

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 MARCH 23, 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://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 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 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 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, 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/j/86429279089?pwd=RG9ybGdpRnhYSkhVRmNkSjNDYzZBQT09>

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 February 9, 2023.

REGULAR AGENDA

1. **2023-010 Appeal of Administrative Use Permit AUP 22-060 for Jonathan and Allyson Niemuth dba Niemuth Manor**: The applicant is appealing the Planning Director's denial of AUP 22-060 to hold special events, including weddings and birthdays inside an event tent, on the lawn and in gravel patio areas at 769 Dogtown Road, Angels Camp, APN: 057-001-048. The submitted events calendar consists of a Firemen's Ball, and four private weddings to be held on February 25, 2023, and three consecutive weekends from March 11, 2023, to March 25, 2023. The property is a 24.13-acre parcel zoned Rural Residential-X (RR-X) with a Rural Transition B (RTB) General Plan designation, and is a portion of Section 20, 21 T3N, R13E, MDM. Pursuant to CEQA guidelines, the appeal is exempt from the requirements of the California Environmental Quality Act. (Gabriel Elliott, Director of Planning)

2. **2022-031 Planned Development Permit for John & Maryna Jeffries: THIS ITEM WAS CONTINUED FROM MARCH 9, 2023, BUT WILL BE CONTINUED AGAIN TO APRIL 13, 2023.** The applicant's seek approval of a Planned Development Permit for the design of the proposed artist retreat development on 13.16 acres in Arnold. The facility will include a 35' x 50' "A" framed structure to be used as an event space, eleven (11) small cabins for short term lodging, and an outdoor event area. In addition to the commercial uses, the proposal includes a Quonset Hut style structure to be occupied by the property owners as their primary residence. The subject parcel is located off Oak Circle in Arnold, approximately 0.14 miles north of the Oak Circle / Hwy 4 intersection. APN: 028-001-046 is described as parcel 2 of Parcel Maps, Book 12, Page 190. The parcel is in the northeast ¼ portion of Section 30, T5N, R15E, MDM. Pursuant to CEQA guidelines a Notice of Exemption has been prepared for this project. (Gina Kathan, Planner III)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT AS PLANNING COMMISSION

RECONVENE AS ADMINISTRATIVE HEARING BOARD

1. **CE22-0229 Appeal of Code Compliance Citation for Golden Ehao, LLC.** Golden Ehao LLC is appealing the Order to Vacate, Administrative Citation, and Fine issued by the Calaveras County Code Compliance Department on December 15, 2022. The 45.48-acre subject property is located at 1910 Hwy 4, Douglas Flat, PCL 3 OF PCL MAP 3 28 IN 17 T3R14. (Thomas Watts, Code Compliance Officer)

ADJOURNMENT AS ADMINISTRATIVE HEARING BOARD