PLEDGE OF ALLEGIANCE.

1. PUBLIC MATTERS NOT ON THE AGENDA.

Discussion items only, no action will be taken. Any person may address the Planning Commission at this time on any subject within the jurisdiction of the Planning Commission. Please note – there is a five (5) minute limit. Any matter that may require action may be referred to administration for review and appropriate administrative and/or legislative action.

2. APPROVAL OF MINUTES.

Approve the minutes of the February 18, 2020 Planning Commission Meeting.

3. DISCUSSION CALENDAR.

a. Possible City Council recommendation for a General Plan Amendment and Variance - Northwest Corner of Schober Avenue and Hwy 49 (APN 020-367-001). Applicant Mr. Lee Scundi.

*******Please note that this Public Hearing has been postponed to June 15, 2020 at 6:30 pm and will be held at the Amador County Board of Supervisor’s Chambers – 810 Court Street, Jackson*****

b. Possible City Council recommendation for a Rezone and General Plan Amendment – Residential Duplex to Residential Medium Density – 1460 Jackson Gate Road (APN 020-031-001). Applicant Mr. Mark Carman.

4. ADMINISTRATIVE REPORTS.

This section is to provide staff and Commissioners an opportunity to present oral status reports on issues. No action is expected to be taken by the Planning Commissions.

5. ADJOURNMENT.

Regular meeting adjournment.
NOTE: Public Attendance is allowed at the meeting under the social distancing guidelines, therefore, seating is limited.

*Posted: May 15, 2020, City Hall, Jackson*

*Agenda materials will be available for review (pursuant to §54957.5 Government Code Section) in the City Clerk’s office in City Hall.*

*In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (209) 223-1646 (voice) or (209) 223-3141 (fax). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*

**Visit our website at [http://ci.jackson.ca.us](http://ci.jackson.ca.us)**

for copies of previous agendas, minutes and City budget.
Vice Chairwoman Collins called the meeting to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG.

Vice Chairwoman Collins led the Pledge of Allegiance.

1) PUBLIC MATTERS NOT ON THE AGENDA.

Vice Chairwoman opened for Public Matters not on the Agenda. After hearing none, seeing none, moved to next item.

2) APPROVAL OF MINUTES.

Vice Chairwoman requested one minor change to page 4 of the meeting packet, last paragraph, change “just” to “mainly” the residents…

Motion to approve the minutes of November 18, 2019. Moved by Commissioner Consolo, seconded by Commissioner White, and carried by a 3 to 0 vote:

    AYES: Collins, White, Consolo
    NOES: None
    ABSENT: McLean, Klotz
    ABSTAIN: None

3) DISCUSSION CALENDAR.


City Planner Susan Peters provided the Commissioners with the Tentative Parcel Map process through to a Final. She recommends a 2-year extension as there could be delays in the sign off process or the map could be held up at the surveyor’s office. The applicant requested a one (1) year extension.

The Planning Commission discussed further how much the applicant has been working on the property and continues to move forward on his lot. Applicant has completed the grading, worked on the hook ups for water and sewer, City Engineer allowed a deferral on paving until construction begins on the house. If Planning Commission does not approve the extension; this can be appealed to City Council. The Applicant can also post a bond for the improvements and final his map.
Vice Chairwoman Collins opened for public comment. After hearing none she closed the public hearing and asked for a motion.

Motion to approve a 2-year extension for Tentative Parcel Map 2870 by Commissioner Consolo, seconded by Commissioner White, and carried by a 3 to 0 vote.

<table>
<thead>
<tr>
<th>AYES:</th>
<th>Collins, Consolo, White</th>
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<tbody>
<tr>
<td>NOES:</td>
<td>None</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>McLean, Klotz</td>
</tr>
<tr>
<td>ABSTAIN:</td>
<td>None</td>
</tr>
</tbody>
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4) ADMINISTRATIVE REPORTS.

City Planner Susan Peters reported that she has nothing in the pipeline as of yet. However, the Scundi Rezone (ref. coffee kiosk) will be coming back to the Planning Commission in the next couple months. This is not an agenda item and cannot be discussed but can provide an update that the City Attorney determined the property is in the Commercial Zone. There is no General Plan designation yet. City Attorney’s office did a lot of research back into prior zoning maps and brought in colleagues for their expert opinions. Staff recommended the applicant submit a Site Plan for review by the Site Review Plan Committee.

There are no updates on the New York Ranch Road project as of yet.

CP Peters is also working on an RFQ for the General Plan Update.

CP Peters is preparing an Activity List for the City Manager to present to the City Council.

After no further reports, Vice Chairwoman Collins moved to adjourn the meeting.

5) ADJOURNMENT

Vice Chairwoman Collins adjourned the meeting at 6:45 p.m.

ATTEST:

Patti Ungaro, Administrative Assistant

Date Approved
CITY OF JACKSON
Planning Staff Report

Date: May 18, 2020
Application Type: Rezone & General Plan Amendment from Residential Duplex (RD) to Residential Medium Density (RMD)
Applicant: Mr. Mark Carman
Location: 1460 Jackson Gate Road (APN 020-031-001)

Project Description

Mr. Mark Carman recently acquired the building at 1460 Jackson Gate Road which has historically been utilized for three residential units. The Residential Duplex only allows for two residential units so the applicant is requesting a rezone to Residential Medium Density to accommodate the existing use.

Environmental Review

While rezones are typically subject to the California Environmental Quality Act (CEQA), projects which have no possibility of causing an environmental impact can be categorically exempted from CEQA review in accordance with Section 15061(b)(3) of CEQA. The proposed rezone does not increase the intensity of the use since the proposed zoning and General Plan designation allow for what the building has historically been used for.

Findings

Should the Planning Commission choose to recommend approval of the requested rezone and general plan amendment to the City Council the following findings should be made in accordance with Article VI, Section 17.160.060 Findings for Amendments:

An amendment to the General Plan, the Zoning Map, or this Development Code may be approved only if all of the following findings are made, as applicable to the type of amendment.

A. Findings for all amendments.
   1. The proposed amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan and any applicable specific plan; and
   2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
B. Additional finding for Zoning Map amendments. There is adequate capacity available in the community sewer and water systems to serve the potential development, and the site is physically suitable for the requested zoning designation(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints.

C. Additional finding for Development Code amendments. The proposed amendment ensures and maintains internal consistency with other applicable provisions of this Development Code.

Action

It is recommended that the Planning Commission conduct a public hearing on the Rezone and General Plan and forward the application and its associated categorical exemption to the City Council for adoption based on the Findings in this report.
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

NOTE—Assessor’s Block Numbers Shown in Ellipses. Assessor’s Parcel Numbers Shown in Circles.