



BOARD OF SUPERVISORS CHAMBERS

891 Mountain Ranch Road
San Andreas, CA 95249

District 1 – T. Allured
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District 3 – M. Plotnik
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**PLANNING COMMISSION MEETING
October 11, 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 27, 2012 Planning Commission/Board of Supervisors Meeting.
2. Update and Adoption of Planning Commission Hearing Procedures.

E. PUBLIC HEARINGS:

1. 2008-064 ZONING AMENDMENT for JEFF & JAMI DAVIDSON: The applicants requested a Zoning Amendment from PS (Public Service) to RA-5 (Residential Agriculture, Five Acre Minimum) to allow for the construction of a single family residence. The property, located at 7434 Leslie Court in Wallace, is identified as Lot 48 in the Southworth Ranch Estates Subdivision. (APN 048-075-007 is a portion of Section 35, T04N, R09E, MDM). During a Public Hearing on September 13, 2012, the Planning Commission voted to deny the request to amend the zoning. The project was continued to the October 11, 2012 meeting for the purpose of bringing back a resolution with findings for denial of the project. (Gina Kathan, Planner II)

2. 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)

3. 2012-009 AMENDMENT TO TITLE 20 REGULATIONS FOR COUNTY AREAS TO ADD CHAPTER 20.20 TULLOCH RESERVOIR SHORT TERM VACATION RENTALS: The County proposes to amend Title 20 Regulations for County Areas to add Chapter 20.20 Tulloch Reservoir Short Term Vacation Rentals ordinance. The proposed ordinance requires a property owner to obtain an Administrative Use Permit to allow a residential unit in the Lake Tulloch area to become a short term vacation rental. The ordinance includes notification procedures to all contiguous property owners as well as home owners associations; development standards such as maximum occupancy per unit, parking standards and quiet hours; conditions of operation such as posting the rules and regulations on site, maintenance of the rental unit, and a 24-hour on call contact; and sections that address permit denial, appeals, violation-enforcement and revocation of a permit. 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: None

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. 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.