

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker

District 1

Timothy Laddish

District 2

Michelle Plotnik, Chair

District 3

Hector Lozano, Vice-Chair

District 4

Michael Robie

District 5



Bret Sampson

Planning Director

Annette Huse

Commission Clerk

Julie Moss-Lewis

Assistant County Counsel

REGULAR MEETING AGENDA JANUARY 23, 2025

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_H7ggE5UVR8uPdE9vjBfqrA

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 December 12, 2024.

REGULAR AGENDA

A.

1. **2023-028 Zoning Amendment for Sender's Market** The applicant is requesting to amend the zoning of APN 036-005-009 from R1 (Single-Family Residential) to C1 (Local Commercial) to accommodate a proposed 4,500 square foot expansion of the business on the adjacent C1 zoned parcel, APN 036-006-027. The application is being processed under the Calaveras County Zoning Code adopted August 15, 2024. The subject parcel, which contains a barn, is a 0.15-acre lot owned by The Philip Alberts and Florence Alberts Revocable Trust and located at 8183 Garabaldi Street in Mountain Ranch. The adjacent parcel is a

10.5-acre lot located at 8151 Garabaldi Street. APNs 036-005-009 and 036-006-027 are a portion of Block 1 of the El Dorado Townsite. Pursuant to CEQA guidelines, an Initial Study/Negative Declaration has been prepared for this project. (Katherine Stefani, Planner II)

2. **Project 2024-002 Copperopolis Community Plan General Plan Amendment:**
Calaveras County is proposing to amend the General Plan by adding a section in the Community Planning Element for Copperopolis. An addendum to the Environmental Impact Report certified in 2019, SCH# 2017012043, has been prepared. The amendment is within the scope of the General Plan EIR pursuant to Section 15168 of the CEQA Guidelines. It is further exempt from CEQA pursuant to Section 15183. (Peter Maurer, Special Projects Administrator)

B. INFORMATIONAL ITEMS

None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT