

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker

District 1

Timothy Laddish, Vice-Chair

District 2

Michelle Plotnik, Chair

District 3

Michael Chimento

District 4

Charanjit Singh

District 5



Gabriel Elliott

Director of Planning

Annette Huse

Commission Clerk

Julie Moss-Lewis

Deputy County Counsel

REGULAR MEETING AGENDA SEPTEMBER 14, 2023

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

This Planning Commission meeting is open to the public.

Alternatively, you may observe the meeting and address the Commission via Zoom or email, as dictated below:

You may listen to the meeting, and make public comments virtually, using the Zoom link listed under **CALL TO ORDER**. The meeting is also available to view at <http://calaverascountycalifornia.org/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 Planning 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 Government Code 65009, a legal challenge to any of the projects described below 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.

If you wish to address the Commission 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

To view or give public comment virtually, register in advance:

https://us06web.zoom.us/webinar/register/WN_0lOeVhHJSCKI5uds8tYpw

Once registered you will receive a confirmation email containing information about joining the meeting. Upon joining the meeting, your audio will be muted. During the public comment periods, you will be asked to raise your hand via Zoom if you want to comment. You may speak for up to three minutes.

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

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.

1. Planning Commission minutes of July 27, 2023.
2. Planning Commission minutes of August 10, 2023.

REGULAR AGENDA

1. **2023-019 Conditional Use Permit for Steven Vanderlick dba Mach One Towing**: The applicant is requesting approval of a Conditional Use Permit (CUP) to operate a tow yard at 3293 Highway 12 in Burson. The use is proposed on an approximately one-acre area in the front of the parcel, north of the existing office, for towing, storage, and roadside services. The subject parcel, APN 048-016-003, is a portion of Section 20, T04N, R10E, MDM. Pursuant to CEQA guidelines, a Notice of Exemption has been prepared for this project. (Katherine Stefani, Planner II)

2. **2023-048 Appeal of Staff Decision** The applicant is appealing a staff decision to not provide zoning clearance to build two movable storage sheds on a vacant, undeveloped RR-zoned parcel without establishing the primary residential use required by Section 17.22.010 of the Calaveras County Code. Per Section 17.98.020 of the Calaveras County Code, a decision of any staff member may be appealed to the Planning Commission. The subject property is a 19.98-acre parcel, Zoned Rural Residential, located at 3559 Stagecoach Road, in Copperopolis California. APN: 054-004-041 is a portion of Section 5, T01N, R12E. (Gabriel Elliott, Director of Planning)

INFORMATIONAL ITEMS

1. **Discussion on Calaveras County Greenhouse Gas Reduction Plan:** The Planning Commission will discuss the County's draft Greenhouse Gas Reduction Plan (GHGRP) Measure Summary dated July 17, 2023, and provide further direction to staff and consultants. (Gabriel Elliott, Director of Planning)

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT