

Jackson Planning Commission
Minutes
Regular Meeting of August 18, 2014

COMMISSION MEMBERS PRESENT:

Walt Hoeser, Chairman
Paul Molinelli, Jr., Vice-Chairman
Bob Stimpson

CITY STAFF PRESENT:

Susan Peters, City Planner

COMMISSION MEMBERS ABSENT:

Fred Hall
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. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Vice-Chairman Mollinelli called the meeting to order at 6:30 p.m.

1. Public Matters Not on the Agenda.

None.

2. Rezone & General Plan Amendment – 130 Church Street from Public/Institutional to Residential Single Family. Hold Public Hearing and Make Recommendation to City Council.

City Planner Peters reported the Jackson United Methodist Church has submitted an application to rezone and amend the City of Jackson's General Plan land use designation for 130 Church Street from Public/Institutional (P) to Residential Single Family (RSF). The Methodist Church recently obtained a Lot Line Adjustment to allow for the existing church and parsonage to be on separate parcels.

Zoning and General Plan designations for the surrounding properties include Public/Institutional, Professional Office, and Historic Commercial. While rezones 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. The proposed rezone would decrease the density allowed on the site which minimizes potential impacts.

Should the Planning Commission chose to recommend approval of the requested rezone and general plan amendment to the City Council the following findings should be made:

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.

It is recommended that the Planning Commission conduct a public hearing on the Rezone and General Plan and forward the application and its associated categorical exemption to the City Council for adoption based on the Findings in this report

Chairman Hoeser opened the Public Hearing. Hearing no comment from the public, Chairman Hoeser closed the public hearing.

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

Moved by Vice Chairman Molinelli, seconded by Commissioner Stimpson, and unanimously carried by a 3 to 0 vote (Commissioners Hall and White absent) to recommend that the City Council approve the Rezone and General Plan Amendment from Public to Residential Single Family for Jackson United Methodist Church, 130 Church Street.

Motion passed with the following vote:

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

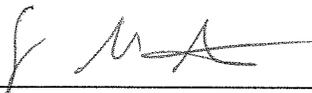
3. Administrative Reports.

City Planner Peters reported on the following:

1. Status of the General Plan Housing Element Update

Adjourn 6:45 p.m.

Attest:



Susan M. Peters, AICP
City Planner

Date Approved: September 15, 2014