

Jackson Planning Commission

Minutes

Regular Meeting of July 18, 2011

COMMISSION MEMBERS PRESENT:

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

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. Approval of Minutes. Minutes from the June 20, 2011 Meeting.

Moved by Commissioner Assereto, seconded by Vice-Chairman Devlin, and carried by a 4 to 1 vote (Commission Butow abstained) to approve the Minutes of the June 20, 2011 meeting as amended.

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

City Planner Peters reported at the June 20, 2011 meeting the Planning Commission reviewed proposed façade improvements to 26 Main Street, known as Rosebud's Café. There were some questions regarding the materials to be used for the proposed roof, windows and the wood paneling. In an attempt to keep the project moving forward, the Planning Commission directed Vice-Chairman Devlin to work with the applicants to finalize their design and materials.

Vice-Chairman Devlin was out of town, therefore Commissioner Assereto worked with the applicants to determine the final design. Commissioner Assereto communicated the proposal to Vice-Chairman Devlin via email. Ultimately, Commissioners Assereto and Devlin agreed that the design which was submitted at the June 20, 2011 was appropriate with the panels being constructed similarly to the buildings across Main Street utilizing 1x redwood, the awning roof being constructed with the same material utilized at the Main Event, and the windows constructed with a dark, non-reflective aluminum.

Commissioner Assereto reiterated he relayed his discussion with the applicants to Vice-Chairman Devlin via email and they agreed the design, which was submitted at the June 20, 2011, was appropriate as reported in the provided staff report. He stated the applicants were easy to work with and were spending their own money on the project.

Chairman Hoeser opened the public discussion. The following individuals provided public comment: Thornton Consolo, Judy Jebian, Jack Georgette and Terri Works. Hearing no further comments from the public, Chairman Hoeser closed the public discussion.

City Planner Peters and Commissioner Butow provided a historic picture of Rosebud's for comparison.

Commissioner Butow stated he reviewed the Historical District Designation 1998 National Register which lists all properties contributory or non-contributory. This building is a contributory and it was his opinion corrugate roofing was not appropriate and wants an awning.

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

Moved by Commissioner Assereto, seconded by Commissioner Selman, and carried by a 4 to 1 (Commissioner Butow abstained) to adopt Resolution 2011-05 approving the design for façade improvements at 26 Main Street.

4. Demolition Permit, 126A Broadway.

Vice-Chairman Devlin reported she owns property adjacent to the property and stepped down from the dais.

City Planner Peters reported the applicant is requesting a permit to demolish the structure located at 126A Broadway. The structure is failing and has been deemed uninhabitable by the Senior Building Inspector. A copy of the Home Inspection Report was prepared by Sierra Inspection Services was provided. Among several deficiencies the Report indicates substandard floor supports and electrical service. Subsequent to the Home Inspection Report being prepared, the building has been vandalized causing further damage to the windows and walls. Additionally, squatters broke into the structure and did additional damage to the interior.

Development Code, Article IV, Chapter 17.83 Demolition Review requires Planning Commission approval for demolition for any potential historic resource. The Chapter requires use of Section 15064.5(a) of the California Environmental Quality Act Guidelines to determine if the structure is considered a Historic Resource. In accordance with Development Code Section 17.83.040 – Findings and Decision, one of the following findings must be made for approval of the requested design:

1. Maintaining the resource is not economically feasible based on policies, criteria, and guidelines adopted by the City Council.
2. Within one year of the demolition of the resource, the resource will be replaced by a building reconstructed to replicate the resource from a period of the historic significance of the resource and the reconstruction of the building is done in accordance with the "Standards for

Reconstruction and Guidelines for Reconstructing Historic Buildings" as set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. The historic resource poses an immediate danger to the health, safety, or welfare of the occupants, the owner, or that of the general public; there are no other reasonable actions that may be taken by the City or property owner to eliminate or reduce the immediate danger to an acceptable and safe level; and the historic resource must be demolished immediately to safeguard the public health, safety, and welfare.
4. The historic resource must be removed from the site in order for the property to be utilized for a public structure or use which substantially benefits the public.
5. The project is not considered historic as defined by Section 15064.5(a) (Determining the Significance of Impacts to Archeological and Historical Resources) of the California Environmental Quality Act Guidelines.

Chairman Hoeser opened the public discussion. The following individuals provided public comment: Thornton Consolo and Jamie Little. Hearing no further comments from the public, Chairman Hoeser closed the public discussion.

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

Moved by Commissioner Assereto, seconded by Commissioner Selman, and carried by a 4 to 1 vote (Vice-Chairman Devlin abstained) to approve the demolition request for 126A Broadway and adopt a resolution approving the proposed demolition permit based on at least one of the findings in this report.

Vice-Chairman Devlin returned to the dais.

5. Update on Sign Ordinance Revisions - Workshop.

City Planner Peters reported at the May 16, 2011 meeting the Planning Commission reviewed the proposed changes to Development Code, Article III, Chapter 17.54 Sign Regulations. Additionally, the Planning Commission directed staff to complete a brochure to be distributed to business owners in the City of Jackson educating them on the importance of good sign design and encouraging them to remove illegal signs. The Planning Commission was provided a draft copy of the proposed language to be included in the brochure. It is recommended that the Planning Commission review this draft and provide direction to staff. If the proposed language is acceptable, a final version, along with the updated Sign Regulations Ordinance will be placed on the August 15, 2011 Planning Commission agenda for Public Hearing and recommendation to the City Council.

Chairman Hoeser opened the public discussion. Thornton Consolo provided public comment. Hearing no further comments from the public, Chairman Hoeser closed the public discussion.

It was the consensus of the Planning Commission to except the proposed language and direct staff to hold a public hearing for the updated Sign Regulations Ordinance on August 15.

6. Administrative Reports.

City Planner Peters reported at the July 11 City Council meeting staff was directed to get the word out and schedule a publicly noticed hearing and draft an ordinance to adopt the Regulations and amend the

Development Code to incorporate the Regulations by reference a meeting in August. She stated she would be making a presentation on TSPN and one to the Jackson Business and Community Association in the near future to get the word out.

Commissioner Butow inquired if the Housing Element had been approved. City Planner Peters stated the City Council approved the 2007-2014 Housing Element and it's Negative Declaration June 2010. She received HCD comments and noted there was nothing major. She stated once the corrections have been made, the document would be resubmitted to the Planning Commission for review and recommendation to the City Council for final adoption and amendment to the General Plan.

City Planner Peters stated the remaining General Plan Elements that staff needs to complete are the Conservation, Open Space, Noise and Safety, which she hopes to lump all together.

Adjourn 7:53 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: August 15, 2011