



## BOARD OF SUPERVISORS CHAMBERS

891 Mountain Ranch Road  
San Andreas, CA 95249

District 1 – T. Allured  
District 2 – F. McLaughlin  
District 3 – M. Plotnik  
District 4 – J. Miller  
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### PLANNING COMMISSION MEETING September 27, 2012

#### AGENDA

##### **CALAVERAS COUNTY MISSION STATEMENT**

*The Mission of Calaveras County Government is to provide service, infrastructure, leadership, and vision necessary to advance a safe community, maintain a high quality of life, while preserving local history and culture, and to protect personal liberties for all of its citizens.*

The commission may adjourn for lunch at 11:30 a.m.

A. 9:00 A. M. CALL TO ORDER AND ROLL CALL.

B. AGENDA CHANGES

C. PUBLIC COMMENT PERIOD:

The public may address the Planning Commission on land use issues not on the agenda. Five minutes per person, fifteen minutes per topic. (The Planning Commission shall not take action on any items presented under this Public Comment Period.

D. CONSENT AGENDA:

1. APPROVAL of MINUTES from the September 13, 2012 Planning Commission/Board of Supervisors Meeting.

E. PUBLIC HEARINGS:

1. 2012-016 A RESOLUTION RECOMMENDING APPROVAL OF THE MOKELUMNE HILL DESIGN GUIDELINES: The Mokelumne Hill Community Plan was adopted in 1983 with specifications that the Calaveras County Board of Supervisors appoint a committee of local residents to develop design review guidelines that would apply to construction and remodeling projects within the historic district and to designated historic buildings. Staff is recommends the Planning Commission recommend the Board of Supervisors approve the design guidelines in order to satisfy the Community Plan's goals and policies. (Gina Kathan, Planner II)
2. 2012-029 ZONING AMENDMENT FOR JEFF VANCE & PAULA FINDLEN: The applicants are seeking approval to amend the zoning of real property in Calaveras County. Conditionally approved LLA (Lot Line Adjustment) 2011-20 conceptually merges a 0.52 acre portion of APN:

002-028-034 with APN: 002-028-019. Currently, APN: 002-028-034 is zoned C2-PD-PX (General Commercial – Planned Development – Off-Site Combing Zone for Parking) and APN: 002-028-019 is zoned U (Unclassified). To eliminate split zoning created by the LLA, a re-zoning of the parcels is a condition of LLA approval. The purpose of the lot line adjustment is to acquire a portion of the existing driveway that is accessed by the applicants/owner of APN: 002-028-019 through the adjacent commercial parcel. APN: 002-028-019 is located at 18184 Cabbage Lane in Tamarack, T7N, R17E, Sec 23 MDM. APN: 002-028-034 is the site of the “Tamarack Lodge” located at 18210 Stanislaus Road directly off Hwy 4 in Tamarack. (Gina Kathan, Planner II)

3. 2012-031 ZONING AMENDMENT FOR LARRY & SHANNON GROSSI: The applicant is requesting approval to amend the zoning of real property in the unincorporated portion of Calaveras County. The zoning amendment is to rezone the subject parcel from the current CP (Professional Office) zone district to C2 (General Commercial) zone district for the purpose of operating a retail business. APN: 068-018-010 is a 0.51 acre parcel located at 118 Main Street in Murphys. The subject parcel is a portion of Section 5, T3N, R14E, MDM. (Gina Kathan, Planner II)
4. 2007-072 TSTM AND ROAD MODIFICATION REQUEST FOR DANNA TENWOLDE: The applicant is requesting approval to subdivide 23.88 acres into 4 parcels, ranging in size from 5.28 acres up to 7.13 acres. The parcels would be served by on-site septic systems and individual wells. Proposed parcel 2 would include the existing single family residence, septic system and well. The subject property is located at 277 Hawks Landing Court, by way of Camanche Parkway South to Olivera Court. The project site is located in the community of Wallace, in an unincorporated area of the county. 48-018-178 is a portion of the southwest ¼ of the northwest ¼ Section 14, T4N, R9E, MDM. (Darcy Goulart, Planner III)
5. 2011-039 MISCELLANEOUS AMENDMENTS TO TITLE 17 RELATED TO SPECIAL EVENTS, SEASON SALES, LIVE MUSIC AND VARIOUS ZONING REGULATIONS: The County proposes to amend Title 17 to add 17.87 Temporary Use Permit; amend Section 17.04.110 to be renamed Special Events and provide provisions for permitting various special events; renumber and consolidate Administrative Use Permits as Chapter 17.83; add a definition for seasonal sales; amend various conditional uses zoning classifications to permit seasonal sales upon approval of a Temporary Use Permit; amend various permitted uses zoning classifications to allow live music in conjunction with a bar, restaurant, cocktail lounge or tasting room; reword various zoning classifications for consistency with the proposed special events language; delete and amend various performance standards as a result of the addition of special events provisions and the renumbering of Administrative Use Permit; and minor text revisions and renumbering due to the additions, deletions and

consolidations proposed. The proposed amendments to Title 17 are exempt from CEQA Section 15061 (b)(3), The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (Darcy Goulart, Planner III)

F. STUDY SESSION:

- Review of Planning Commission Hearing procedures.

G. PUBLIC COMMENT PERIOD:

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H. REPORTS:

1. Planning Director.
2. Planning Commission.

I. ADJOURNMENT:

The Planning Commission agenda is posted on the county webpage at [www.co.calaveras.ca.us](http://www.co.calaveras.ca.us). Applications, environmental documents, staff reports, and project files are available for review at the Calaveras County Planning Department on Monday through Friday, 8:00 a.m. to 4:00 p.m., except County holidays. Copies of the file documents, including the staff report and/or environmental reviews, may also be purchased.

A decision of the planning commission, including when the commission sits as the review committee, may be appealed to the board of supervisors by following the appeal procedures in Section 17.98.070, and by submitting a written request, accompanied by the appropriate fee, within fifteen calendar days from the date of the commission decision. (Ord. 2289 § 3(part), 1992; Ord. 1812 § 1(part), 1986).

**Pursuant to Government Code 65009, a legal challenge to any of the projects described above may be limited to addressing only those issues raised at the public hearing or in written correspondence delivered to the Planning Commission at or prior to the public hearing.**