CITY OF JACKSON
Planning Commission Meeting Minutes
May 18, 2020

Steve McLean, Chairman
Debby Collins, Vice-Chairwoman
George White – Commissioner
Thornton Consolo – Commissioner
Chad Simmons - Commissioner

COMMISSIONERS ABSENT: None

Susan Peters – City Planner
Patti Ungaro – Administrative Assistant

Chairman McLean called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG.

Chairman McLean led the Pledge of Allegiance.

Prior to starting the meeting, Chairman McLean announced that item 3a. on the Discussion Calendar was moved to the June 15, 2020 Planning Commission meeting date and relocated to Amador County Board of Supervisors Chambers to accommodate a larger audience.

City Planner Susan Peters explained why this item is returning to the Planning Commission and why it was postponed and moved. The item is being brought back to the Planning Commission because the application has changed from a rezone, general plan amendment and variance to only a general plan amendment. Subsequent to the Planning Commission Public Hearing, the applicant pressed the City about his ability to develop this commercially as he believed it was commercially zoned because that is how it was sold to him by CalTrans. CP Peters engaged the City Attorney on the discussion who went back through the records and that the previous zoning on the site was in fact correct as commercial. This information along with the change in site plan from two kiosks to one was significant enough for CP Peters to direct the application back to the Planning Commission for their recommendation to the City Council. The intent was to have it on this meeting but both CP Peters and the City Manager received some calls with various concerns. There were a lot of people at the last meeting - over 50 people. This room cannot accommodate social distancing in accordance with the Governor’s mandate. To be able to maximize the attendance for those who wish to attend in person, it was decided to postpone to the next Planning Commission meeting scheduled for June 15th and hold it at the Board of Supervisors Chambers at the Administration Building at 810 Court St.

John Johnson, Jackson resident, was concerned why there was not a letter of notice mentioning the postponement of this item. CP Peters answered that there was not adequate time to get another letter out once we were able to schedule the Board of Supervisors Chambers to communicate the postponement and relocation. This information will be in the Ledger this Friday and will be re-noticed to all property owners within 300 feet. The meeting on June 15th will be accessible via Zoom Conference for those who wish to call in and participate.
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 February 18, 2020. Moved by Commissioner Consolo, seconded by Commissioner Simmons, and carried by a 3 to 0 vote:*

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

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 Supervisors 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.**

CP Peters explained that the applicant had 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.

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.

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.
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, and

3. 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, and

4. The proposed amendment ensures and maintains internal consistency with other applicable provisions of this Development Code.

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.

Committee held discussion.

Chairman McLean asked for Public Comment, no comment was brought forth.

CP Peters stated this is basically a housekeeping request to bring the residence into compliance by rezoning to Residential Medium Density since the property has 3 units. CP Peters also confirmed the residence has 3 water meters.

Motion by Commissioner Consolo, seconded by Vice Chair Collins, and carried by a 5 to 0 vote to make recommendation to the City Council to Rezone and General Plan designate 1460 Jackson Gate Road from residential Duplex to the Residential Medium Density.

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

4. ADMINISTRATIVE REPORTS.

CP Susan Peters reported that she released an RFQ for the Comprehensive General Plan (GP), including 7 elements, and the associated Environmental Impact Report (EIR). The Planning Commission received $160K in Grant funds – sounds like a lot of money, but it is not. She had several firms who reached out to her asking if this was covering just part of the proposal. Typically, you would spend between $250-400K on a GP update and associated EIR. As expected, CP Peters only received one (1) proposal from a firm she is familiar with who has done low-cost GP’s for other jurisdictions. CP Peters will put a contract together to put in process to the City Manager and City Council. As a heads-up, GP workshops will be coming up.

In advance of the workshops, CP Peters will put together some information on the GP, processes for updates and the EIR for the Planning Commission to review.
Chairwoman Collins questioned the timing of the workshops. CP Peters responded that back in 2008 when they re-did the Land Use Element and Circulation Element, they created neighborhood committees and tried to get a representative from each neighborhood onto a committee. They found this time consuming and hard to get participation. Public participation is key and very important and there is not a lot of money allocated to this and public participation will be a little more limited this time. Public interest has been low as the public does not understand what a GP is, part of it is trying to educate people and why it’s important for them to get involved. The PC will be doing an outreach however they do not have that many meetings allocated for the workshops. The crux issues usually evolve around the Land Use Element. There were a lot of changes in 2008. In the 70’s it was pretty much a free-for-all for rezoning and still sees a lot of that today. When the PC was looking at the GP in 2008, there was commercial zoning in residential neighborhoods and we’re still seeing the impacts of that today where there are a lot of spotty commercial developments. The PC successfully, with a lot of effort, down-zoned approximately 400 pieces of property in the City. More work remains to be done but we have to be mindful that commercial is important and you have to balance that with housing, and affordable housing. This grant is an affordable housing grant. The idea is to create more housing opportunities for development in the city so the prices can be more reasonable. The water and sewer issues will be a part of this update. There have been a lot of changes and the political climate for affordable housing also has quite a few changes. To answer the original question of how much time, there will be public workshops where the PC will be involved, additional review time will be needed when the elements are completed for review, followed by the Public Hearings for the adoption and review of the environmental document.

This grant opportunity is a really good thing and the ability to receive it in order to update the General Plan. The only element, of the 7 elements that requires you to be in compliance with state man-date, is the housing element. We were on a 5-year cycle but was granted a complicated extension because housing and transportation are related. The Amador County Transportation Commission regularly updates the Regional Transportation Plan that affords us the ability to go on an 8-year cycle. Our Housing element is relatively up to date and not due for an update until 2022.

After no further comments, Chairman McLean adjourned the meeting.

5. ADJOURNMENT.

Chairman McLean adjourned the meeting at 6:55 p.m.

ATTEST:

\[\text{Patti Ungaro, Administrative Assistant} \]

\[\text{06/15/2020} \]

Date Approved