

## **CALAVERAS COUNTY PLANNING COMMISSION**

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### **Minutes for Meeting of December 6, 2007**

An audio recording of the meeting is on file at the Community Development Agency, 891 Mountain Ranch Road, San Andreas, CA 95249. To schedule an appointment to review it, please contact the Planning Department at 209-754-6394. Minutes also may be viewed at [www.co.calaveras.ca.us/planning\\_commission.asp](http://www.co.calaveras.ca.us/planning_commission.asp).

Planning commission decisions may be appealed to the Board of Supervisors, and must be filed with the Board Clerk within fifteen (15) days of the Planning Commission hearing. For more information, contact the Board Clerk's office at 209-754-6370.

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Tape 1, Side A

#### **1. CALL TO ORDER AND ROLL CALL**

The regularly scheduled meeting of the Calaveras County Planning Commission was called to order at 9:00 a.m. in the Board Chambers located at 891 Mountain Ranch Road, San Andreas, California.

Present: Chair Suzanne Kuehl, District 3  
Ted Allured, District 1  
Steve Kearney, District 5  
Holly Mines, District 2  
Bill Mason, District 4

Absent: All Commissioners present.

Staff Present: Robert Sellman, Planning Director; Denise Meyer, Permit Technician I/Recorder.

Legal Staff: No one present.

#### **2. AGENDA CHANGES:**

- There were no changes to the Agenda

#### **3. PUBLIC COMMENT PERIOD:**

- Mark Jones from Valley Springs, discussed grants and programs available regarding affordable housing.
- Diane Keane asked for changes in the consistency of the staff reports so they can be easily read.

#### **4. CONSENT AGENDA:**

##### **A. APPROVAL of MINUTES from the November 15, 2007, Planning Commission Meeting.**

A motion was made by Mason and seconded by Kearney to Approve the Minutes from October 18, 2007, as presented.

**Motion was approved 5-0-0-0.**

#### **5. CONTINUED ITEM:**

##### **A. This item will be rescheduled at a later date.**

2005-44 Tentative Parcel Map for James and Gloria J. Souza. The applicants are requesting approval of a Tentative Parcel Map (TPM) in the Rancho Calaveras area to divide the 15.09± acres site into (3) parcels of five± acres each. (APN 050-058-008).

#### **6. PUBLIC HEARINGS:**

##### **A. 2005-190 Zoning Amendment, Tentative Subdivision Tract Map, and Planned Development Permit For Floyd and Marilyn Norried and The Mark Pringle Company, LLC (North Vista Plaza).** The applicants are requesting approval of a Zoning Amendment and Tentative Subdivision Tract Map (TSTM) in the Valley Springs area to divide 34.5± total acres into 171 lots, including 162 residential lots, 2 detention basins, 6 landscaped areas, recreation area, and private streets. (APNs 73-056-001, 002, 003, & 009). Item continued from November 1, 2007.

Staff Spoke:

- Robert Sellman gave an update on the project and introduced Ron Mauck from Quad Knopf.

The following person spoke:

- Mark Pringle developer of the project gave a presentation of the proposed development and changes made since the last Planning Commission meeting, and addressed all the question and concerns.
- Colleen Platt, My Valley Springs, disagrees with the development, and would like to see improvements made to the development with more open space and affordable housing, and would like an EIR on this project.
- Joyce Techel, My Valley Springs, disagrees with this project and the traffic study, and would like to see fees mitigated for additional law enforcement.
- Katheryn Jackson, Wallace Lake Citizens, disagrees with the zone change and would like the project to have more affordable housing.
- Diane King of San Andreas, disagrees with the zone change.

- Chris Wright, would like and EIR done on this project.
- Mark Jones, encourages the planning staff to tour the visionary project in different areas to see the affordable house development.

Break @ 10:35, Reconvene @ 10:45

- Commissioner Kuehl, doesn't agree with the zone change and no street parking, she also would like to see more affordable housing within this development.
- Commissioner Kearney, commented on the drainage, affordable housing, and Law Enforcement services.

TAPE 2, SIDE A

- Commissioner Mines, attended a visionary tour and doesn't believe this project has enough affordable housing. She would also like an EIR for this project.
- Commissioner Mason, agrees with the project and believes there is plenty of affordable housing, agrees with the drainage study and likes the project.
- Commissioner Allured, would like more affordable housing within this project.
- Staff responded to all comments and concerns.

A motion was made by Mason and seconded by Kearney to adopt a Mitigated Negative Declaration with one (1) finding and seven (7) mitigating measures as set forth in the staff report.

**Motion was approved 3-2.**

A motion was made by Mason and seconded by Kearney authorizing the Chair to sign Resolution 2007-054 recommending that the Board of Supervisors adopt an Ordinance to approve 2005-190 Zoning Amendment based upon the findings as set forth in the staff report.

**Motion was approved 3-2.**

A motion was made by Mason and seconded by Kearney motion authorizing the Chair to sign a Resolution recommending that the Board of Supervisors adopt a Resolution to approve 2005-190 Tentative Subdivision Tract Map based upon the findings and conditions as set forth in the staff report.

**Motion was approved 3-2.**

Commissioner Mason had to left the meeting.

## **7. PUBLIC COMMENT PERIOD/AGENCY COMMENTS:**

Discussion regarding the Planning Commission Meeting.

A motion was made by Mines and seconded by Allured to cancel the Planning Commission Meeting on December 20, 2007 and to change the Planning Commission Meeting on January 3, 2007 to January 10, 2007.

**Motion was approved 4-0-0-1. Mason Absent.**

**8. ADJOURNMENT.**

The meeting was adjourned at 1:20 p.m.

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Robert Sellman, Planning Director

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Suzanne Kuehl, Planning Commissioner Chair