

**MINUTES OF THE CALAVERAS COUNTY  
PLANNING COMMISSION MEETING OF  
December 21, 2006**

1. CALL TO ORDER:

The Planning Commission meeting of December 21, 2006 was called to order at 9:00 a.m. by Chair Ted Allured at the Calaveras County Board of Supervisors Chambers. Commissioners present were: Holly Mines, Bill Mason and Wes Hodgson. Commissioners absent: Suzanne Kuehl. Staff members present were: Winnifred Wilson, Planner III and Gina Kathan Planner I. Planning Director Robert Sellman was absent.

2. Pledge of Allegiance

3. Agenda changes None

4. Public Comment Period: The public may address the Planning Commission on land use issues not on the agenda. Five minutes per person, fifteen minutes per topic. (The Planning Commission shall not take action on any items presented under this Public Comment Period). ►

5. Public Hearing

CONSENT AGENDA

Tape 1, Side A

A. APPROVAL of MINUTES from DECEMBER 7, 2006

Moved: Hodgson

Second: Mason

Passed: 4-0-0-1

Absent: Kuehl

## REGULAR AGENDA

Tape 1, Side A

- A. 2006-33 As-Built Variance for Calaveras West Construction Inc. The applicant is asking for approval of an As-Built Variance to the side yard setback from 10 feet to 5.4 feet for the existing single family residence. The residence received final occupancy from the Calaveras County Building Department on July 14<sup>th</sup>, 1988. The building plans were approved with a 10 foot side yard setback, however, the property line was miss-located by the contractor during the inspection phase of the home. The subject property, APN: 70-038-011, is located at 8555 Ormes Ct. in Ranch Calaveras.

Planning Staff presented the staff report and recommendations.

The following persons spoke regarding this project: ► Dan Brown, Calaveras West Construction, was available to answer questions. ► No members of the public addressed the commission on this issue, so Commissioner Allured closed the public hearing. ► Commissioners Mines, Mason and Allured addressed staff with questions regarding responsibility for locating property lines. ► Gina Kathan, Planning, and Mel Alldren, Public Works, addressed the Commission's questions.

A motion was made authorizing the Chair to sign Resolution **2006-83** to approve 2006-33 Variance based upon the findings and conditions as presented.

Moved: Hodgson

Second: Mason

Passed: 4-0-0-1

Absent: Kuehl

Tape 1, Side A

- B. 2006-83 Zoning Amendment for Samuel Hernandez. The applicant is requesting a Zoning Amendment from RR-X (Rural Residential - Existing Parcel Size) to RA-X (Residential Agriculture - Existing Parcel Size) for 7.53± acres. The property is located at 383 Bald Mountain Road (Parcel 4 of PM Book 5, Page 123, 1981), off Winton Road in West Point. (APN 008-028-034 is a portion of Section 2, Township 6 North, Range 13 East, MDM) The subject property is a 7.53± acre parcel, located in rural northern Calaveras County, near the community of West Point.

Planning Staff presented the staff report and recommendations. Winnifred Wilson handed the Commission late correspondence from the Central Sierra Environmental Resource Center. She also explained to the Commission that there is no proposal for a tasting room at this time and if one were proposed in the future, the use would be permitted only with approval of an Administrative Use Permit.

The following persons spoke regarding this project: ► Samuel Hernandez, applicant, was available to answer any questions. ► No members of the public addressed the Commission on this issue, so Commissioner Allured closed the public hearing. ► Commissioners Mines and Allured addressed staff with questions regarding procedures to approve a tasting room in the future. Winnifred Wilson, Planning, addressed the questions by the Commission.

A motion was made authorizing the Chair to sign Resolution **2006-84** recommending the Board of Supervisors approve 2006-83 Zoning Amendment based upon the findings and conditions as presented.

Moved: Mines

Second: Mason

Passed: 4-0-0-1

Absent: Kuehl

6. PLANNING DIRECTOR'S REPORT: None
7. ADJOURNMENT OF REGULAR PLANNING COMMISSION The Planning Commission meeting was adjourned at 9:15 a.m.

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Robert Sellman, Planning Director

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Ted Allured, Planning Commission Chair