

Jackson Planning Commission

Minutes

Regular Meeting of June 20, 2011

COMMISSION MEMBERS PRESENT:

Joe Assereto
Kathryn Devlin Vice-Chairman
Darek Selman
Walt Hoeser, Chairman

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COMMISSION MEMBERS ABSENT:

Dave Butow

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. Approval of Minutes. Minutes from the May 16, 2011 Meeting.

Moved by Vice-Chairman Devlin, seconded by Commissioner Selman to approve the Minutes of the May 16, 2011 meeting as presented.

3. Public Hearing –Rezone and General Plan Amendment, Hazel S. Powell, Trustee for Cuneo Trust, 1316 Jackson Gate Road, APN 020-050-008.

City Planner Peters reported Hazel S. Powell, Trustee for the Cuneo Trust, has submitted an application to rezone and amend the City of Jackson's General Plan land use designation for 1316 Jackson Gate Road (APN 020-050-008) from Residential Duplex (RD) to Professional Office (PO). The Cuneo Estate is in the process of donating the land to the Mother Lode Land Trust (MLLT), which may utilize the existing house on the property for their office. Additionally, the MLLT may rent other rooms in the house to other small, local organizations. The Cuneo Trust provides that the property be preserved and maintained in its current state. Thus, the land cannot be further improved. For this reason staff will recommend a negative declaration for the proposed project.

Zoning and General Plan designations for the surrounding properties include Limited Commercial to the south and west and High Density Residential and Historic Commercial to the north. The project site is bound on the east by the City limits. The County of Amador zoning for the property to the east is Exclusive Agriculture (AG).

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. For this reason, the project qualifies for a Negative Declaration. The proposed Rezone and General Plan Amendment request was circulated to responsible agencies for comment. No written comments have been received regarding the proposed project.

1. The proposed rezone and amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan;
2. The proposed rezone and amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed rezone and amendment will not have a significant adverse effect upon the environment.

Michael Kirkley, representative for Cuneo Trust, was present to answer questions of the Planning Commission and provided brief summary of the proposed use.

Chairman Hooser opened the public hearing. Pat McMullen's concern was regarding ingress and egress traffic for that driveway. Hearing no further comments from the public regarding Chairman Hooser closed the public hearing.

Mr. Kirkley stated he get together with Pat McMullen to address her concerns.

Moved by Vice-Chairman Devlin, seconded by Commissioner Assereto to recommend the City Council approve the Rezone and General Plan Amendment request for Hazel S. Powell, Trustee for Cuneo Trust, 1316 Jackson Gate Road and forward the request and its associated negative declaration to the City Council for adoption.

4. Historic Design Review for Façade Improvement Rosebud's, 26 Main Street.

City Planner Peters reported the Development Code, Article IV, Chapter 17.77 Historic Design Review requires any project in the Historic Commercial Zone requiring a building permit to be reviewed and approved by the Design Review Committee. In the event there is no Design Review Committee, the Planning Commission has the authority to review the project (Article IV, Section 17.70.020). The proposed project is zoned Historic Commercial and does require a building permit.

The applicant is requesting approval of proposed façade improvements at 26 Main Street, Rosebud's Restaurant. The improvements include moving the façade forward to be parallel with the sidewalk, replacing the existing windows on either side of the front doors, replacing the front doors and threshold to meet American's with Disabilities Act (ADA) standards, replacing the rock below the windows and replacing it with decorative wood siding, installing a corrugated aluminum shed roof awning, and repainting the building. The Planning Commission was provided a copy of the plans.

In accordance with Development Code Section 17.77.040 – Findings and Decision for Certificate of Appropriateness, the following findings must be made for approval of the requested design:

1. The project, including its character, scale and quality of design, is consistent with the purpose of the Development Code, and all applicable development standards and historic design guidelines;
2. With regard to a designated historic resource, the proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site;
3. With regard to any property located within the Historic Commercial Zone, the proposed work conforms to the Historic Design Guidelines for the district and does not adversely affect the character of the district;
4. The proposed project is consistent with the General Plan.

It is staff's opinion that all four findings can be made for this project.

Mary Pulskamp and Robert Lockhart, applicants, were present to answer questions of the Planning Commission and provided brief summary of the proposed project.

Chairman Hoeser opened the public hearing. The following individuals provided public comment: Kathy duBois, Gary Reinhold, Thornton Consolo and Jack Georgette. Hearing no further comments from the public regarding Chairman Hoeser closed the public hearing.

The main issues raised by the Planning Commission and the public:

1. The replacement materials proposed looked like it was from the Frontier era not historic like the rest of the street.
2. Proposed color scheme was not submitted.
3. Doesn't like the proposed medallion insert.
4. Look and location of the proposed columns, downspouts and gutters.
5. There were several comments made regarding the type and size of windows.
6. Suggested the windows to be wood framed and not vinyl.
7. Application needed more articulation, not enough information provided for review and consideration.
8. Felt the applicant must comply with Historic Building Code.
9. Proposed door not ADA compliant.
10. Tin roof versus aluminum.

After considerable discussion among the Planning Commission and staff, staff suggested Vice-Chairman Devlin, as member of the Architectural Regulations Committee meet with the applicant to future discuss architectural regulations and concerns discussed.

Vice-Chairman Devlin stated she would be out of town until July 11 and could meet with the applicant on July 12.

Ms. Pulskamp stated she could meet with Vice-Chairman on July 12. She inquired if her application is continued to the July meeting would they have to stopped construction. City Planner Peters stated she would work with Senior Building Inspector White with regarding to building department issues.

City Planner Peters stated she would prepare a resolution based on Vice-Chairman's meeting with the applicant for consideration at the next meeting.

Commissioner Assereto stated the Planning Commission appreciates what the applicant is trying to accomplish and noted it was not their intention to halt Ms. Pulskamp's renovation.

Chairman Hoeser noted for the record, staff should request applicants provide more detail when these types of applications are submitted for consideration.

5. Historic Design Review - Elevations - National Hotel, 2 Water Street.

City Planner Peters reported the applicant is requesting approval of proposed façade improvements at 2 Water Street, The National Hotel. The improvements include replacing all existing windows (including aluminum horizontal sliders) with brown framed windows which replicates the original windows, removing the wood siding and re-stuccoing the entire building with the original "hand trowel" finish, rebuilding the balconies and awnings, repainting the building, and adding an elevator shaft structure on the western side of the building to comply with the American's with Disabilities Act. The Planning Commission was provided a copy of the plans.

Development Code, Article IV, Chapter 17.77 Historic Design Review requires any project in the Historic Commercial Zone requiring a building permit to be reviewed and approved by the Design Review Committee. In the event there is no Design Review Committee, the Planning Commission has the authority to review the project (Article IV, Section 17.70.020). The proposed project is zoned Historic Commercial and does require a building permit.

In accordance with Development Code Section 17.77.040 – Findings and Decision for Certificate of Appropriateness, the following findings must be made for approval of the requested design:

1. The project, including its character, scale and quality of design, is consistent with the purpose of the Development Code, and all applicable development standards and historic design guidelines;
2. With regard to a designated historic resource, the proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site;
3. With regard to any property located within the Historic Commercial Zone, the proposed work conforms to the Historic Design Guidelines for the district and does not adversely affect the character of the district;
4. The proposed project is consistent with the General Plan.

It is staff's opinion that all four findings can be made for this project.

Chairman Hoeser opened the public hearing. The following individuals provided public comment: Kathy duBois, Gary Reinoehl, Rebecca Brown, Thornton Consolo and Jack Georgette. Hearing no further comments from the public regarding Chairman Hoeser closed the public hearing.

The main issues raised by the Planning Commission and the public:

1. There were concerns that the rock on the back of the building would be covered with stucco.
2. The replacement materials used on the front balcony are not consistent with the existing materials.
3. There was a comment made that the stucco material needs to be chemically compatible with the existing stucco and brick mortar so as not to damage the integrity of the existing materials.
4. There were several comments made regarding the type and size of windows utilized. The suggestion from the public was for the windows to be wood framed.
5. Some of the existing windows have an arch or "eyebrow" over them that those commenting requested be retained.

Vice-Chairman Devlin reiterated the City Council at their September 13, 2010 meeting directed staff to implement the recommendations and in the near future hold a publicly noticed hearing, prepare a resolution to adopt the Architectural Regulations, amend the Development Code to incorporate the Regulations by reference. To date this has not been accomplished and tonight's agenda items are a good example as to why the City needs the Architectural Regulations in place. As the gate keeper and the stewards of the City please don't let this happen on our watch.

Chairman Hooser noted again for the record, staff should request the applicants provide more detail when these types of applications are submitted for consideration.

The Planning Commission continued the item to the July 18, 2011, meeting to allow staff to gather more information regarding these comments.

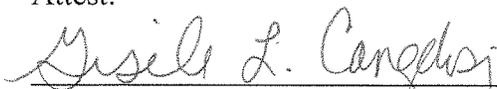
6. Administrative Reports.

a. Update Sign Ordinance Revisions.

City Planner Peters reported Thornton Consolo has submitted a report regarding the Task Force's review all business in the City for compliance with the Sign Regulations. She stated Sign Ordinance Revision/Workshop will be scheduled for the July 18 Planning Commission meeting and she would prepare a brochure for consideration at that meeting.

Adjourn 8:27 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: July 18, 2011