



Jackson Planning Commission Agenda

Monday, August 17, 2020 – 6:30 PM Regular Meeting
Jackson City Hall, 33 Broadway, Jackson, CA 95642

Public Teleconference Line: 1 623-404-9000

Meeting ID: 149 362 2328

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1493622328>

Zoom participants will be muted upon entry. Should you wish to speak upon Public Comment, please “Raise your Hand”, you will be unmuted one at a time and asked to state your name.

NOTE: Public attendance is optional. Those who wish to attend this meeting in person will be required to wear a face covering to enter the building and throughout the duration of the meeting. Seating is limited due to social distancing guidelines.

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 three (3) 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 June 15, 2020 Planning Commission Meeting.

3. DISCUSSION CALENDAR.

- a. Rezone and General Plan Amendment from Public/Institutional to Historic Commercial with a Planned Development Overlay, 108 and 204 Court Street and 42 Summit Street (APN's 020-243-001 & 020-243-009).

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.

Posted: 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.

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CITY OF JACKSON
Planning Commission Meeting Minutes
June 15, 2020

Steve McLean, Chairman George White – Commissioner Thornton Consolo – Commissioner Chad Simmons - Commissioner COMMISSIONERS ABSENT: Debby Collins, Vice-Chairwoman	Susan Peters –City Planner Patti Ungaro – Administrative Assistant Ryan Peters – IT Administrator
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Chairman McLean called the meeting to order at 7:20 p.m. (Meeting was delayed due to County Office was not set up for us as scheduled).

PLEDGE OF ALLEGIANCE TO THE FLAG.

Chairman McLean led the Pledge of Allegiance.

1) PUBLIC MATTERS NOT ON THE AGENDA.

Chairman McLean opened for Public Matters not on the Agenda. After hearing none he moved to next item.

2) APPROVAL OF MINUTES.

Motion to approve the minutes of May 18, 2020. Moved by Commissioner Consolo, seconded by Commissioner White, and carried by a 4 to 0 roll call vote:

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

3) DISCUSSION CALENDAR.

a. Possible City Council recommendation for a General Plan Amendment – Northwest Corner of Schoeber Avenue and Hwy 49 (APN 020-367-001).

City Planner Susan Peters described the project as follows:

The project site, located at the northwest corner of Schoeber Avenue and Highway 49 in the City of Jackson, is currently zoned Commercial with no General Plan Designation. The applicant is requesting the site be designated Commercial to be consistent with the existing zoning to accommodate construction of a drive through coffee kiosk which will be accessed from two separate entrances on either end of the property from Schoeber Avenue. There will be two exits onto Schoeber Avenue.

Chairman McLean opened for Public Comment letting the applicant speak first.

Mr. Lee Scundi provided his opinions of the zoning on said property and outlined his description of the project while addressing all the concerns of the community.

Chairman McLean opened for Public Comment.

There were 35 members of the public in attendance with additional 7 via Zoom. Of those that spoke, the majority opposed the proposed coffee kiosk on Hwy 49 & Schoeber Ave.

Mr. Lee Scundi provided his closing statement addressing the concerns of the residents.

Chairman McLean closed Public Comment and brought discussion back to the Planning Commission.

Planning Commission discussed the resident's concerns and the developers desires to build a coffee kiosk. However, all Commissioners agreed that there were significant traffic and safety issues and that the parcel is too small for the proposed coffee kiosk.

After no further comments, Chairman McLean entertained a motion.

Motion by Commissioner Consolo that this proposal be denied on the basis that it is detrimental to the public interest health and safety convenience and welfare of the city. Motion was seconded by Commissioner White, and carried by a 4 to 0 roll call vote.

AYES: McLean, White, Consolo, Simmons

NOES: None

ABSENT: Collins

ABSTAIN: None

4. ADMINISTRATIVE REPORTS.

Nothing to report.

5. ADJOURNMENT.

Chairman McLean adjourned the meeting at 9:02 p.m.

ATTEST:

Patti Ungaro, Administrative Assistant

Date Approved

CITY OF JACKSON Planning Staff Report

Date: August 17, 2020
Application Type: Rezone & General Plan Amendment from Public/Institutional to Historic Commercial with a Planned Development Overlay
Applicant: Mr. Ron Regan, RTR Investments Inc.
Location: 108 & 204 Court Street and 42 Summit Street -APN's 020-243-001 & 020-243-009

Project Description

The applicant is requesting that the properties located at 108 & 204 Court Street and 42 Summit Street be rezoned and General Plan re-designated from Public/Institutional to Historic Commercial with a Planned Development Overlay. No development is planned at this time. Future development will be subject discretionary review per the Planned Development Overlay requirements.

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. Additionally, the Planned Development Overlay will require project specific CEQA review as part of amending the current use.

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 Amendment and forward the application and its associated categorical exemption to the City Council for adoption based on the Findings in this report.



VICINITY MAP

NOT TO SCALE