

Jackson Planning Commission
Minutes
Regular Meeting of May 18, 2015

COMMISSION MEMBERS PRESENT:

Walt Hooser, Chairman
Fred Hall
Paul Molinelli, Jr., Vice-Chairman
Bob Stimpson

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Wurzbarger, City Clerk

COMMISSION MEMBERS ABSENT:

George White

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. Actions minutes and audio recordings are retained for those desiring more detail on particular agenda item discussion. These audio recordings provide an accurate and comprehensive backup of Planning Commission deliberations and citizen discussion.

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

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes.

- a. Minutes from the February 17, 2015 meeting.

Moved by Vice-Chairman Molinelli, seconded by Commissioner Hall and carried by a 4 to 0 vote (Commissioner White absent) to approve the Planning Commission Minutes from November 17, 2014 as presented. Motion passed with the following vote:

AYES: Hall, Hooser, Molinelli, Stimpson
NOES: None
ABSENT: White
ABSTAIN: None

- b. Minutes from the April 20, 2015 meeting.

Moved by Vice-Chairman Molinelli, seconded by Commissioner Hall and carried by a 4 to 0 vote (Commissioner White absent) as amended. Motion passed with the following vote:

AYES: Hall, Hooser, Molinelli, Stimpson
NOES: None
ABSENT: White
ABSTAIN: None

3. Variance - Sign Exception to allow CDM Law to mount a roof mounted sign, Christopher De Manuelian, 847 N. Highway 49/88, APN 020-140-042.

City Planner Peters reported the applicant, Mr. Der Manuelian, is requesting a sign exception to allow for installation of a 30 square foot (approximate) roof mounted sign located at 847 North Highway 49/88. The applicant contends there is no other place to advertise on the building and that Finding (B) applies because the roof mounted sign will be more visible and therefore safer for motorists to locate their building. Section 17.54.165(E) of Article 111 of the Development Code prohibits roof mounted signs unless the Planning Commission finds that there is no other reasonable location for sign placement. In addition to the mentioned finding, one of the following findings from Section 17.54.160 must be made for the Planning Commission to approve the sign exception:

- A) The proposed exception is required to provide for safe installation of the proposed sign; or
- B) The proposed exception is consistent with the purpose and intent of Sign Ordinance as set forth in Section 17.54.010 and the resulting sign will be superior to the sign which would otherwise be allowed by Chapter 17.54 in its design, construction, and placement.

While exceptions are typically subject to the California Environmental Quality Act (CEQA), projects which have no possibility of causing an environmental impact can be categorically exempted from CEQA review in accordance with Section 15061(b)(3) of CEQA.

Should the Planning Commission choose to approve the sign exception for COM Law located at 847 North Highway 49/88 (APN 020-140-042) the following actions are recommended:

- 1. Instruct Staff to file a Categorical Exemption; and,
- 2. Adopt a resolution approving approve the sign exception for Mr. Der Manuelian – COM Law - located at 847 North Highway 49/88 (APN 020-140-042) based on the Findings in this report.

Chris Der Manuelian, CDM Law, was present to answer questions of the Planning Commission.

Chairman Hoeser opened public hearing. The following individuals spoke regarding Variance - Sign Exception: Thornton Consolo and Susan Hobbs. Hearing no further discussion Chairman Hoeser closed the public hearing.

City Planner Peter clarified this would not set a precedent because other businesses would have to go through this same variance process.

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

Moved by Commissioner Hall , seconded by Vice-Chairman Molinelli and carried by a 4 to 0 vote (Commissioner White absent) to approve Variance - Sign Exception to allow CDM Law to mount a roof mounted sign, Christopher De Manuelian, 847 N. Highway 49/88, APN 020-140-042 as amended.

- 1. Instruct Staff to file a Categorical Exemption; and,**
- 2. Adopt a resolution approving approve the sign exception for Mr. Der Manuelian – COM Law - located at 847 North Highway 49/88 (APN 020-140-042) based on the Findings in this report.**
- 3. The width of the sign shall be reduced from 12 to 9 feet; and**
- 4. The top of the sign shall not extend above the ridgeline of the roof structure.**

Motion passed with the following vote:

AYES: Hall, Hooser, Molinelli, Stimpson
NOES: None
ABSENT: White
ABSTAIN: None

City Planner Susan Peters stated the action is appealable to the City Council with a written request and a \$200.00 fee to the City Clerk within 10 calendar days.

4. Review the 2014-2019 Housing Element Update for the City of Jackson General Plan and associated California Environmental Quality Act Negative Declaration.

City Planner Peters reported the housing element, one of the seven state mandated elements of the General Plan, is a guiding document for housing development, the allocation of housing resources, and the continuation of housing-related services during the planning period of 2014-2019.

Typically, and in the past, Jackson has prepared its own housing element. However, in an attempt to be more cost effective and provide for a more regional approach for addressing housing needs, the City of Jackson collaborated with the County of Amador and the cities of Ione, Plymouth, and Sutter Creek to prepare a joint housing element. In January 2015, PMC, the consultant hired to prepare the housing element, in coordination with the joint cities and the State Housing and Community Development Department (HCD), submitted a Draft 2014-2019 Joint Housing Element Update that includes a joint policy document, individual programs, and housing needs assessment, constraints, resources, and a review of the existing housing elements. In a meeting with HCD in February 2015 the City was advised of a few suggested amendments to the draft document. Those amendments were made and the document was subsequently deemed complete by HCD in March.

In March, the finalized 2014-2019 Housing Element Update was provided to the Planning Commission and City Council and was placed on the City's website for public review. Additionally, in accordance with the California Environmental Quality Act, an Initial Study was prepared and notice was given to responsible agencies and interested parties that the City of Jackson intends to adopt a Negative Declaration. No comments have been received on the Negative Declaration notice.

The 2014-2019 Joint Housing Element Update replaces the existing 2007-2014 Housing Element which

was adopted June 14, 2010 and amended April 2, 2012. The policies outlined in the new document are essentially a continuation of the policies adopted in 2012. The main difference between the two documents is that the 2014-2019 Housing Element Update outlines five joint goal statements with policies and programs that promote regional collaboration to provide affordable and fair housing.

Staff recommends that the Planning Commission review the 2014-2019 Joint Housing Element Update provided in March, 2015 together with the attached Initial Study, conduct a public hearing, and adopt a resolution recommending City Council approval of the updated housing element and associated Negative Declaration.

Chairman Hoerer opened public hearing. Hearing no comments from the public, Chairman Hoerer closed the public discussion.

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

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and carried by a 4 to 0 vote (Commissioner White absent) to adopt a resolution approving recommendation of the 2014-2019 Joint Housing Element Update of the City of Jackson General Plan and associated Initial Study/Negative Declaration to the City Council. Motion passed with the following vote:

AYES: Hall, Hoerer, Molinelli, Stimpson
NOES: None
ABSENT: White
ABSTAIN: None

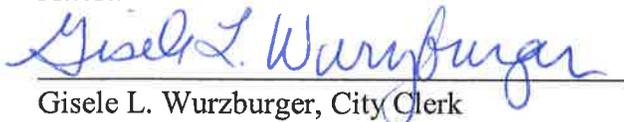
5. Administrative Reports.

City Planner Peters reported on the following:

1. At the May 11 City Council meeting it staff was directed to issue a notification of violation letter and follow-up enforcement to the businesses with signs in violation.
2. Jackson Rancheria has purchased Jackson Hills and will be submitting an application for Annexation, Pre-Zone and General Plan Amendment for consideration in the near future.

Adjourn 7: 30 p.m.

Attest:


Gisele L. Wurzbarger, City Clerk

Date Approved: August 17, 2015