

## Mt. Shasta Regular Planning Commission Meeting Minutes

In Person at Mt. Shasta City Park Upper Lodge, 1315 Nixon Road, Mt Shasta and Online at [MountShasta.22Ave.tv](https://MountShasta.22Ave.tv)  
Tuesday, March 15, 2022; 6:00 p.m.

Item	STANDING AGENDA ITEMS
1.	<b>Call to Order and Flag Salute</b> – Chair Saryon called to order at 6:05PM
2.	<b>Roll call</b> <b>Present:</b> Acting Chair Saryon and Commissioners Beck, Higuera, Pardee, and Sheppard <b>Absent:</b> Chair Findling, Commissioner McDowell
3.	<b>Public Comment:</b> No public comments.
4.	<b>Meeting Minutes</b> Motion to approve by Alan Pardee and Second by Paul Beck. Unanimous approval.
5.	<b>Case #2022.09, Starbucks Variance</b> <b>Date Filed:</b> February 11, 2022 <b>Owner:</b> Shasta Hoof LLC <b>Applicant:</b> Superior Electrical Advertising, Inc <b>Request:</b> A variance is being requested for a menu box larger than four square feet for the Starbucks project at 301 East Lake Street in the City of Mt Shasta (APN 057-241-490). <b>Environmental Determination:</b> Categorically Exempt from CEQA, Existing Facilities, Class I, 15301, consisting of minor alteration to the existing structure, involving no or negligible expansion of use. <b>Project Coordinator:</b> Teresa R Spade, AICP, City Planner Commissioner Nion Sheppard recused himself from the item. City Planner Teresa Spade introduced the item and read the staff report. Commissioner Beck asked if the sign is currently installed. Planner Spade indicated the sign is installed but they are only using half of it. There were no public comments. Commissioner Beck indicated that given that the other similar facilities have been approved he believes it is appropriate to approve, however believes that the exemption that was previously in the code should be put back in the code. Commissioner Higuera indicated that she is in favor of approval in this case, however would like to discuss drive-thrus as an ordinance restriction in the future, due to pollution. Commissioner Pardee appreciates that they are using their smallest sign. Chair Saryon indicated support in that the box will not be visible. Paul Beck made a motion to approve project 2022.09, Starbucks Variance, subject to the findings for Resolution PCR 22-01, to allow for a menu box greater than four square feet in size as shown in Attachment 2 of the staff report. Belinda Higuera, second. Approval was unanimous, noting that Commissioner Nion Sheppard recused himself, and Chair Findling Commissioner McDowell were absent.
6.	<b>Commission and Staff Comments</b> Commissioner Pardee commented that he wants the root barriers at the Starbucks moved to the correct location. Planner Spade indicated Public Works is addressing this. Commissioner Higuera asked how other commissioners feel about limiting drive thrus. Commissioner Beck would like to limit the amount of corporate entities. Commissioner Sheppard agrees and also suggests that we look at a moratorium on the

conversion of retail to restaurants. Planner Spade indicated that the only thing she has seen like a moratorium on restaurants would be in the case where there was a water shortage. Planner Spade indicated that change to Use Permit would be more appropriate than a moratorium if there was an issue regarding too many restaurants. The Planning Commission directed planning staff to research these topics and come back with a report. Chair Saryon asked if staff could initiate drafting of a density bonus ordinance in compliance. The Planning Commissioners welcomed Commissioner Sheppard to the team. Planner Spade indicated that it has come to her attention that some business licenses have been approved for commercial use in Commercial zones in residences, without planning and building approvals for the conversion from residential to commercial. Commissioner Sheppard asked about requirements for Short Term Rental applications.

**7. Future Agenda Items** – Future items are topics brought to the Planning Commission from a public petition, city staff, Planning Commission member(s), and City Council for review and action. All dates refer to first introductions to the Planning Commission and can be altered due to time and priority level.

- a. Trails Association trailhead proposal - TBA
- b. Joint City Council/Planning Commission Walk Bike Ride Mt Shasta joint Workshop April 2022
- c. Architectural review for 103 East Lake Street, and for Mountainside Cannabis– TBA

**8. Adjourn** – Adjourned at 6:58 P.M.