

City of Jackson Planning Commission Summary Meeting Minutes of October 15, 2007

The Planning Commission of the City of Jackson met in the Civic Center Council Chambers, 33 Broadway, Jackson, California. Chairman Works called the meeting to order at 6:00 p.m..

COMMISSION MEMBERS PRESENT:

Dave Butow, Vice Chairman
Walt Hoeser
Letitia Sexton
Terri Works, Chairman
Wayne Garibaldi

CITY STAFF PRESENT:

Mike Daly, City Manager
Susan Peters, City Planner
Karon Knuist, Administrative Clerk

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.

Pledge of Allegiance

1. **Public Matters Not on the Agenda.** Thornton Consolo was disappointed and upset with the City Council Meeting regarding the Oak Manor expansion. He feels that there was a defect in the notification process and that the public hearing should have been put off until the notification process is complete. Mr. Consolo also felt that the City Council presented their decision in an insulting manner and that the City Council needs to treat the Planning Commission and its decisions with more respect.

2. **Approval of Minutes** - Regular Planning Commission Meeting of May 21, 2007.

MOTION: Commissioner Butow made a motion to approve the Regular Planning Commission Meeting of May 21, 2007, seconded by Commission Sexton. Motion was passed with all in favor, Commissioner Hoeser abstaining because he was not on the Commission at the time.

3. **Public Hearing – TPM 2766, Sierra Foothill Labs/Sandra and Tony Nurse, 255 Scottsville Blvd, APN# 044-340-029.** The applicant is requesting a lot split with no planned improvements on the new parcel.

Commissioner Butow wanted to know if the applicant had to come back before the Planning Commission if/when they decide to improve the parcel. City Planner Peters stated that they do not unless they deviate from the M-2 zoning.

Chairman Works asked the applicant to step to the podium. Bob Devlin came forward and explained that Sandy and Tony Nurse, the applicants, had asked him to speak on their behalf. Mr. Devlin explained that the Nurses' were just looking toward the future and might be interested in selling the Sierra Foothill Lab, which is located on the first parcel. If they were granted the lot split, then they would still have the second parcel to develop, or sell separately.

Commission Butow is concerned about future drainage issues and recommends that any future development should include a storm drain plan. City Planner Peters informed the Commissioners that any plans to develop the site will have to be approved by the City Engineer and will require storm drain improvements.

Commission Butow would also like to see a warning light at Scottsville Blvd and Highway 49 because traffic coming from San Andreas comes over the hill very fast. City Planner Peters will contact Cal Trans about the warning light.

Chairman Works opened the public hearing, no one came forward to speak and the public hearing was closed.

MOTION: Commissioner Garibaldi made a motion to approve the lot split for Sierra Foothill Labs/Sandra and Tony Nurse. He also instructed Staff to file a Categorical Exemption, and adopt Resolution 2007-14, based on the findings of TPM 2766, seconded by Commission Sexton. Motion was passed with all in favor.

4. **Public Hearing – TPM 2765, Samuels/Devlin, 108 Broadway, APN# 020-292-002.** The applicant is requesting to split a parcel that already has two homes on it.

City Planner Peters requested that the applicants provide the following: proof of access for Laughton Lane and improvements; such as grading the Lane to 12ft and laying down 4inches of road base over the dirt to provide access for Emergency Vehicles.

Chairman Works asked the applicant to step to the podium. Bob Devlin came forward and explained that Joel Samuels and Kathryn Devlin, the applicants, had asked him to speak on their behalf. Mr. Devlin explained the applicants' desire was to split the lot, which contained two homes, into two separate parcels so that they could be sold/purchased individually. Mr. Devlin explained that the front house had parking only on Broadway, and the back house had parking access only off of Laughton Lane. Currently the parcel is zoned C-2 and Bob is interested in

keeping that zoning to see what happens with the Cranfill house on the corner of Broadway and Highway 88.

Chairman Works opened the public hearing.

Mike Ryan read a letter that was provided to Staff. The Ryans' own the parcel directly behind the back lot owned by the applicants. Mr. Ryan has no objection to the lot split and in theory he has no problem if the front house on Broadway was used as a commercial property, but because there is no direct street access for the back house, he adamantly opposes any commercial activity to be conducted there.

Kathy duBois and Thornton Consolo expressed their concern about making the lot sizes so small. They also felt that neither parcel should be zoned commercial, and added their comments about parking and access.

Jack Georgette feels that the parcel should be left as one, so the homeowner could live in the front house and a renter could live in the back house.

Chairman Works closed the public hearing and took comments from the Commissioners.

There was some discussion about parking issues and emergency vehicle access.

Commissioner Butow felt that down zoning the parcels to R-1 should be a condition of approval, but agreed that it could be changed as part of the General Plan change.

MOTION: Commissioner Sexton made a motion to approve the lot split at 108 Broadway Samuels/Devlin, with the following conditions: applicant provide proof of access for Laughton Lane; Laughton Lane be graded to 12 feet where possible and 4 inches of road base be laid down over the dirt road; an easement for water and sewer access is made, and during the General Plan process the zoning on the parcels are changed to R-1. Commissioner Sexton instructed Staff to file a Categorical Exemption, and adopt Resolution 2007-15, based on the findings of TPM 2765, seconded by Commissioner Garibaldi. Motion was passed with all in favor.

5. **Administrative Reports.** City Planner Peters is planning to have the General Plan review on the agenda for the regular November Planning Commission Meeting. City Planner Peters is creating a separate document that addresses all issues brought up during the Public Hearing and the comments received by Staff regarding the General Plan, not just issues on the adequacy of the DEIR.

City Planner Peters was questioned about the state requirements and the timeframe to have the General plan done. She replied that the Housing Element is the only part of the General Plan considered to be out of compliance. We are concentrating on getting the Land Use Element done and then finishing the rest and adding a Historic Development section.

Meeting adjourned by Chairman Works at 7:05p.m.

Attest:

Karon Knuist, Administrative Clerk

Date Approved: November 19, 2007