

## 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 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](http://www.amadorgov.org) under the Calendar 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, November 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:** October 8, 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 HEARINGS

- Item 1 -** Request for a use permit (UP19;8-2) to exceed the height limit in the "RE," Residential Estates zoning district. The height limit for structures in the "RE" zoning district is 30 feet. The applicant wishes to construct a 38 foot high detached garage with an accessory dwelling unit on the second floor. Pursuant to County Code §19.48.090, structures in "R" districts may exceed the specified height limit, subject to a Use Permit (APN 015-530-026).

**Applicant:** Philip G. McCormick & Janet R. McCormick  
**Supervisory District:** 4  
**Location:** 14550 Surrey Place, Pine Grove

- Item 2 -** Request for a Zone Change from the “R1A,” Single Family Residential and Agricultural to the “AG,” Exclusive Agriculture district, in conjunction with a request for inclusion of the same 136.67 acres into California Land Conservation Act contracts (APNS: 001-110-001, 001-110-013, and 001-140-016).

**Applicant:** John Arditto

**Supervisorial Districts:** 2 & 5

**Locations:** APN 001-110-001: 30.10 acres located on the north side of SR16 approximately 1,700 feet east of Copper Hill Road;

APN 001-110-013: 64.92 acres located on the north side of SR16 approximately 2,400 feet west of Cattle Drive;

APN 001-140-016: 41.65 acres located on the south side of SR16 approximately 1,700 feet south State Highway 16.

- Item 3 -** Request for a Use Permit (UP-19;6-3) to allow for the uses of the subject property to include commercial recreation, boarding and guest facilities in an “AG,” Exclusive Agriculture zoning district. Pursuant to County Code §19.24.036(l)(6), the above proposed uses are allowed in the “AG” district when carried on as a clearly secondary use in conjunction with a primary agricultural use, subject to a Use Permit (APN 007-020-006).

**Applicant:** Jim Giuffra, Greg Briski, and Dena Kirkland

**Supervisorial District:** 5

**Location:** 11125 Courier Rd., Plymouth

- Item 4 -** Request from Bank of Stockton for a Use Permit (UP;6-1) to allow for a drive-through for the bank. The project consists of demolishing 6,700 square feet of commercial space and constructing 7,000 square feet of combined commercial space, including a bank with drive-through. The parcel is located in a “C1,” Retail/Commercial/Office zoning district which allows drive-in/drive-through uses subject to a Use Permit (APN 030-200-074).

**Applicant:** Bank of Stockton

**Supervisorial Districts:** 4

**Location:** 19892 State Highway 88, Pine Grove

- Item 5 -** Discussion and possible recommendation to the Board of Supervisors regarding a proposed amendment to Chapter 19.50 Design Standards and Findings, by adding Section 19.50.060, “Dark Sky Ordinance” to Amador County Code pertaining to all parcels within the unincorporated County. The amendment proposes regulation for nighttime lighting in commercial and residential districts.

**Applicant:** County of Amador (Zoning Ordinance Amendment ZOA-19;9-1)

**Supervisorial District:** All

**Location:** The ordinance would apply to all applicable portions of the unincorporated area of Amador County which utilize artificial lighting sources as described herein.

- Item 6 -** Resolution of Intention to initiate proceedings to amend the Amador County Code as it relates to Accessory Dwelling Units

**Applicant:** County of Amador

**Supervisorial Districts:** All

**Location:** All of the residentially-zoned portions of the unincorporated area of Amador County