

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 Lindstrom.

THOSE PRESENT WERE:

Planning Commissioners: Ray Lindstrom, District I, Chairman  
Caryl Callsen, District III  
Andy Byrne, District IV

Staff: Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner  
Heidi Jacobs, Recording Secretary

THOSE ABSENT WERE:

Planning Commissioners: Dave Wardall, District II  
Ray Ryan, District V

**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 approve the agenda as presented.

**C. Minutes:**

**MOTION:** It was moved by Commissioner Callsen seconded by Commissioner Byrne and unanimously carried to approve the November 8, 2016 Planning Commission minutes as follows:

- add the following after Commissioner Wardall's motion for Item 2:

**Under discussion prior to the vote Commissioner Byrne stated he is not opposed to having the ordinance revisited but the wording of the motion is not something he is comfortable with. Commissioner Ryan stated he understood.**

**Commissioner Callsen stated she would like the motion to be revised to prorated rather than omitted. Commissioner Wardall was not agreeable to having his motion amended to prorate the fee.**

**Chairman Lindstrom stated he would like to see a recommendation to waive the appeal fee included in the motion. Commissioner Wardall and Commissioner Ryan agreed to amend the motion as requested by Chairman Lindstrom.**

**AMENDED MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Ryan ..., should not be taxed. **In addition, the Commission recommends the Board of Supervisors waive the appeal fee.**

**D. Correspondence:** Email from Environmental Health regarding Hoffmann variance.

**E. Public Matters Not on the Agenda:** Commissioner Byrne thanked Chairman Lindstrom for his service as a Planning Commissioner.

F. Recent Board Actions: None.

**AGENDA ITEMS**

**Item 1 - Request for a six-year extension of Tentative Parcel Map No. 2673 proposing the division of 59.7± acres into four parcels 10.06, 13.88, 15.44 and 20.4± acres in size.**

**Applicants:** Stringer Revocable Trust & Beverly Harper Trust

**Supervisory District:** 4

**Location:** 16000 Sutter Creek Road, approximately 3 miles east of the City of Sutter Creek (APN 015-230-091).

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

Janice Cavaliere, realtor for the applicants, was available for questions. She stated having the extension granted will help with the value and sale of the property.

Chairman Lindstrom asked Ms. Cavaliere's opinion about the market and if the full six years would be required to complete the map. Ms. Cavaliere stated it would depend on how much money the buyer has.

Commissioner Byrne felt a 2-3 year extension would be more appropriate than 6 years especially because no work has been done on the project.

Commissioner Callsen asked if any improvements had been done. Ms. Cavaliere stated there have been no improvements.

Commissioner Callsen felt two years would be an appropriate amount of time.

Commissioner Byrne stated he was concerned about using environmental documents that are 10 or more years old to grant a full six year extension.

Chairman Lindstrom felt three years would be an appropriate amount of time.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to grant a two-year extension for Tentative Parcel Map No. 2673.

Ayes: Commissioner Byrne, Commissioner Callsen

Noes: Chairman Lindstrom

Ms. Grijalva explained there would be no action based on the vote; the options are for the applicant to appeal, the item can be continued to another meeting, or a new motion could be made.

**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Byrne and unanimously carried to grant a three-year extension for Tentative Parcel Map No. 2673.

Commissioner Byrne explained he did not want to hold up a decision on the extension over one year.

***NOTE:** Mr. Beatty advised the Planning Commission approved a three year extension of Tentative Parcel Map Number 2673. 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 27, 2016, at 5:00 p.m. along with the appropriate appeal fee.*

**PUBLIC HEARINGS**

**Item 2 - Request by Erik Hoffmann for a Variance from County Code Sections 19.48.110(M) and 19.24.040 to allow for the construction of a 16' x 20' detached garage approximately 28 feet from the center line of Cedar Heights Drive North, and 6 feet from the side property line in the "R1" zoning district.**

**Applicants:** Erik Hoffmann

**Supervisory District:** 3

**Location:** 16095 Cedar Heights Drive North, Pioneer, CA, approximately 300 feet south of Buckhorn Ridge Road (APN 023-260-021).

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full. Mr. Beatty stated proposed condition number 3 would need to be changed based on the email from Environmental Health.

Erik Hoffmann, applicant, asked the Commission to reduce the side setback to 5 feet from the side property line due to the Environmental Health condition to maintain 10 feet from the septic system.

Ms. Grijalva stated the 10' side setback is unique to this parcel because most of the neighbors have a 5' side setback. This parcel is a corner lot and there is no rear lot line so the side setback is 10 feet.

Commissioner Byrne did not see any problems with the request; the applicant has an odd shaped piece of property and is requesting what the neighbors have for setbacks.

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

Ms. Grijalva recommended the Planning Commission include the recommendation for a 5 foot setback as a part of the motion.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to recommend approval of a 28' front and 5' side setback variance to the Board of Supervisors subject to the conditions and findings contained in the staff report and to revise Condition Number 3 based on the memo from Environmental Health, and find the project is categorically exempt from CEQA.

***NOTE:** Mr. Beatty advised the Planning Commission recommended approval of the Hoffmann variance request. This matter will be heard at a future Board of Supervisors meeting and notices will be mailed out.*

**Adjournment:** At 7:25 p.m. Chairman Lindstrom adjourned this meeting of the Planning Commission, to meet again on January 10, 2017 or thereafter.

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/s/  
Andy Byrne, Vice Chairman  
Amador County Planning Commission

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

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