

Jackson Planning Commission Minutes Special Meeting of July 19, 2010

COMMISSION MEMBERS PRESENT:

Dave Butow
Kathryn Devlin Vice-Chairman
Walt Hoeser, Chairman
Darek Selman

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COMMISSION MEMBERS ABSENT:

Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Chairman Hoeser called the meeting to order at 6:30 p.m.

1. Public Matters Not on the Agenda.

None.

2. Public Hearing – Conditional Use Permit 2010-02 for Motherlode Broadcasting, Jim Guidi at North end of Placer Drive to erect an 85 Foot High Free Standing AM Broadcast Antenna.

City Planner Peters reported the applicant, Motherlode Broadcasting, Inc., is proposing to erect an 85 foot high free standing AM broadcast antenna and small (10 foot by 10 foot) equipment building at the north east end of Placer (APN 020-070-039). The property, located immediately north of the Amador Senior Center parking lot, is owned by the City of Jackson and is currently vacant. The site will be accessed via the parking lot for the Senior Center off of New York Ranch Road as noted on the provided Project Location Map. At their July 12 City Council meeting the Council unanimously approved the conceptual approval for Lease of City Property (APN 020-070-039) north of Amador Senior Center Parking Lot for a Radio Station Antenna.

The antenna consists of a circular metal ground screen installed approximately 6 inches underground with a 240 foot diameter, a 7 foot by 7 foot concrete foundation, and the 85 foot high antenna which is 18 inches wide at the base and tapers to 5 inches wide at the top.

The City of Jackson General Plan Designation and Zoning for this site is Recreation with a Planned Development overlay. Development Code Article III Section 17.58.025 Telecommunication Facilities allows for radio antennas with a Conditional Use Permit. In accordance with the

California Environmental Quality Act (CEQA) an Initial Study was prepared for this project. The Initial Study did not reveal any significant adverse environmental impacts that could not be mitigated. For this reason, the project qualifies for a Negative Declaration.

Should the Planning Commission choose to approve this project, the following findings must be made in accordance with Section 17.76.030 Findings and Decision (for Use Permits) of the Development Code:

1. The proposed use is allowed by the Development Code (Article III, Section 17.58.025) and is consistent with the General Plan.
2. The proposed use is consistent with the overall character of the surrounding neighborhood because of its proximity to the City's Corporation Yard where there are other industrial-like facilities.
3. The proposed use will not have a significant adverse effect upon the environment because the proposed use would be occurring adjacent to an urbanized area on previously graded property.
4. The operating characteristics of the proposed use are compatible with existing and future land public land uses in the vicinity.
5. Granting the Use Permit would not be detrimental to the public health, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zone in which the property is located.
6. The site, which is already graded relatively flat, is physically suitable for the type and density/intensity of the proposed use.

City Planner Peters noted staff has no recommended conditions of approval for the proposed antenna project. Should the Planning Commission chose to approve the conditional use permit for Motherlode Broadcasting, the following actions are recommended:

1. Instruct staff to file a Notice of Determination; and,
2. Adopt a Resolution approving Conditional Use Permit 2010-02 for Mr. Jim Guidi of Motherlode Broadcasting based on the Findings in this report.

In response to the public notice published, the City has already received several letters of support from community members. The letters of support have been submitted by ACUSD Superintendent Dick Glock, Amador County Sheriff-Coroner Martin Ryan, Amador County Senior Center Executive Director Laurie Webb, Amador County Veterans Service Officer Floyd Martin, Andy Rodriguez and Terri Works, Amador County Environmental Health Robert Fourt, Jackson City Fire Department Fire Chief Mark Morton, ACES Paul Molinelli Jr. Oak Manor, LLC Ron Regan, and the Board of Supervisor John Plasse.

Jim Guidi, applicant was present to answer question of the Planning Commission.

Chairman Hoeser opened the public hearing. John Plasse spoke in favor of the approval of the conditional use permit for Motherlode Broadcasting, Jim Guidi at North end of Placer Drive to erect an 85 Foot High Free Standing AM Broadcast Antenna. Hearing no further comments from the public regarding Chairman Hoeser closed the public hearing.

After considerable discussion among the Planning Commission and staff the following motion was made:

Moved by Vice-Chairman Devlin, seconded by Commissioner Selman, and unanimously carried to:

- 1. Instruct staff to file a Notice of Determination; and,**
- 2. Adopt a Resolution approving Conditional Use Permit 2010-02 for Mr. Jim Guidi of Motherlode Broadcasting based on the Findings in this report.**

3. 2010 Architectural Regulation Workshop.

City Planner Peters reported at the June 21 meeting the Planning Commission reviewed a draft that was incomplete. The July Draft has incorporated sections that were inadvertently left out of the June version. Additionally, all figures have been added to the document. These Draft Regulations are essentially comprised of general standards which apply citywide, more stringent standards that apply to residential and commercial development in the historic areas of the City, and standards for new subdivisions.

The purpose of this item is to hold a workshop to review these Draft Regulations. If the document is satisfactory, staff will place an item on the August Planning Commission agenda to make a formal recommendation to the City Council. The Architectural Design Review Committee will be appointed once the Architectural Regulations is approved.

Staff presented the Planning Commission a letter/illustrations from Kathleen duBois regarding her concerns that 8-foot fences would not be compatible within the context of the historic area.

City Planner Peters stated she would request Robin Peters and John Auto to review the Draft Regulations and provide their input on the document.

Commissioner Butow requested the Amador County Historic Society be noticed regarding the public hearing on this item. She stated she would get this information out to the public.

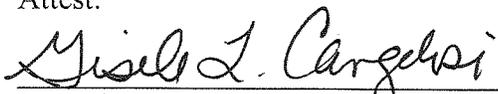
Chairman Devlin stated she wanted to thank and give recognition to the members of the Architectural Regulations Committee, Kathleen duBois, City Planner Susan Peters and City Clerk Gisele Cangelosi for their dedicated assistance in the drafting and preparation of these regulations.

4. Administrative Reports.

City Planner Peters stated monies were budgeted to complete remaining General Plan Elements.

Adjourn 7:28 p.m.

Attest:



Gisele Cangelosi, City Clerk

Date Approved: August 16, 2010