

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
April 9, 2019 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, April 9, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Byrne.

**THOSE PRESENT WERE:**

Planning Commissioners: Keith DesVoignes, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, Vice Chair, District 4  
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel  
Chuck Beatty, Planning Director  
Ruslan Bratan, Planner 1  
Krista Ruesel, Planner 1  
Mary Ann Manges, Recording Secretary

**THOSE ABSENT WERE:** None

**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 Ryan, seconded by Commissioner DesVoignes and unanimously carried to approve the agenda as presented.

**C. Minutes: March 12, 2019**

Chair Byrne requested a correction on page 3:

**MOTION:** It was moved by Vice Chair Ryan, seconded by ~~Chair Byrne~~, Commissioner DesVoignes, and carried to approve an extension and continue the hearing until May 14, 2019.

Discussion between the Planning Commission, County Counsel, and the Planning Director ensued regarding the recent change to action minutes. It was determined that the Commission will request more detailed minutes before an agenda item is discussed whenever they are desired to assist the public and Board of Supervisors in understanding the Planning Commission's recommendations on complex agenda items.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to direct staff to prepare detailed minutes for Item #3 of the March 12, 2019 agenda.

**D. Correspondence:** Letter from LAFCO regarding Item 1, below.

- E. **Public Matters not on the Agenda:** Chair Byrne asked if anyone wanted to address the Planning Commission on non-agenda items. There were no comments.
- F. **Recent Board Actions:** Chuck Beatty, Planning Director, stated that the Board of Supervisors approved an interim urgency ordinance that prohibits the cultivation of hemp which will result in an amended version of the cannabis ordinance being presented to the Planning Commission for review and recommendation to the Board of Supervisors.

**Public Hearing**

- Item 1 Discussion and possible action regarding a request to rezone 409.55 acres from the "R1A," Single-family Residential and Agricultural District, "X," Special Use District, and "R3," High Density Multi-family Residential District to the "AG," Exclusive Agriculture District in conjunction with a request for inclusion of the same acreage into a California Land Conservation Act contract.**

**APPLICANT:** Linda L. Matulich Revocable Living Trust, Linda L. Matulich, trustee  
**SUPERVISORIAL DISTRICT 2**

**LOCATION:** On the north side of CA Highway 88 between Sunset Drive and Eggiman Lane (APNs 011-140-037, 011-140-038, 011-140-039, 011-170-017, 011-270-013, 011-270-015, 011-270-016, 011-270-017, 011-270-018).

Chair Byrne introduced the item.

Chuck Beatty, Planning Director, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne opened the public hearing and asked if the proponent was present and wanted to speak.

Robert Duzdevich, representative for Linda Matulich, stated that Ms. Matulich had a prior engagement and shared that the parcels in question are going to be deeded to her grandson for ranching or farming purposes.

Chair Byrne asked Mr. Duzdevich to confirm if Ms. Matulich knows that the parcels in the Special Planning Area are not going to be included in agricultural preserve.

Mr. Duzdevich replied that Ms. Matulich knows that the 5 acre parcels are not going to be included.

Commissioner DesVoignes desired confirmation that the 13 acres are going to go into the contract.

Mr. Beatty stated that the 13-acre parcel zoned R1A will go into the contract.

Chair Byrne asked if it is the one that is on the highway frontage and is zoned R1A.

Mr. Beatty replied that it is R1A.

Mr. Duzdevich confirmed that the 13 acres has a cross on it and is by the highway with a road going through it.

Chair Byrne asked if that one is going to be used as vineyard.

Mr. Duzdevich said no and that Ms. Matulich does not own the parcel with the vineyard and that the 13

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acres is strictly ranch and grazing land with cattle on it right now.

Chair Byrne elaborated that by right can change dramatically.

Mr. Duzdevich said that is not going to be a vineyard and that it will be used for ranching.

Chair Byrne asked if merging the parcels into one parcel is acceptable.

Mr. Duzdevich said that is okay.

Chair Byrne confirmed that 5 parcels will remain zoned R3, so there will be 6 parcels in total when done.

Mr. Duzdevich agreed.

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

General discussion among Commission members and staff concerning the item followed, resulting in the following motion:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner Wardall, and unanimously carried to recommend to the Board of Supervisors to approve rezoning the 4 parcels zoned R1A and X to AG, Exclusive Agriculture, and leave the 5 parcels zoned R3 for high density residential as called for in the General Plan.

Chair Byrne desired confirmation that the high density parcels are required by the State to provide a certain amount of opportunity for housing.

Mr. Beatty confirmed and added that the CA Department of Housing and Community Development requires the County to submit an annual report that includes information on acreages zoned for residential development for various income levels. He shared that there needs to be adequate acreage available to meet local housing needs.

Chair Byrne wanted to ensure that the importance of maintaining high density parcels is in the record.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes, and carried to adjourn the meeting.

**Adjournment:** At 7:19 p.m. Vice Chair Byrne adjourned this meeting of the Planning Commission, to meet again on April 23, 2019.

  
Mary Ann Manges, Recording Secretary  
Amador County Planning Department

  
Andy Byrne, Chair  
Amador County Planning Commission

  
Chuck Beatty, Planning Director  
Amador County Planning Department