

The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Tober.

**THOSE PRESENT WERE:**

Planning Commissioners: Ray Lindstrom, District I  
Dave Wardall, District II  
Denise Tober, District III, Chairman  
Andy Byrne, District IV  
Ray Ryan, District V

Staff: Greg Gillott, County Counsel  
Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner III  
Heidi Jacobs, Recording Secretary

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

**A. Pledge of Allegiance.**

**B. Approval of Agenda:** It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve the agenda as presented.

**C. Minutes:** It was moved by Commissioner Lindstrom seconded by Commissioner Byrne, and carried to approve the minutes of May 13, 2014 as submitted.

**D. Correspondence:** None.

**E. Public Matters not on the Agenda:** None.

**F. Recent Board Actions:** Chuck Beatty, Planner III, announced the Board of Supervisors approved the Howard Zone Change and denied the Murray Variance request.

**Public Hearings**

**ITEM 1 - Request for Zone Change from the "M," Manufacturing District to the "R1A," Single Family Residential & Agricultural District (APN: 030-020-105).**

**APPLICANT:** Budderman Living Trust

**SUPERVISORIAL DISTRICT V**

**LOCATION:** Charleston Road approximately 0.6 miles north of Main Street in Volcano.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Chairman Tober opened the public hearing. The applicant was available for questions.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to close the public hearing.

Commissioner Lindstrom stated he saw no problem with request.

Commissioner Byrne asked if this would be considered a “down-zoning” because the residential impacts would be less than the manufacturing impacts. Mr. Beatty stated that is correct.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Ryan and unanimously carried to find the project is categorically exempt based on the findings contained in the staff report.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Ryan and unanimously carried to recommend approval of the zone change to the Board of Supervisors.

*NOTE: Chuck Beatty, Planner, announced the Planning Commission recommended approval of the zone change to the Board of Supervisors. This item will be scheduled for a future Board meeting and notices will be mailed out.*

**ITEM 2 - Use Permit application submitted by Victory Village to operate a 20-bed Transitional Housing facility in the former Amador Motel (APN 044-040-028).**

**APPLICANT:** Victory Village – Jason Mulford, President

**SUPERVISORIAL DISTRICT I**

**LOCATION:** 12408 Kennedy Flat Road, approximately 150 feet south of the intersection of Hwy 88 in the Jackson area.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Chairman Tober opened the public hearing. Jason Mulford, applicant, was available for questions.

Commissioner Ryan asked for clarification of who the primary target population is. Mr. Mulford stated the primary purpose is to serve veterans and their families.

Commissioner Ryan asked how the program is funded and if it is a sustainable model. Mr. Mulford stated there are community fundraisers, donations, ATCAA assistance and stipends; about 20% of clients are available to pay for the bed.

Commissioner Ryan asked about the occupancy rate. Mr. Mulford stated it averages 80% and increases to 100% in winter months.

Commissioner Ryan asked if the clients are transients or locals, if they are looking to in the community or work. Mr. Mulford stated the majority come from the community; they have been couch surfing, living in a car or the woods. They help the client obtain assessments from Veterans Administration, ATCAA, job connection to evaluate available benefits, job and career opportunities. Mr. Mulford stated three veterans have joined the local college and are doing well.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to close the public hearing.

Commissioner Byrne asked why the project is categorically exempt. Mr. Beatty stated through staff review it was determined the project is Categorical Exempt per Section 15301 of the CEQA Guidelines because it is an existing facility.

Commissioner Lindstrom asked if the location changed would a new use permit be needed. Ms. Grijalva stated it would depend on what the zoning is of the property; this property is zoned "H" and all uses in "H" zoning require a use permit.

Commissioner Byrne asked if the hotel had a use permit. Ms. Grijalva stated the hotel use preexisted the zoning so it is a legal non-conforming use.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the project is categorically exempt based on the findings in the staff report.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve the Use Permit subject to the conditions of approval contained in the staff report.

*NOTE: Chuck Beatty, Planner, announced the Planning Commission approved the Victory Village Use Permit. Anyone wishing to appeal the Commission's decision may do so by submitting a letter of appeal along with the appropriate appeal fee to the Clerk of the Board of Supervisors no later than 5:00 p.m. on Friday, June 20, 2014.*

**Adjournment:** At 7:16 p.m., Chairman Tober adjourned this meeting of the Planning Commission, to meet again on July 8, 2014.

\_\_\_\_\_/s/\_\_\_\_\_  
Denise Tober, Chairman  
Amador County Planning Commission

\_\_\_\_\_/s/\_\_\_\_\_  
Heidi Jacobs, Recording Secretary  
Amador County Planning Department

\_\_\_\_\_/s/\_\_\_\_\_  
Susan C. Grijalva, Planning Director  
Amador County Planning Department