PLANNING COMMISSION AGENDA

City Council Chambers

66 North Lassen Street, Susanville, CA 96130
Phone (530) 252-5118 Fax (530)257-4725

Tuesday, October 22, 2019 – 6:30 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

BUSINESS FROM THE FLOOR (NO ACTION TO BE TAKEN)

APPROVAL OF MINUTES:
7.23.19
8.13.19

PUBLIC HEARING ITEMS:

1. Consider approval of Resolution 19-1079 approval of the General plan amendment to the land use map.
2. Consider approval of Resolution 19-1080 recommending approval of zone change RZ-19-003, Filed by Jason Colbert.

NON-PUBLIC HEARING ITEMS: None

CORRESPONDENCE: None

CITY ATTORNEY REPORT: None

COUNTY REFERRALS: None

COMMISSION ITEMS:

ADJOURNMENT

The Planning Commission's action on Use Permit (including Planned Development Use Permits) and Variance items may be appealed to the City Council within 5 business days of action. The Planning Commission's action on Tentative Subdivision items may be appealed to the City Council within 10 business days of action. Appeals of the Planning Commission's action must be made in writing on the form provided by the City and must be accompanied by a fee adopted by the City Council. Appeals of Planning Commission actions must be based on comments made known (either through written or verbal comment) at the Planning Commission Meeting. Please contact the Community Development Department for more information regarding appeals.
ACCESSABILITY: An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.

SUSANVILLE PLANNING COMMISSION
CHAIR PERSON Linda Robinette
COMMISSIONERS ~ Dan Foster, Alan Dowdy, Wayne Jambois, Melanie Westbrook

Susanville Planning Commission Minutes
July 23, 2019
City Council Chambers
66 N. Lassen St. Susanville, CA 96130

Call to order at 6:46 p.m.

Roll Call of Commissioners Present: Commissioner Westbrook, Commissioner Foster, Commissioner Dowdy, Commissioner Jambois, Chair Linda Robinette.

City staff present: Marlin Johnson, City Planner, Amy Lopez, Administrative Staff Assistant

Approval of the Agenda: Motion by Commissioner Jambois, second by Commissioner Foster, **All in favor:** Jambois, Foster, Dowdy, Westbrook and Robinette.

Business from the floor: Harold Kimbriel voiced his concerns regarding the Susanville Garden Apartments. He stated that the project was approved by the Commission and was not completed to those standards. He said sound barriers were on the plan but were not completed. Mr. Kimbriel felt that the funds for this project were not used correctly.

Approval of Minutes: None

Public hearing items: Consider approval of Resolution 19-1075 approving use permit and architectural design and site plan review to allow mixed use, residential with commercial and/or office, in a C-2 zone on property located at 55 South Sacramento Street file number (U-19-005)

City Planner Marlin Johnson explained that the matter before the Commission is a proposal to add communal living space apartments to the second floor of a commercial office building. Ten individual sleeping/living rooms are proposed with two bathrooms, one shared kitchen, one laundry and one lounge area. The property is zoned General Commercial/Shopping Center District, which requires a Use Permit for residential or mixed used occupancy. An Architectural and Site Plan Review is required for a Use Permit.

Staff is recommending adoption of Resolution No. 19-1075 approving Use Permit and Architectural and Site Plan Review for U 19-005 for William Valentine on APNs: 105-231-01, 105-231-12 & 105-231-13 subject to the conditions listed in the Resolution.

Mr. Valentine explained that when he bought this property, his plan was to turn the upstairs area into a fully furnished, upscale, short-term living space for transients like correctional officers, or nurses. He explained that he would like to fully furnish these rooms to make a convenient stay for occupants.

Chair Robinette asked Mr. Valentine if he will be renting to male and female tenants.

Mr. Valentine responded that he would prefer one or the other; however, he does not want to discriminate. He added that he will have a property manager there to conduct interviews on potential occupants.

Chair Robinette stated there are two bathrooms, a shared kitchen area, a laundry area, and a shared lounge area, she asked Mr. Valentine if the existing apartment will be for a manager.

Mr. Valentine responded that he would have a manager in another unit.

Chair Robinette inquired about the size of some of the rooms.

Mr. Valentine responded that he may combine rooms for a larger more comfortable unit.

Chair Robinette asked Mr. Valentine if he is planning on moving the Iron Horse Gym.

Mr. Valentine responded that he is looking to sell the gym and move the martial arts downstairs in the warehouse area. He would like to leave a 24-hour workout area for tenants.

Chair Robinette asked Mr. Valentine about the type of occupant he is looking for.

Mr. Valentine responded that he would like to make these rooms available to correctional officers, or nurses who would appreciate an affordable, nicer room with security.

Commissioner Jambois asked Mr. Valentine where the access to the upstairs for tenants will be.

Mr. Valentine said there are three accesses to the building, near the front, along the side near Sacramento Street and by H&R Block.

Commissioner Jambois stated that the 2100 Main Street address that is on the map provided in the packet is an old mailing address and was never used for mailing purposes.

Mr. Valentine responded that there are two different addresses for this building, 2100 Main St and 55 S. Sacramento Street.

Commissioner Jambois mentioned that a mail receptacle with a lock and key for the tenants would be something to consider so there would be less confusion for the mail carrier. He added that he feels this is a great plan and Susanville will benefit from this.

Chair Robinette asked if the project would be for low income individuals.

Mr. Valentine responded it is not his plan to make this a low-income facility.

Commissioner Dowdy and Chair Robinette commented about the lounge area near the east end of the building having no egress. If a fire occurred in the kitchen or at the west end there is no exit.

Mr. Valentine responded that he would be willing to move things around if needed and he is unsure if he wants to have a stove, he may only put in a commercial microwave.

Mr. Johnson added that this project will not go forward without approval from the Fire Marshal.

Motion to approve Resolution 19-1075 by Commissioner Westbrook, second by Commissioner Jambois all in favor Motion carried. Ayes: Jambois, Foster, Westbrook, Dowdy and Robinette. Absent: None.

Consider approval of Resolution 19-1076 & 19-1077, recommending approval of the General Plan Amendment to the land use map and Rezone for RZ-19-002 for the Susanville Indian Rancheria on APN: 103-190-06.

Commissioner Dowdy recused himself from the discussion and left the room because of his employment with the Susanville Rancheria.

Mr. Johnson explained that the next matter is a request by the Susanville Indian Rancheria for a General Plan Amendment and rezone to an 18-acre property south of Skyline Road and east of Paul Bunyan Road. The existing zoning is R-4 Multi Family Residential, and the proposed zoning is Commercial Office. The existing General Plan designation is Single-Family Residential, and the proposed general plan designation is General Commercial. The Environmental Determination is to be determined prior to final Council approval. The applicant is requesting a General Plan Amendment to Commercial Office and a Rezone to Commercial Office. The Project Questionnaire submitted with the application notes a need for a new health clinic. The facility would be located on the northeast portion of the property. The clinic is anticipated to be 38,000 square feet in size and may include a section for dialysis if a partnership with the Davita Corporation can be made. The northeast portion of the property would be available for business offices and potentially for small retail establishments. The southern bulk of the property is proposed to remain undeveloped due to topography restrictions.

James Mackay, Tribal Administrator for the Susanville Indian Rancheria, explained that the Rancheria has grown and has had a positive impact on the community. The current health clinic is limited on the availability for expansion and there is a need for a new clinic. The only way to do this would be on property that is outside of the original 30 acres that the Tribe has. He explained there is potential for the 875 acres that the Tribe purchased above Spring Ridge Road in 2000, but the sewer lines do not have the capacity and the Tribe would have to spend millions of dollars to fix this issue. The Tribe would like to move the health clinic across from the Skyline Storage units. Mr. Mackay said the intent is to have the clinic on the northeast corner of the property and add other tribal businesses on Paul Bunyan and Skyline Road. He explained that due to the rocks on the slope of Paul Bunyan they are limited on developing South of the property. He explained that once the clinic is built the plan is to cover all services instead of being forced to send patients to Redding or Chico for care. There is a need in our community for specialties such as optometry and this can be a good opportunity.

Commissioner Westbrook asked Mr. Mackay if this clinic, specifically dialysis, will be open to everyone or only to Tribal members.

Mr. Mackay responded that all services at the clinic, including dialysis, will be open to everyone not only tribal members.

Commissioner Jambois commented that his only concern is the zoning. He explained that about 4 years ago the City was directed by the State to come up with more R-4 zoning and if it is changed, then the City may be out of compliance. Jambois mentioned that he envisions the Rancheria will be pressured in the future to build homes in this area. He added that he enjoys the area below the proposed development being an open space for wildlife.

Mr. Johnson responded that the change in zoning will more likely protect this area from residential development, a use permit would be required at that point.

Commissioner Foster commented on the open space being a spawn ground for deer and this may be something to consider.

Dena Bovay, Tribal Chair Woman of Susanville Indian Rancheria, spoke about the proposed area. She explained that this property is where she was raised and considers it home. She added that the Rancheria does not plan on building any homes on this property.

Ike Lowry, past Tribal Chairman, stated that doctors and services are limited in Susanville. Mr. Lowry explained that the current clinic is overcrowded, and he would like to see the facility expand with more uses and be open to everyone.

Commissioner Foster asked if there will be doctors at the clinic who have patients, or if this be a general clinic.

Ms. Bovay responded that the doctors will have their own established patients. She added the current doctors are available to everyone and there will be a variety of doctors available for patients so this will help people that have to travel out of town for specialties like dialysis. The Rancheria's vision is to have room for all of the specialties that patients are driving out of town for and these would be available to everyone.

Chair Robinette commented that she has been inside the current clinic and it is overcrowded.

Motion to approve Resolution 19-1076 by Commissioner Jambois, second by Commissioner Foster. Motion carried. Ayes: Jambois, Foster, Westbrook, and Robinette. No: None. Abstain: Dowdy Absent: None.

Motion to approve Resolution 19-1077 by Commissioner Westbrook, second by Commissioner Foster. Motion carried. Ayes: Jambois, Foster, Westbrook, Dowdy and Robinette. No: None. Abstain: Dowdy Absent: None.

Commissioner Jambois commented that he is honored to help Susanville Indian Rancheria.

Chair Robinette expressed her gratitude to the Susanville Indian Rancheria for having the vision to expand the clinic.

Commissioner Dowdy enters the room.

Non-Public Hearing Items: None.

Correspondence: None.

City Attorney Report: None.

County Referrals: None.

Commission Items:

Commissioner Jambois commented on the recent fire on Weatherlow Street. He added that he is concerned about losing other dilapidated properties in town to transients looking for shelter.

Commissioner Westbrook responded that she agrees it is a problem but there are people willing to help clean up and neighbors of some of these properties are speaking out.

Mr. Johnson said he feels that the City is more proactive about this issue now more than ever.

Chair Robinette asked Mr. Johnson if there is any progress on the Mount Lassen Hotel.

Mr. Johnson responded that he emailed the owner's representative but had no response.

Commissioner Dowdy commented on the improvements at the parking lot on Fairfield Avenue.

Adjournment: Motion to adjourn at 8:00 p.m. by Commissioner Foster, second by Commissioner Jambois. Motion carried. Ayes: Jambois, Foster, Westbrook, Dowdy and Robinette. No: None. Absent: None.

Respectfully submitted by,

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Amy Lopez, Administrative Staff Assistant

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Gwenna MacDonald, City Clerk

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Approved On:

Susanville Planning Commission Minutes
August 13, 2019
City Council Chambers
66 N. Lassen St. Susanville, CA 96130

Call to order at 6:33 p.m.

Roll Call of Commissioners Present: Commissioner Westbrook, Commissioner Foster, Commissioner Dowdy, Commissioner Jambois, Vice Chair Linda Robinette.

City staff present: Marlin Johnson, City Planner, Amy Lopez, Administrative Staff Assistant

Approval of the Agenda: Motion by Commissioner Jambois second by Commissioner Foster, **All in favor:** Jambois, Foster, Dowdy, Westbrook and Robinette.

Business from the floor: None.

Approval of Minutes: None.

Public hearing items: Consider approval of Resolution 19-1078 approving a use permit to allow fencing to exceed standard height allowances in a PF zone on property located at 1110 Main Street file number (U-19-006)

City Planner Marlin Johnson explained that the matter before the Commission is the proposal to enhance security at the high school by installing an eight-foot black chain link fence along portions of the east and west side, as well as a portion of the north side. Six-foot black decorative fencing is proposed for most of the front, north side, of the property. Rolling vehicle gates and pedestrian gates will also be incorporated into the fencing. The height limit standards for fences (17.96.030) may be exceeded for any zoning district provided that a use permit is issued. Standard height limitations for fences are three feet in the required front yard setback, except that open wire or chain link fencing may reach to a five-foot height. Fences in side and rear yards may not exceed six feet.

Staff feels the proposal is reasonable for security and has a design that is aesthetically acceptable for the most part. The portion of the project that most exceeds code and perhaps the desired perspective along Main Street is in the northeast quadrant of the project where eight-foot chain link is proposed in the front yard. The front in the Public Facilities District is twenty feet in depth.

Staff is recommending adoption of Resolution No. 19-1078, approving Use Permit for U-19-006 for Lassen Union High School District on APN: 103-350-01. This is a design review to exceed the height allowances.

Dean Ross, Supervisor of Maintenance and Operations for Lassen High School, spoke of his experience firsthand with belligerent people coming on campus while students are present and refusing to leave. He added that currently near the bus shop there are 6-feet-high cyclone fences and throughout the night people are seen on camera jumping over these fences.

Commissioner Jambois asked Mr. Ross if he feels that by adding an 8-foot fence rather than a 6-foot fence, this will alleviate people from trespassing. He asked if the fence will be designed in a way that would make it more difficult for someone to jump over the fence.

Mr. Ross responded that it would be more difficult to jump an 8-foot fence then a 6-foot fence. He continued that there will be decorative fencing along the front of the school from the two-story building to the main office doors, and people will have to come through a gate to get to the main campus. There will be a handicap accessible route along Main St. by the two-story building next to the Main Office. He added that the lawn in front of the school will still be visible and open. Mr. Ross mentioned this has been in the process for several years and most of the comments received were concerns of the school looking like a prison or students not being able to leave during lunch but he reassured the Commission that the fence will not stop open campus for students, those who are eligible academically, will still be allowed to leave for lunch.

Commissioner Westbrook asked about the entrances.

Mr. Ross said there will be an entrance with a gate off Weatherlow and Main Streets. He added that during the next phase, at the entrance where the parking lot starts near Frontier, they would like to put in electric gates. The plan is for the gates off Richmond Road to have cyclone rolling gates and there will be a wire sensor so they will automatically open if there are late returns during any games or events. The main entrance closest to the building will have rolling decorative gates and then electric gates coming off Pacific Street. Mr. Ross explained the ones located near the entrance will be open during drop off in the morning and closed during school hours.

Chair Robinette asked if parking will still be available for non-curricular events.

Mr. Ross responded that the parking lot is needed for the community and will still be available for events, there will just be a key to check out now.

Chair Robinette said this has been a long time coming and asked if the fence will increase the safety and security of the high school.

Mr. Ross answered yes and explained that the biggest driving force to put in these fences came from a man that stole a car a few years ago and eventually crashed near the school. He ran through campus, jumped a 6-foot fence and into the girl's gym. Fortunately, the girls were not in the gym at the time, but the potential danger and safety issue was an eye opener for the board.

Chair Robinette said that in today's world, we need to be able to lock down a campus at a moment's notice.

Mr. Ross said that due to safety he feels this fence is important.

Commissioner Dowdy mentioned weak spots on the fence and asked Mr. Ross if there will be daily maintenance.

Mr. Ross said it will be a joint effort between custodial maintenance and security to watch for any weak spots on the fence. He added this will not stop everyone, but it is a preventative measure.

All Commissioner members are in support of this project and feel that it is much needed for protection at the school.

Commissioner Jambois said he supports this project and thinks it is a great idea.

Motion to approve Resolution 19-1078 by Commissioner Jambois, second by Commissioner Foster. Motion carried. Ayes: Jambois, Foster, Westbrook, Dowdy and Robinette. Absent: None.

Commissioner Dowdy asked Mr. Ross when the tentative start date is.

Mr. Ross said they are hoping to complete the first phase by the end of October.

Non-Public Hearing Items: None.

Correspondence: None.

City Attorney Report: None.

County Referrals: None.

Commission Items:

Mr. Johnson discussed the interpretation of the code. He added that the code is not always clear, and a decision must be made, so he encourages people that disagree with the interpretation to make an appeal. He added that if the Commission feels that the code is not written well enough, there can be a recommendation made to Council to amend the code.

Chair Robinette responded that there have been times that people do not agree with their rulings and for those who do not agree she advises them to appeal. She added that they are only appointed Commission members and they do their best.

There was discussion regarding Elizabeth Norton's article written on August 6, 2019 in the Lassen County Times.

Adjournment: Motion to adjourn at 7:04 p.m. by Commissioner Jambois, second by Commissioner Foster. Motion carried. Ayes: Jambois, Foster, Westbrook, Dowdy and Robinette. Absent: None.

Respectfully submitted by,

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Amy Lopez, Administrative Staff Assistant

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Gwenna MacDonald, City Clerk

Approved On:

CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
October 22, 2019

FILE NUMBER		RZ 19-003	
APPLICANT/OWNER		Jason Colbert/Steve Pezzullo	
REPRESENTATIVE		Jason Colbert	
REQUEST		General Plan Amendment and Rezone.	
ASSESSORS PARCEL NO.		105-020-16	
PARCEL SIZE		1.47 acres	
LOCATION		Southwest of 1445 Paul Bunyan Road, between the Forest Service and the BLM Yards on the south side of Paul Bunyan Road	
EXISTING ZONING		PF (Public Facilities) District	
SURROUNDING ZONING AND LAND USE		**ZONING**	**LAND USE**
	North	C-M	Clinic to the northeast Undeveloped to the northwest
	South	PF	Intergovernmental Facility/Offices
	East	PF	BLM Storage and Facilities Yard
	West	PF	Forest Service Storage and Facilities Yard
PROPOSED ZONING		R-4 (Multiple Family Residential) District	
EXISTING GENERAL PLAN DESIGNATION		Public and Government – Other Public	

PROPOSED GENERAL PLAN DESIGNATION Multiple Family Residential

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ENVIRONMENTAL DETERMINATION To Be Determined Prior to Final Council Approval

COMMENTS RECEIVED:

City Building Official – Building permits required prior to development

City Fire Department – Sprinklers will be required, OK with zone change

Public Works – Full street frontage improvements will be required; plans for site work, including grading, utilities and ingress/egress are to be prepared for submittal; provide additional right-of-way as needed to accommodate development;

Public- No comments received at this time.

PROJECT DESCRIPTION:
The applicant is requesting a General Plan Amendment to Multiple Family and a Rezone to Multiple Family Residential District. The Project Questionnaire submitted with the application notes a need for affordable multi-family housing. The concept includes two, two-story apartment buildings with eight dwelling units each, two single-story apartment buildings with four dwelling units each and an office building. A future transit stop area is also anticipated for the front of the property. Screening and buffering from the industrial uses and office use to the east, west and south is also planned.

ANALYSIS:
The General Plan designation is Public and Government (Other Public). The property is zoned PF (Public Facilities) District.

The subject property is an undeveloped parcel. There are established governmental uses on the three sides of the property that are south of Paul Bunyan Road. These include storage and service yards for the federal government and interagency offices. Paul Bunyan Road is a Collector Street and has utility services located therein. There is a medical clinic and undeveloped property to the north along Paul Bunyan Road.

Typical residential uses are not allowed in the Public Facilities District. Any residential use other than governmental-type housing such as transitional housing, correctional facilities or emergency shelters is not allowed without a zone change and associated General Plan amendment.

The proposed zone change may suit the community's future interests. An appropriately developed infill parcel seems preferable to a vacant lot. As the Planning Commission has recently recommended approval of a zone change for some existing R-4 acreage, this proposal could balance out some of the potential housing loss. (Note that this hearing is for the General Plan Amendment and Rezone requests, not for any particular proposed use.)

The proposed zone change could be determined to fit the surrounding zonings and existing uses, or not. This greater area of Public Facilities zoning does have residential zoning and established residential uses on all three sides lying south of Paul Bunyan Road. R-4 zoning has a maximum of twenty (20) dwelling units per acre, which would

allow a maximum of twenty-nine (29) units on this parcel. Twenty-four (24) units are proposed per the Project Questionnaire.

Potential traffic impact from R-4 zoning versus PF zoning is difficult to discern as it would depend on the type of PF development that might occur on the subject property.

Environmental Determination: The applicant has requested to delay initiating the environmental study until the Planning Commission had heard the proposed General Plan Amendment and Rezone request and made a recommendation to Council. Staff agreed to include a condition to allow the CEQA determination to be delayed temporarily.

Criteria for General Plan Amendments: The General Plan may be amended when the following findings can be met:

1. The proposed amendment is deemed to be in the public interest.
2. The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety and welfare.
4. The proposed amendment has been processed according to the applicable provisions of CEQA.

Findings:

Public Interest: To date the City has not received any notice of opposition to the project, either in writing or verbally. There is an ever-ongoing need for housing in the community. Affordable housing is typically higher on the needs list.

Consistency with General Plan: Amending the Plan to Multiple Family Residential can be deemed consistent as some higher intensity housing uses are allowed in Public Facilities. The intent of the General Plan is to allow flexibility in regulating land use, as well as developing tools to implement the Plan. Housing variety, housing opportunity and housing quality are integral to the Plan.

Per Land Use, the proposal would encourage yet manage growth in this area. Infrastructure, services and utilities are sufficient to serve the proposed density. Adequate buffering and screening from adjacent uses can be provided by siting and developing appropriately. Per Circulation, the property accesses a collector street and the proposal will include abundant parking availability. Public transit could further enhance the proposed project. Per Economic Development, the proposal demonstrates Susanville's readiness for growth and can add to workforce housing availability. Per Community Health, Safety & Conservation, the proposal adds density and infill versus expansion of services.

Public Health, Safety and Welfare: These are broad terms used to describe compatibility of a project with the surrounding neighborhoods and the greater community. The lack of public comment suggests the proposal is not contrary to public interests.

Compliance with CEQA: If the proposal receives favorable consideration from the Planning Commission an investment in the CEQA review and determination is likely to move forward. There will be a requirement for completion of the CEQA process prior to any final approval by the City Council.

RECOMMENDATION: Adoption of Resolution No. 19-1079 & 19-1080, recommending approval of the General Plan Amendment and Rezone for RZ19-003 for Steve Pezzullo on APN: 105-020-16, subject to the conditions listed in the attached Resolutions.

ATTACHMENTS:

1. Resolution No. 19-1079
2. Resolution No. 19-1080
3. Zoning Map
4. Site Plan

RESOLUTION NO 19-1079
A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION RECOMMENDING TO THE SUSANVILLE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT TO THE LAND USE MAP

WHEREAS, Jason Colbert filed an application for a General Plan Amendment on that property known as Assessor's Parcel Number 105-020-16, located on the south side of Paul Bunyan Road to the southwest of 1445 Paul Bunyan Road; and

WHEREAS, the CEQA review must be completed to the satisfaction of the city prior to any final approval of this General Plan Amendment by the Susanville City Council; and

WHEREAS, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of October 22, 2019, considered both written and oral comments presented concerning the General Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED the City of Susanville Planning Commission hereby recommends that the City Council approve the General Plan Amendment for the property to Multiple Family, based upon the following findings of fact:

1. The proposed amendment if deemed to be in the public interest.

2. The proposed amendment is consistent with and compatible with the rest of the General Plan and any implementation programs that may be affected.

3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety and welfare.

4. The proposed amendment will be processed according to the applicable provisions of CEQA prior to any final approval by the City Council.

5. The amendment to the Susanville General Plan land use map is necessary to bring the General Plan and Zoning into consistency as required by the State Planning and Zoning Law, Government Code Section 65860.

APPROVED: _____
Linda Robinette, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: _____
Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

The foregoing resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 22nd day of October, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

Jessica Ryan, City Attorney

RESOLUTION NO 19-1080
A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION RECOMMENDING TO THE SUSANVILLE CITY COUNCIL APPROVAL OF ZONE CHANGE RZ-19-003, FILED BY JASON COLBERT

WHEREAS, Jason Colbert filed an application for a zone change on that property known as Assessor's Parcel Number 105-020-16, located on the south side of Paul Bunyan Road to the southwest of 1445 Paul Bunyan Road; and

WHEREAS, the CEQA review must be completed to the satisfaction of the city prior to any final approval of this zone change by the Susanville City Council; and

WHEREAS, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of October 22, 2019, considered both written and oral comments presented concerning the zone change; and

NOW, THEREFORE, BE IT RESOLVED the City of Susanville Planning Commission hereby recommends that the City Council approve the zone change and to amend the Zoning Map to reflect the Multiple Family Residential (R-4) District, based upon the following findings of fact:

1. The proposed zone change will be processed according to the applicable provisions of CEQA prior to any final approval by the City Council.

2. The zoning will be consistent with the Susanville General Plan land use map as required by the State Planning and Zoning Law, Government Code Section 65860 and is deemed to be in the public interest.

APPROVED: _____
Linda Robinette, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: _____
Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

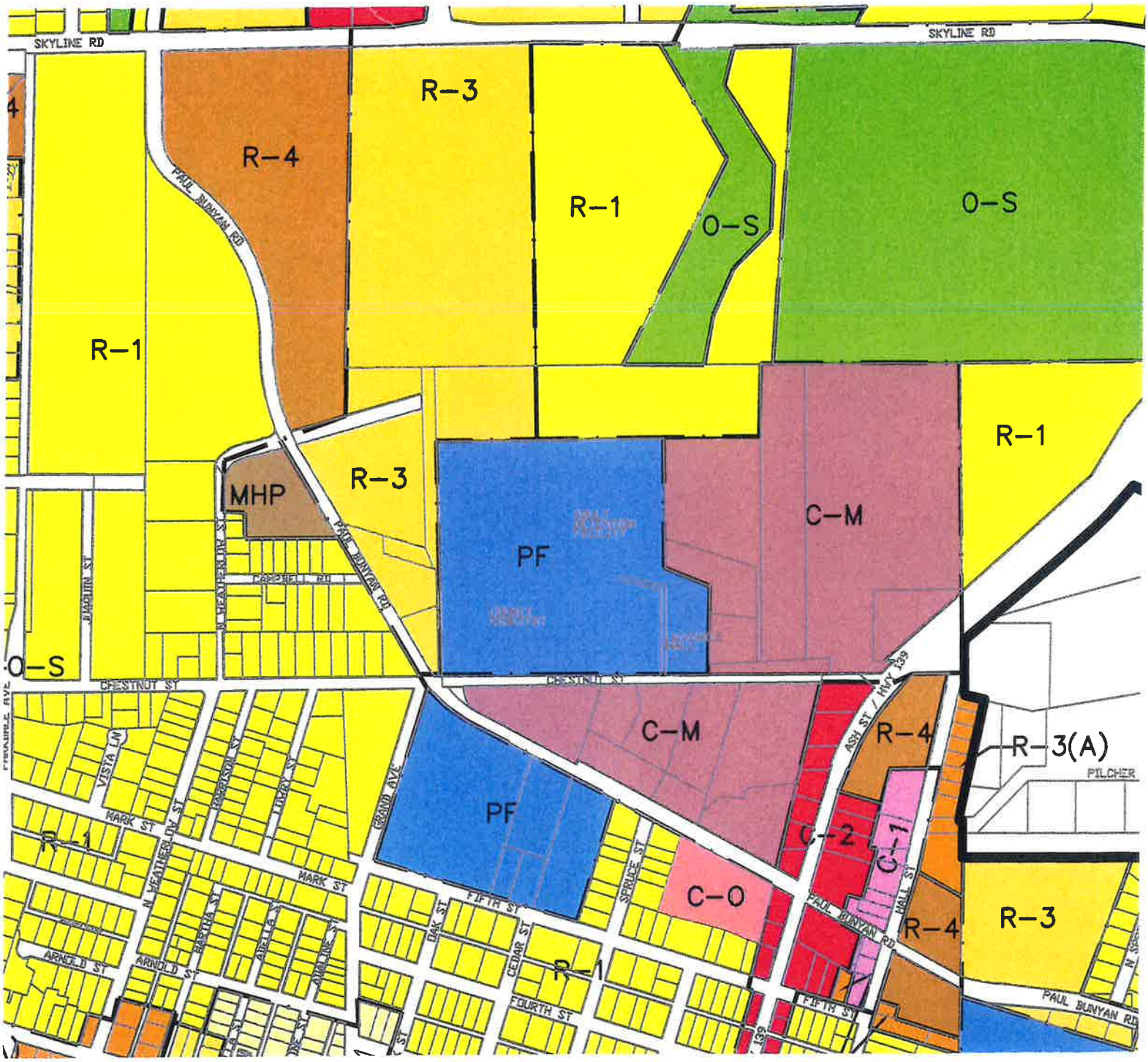
The foregoing resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 22nd day of October, 2019, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

Jessica Ryan, City Attorney


SKYLINE RD
SKYLINE RD
R-3
R-4
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O-S
O-S
PAUL BUNYAN RD
R-1
R-1
MHP
R-3
PF
C-M
PAUL BUNYAN RD
CAMPBELL RD
JIAQUIN ST
N WEATHERLOW ST
O-S
CHESTNUT ST
CHESTNUT ST
C-M
R-4
R-3(A)
ASH ST / HWY 139
PILCHER
VISTA LN
MARK ST
R-1
N WEATHERLOW ST
HARRISON ST
LUCKY ST
GRAND AVE
PF
C-2
C-1
MARK ST
SPRUCE ST
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ADELLA ST
AVALINE ST
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