

RESOLUTION PCR 21-01

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MT. SHASTA, CALIFORNIA,
APPROVING THE ARCHITECTURAL DESIGN
APPLICATION WITH CONDITION AND ADOPTION
OF CALIFORNIA ENVIRONMENTAL QUALITY ACT
CLASS 3 EXEMPTION FOR THE CYPRESS
SPRINGHILL PROJECT.**

WHEREAS, the City of Mt. Shasta received an Architectural Design Application from JAM Group Management, LLC. for a new cannabis cultivation, manufacturing, and distribution facility on a 4.9 acre vacant parcel (APN 057-771-030) in the northwestern corner of City Limits (“Project”); and

WHEREAS, the Architectural Design Review requires Planning Commission review and make necessary findings to approve new commercial structures in City Limits to ensure compliance with City Design Guidelines 2010; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (California Public Resource Code §2100 et seq., hereafter CEQA); and

WHEREAS, the Planning Commission determined that the project qualifies for a Class 3 Categorical Exemption from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures); and

WHEREAS, on February 16, 2021, the Planning Commission at a Regular meeting reviewed the application, at which time all interested persons were given full opportunity to be heard and to present evidence;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Mt. Shasta hereby resolves follows:

Section 1. Pursuant to the California Environmental Quality Act, within the meaning of Public Resources Code Sections 2080(e) and 21082.2 within the record and/or provided at the public meeting, the Planning Commission hereby finds and determines as follows:

Finding: The Project qualifies for a Class 3 Categorical Exemption from environmental review per the California Environmental Quality Act Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

Evidence: The Project is the development of a 1,440 square foot building with complimentary parking area. The development would not be used to store hazardous materials. The Project would not expand existing City services or electrical service. Therefore, the Project qualifies for a Class 3 Categorical Exemption because the proposed

development would not result in a commercial structure larger than 2,500 square feet and does not involve the use of significant amounts of hazardous substances.

Compliance with Law: That the Categorical Exemption was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Mt. Shasta.

Independent Judgement: That the Categorical Exemption reflects the independent judgment and analysis of the City of Mt. Shasta.

No Significant Effect: That the Planning Commission finds there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment.

Section 2. The Planning Commission finds that based upon the entire record, pursuant to Section 18.60.040 of the Mt. Shasta Municipal Code the following findings can be made for the Architectural Design Review of the Project:

1. The proposed building and site plan are consistent with the photographic examples shown in the guidelines of acceptable styles, elements, themes, materials, massing, detailing, landscaping, and relationships to street frontages and abutting properties.
2. The design of the proposed building or structure includes universally acceptable wall materials, or alternative treatments for panelized or prefabricated structures, identified in the guidelines under Color/Materials.
3. Roof design includes appropriate detail to match the surrounding structures, does not create glare, and is complementary in color to the building.
4. Design of the structure is sufficient to prevent vibrations or noise from sources internal to the structure from being detected at the property lines.
5. The proposed color scheme is consistent with the preferences identified in the guidelines under Color/Materials. The base color is a neutral color and the trim color accents or contrasts the base color.
6. The site plan demonstrates both motorized and non-motorized connectivity from the public right-of-way to the buildings and other site amenities.
7. The proposed development is in conformity with the standards of the City's land development code and other applicable ordinances insofar as the location and appearance of the building and structures are involved.

Section 3. Planning Commission Action

The Planning Commission hereby adopts PC Resolution No. 21-01 approving the California Environmental Quality Act Categorical Exemption for the Cypress Springhill Development and approving the Architectural Design Review application with the

condition that a pedestrian connection is constructed from the building to the City Right-of-Way at the time of sidewalk installation on Springhill Road.

APPROVED AND ADOPTED this 16th day of February 2021.


AYES: Higuera, Findling, Beck, Saryon, McDowell, Pardee

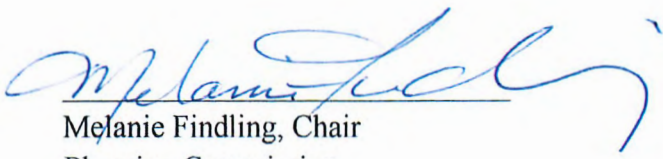
NAYS:

ABSTAIN:

ABSENT: Kirby

ATTEST:


Juliana Lucchesi
City Planner


Melanie Findling, Chair
Planning Commission