

AMADOR COUNTY PLANNING COMMISSION

810 Court Street, Jackson, CA 95642
(209) 223-6380

PLEASE NOTE: All Planning Commission meetings are audio recorded.

- Anyone who wishes to address the Planning Commission must speak from the podium and should print their name on the speaker list located on the podium and identify themselves for the record.
- Public hearing items will commence no sooner than the times listed on the agenda.
- All proceedings are conducted in English.
- In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or (209) 223-6254 (fax). Requests must be made at least one full business day before the start of the meeting.

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson, CA, 95642 and posted on the County's website at www.amadorgov.org under the Agendas and Minutes section (generally the Thursday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and any proposed conditions for the project if the project is approved.

AGENDA

DATE: Tuesday, February 12, 2019

TIME: 7:00 p.m.

LOCATION: County Administration Center, 810 Court St., Jackson, CA, 95642

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** January 9, 2019
- D. Correspondence:** Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding Item.
- E. Public Matters Not on the Agenda:** Discussion items only, no action may be taken. Any person may address the Commission on any subject within the jurisdiction of the Commission.
- F. Recent Board Actions:**
- G. Agenda Items**

Item 1 - Election of Chair and Vice-Chair for 2019

Item 2 - Appointment of Agricultural Advisory Committee Member and Alternate for 2019

Item 3 - Appointment of the Recording Secretary for 2019

Public Hearings

Item 4 - Request for Use Permit for a 115' monopole wireless communication tower. The tower will include 12 antenna panels and related ancillary equipment.

Applicant: Epic Wireless Group, LLC, on behalf AT&T Mobility

Supervisory District: 5

Location: 3902 Highway 16 (Plymouth Sand & Gravel) south of the intersection of Highway 16 and Old Sacramento Road (APN 001-150-015)

NOTE: ITEM #4 HAS BEEN WITHDRAWN BY THE APPLICANT.

Item 5 - Request for a Use Permit (UP-18; 2-2) to construct a residential apartment on the second floor of an existing dental practice office. The parcel is located in a “C1,” Retail/Commercial/Office zoning district which allows a single-family dwelling in the same structure as a commercial use, subject to an approved Use Permit.

Applicant: Sukhjeet Kaur, DDS

Supervisorial District 4

Location: 19751 State Highway 88, Pine Grove, approximately 500 feet west of the intersection of Highway 88 and Berry Street (APN 030-160-033)

Item 6 - Request for Tentative Parcel Map #2854, proposing a commercial land division of 9.69± acres into eight parcels ranging in size from 0.6± to 2.0± acres.

Applicant: Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jane Deaver Trust I

Supervisorial District 5

Location: 17705 Highway 49, Plymouth, at the SW corner of the intersection with Randolph Drive (APN 008-100-019)

Item 7 - Appeal of the Planning Department’s denial of a Use Permit request for an outdoor Collection of collector vehicles pursuant to County code Section 10.32.030.

Appellant: Dale Schaefer

Supervisorial District 3

Location: 15790 Schaefer Ranch Road, Pioneer, west of the intersection of Pioneer Creek Road and Schaefer Ranch Road (APN 031-030-002)

Item 8 - Appeal of the Planning Department’s determination that the use of the appellants’ property is commercial in nature and violates County Code 19.24.040, Residential Estates zoning district permitted uses.

Appellant: Bill & Bernadette Cramer

Supervisorial District 4

Location: 17042 Robinson Road, Sutter Creek, immediately opposite the intersection of Ridge Road and Surrey Junction Lane (APN 042-080-015)