

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 Ryan.

THOSE PRESENT WERE:

Planning Commissioners: Dave Wardall, District II
Caryl Callsen, District III
Andy Byrne, District IV
Ray Ryan, District V, Chairman

Staff: Grace Pak, Deputy County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planner
Heidi Jacobs, Recording Secretary

THOSE ABSENT WERE:

Planning Commissioners: Ray Lindstrom, District I, Vice Chairman

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:**
MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to reorder the agenda to hear Item 2: Andis Use Permit Amendment Request first and Item 1: Extension of Time for Tentative Subdivision Map No. 120 second.
Absent: Commissioner Lindstrom
- C. Minutes:** November 10, 2015
MOTION: It was moved by Commissioner Lindstrom, seconded by Commissioner Byrne and carried to approve the minutes of November 10, 2015 as follows:
MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to approve the order of the agenda as presented.
~~Absent: Commissioner Wardall~~
- D. Correspondence:** email from Cecily Smith and letter from Foothill Conservancy regarding Item 1: Extension of Time for Tentative Subdivision Map No. 120. Email from Frank Moreno regarding Item 2: Andis Use Permit Amendment Request.
- E. Public Matters not on the Agenda:** None.
- F. Recent Board Actions:** Susan Grijalva, Planning Director, stated the Board gave direction to staff to prepare an ordinance for consideration of implementing recently enacted State regulations regarding medical cannabis products; in order for this item to be heard in a timely manner there will be a Planning Commission meeting January 5, 2016 and at this time we do not anticipate needing the January 12, 2016 meeting.

Public Hearings

- Item 2 - Request for a Use Permit Amendment to add a commercial kitchen to their existing facilities for the purpose of preparing prepackaged foods and self-catering winery-related events (currently limited to all Amador Vintner Association events, two vintage release parties annually, and 13 wedding/social events annually).**
Applicant: Andis Wines (11000 LLC); Jenae Plasse, agent
Supervisory District V

Location: 11000 Shenandoah Road, immediately north of the Dickson Road/Shenandoah Road intersection, in the Shenandoah Valley.

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

Chairman Ryan opened the public hearing.

Andy Friedlander, owner, was available for questions. Chairman Ryan asked about the website advertising referred to in Frank Moreno's letter. Mr. Friedlander stated it was his mistake on the number of people allowed for events and the website was corrected to indicate 150 people for events.

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

Absent: Commissioner Lindstrom

Commissioner Byrne and Commissioner Wardall stated they had no issues with the request. Commissioner Callsen agreed and added the applicant is following the recommendation provided by the Planning Commission.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to approve the use permit amendment subject to the findings and revision to condition of approval No. 16 contained in the staff report.

Absent: Commissioner Lindstrom

NOTE: Mr. Beatty advised the Commission approved the Use Permit Amendment. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to December 18, 2015, at 5:00 p.m. along with the appropriate appeal fee.

Item 1 - Request for a six-year extension of Tentative Subdivision Map No. 120 Mokelumne Bluffs proposing the division of 137.86 acres into 98 single family residential lots and two recreational parcels (and associated zone change and variance) (APN 038-210-068).

Applicant: Akeraje Inc

Supervisorial District III

Location: South side of Highway 88 just west of the Ranch House Estates development accessible from a proposed access opposite Gayla Drive as well as from Ranch Drive, about 3 miles east of Pine Grove.

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

Chairman Ryan opened the public hearing. There was no public comment.

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

Absent: Commissioner Lindstrom

Commissioner Callsen asked if the project would be affected by the proposed General Plan. Ms. Grijalva stated there are no proposed changes for the project area.

Chairman Ryan asked if any work had been completed on the project. Ms. Grijalva stated that to the best of staff's knowledge there has been no work completed on the project. Chairman Ryan stated he would prefer to wait to make any decision on an extension of time until closer to the June 24, 2017 expiration date.

Commissioner Byrne stated he voted no on the Environmental Impact Report and on the project and he would continue to stand by that decision.

Commissioner Wardall stated he would be more comfortable with a one year extension.

Commissioner Callsen stated she was not a part of the original decision and would prefer to have more information about the project but would consider a one-year extension.

Chairman Ryan agreed a one-year extension seemed reasonable at this time.

MOTION: It was moved by Commissioner Wardall, seconded by Commissioner Callsen and carried to grant a one year extension of time to June 24, 2018 for Tentative Subdivision Map No. 120.

Ayes: Commissioner Wardall, Commissioner Callsen, Chairman Ryan

Noes: Commissioner Byrne

Absent: Commissioner Lindstrom

***NOTE:** Mr. Beatty advised the Commission granted a one year extension of time for Tentative Subdivision Map No. 120. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to December 18, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

Adjournment: At 7:30 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on January 5, 2016.

/s/
Ray Ryan, Chairman
Amador County Planning Commission

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

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