

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, Vice Chairman

Staff: Grace Pak, Deputy County Counsel
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 Byrne, seconded by Commissioner Ryan and carried to approve the agenda as presented.

C. Minutes: It was moved by Commissioner Byrne, seconded by Commissioner Ryan, and carried to approve the minutes of November 18, 2014 as submitted.

Abstain: Commissioner Byrne

D. Correspondence: Letter dated December 8, 2014 from Michael W. Israel, Environmental Health regarding Item 3; Draft Agricultural Advisory Committee Minutes regarding Item 4.

E. Public Matters not on the Agenda: Commissioner Byrne stated it was great working with Chairman Tober. Chairman Tober thanked Commissioner Byrne and stated it was great working with the Commissioners and staff.

F. Recent Board Actions: None.

Public Hearings

Item 1 – Request for a Use Permit to allow outdoor seating (4 tables) at an eating establishment in a “C1” Retail Commercial and Office District (APN 033-160-015).

Applicant: Amador Café, Robert Dasch
Supervisorial District III

Location: 26590 Highway 88, located on the south side of Hwy 88 just west of Tiger Creek Road in Buckhorn.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these

minutes as though set forth in full.

Chairman Tober stated the public hearing was still open. Robert Dasch, applicant, was available for questions.

There was no public comment.

MOTION: It was moved by Commissioner Lindstrom, seconded by Commissioner Wardall and unanimously carried to close the public hearing.

Chairman Tober stated Mr. Dasch has been in operation for years and has weathered the economic downturn. It is one of the few restaurants upcountry and is an asset to the community.

MOTION: It was moved by Commissioner Lindstrom, seconded by Commissioner Byrne and unanimously carried to find the project is categorically exempt and to approve the Use Permit subject to the findings and conditions contained in the staff report.

NOTE: Mr. Beatty advised if anyone wished to appeal the decision of the Commission they could do so by submitting in writing to the Board of Supervisors a request for appeal prior to December 19, 2014, at 5 p.m. along with the appropriate appeal fee.

Item 2 – Request for an amendment to the previously approved Conditions of Approval for Parcel Map #2627 for the purpose of obtaining approval of new roadway design and construction standards that were recently adopted by the County (APN 008-240-050).

Applicant: Kent & Kathleen Wood

Supervisorial District: II

Location: 14010 Willow Creek Road, approximately 2.5 miles south of Hwy 16 and 1.5 miles northwest of Hwy 124.

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

Chairman Tober stated the public hearing was still open. Robin Peters, representative, was available for questions.

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

Commissioner Ryan stated this appears to be cut and dry and easy to deal with. Commissioner Byrne stated it still provides a wider road than his residence and saw no problems with the request.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to adopt the amended mitigated negative declaration as the appropriate environmental document.

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

NOTE: Mr. Beatty advised if anyone wished to appeal the decision of the Commission they could do so by submitting in writing to the Board of Supervisors a request for appeal prior to December 19, 2014, at 5 p.m. along with the appropriate appeal fee.

ITEM 3 - Request for a 2-year renewable Use Permit to allow a mobile home as temporary farm labor quarters (APN 011-300-003).

Applicant: Kelly Godwin

Supervisorial District 2

Location: 9900 Beaver Loop Road, approximately one mile north of the intersection of Sutter Creek Ranchos Road and CA Highway 88.

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. There was no public comment.

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

Commissioner Ryan asked if the conditions would need to be revised to reflect the letter from Mr. Israel with Environmental Health. Mr. Beatty stated the conditions as written are adequate and comply with the letter.

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 contained in the staff report.

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

NOTE: Mr. Beatty advised if anyone wished to appeal the decision of the Commission they could do so by submitting in writing to the Board of Supervisors a request for appeal prior to December 19, 2014, at 5 p.m. along with the appropriate appeal fee.

ITEM 4 - REQUEST FOR A ZONE CHANGE FROM “X,” SPECIAL USE DISTRICT TO “AG,” EXCLUSIVE AGRICULTURE DISTRICT IN CONJUNCTION WITH A REQUEST FOR INCLUSION INTO A CALIFORNIA LAND CONSERVATION ACT CONTRACT (APN 012-110-025).

APPLICANTS: Schabram Family Trust

SUPERVISORIAL DISTRICT II

LOCATION: 4471 Buena Vista Road, approximately 2 miles south of Jackson Valley Road.

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. There was no public comment.

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

Chairman Tober asked what the unique characteristics of the land are. Mr. Beatty stated the land will be

used in conjunction with the applicant's ranch in Calaveras County to run cattle.

Commissioner Ryan asked about the improvements. Mr. Beatty stated the improvements and income requirements were reviewed by the Assessor's Office and the Agricultural Advisory Committee.

Commissioner Lindstrom stated he was at the Agricultural Advisory Committee and the request was thoroughly reviewed and discussed.

Commissioner Byrne asked why it is currently zoned "X," Special Use District. Mr. Beatty stated there is no clear answer.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Lindstrom and unanimously carried to recommend approval of the request for inclusion into a Williamson Act contract and zone change to the Board of Supervisors.

NOTE: Mr. Beatty announced this item will be scheduled for a future Board of Supervisors meeting and notices will be mailed out.

Adjournment: At 7:24 p.m., Chairman Tober adjourned this meeting of the Planning Commission, to meet again on January 13, 2015.

/s/
Ray Ryan, Vice Chairman
Amador County Planning Commission

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

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