

**CALAVERAS COUNTY PLANNING COMMISSION
CALAVERAS COUNTY ADMINISTRATIVE HEARING BOARD**

Don Parker

District 1

Timothy Laddish

District 2

Michelle Plotnik, Chair

District 3

Hector Lozano, Vice-Chair

District 4

Michael Robie

District 5



Peter Maurer
Interim Planning Director

Annette Huse
Commission Clerk

Julie Moss-Lewis
Deputy County Counsel

**REGULAR MEETING AGENDA
JULY 11, 2024**

This meeting will be held in the **BOARD OF SUPERVISORS CHAMBERS** 891 Mountain Ranch Road, San Andreas, CA 95249.

This Planning Commission and Administrative Hearing Board meeting is open to the public.

The meeting is also available to view at
<http://calaverascountyca.iqm2.com/Citizens/Default.aspx>

You may also comment on a specific agenda item prior to the hearing via email. To do so, submit your comment via email to the Clerk of the Planning Commission at <https://calaverasgov.us/Feedback/Planning-Commission-Clerk> no later than 4:00pm on the Monday prior to the Commission meeting. Please clearly indicate which agenda item number your comment pertains to. Comments are limited to 300 words or less.

In Compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Clerk to the Planning Commission at (209) - 754-6620 at least 48 hours prior to the start of the meeting. Notification in advance will allow reasonable arrangements to be made to ensure accessibility to this meeting. Government Code §54954.2(a).

The Planning Commission agenda is posted on the county website at <https://calaverasgov.us/Meeting-Calendar>. Applications, environmental documents, staff reports, and project files are available for review at the Calaveras County Building Department during regular business hours. Copies of the file documents, including the staff report and/or environmental reviews, may also be purchased.

A decision of the Planning Commission 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 15 calendar days from the date of the Commission decision. (Ord. 2289 § 3(part), 1992: Ord. 1812 § 1(part), 1986).

Pursuant to County Code Section 8.06.420, an appellant who fails to appear and present evidence to the administrative hearing board shall be deemed to have failed to exhaust his or her administrative remedies, and shall not be permitted to request a de novo hearing before

the Board of Supervisors. Pursuant to County Code Section 8.06.600(c), if an administrative citation and order is not appealed and the administrative process not exhausted, the violation(s) and any fines will be considered to be upheld, and the building official or his/her designee will seek authorization from the board of supervisors to abate any continuing violations and impose a lien for recovery of costs.

If you wish to address the Commission/Hearing Board on an agenda item, please come to the rostrum when public comment on that item is opened and give your name, if you choose, your address, and your comments. Time limits and order of items shall be the discretion of the Chair, including a break for lunch.

9:00 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

STAFF ANNOUNCEMENTS

AGENDA CHANGES

GENERAL PUBLIC COMMENT PERIOD

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person, fifteen (15) minutes per topic.

CONSENT AGENDA - None

Consent agenda items are expected to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. Any Commission member, staff member or interested party may request removal of an item from the consent agenda for discussion.

A. REGULAR AGENDA - None

B. INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT AS THE PLANNING COMMISSION

RECONVENE AS THE ADMINISTRATIVE HEARING BOARD

REGULAR AGENDA

1. 4 Horse Ranch – Appeal of Administrative Citation – Jeremy and Lynette Smith-Covey are appealing the March 29, 2024 Administrative Citation and Fine issued in Code Compliance Case CE23-0164. The subject parcel is located at 2911

Patriot Way, Burson, APN 048-009-052, in a portion of Section 21, T04N, R10E,
MDM. (Doug Oliver, Chief Building Official)

ADJOURNMENT AS THE ADMINISTRATIVE HEARING BOARD