels in accordance with the requirements of this code and state law.
1. Application.
 - b. A parcel map application for an urban lot split shall be made to the city on a form provided for that purpose. The applicant shall provide all information identified on the form and any additional information required by the director or city engineer to determine the project's consistency with the standards applicable to urban lot splits and this code. No application shall be accepted unless it is complete and accompanied by payment of all applicable fees.
 - c. Only individual property owners may apply for an urban lot split. The term "individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. The term "individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.) except for a community land trust (as defined by Revenue and Taxation Code § 402.1(a)(11)(C)) or a qualified nonprofit corporation (as defined by Revenue and Taxation Code § 214.15). Any person with a mortgage interest in the lot to be split under this section must sign the application indicating the person's consent to the project.
 - d. Projects that include a two-unit housing development in addition to an urban lot split shall also adhere to the requirements specified in Section 17.45.083.
 2. Review procedures.
 - a. Completeness review. The director or designee shall determine whether the application is complete and consistent with the Government Code. The director shall provide an applicant with a written determination identifying items that were not complete or are inconsistent with the objective standards applicable to urban lot splits within 30 days after the application is submitted.
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- b. Ministerial action. The director or designee shall make a ministerial decision pursuant to Section 17.13.020 within 30 days following such application being deemed complete. Notwithstanding anything to the contrary set forth in this title, the action to grant or deny an application for an urban lot split is final and not subject to appeal.
 1. A tentative parcel map for an urban lot split shall be approved ministerially if it complies with all requirements of this title. Recordation of a tentative parcel map is not required. A final parcel map shall be approved ministerially after the owner demonstrates that all required documents have been recorded (e.g., deed restriction, easements). The expiration date of the tentative map is determined by Title 16 and Government Code §§ 66452.6 and 66463.5. An approved tentative map is valid for 24 months after its effective date.
 2. As set forth in Chapter 17.10, the approval shall require the permittee to hold the city harmless from all claims and damages related to the project approval and its requirements.
 3. A lot created pursuant to the urban lot split process cannot be sold or transferred until the parcel map has been recorded.
 4. The property owner and applicant shall reimburse the city for any enforcement costs associated with enforcing the requirements of this title or project approval.
3. Lot split requirements. An urban lot split shall satisfy the following requirements:
 - a. Map Act compliance. The urban lot split shall conform to all applicable objective requirements of the Subdivision Map Act, Government Code § 66410 et seq., and this title. The buyer or grantee of a lot created pursuant to this section has those remedies established in state law and any other applicable legal requirement.

The city has all the remedies available to it under the Subdivision Map Act, Government Code § 66410 et seq., including, but not limited to, the following:

 - i. An action to enjoin any attempt to sell, lease, or finance the property.
 - ii. An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.
 - iii. Criminal prosecution when applicable.
 - iv. Recordation of a notice of violation against the property.
 - v. Temporary or permanent withholding of any related development permits or approval for use of the subject property until such time as all applicable violations are resolved.
4. Consistent with Government Code §66411.1, dedication of rights-of-way and construction of city standard frontage improvements is required for an urban lot split. The project must also meet the following standards:
 - a. Zone. The lot to be split is located in a zone where a single-family dwelling is the permitted primary residential use pursuant to this title. This includes lots in the Suburban

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Residential (SR 1 and SR 2), Residential Estate (RE), and Rural Residential (RR 2 and RR 5) zoning districts.

- b. Lot location. The purpose of the following list is to summarize the requirements of Government Code § 65913.4(a)(6)(B) through (K), as may be amended from time to time. Government Code § 66411.7(a)(3)(C) identifies site characteristics that may prohibit the use of the urban lot split process.

A lot to be split shall not be located on land subject to any of the following:

1. A designated wetland or open space easement.
 2. Within a designated high or very high fire hazard severity zone, unless at the time of application the site complies with all fire-hazard mitigation measures and standards established by the Shasta Lake Fire Protection District (SLFPD) and the city.
 3. A hazardous waste site that has not been cleared for residential use.
 4. Within a designated 100-year flood hazard area, unless the site:
 - i. Is the subject of a letter of map revision approved by the Federal Emergency Management Agency and issued to the city;
 - ii. The city’s designated flood plain administrator determines that the project meets Federal Emergency Management Agency requirements and the minimum flood plain management criteria of the National Flood Insurance Program and this code.
 5. Land under conservation easement or other adopted natural resource protection plan.
 6. The lot to be split shall not be a historic property or within a historic district that is included on the State Historic Resources Inventory, nor within or on a site that is designated by city ordinance as a historic landmark, historic property or historic district.
- c. Prior urban lot split. The lot to be split shall not have been established through a prior urban lot split, nor shall it be located adjacent to any lot that was established through an urban lot split by the same owner of the lot to be split, or by any person acting in concert with the owner. The term "any person acting in concert with the owner" includes a third party that coordinates or assists the owners of two adjacent lots with their respective urban lot splits.
- d. Impact on protected housing.
1. The urban lot split shall not require or include the demolition or alteration of any of the following :
 - i. Housing that is income-restricted for households of moderate, low, or very low-income.
 - ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

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- iii. Housing, or a lot that had housing, that has been withdrawn from rental or lease under the Ellis Act, Government Code §§ 7060 through 7060.7, at any time in the 15 years prior to submission of the urban lot split application.
 - iv. Housing that has been occupied by a tenant in the last three years.
2. As part of the application, the applicant and owner shall provide a sworn statement warranting that the provisions of this section and state law are satisfied.
- e. Lot size. The lot to be split shall be at least 2,400 square feet in area. The resulting lots shall be at least 1,200 square feet in area. The resulting lots shall be split into two roughly equal parts, with neither lot being smaller than 40% of the original lot's size. The minimum lot dimensions and the minimum building site standards specified by the applicable base zone district shall yield to the degree necessary to avoid precluding the construction of up to two units on each resulting lot and shall not preclude each resulting unit from being at least 800 square feet in floor area.
 - f. Easements. The owner shall enter into an easement agreement to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots. Each easement shall be shown on the tentative parcel map and recorded against the property.
 - g. Lot access. Each lot shall have permanent access to or directly adjoin the public right-of-way. Access shall be designed, constructed, and maintained in compliance with the driveway standards specified in the city and fire district standards.
 - 1. Access to flag or rear lots (i.e., lots that do not have frontage on the public right-of-way) created by an urban lot split shall be provided through an access established by recorded easement.
 - h. Number of units allowed. No more than two dwelling units of any kind may be built or exist on a lot that results from an urban lot split. For purposes of this section, the term "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, an ADU, or a JADU.
 - i. Separate conveyance.
 - 1. Within a resulting lot.
 - i. Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.
 - ii. Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.
 - iii. All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.
 - j. Regulation of uses.
 - 1. Owner occupancy. The applicant for an urban lot split shall sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the

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resulting lots as the applicant's principal place of residence for a minimum of three years after the urban lot split is approved.

- k. Deed restriction. The owner shall record a deed restriction in a form approved by the city that does each of the following:
 - 1. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - 2. Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
 - 3. States that an urban lot split forms the property and is therefore subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development.
- l. Specific adverse impacts. Notwithstanding anything else in this section, the city may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a specific adverse impact on either public health or safety or on the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
 - 1. The term "specific adverse impact" has the same meaning as in Government Code § 65589.5(d)(2).
 - 2. The building official may consult with and be assisted by any other city staff member as may be necessary in making a finding of specific adverse impact.

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Chapter 17.43 STANDARDS FOR SPECIFIC USES

Section 17.43.220 Telecommunications and wireless facilities

18.43.220 Telecommunications and wireless facilities.

- A. Purpose. The purpose of this section is to provide a uniform and comprehensive set of standards for the development, siting, installation, and operation of wireless telecommunications antennas and related facilities ("wireless telecommunications facilities"). These regulations are intended to protect and promote public safety, community welfare and the aesthetic quality of the city, consistent with the goals, objectives and policies of the general plan and design and architectural standards while at the same time providing for managed development of wireless telecommunications infrastructure in accordance with applicable state and federal law. The city intends to apply these regulations to accomplish objectives, including but not limited to the following:
1. Foster an aesthetically pleasing urban environment, prevent visual blight, protect and preserve public safety and the general welfare, and maintain the character of residential and adjacent neighborhood commercial areas consistent with the general plan and applicable area plans and in compliance with applicable state and federal legislation and laws, including but not limited to the Telecommunications Act of 1996, the Spectrum Act of 2012, and applicable FCC orders.
 2. Because wireless telecommunications antennas and related facilities for cellular and mobile phones and personal communications systems are considered a primary commercial use of property, such facilities are prohibited in residentially zoned districts unless:
 - a. Such location is necessary to provide wireless services to residents and businesses in the city; and
 - b. The placement, construction, and modification of such wireless telecommunications facilities at such a location will not impose visual blight or permanently harm environmental resources.
 3. Provide universal access to wireless telecommunications services.
 4. Support the use of wireless telecommunications to maintain and enhance information resources and services.
 5. Permit the use of wireless telecommunications technology to enhance the economic vitality of the city.
 6. Facilitate the creation of an advanced wireless telecommunications infrastructure for residents, businesses, industries and others.
 7. Establish and maintain telecommunications facilities that are components of a wireless telecommunications infrastructure designed to enhance the city's emergency response network and do not interfere with such emergency systems in violation of applicable federal or state regulations.
 8. Establish a process for obtaining necessary permits for wireless telecommunication facilities that provides greater certainty to applicants and the public while ensuring compliance with applicable zoning requirements.
 9. As technology changes, provide opportunities to reduce wireless telecommunications facilities' negative aesthetic or land use impacts.
 10. Support the use of wireless services to enhance public health and safety as well as the public welfare of the city.
- B. Applicability of regulations. The provisions of this chapter shall apply to all facilities for the transmission and/or reception of wireless radio, television, and other communication signals, including, but not limited to,
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commercial wireless communications services (personal communication, cellular and paging) including, without limitation, antennae, small cell installations, masts, poles, towers, structures, buildings, additions to existing antennae, masts, poles, towers, structures, or buildings.

- C. Locational Criteria - amateur radio antennas. An amateur radio antenna may be installed on a lot in any district if it complies with the following criteria:
1. Setbacks. Location in any required front or street side yard or within ten feet of any other side and rear property line is prohibited.
 2. Maximum Height. Twenty feet above the district height limit. Additional height may be authorized with a use permit.
 3. Surface Materials and Finishes. Highly reflective surfaces shall not be permitted.
- C. Locational Criteria - satellite antennas. A satellite antenna exceeding twenty-four inches in diameter may be installed on a lot in any zoning district if it complies with the following criteria. Antennas twenty-four inches or smaller in diameter need not comply with these requirements if they are affixed to the main or accessory structure.
1. Residential Districts.
 - a. Setbacks. Shall be located on the rear one-half of the lot; shall be at least ten feet from any rear or side property line; and, in the case of a corner lot, shall not project beyond the front yard required or existing on the adjacent lot and shall be colored to minimize glare. In cases where there are front-yard setbacks greater than eighty feet, the antenna may be located in the middle of the lot, provided that a site development permit is obtained in each case.
 - b. Screening. A screen, fence, or earth berm shall be constructed to hide the base of the antenna from view from the street and adjoining front yards in cases where the antenna is located in the middle of the lot.
 - c. Maximum Height. Twenty feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position.
 - d. Abutting Interior Lot. In case of an interior lot abutting upon two streets, it shall not be erected so as to encroach upon the front yard required for either street.
 2. All Other Districts.
 - a. Setbacks. Shall not be located closer than fifteen feet to any public street as measured from the edge of the right-of-way.
 - b. Maximum Height. Thirty-five feet, measured from ground level immediately under the antenna to the highest point of the antenna in its highest position. If mounted on a roof, the antenna shall not extend more than ten feet above the height limit established for the district.
 - c. Screening. The structural base of a satellite antenna, including all bracing and appurtenances, but excluding the dish itself, shall be screened from view from public rights-of-way and any adjoining "R" district by walls, fences, buildings, landscape, or combinations thereof not less than four feet high.
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- d. **Undergrounding.** All wires and/or cables necessary for the operation of the antenna or reception of the signal shall be placed underground, except for wires or cables attached flush with the surface of a building or the structure of the antenna.
 - e. **Surface Materials and Finishes.** Highly reflective surfaces shall not be permitted.
 - f. **Advertising.** Antennas shall not be used for advertising purposes.
- D. **Locational Criteria:** Microwave receiving and transmitting antennas or relay equipment. Microwave antennas and equipment may be installed with a site development permit on any lot in a commercial or industrial district except in a required setback area. All wires or cables necessary for the operation of the antenna or reception of the signal shall be placed underground, except wires or cables that may be attached flush with the surface of a building or structure. Landscape or solid screening shall be placed around the base of any tower to screen the tower from view and to provide a physical separation between the tower and any pedestrian or vehicular circulation on a site.
- E. **Compliance with applicable codes.** Telecommunication and wireless communication facilities constructed in the city shall comply with all applicable city, state, and federal codes and standards.
- F. **Permits.** All telecommunication and wireless communication facilities shall be subject to the following:
- 1. **Zoning Clearance.** All building-mounted facilities and new facilities that collocate on or within an existing approved tower or other facility, and which comply with all relevant standards for the district in which the facility will be located and with the requirements of Federal Section 6439(a) Wireless Facility Siting.
 - 2. **Administrative Permit.** Facilities that require an administrative permit shall include:
 - a. All ground-mounted facilities that are not collocated with other existing facilities or are within 300 feet of a residential district.
 - b. Collocations that involve the installation of improvements that increase the height of an existing or similar facility by ten percent or greater, or that replace a facility no longer in conformance with the zoning or building codes.
 - c. Facilities determined to have a significant impact on the designated scenic resources of the community. In such a case, the director may require an independent third-party review, at the expense of the applicant, to confirm the radio frequency needs of the applicant.
 - 3. **Use Permits.** Facilities that require a use permit shall include:
 - a. Multiple communication sites proposed by a single applicant, in which case a use permit will serve as a master land use permit for all sites under a single review.
 - b. Facilities that do not otherwise comply with the requirements of this section or federal requirements.
 - 4. **Permitting timelines:** The FCC established timeframes for local governments to act on wireless facility applications shall apply, subject to the requirement that all necessary application information and materials to make the required determinations and findings are provided in a timely manner:
 - a. 90 days for collocation applications.
 - b. 150 days for applications for new facilities.
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- G. Height. All telecommunication and wireless communication facilities shall be limited to the minimum height that is functionally necessary to accomplish the purpose of the facility and, where feasible, shall allow for the future collocation of antenna arrays. Building-mounted facilities shall not exceed fifteen feet above the maximum height permitted for the district within which they are located.
- H. Minimum Setbacks. Telecommunication and wireless communication facilities, including guy wires and accessory facilities, shall be set back two times the height of the tower from any residential district boundary unless a stealth design or the specific conditions of the site will mitigate the visual impact.
- I. Preferred Locations. Telecommunication and wireless communication facilities shall be collocated with existing facilities where feasible (regardless of zoning district). All facilities shall be designed and located to minimize their visibility to the greatest extent feasible, considering technological requirements, by means of placement, screening, stealth techniques, and camouflage. The applicant shall use the smallest and least visible antennas feasible to accomplish the coverage objectives. All wireless telecommunications facilities proposed for locations where they would be visible from the public right-of-way or from existing residential development shall incorporate techniques to camouflage the facility or blend it into the surrounding environment.
- J. Prohibited Locations. Telecommunication and wireless communication facilities shall not be located:
1. On the site of any designated federal, state, or local historic landmark.
 2. Within fifteen hundred feet of an existing tower, unless it is collocated on an approved facility or multiple-user site, unless such location is determined to be technologically required or determined to be a visually preferable location by the approving authority.
 3. Within a residential zoning district, unless building-mounted in a stealth manner, satisfactorily disguised in a stealth structure, or totally enclosed within a building.

Where a provider can demonstrate the need for a wireless telecommunication facility in an otherwise prohibited location, the planning commission may consider such request by use permit. Approval of the permit is subject to those conditions of approval that may be determined necessary to satisfy the requirements and findings of Section 18.43.220.01.A.2.

- K. Visual Compatibility. The purpose of this subsection is to ensure that wireless communication facilities are designed and constructed using stealth technologies to minimize visual impact and preserve the aesthetic quality of the community. The director or designee will review applications to ensure compliance with stealth technology requirements and may require facility modifications to achieve better concealment when necessary. The following standards of visual compatibility and screening shall apply:
1. All communication facility equipment shall be screened or camouflaged to reduce visual impacts.
 2. All antennas, towers, or related equipment shall be coated with a non-reflective finish or paint consistent with the visual background as viewed from public rights-of-way where the facility is to be located.
 3. Acceptable screening for ground-mounted equipment shall include existing vegetation and/or new landscaping, which is designed and located pursuant to the requirements of Section 17.40.190.
 4. Building-mounted equipment shall be located, painted, and/or architecturally designed so as to be compatible with adjacent buildings and/or uses.
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- 5. All wireless communication facilities must employ stealth technology to minimize visual impact when required to do so by the approving authority.
- L. Interference. Interference with a public-safety radio system is not allowed. Prior to receiving a zoning clearance, site development permit, or use permit, applicants shall submit engineering studies evaluating transmission and radiated output power (to the third harmonic). The studies may be reviewed by the city's selected telecommunications expert, who shall advise the approving authority on whether the application should be approved or denied based on the results of said study and its applicability to local regulations and findings for approval.
- M. Technological Progress. When telecommunications technology becomes available and economically viable to allow the height of cell towers to be reduced by fifty percent or more or to allow sites to be eliminated altogether, such facilities shall be upgraded or eliminated within twenty-four months of a request by the city to do so.
- N. Discontinuance of Use. The service provider shall notify the city of any intent to discontinue operation no less than thirty days prior to discontinuance. Upon discontinuance of use, all related equipment shall be removed and the property restored to the preconstruction condition within ninety days.