

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker
District 1
Timothy Laddish
District 2
Michelle Plotnik, Vice-Chair
District 3
Kelly Wooster
District 4
Vacant
District 5



Gabriel Elliott
Planning Director
Annette Huse
Commission Clerk
Julie Moss-Lewis
Deputy County Counsel

REGULAR MEETING JUNE 9, 2022

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/webinar/register/WN_2MvT6Nc2S-m9PM1-LCbSzg

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 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. Approval of minutes from April 28, 2022.

REGULAR AGENDA

1. **2022-011 Conditional Use Permit for Patricia and David Koolhoven**: The applicants are requesting approval of a Conditional Use Permit to operate a one-bedroom bed and breakfast inn within their residence in Mokelumne Hill. The subject property is a 0.16-acre parcel located at 8345 Stevenson Street in Mokelumne Hill. APN: 018-007-032 is a portion of Section 12, T05N, R11E, MDM. Pursuant to CEQA guidelines, a Notice of Exemption has been prepared for this project. (Katherine Stefani, Planner I)
2. **2022-006 Zoning Amendment for Quentin & Lisa Failing**: The application proposes to amend the zoning designation of a 0.82-acre parcel off Hwy 12 in the community of Burson from General Agriculture (A1) to Rural Residential (RR) for consistency with surrounding RR zoned parcels. The subject parcel is a 0.88-acre lot located at 2082 Hwy 12, 1.40 miles east of the Burson Road/Hwy 12 intersection in the Burson Community. APN: 042-002-006 is a portion of Section 22, T4N, R10E, MDM. Pursuant to CEQA guidelines, a Notice of Exemption has been prepared for this project. (Gina Kathan, Planner IV)

INFORMATIONAL ITEMS

3. **Greenhouse Gas Emissions Inventory and Reduction Plan.** This item was continued from 5-26-22.

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT