

Jackson Planning Commission
Minutes
Regular Meeting of September 18, 2006

COMMISSION MEMBERS PRESENT:

Dave Butow,
Warren Carleton, Vice-Chair
Wayne Garibaldi
Letitia Sexton
Terri Works, Chairman

CITY STAFF PRESENT:

Susan Peters, City Planner
Candy Collins, Accounting Assistant

COMMISSION MEMBERS ABSENT:

CITY STAFF ABSENT:

Chairman Works called the meeting to order at 6:00 p.m.

1. Public Matters Not on the Agenda.

Kathy duBois spoke of her trip and spoke of the design color along Highway 5 through Oregon and Seattle and hoped that the Commissioners would take this into consideration.

2. Approval of Minutes of May 15, 2006 meeting.

Moved by Commissioner David Butow, seconded by Commissioner Garibaldi and unanimously carried to approve the minutes of May 15, 2006

3. Public Hearing – Variance 2006-03 Jack Faustino, 9 Raggio Road, APN 020-040-012.

City Planner Peters read the following report:

Project Description

The applicant is requesting a variance to allow a new single-family residence to encroach 11 feet into the required 25-foot front yard setback. The lot is irregularly shaped and has a 10-foot easement dedicated to the City of Jackson along the frontage.

Environmental Review

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

Findings

The following findings must be made for this project to be approved:

1. There are special circumstances applicable to this property (lot configuration), which deprives the property of privileges enjoyed by other property with a similar use.
2. The granting of this variance will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone.
3. The granting of this variance will not adversely affect the interest of the public or the interests of other residents and property owners within the vicinity.

Action

Should the Planning Commission chose to approve the variance for Mr. Jack Faustino the following actions are recommended:

1. Instruct Staff to file a Categorical Exemption; and,
2. Adopt a Resolution approving Variance 06-03 for Mr. Jack Faustino at APN (020-040-012) based on the Findings in this report.

Chairman Works opened the public hearing.

Members of the public from the audience and neighbors of the applicant addressed the parking problems and asked if there could be some sort of signage put up to say “No Parking” along Raggio road.

Chairman Works closed the public hearing.

Much discussion ensued between the Commissioners and the applicant in regards to design size, garage location and the parking issues.

Moved by Commissioner Garibaldi, seconded by Vice-Chairman and carried by a 4-1 vote (Chairman Works opposed) to approve Variance 2006-03 Jack Faustino, 9 Raggio Road, APN (020-040-01) with the following Condition of Approval; The applicant shall apply to the City of Jackson for Two (2) “No Parking” Signs to be placed on his property along Raggio road.

4. Workshop – Proposed Addition to Development Code Update – Large Retail Establishment Regulations.

City Planner Peters read the following report:

At the August 21 Planning Commission meeting, staff provided an updated Article II of the proposed City of Jackson Development Code along with proposed lighting regulations to be incorporated into Article III of the Draft Development Code. The Planning Commission directed staff to make some minor modifications to Article II along with provide the Commission with sample performance bond requirements for the demolition and site restoration for vacant LRE

properties and design criteria requirements to allow a vacant LRE properties to be re-used by other retail uses. Sample language is attached for Planning Commission review along with the Maintenance of Vacant or Abandoned Properties section of Article II where this proposed language could be inserted.

Additionally, the Planning Commission directed staff to review the July meeting tapes to confirm the maximum building footprint allowed without a Conditional Use Permit (CUP) in the commercial and office zones. Staff has reviewed the workshop tapes and determined that the Planning Commission consensus was for a maximum building footprint without a CUP of 20,000 square feet. The updated Article II with the associated figures can be reviewed online at <http://ci.jackson.ca.us>.

Also attached are the proposed lighting regulations which the Planning Commission did not have time to address at the August meeting.

The goal of tonight's meeting is for the Planning Commission to make a determination regarding the proposed LRE regulations and forward the updated Article II to the City Council for their review and environmental review along with the rest of the Development Code.

Please remember that the proposed LRE regulations will apply Citywide – not just to the Surian property. Consideration of the proposed project on this property is not on the agenda and should not be discussed. There will be ample opportunity to discuss the proposed project during the public review process of the project's Environmental Impact Report and during project determination.

City Planner Peters, Planning Commissioners, Home Depot representative Scott Mommer, and members of the public further addressed the changes made, and areas where additional language was added.

5. Request from Kathy duBois for Consideration of Additional Items in the Draft Land Use Element and Draft Development Code.

Kathy duBois submitted some of her points of concern in regards to the Draft Land Use Element and Draft Development Code including open space, visual boundary, and design guidelines.

City Planner Peters, and the Commissioners addressed the issues presented and felt a lot of the points presented were well taken and agreed to some changes.

6. ADMINISTRATIVE REPORTS.

City Planner Peters announced that representative from the different cities met at a Planning Round Table to discuss design, resource, and revenue sharing to better serve the Cities and County of Amador.

The 2nd item Ms. Peters addressed was the Jackson Gate Subdivision. She stated that she met with Mr. Stewart and Mr. Shealor in regards to a revisited plan.

Ms. Peters also announced that Carla Bowers should be on the October 2006 Agenda to address oak woodland issues.

Adjourn: 09:35 pm.

Attest:

Candy Collins, Accounting Services II

Date Approved: November 20, 2006