

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, August 13, 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: July 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:

PUBLIC HEARING

- G.1 Discussion and possible recommendation to the Amador County Planning Commission regarding a request for a Variance from County Code Section 19.24.040, "PD-R1" District Regulations which requires a 25' front yard building setback. The Applicant proposes to construct an attached garage and enclosed walkway up to 25' into the building setback.**

Applicant: George and Rae Charos

Supervisory District: 3

Location: 34061 Danberg Drive, Kirkwood (APN 026-161-007)

OTHER ITEMS

- G.2 Request for a 2-year extension of time for Tentative Subdivision Map #147 (Pine Acres North), proposing the division of approximately 44.2 acres to accommodate up to 90 residential units (66 single family lots, a 12-unit apartment complex, and 3 multi-family lots accommodating 6 to 12 units. The project also includes two sewage disposal lots totaling 12.1 acres, a 1.2-acre open space lot, a wastewater treatment lot, and a propane storage lot.**

The project also included a General Plan Amendment from Commercial (C), Residential-Low Density (R-L), and Residential Suburban (R-S) to R-L, Residential Medium Density (R-M), and Public Service (P-S), and a Zone Change from Planned Development Retail Commercial and Office District with a Special Use Combining District (PD-C1X), Planned Development Low Density Multiple Family Residential District (PD-R2), and Planned Development Single Family Residential and Agricultural District (PD-R1A) to Single Family Residential (R1), Low Density Multiple Family Residential (R2), High Density Multiple Family Residential District (R3), and Special Use District (X). The General Plan Amendment and Zone Change are to become effective upon recording of the final map. (Note: The project's Residential Suburban (R-S) General Plan land use designation was changed to Rural Residential (RR) upon adoption of the 2016 General Plan update.)

Applicant: Parkinson Trust

Supervisorial District: 4

Location: At the southeast corner of Hwy 88 & Tabeaud Road in Pine Grove (APNs 038-170-014; 038-180-040; 038-180-042; and 038-180-054).

- G.3 Public Scoping Session for the Subsequent Environmental Impact Report for the Martell Business Park Master Plan Use Permit Amendment. The proposed Master Plan Amendment would include a land use designation for commercial uses and a modification of the land uses allowed in specific areas, in conjunction with request for a Zone Change from the "M," Manufacturing District to "PD," Planned Development District.**

Applicant: Amador Ridge, LLC

Supervisorial Districts: 1 & 2

Location: Situated on 262 acres north of SR88, south of SR104, and west of SR49 in the Martell community. (APNs 044-010-123 and -029; 044-480-001, 044-480-003, 044-480-004, 044-480-005; 044-480-008, 044-480-012, 044-480-013, 044-480-014, 044-480-015, 044-480-016, 044-480-017, 044-480-020, 044-480-021, 044-480-022, 044-480-023, 044-480-026, 044-480-029, 044-480-024, 044-480-025, 044-480-019, 044-540-001, 044-540-002, 044-540-003, 044-540-004, 044-540-005, 044-540-006, 044-540-007, 044-540-008, 044-540-009; 044-540-010, 044-540-011, 044-540-012, 044-540-013, 044-540-014, 044-540-015, 044-540-016, 044-540-017, 044-540-018, and 044-540-019).