

**MINUTES OF THE CALAVERAS COUNTY
PLANNING COMMISSION MEETING OF
December 16, 2004**

1. CALL TO ORDER:

The Planning Commission meeting of December 16, 2004 was called to order at 9:00 A.M. by Chair Ted Allured. Commissioners present were: Michael Dell'Orto, Bill Mason, Suzanne Kuehl and Wes Hodgson. Staff members present were: Robert Sellman, Interim Director, John Andersen, Planner III, Don Ratzlaff, Planner II, and Gina Kathan, Permit Tech.

2. AGENDA CHANGES: Items 5-A, 6A & 6B will be continued to the January 20th meeting.

3. APPROVAL OF THE MINUTES FROM December 2nd as amended.

Moved: Kuehl

Second: Hodgson

Passed: 5-0-0-0

4. PUBLIC COMMENT PERIOD:

CONTINUED ITEMS

5. PUBLIC HEARING:

- A. 2004-77 TENTATIVE PARCEL MAP for JOSE & MARIA De ORNELAS The applicants are requesting approval to divide 10.04± acres into two (2) parcels of 5.01 and 5.03± acres. The parcel is zoned RA-5 (Residential Agriculture-5 acre minimum parcel size). The property is located at 8010 Chardonnay Place, off Burson Road, about ½ mile north of the Highway 26, in the Jenny Lind area. (APN 50-016-90 is a portion of the Northeast ¼ of Section 18, T3N, R10E, MDM).

The above item "A" was continued to January 20th at the request of the applicant.

Commissioner Dell'Orto stepped down due to a conflict of interest. Commissioner Dell'Orto's Company represents John Nixon (Calaveras Oaks).

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- B. 2003-88 TENTATIVE SUBDIVISION TRACT MAP for JOHN NIXON, (CALAVERAS OAKS, LLC). The applicant is requesting approval to divide 28.1 ± acres into twenty-six (26) lots. The property is within the San Andreas Community Plan with a land use designation of offices & Multi-Family Residential with current zoning CP (Professional Office). The property is located along the north boundary of the Government Center in San Andreas. Deeded access to the site is from Murray Creek Road to the north boundary of the site. The applicant is seeking primary access from Mountain Ranch Road to the south boundary of the site from Calaveras County over the Government Center property. (APN's 44-0011-010 and 014 are a portion of the Southwest 1/4 of Section 16 and the Southeast 1/4 of Section 17, T4N, R12E, MDM).

Planning Staff presented the staff report and recommendations. John Andersen informed the Commission that connection of the roads has changed and is not reflected on the map.

A motion was made authorizing the Chair to sign **Resolution 2004-123** to approve 2004-25 Planned Development Permit based upon the findings and conditions as presented.

Moved: Kuehl

Second: Dell'Orto

Passed: 5-0-0-0

REGULAR AGENDA

6. Public Hearing:

- A. 2004-118 CONDITIONAL USE PERMIT for AT&T WIRELESS SERVICE. The applicant is requesting a Conditional Use Permit to construct a wireless telecommunications facility consisting of sector antenna panels on top of an 80 foot slim-line monopole, and equipment cabinets within a 40' x 40' leased enclosure on a 10.08 ± acre parcel. The property at 7740 Howard Lane is located on the end of Howard Lane off the north side of State Highway 26 in Mokelumne Hill. (APN 18-016-053 is a portion of the Southeast ¼ of Section 12, T5N, R11E, MDM).

The above item "A" was continued to January 20th at the request of the applicant.

- B. 2004-139 CONDITIONAL USE PERMIT for AT&T WIRELESS SERVICE. The applicant is requesting a Conditional Use Permit to construct a wireless telecommunications facility consisting of sector antenna panels on top of an 100 foot monopole, and associated ground equipment cabinets, within a 40' x 40' leased enclosure. The property at 4795 Highway 49 is located on the Carson Hill Mine site southeasterly side of State Highway 49 in Carson Hill. (APN 64-013-017 is a portion of the North ½ of Section 13, T2N, R13E, MDM).

The above item "B" was continued to January 20th at the request of the applicant.

Commissioner Allured called a 10 minute break.

The Commission resumed.

TAPE # 1, SIDE # B 2103 down to 2015

- C. 2004-140 CONDITIONAL USE PERMIT for AT&T WIRELESS SERVICE. The applicant is requesting a Conditional Use Permit to construct a wireless telecommunications facility consisting of sector antenna panels on top of an 70 foot monopole, and associated ground equipment cabinets, within a 50' x 50' leased enclosure. The site at 3470 State Highway 4 is located on the east side of State Highway 4 near the intersection of Pool Station Road and State Highway 4. (APN 53-007-001 is a portion of the North ½ of Section 10, T2N, R12E, MDM).

Planning Staff presented the staff report and recommendations.

No persons spoke regarding the project.

A motion was made to grant the Negative Declaration based upon one finding and no mitigating measures.

Moved: Mason

Second: Hodgson

Passed: 5-0-0-0

A motion was made authorizing the Chair to sign **Resolution 2004-124** to approve 2004-140 Conditional Use Permit based upon the findings and conditions as presented.

Moved: Dell'Orto

Second: Mason

Passed: 5-0-0-0

PLANNING DIRECTOR'S REPORT: Robert Sellman reported that PAWS is coming up to the Board of Supervisors for final decision on the appeal. He talked about procedures and how to deal with modification requests after the staff report has been written. Staff needs more time to re-write staff reports so they are understood by everyone.

OFF-AGENDA DISCUSSIONS: Commissioner Dell'Orto wants to discuss the use of the PD combing zone prior to the revisions of Title 17.

ADJOURNMENT:

The Planning Commission meeting was adjourned at 10:55 A.M.

Robert Sellman, Interim Planning Director

Ted Allured, Planning Commission Chair