

AMADOR COUNTY PLANNING COMMISSION

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

PLEASE NOTE: All Planning Commission meetings are audio recorded.

• **Public Hearing:** DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT 810 COURT STREET, **WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME** BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US
+1 301 715 8592 US
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Meeting ID: 236 833 9091

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://zoom.us/j/2368339091>

** Please Note: The Chairperson will, at certain times, invite the public to comment via phone. You will be automatically muted upon joining the meeting.

- Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record. Emails received after those already included in the agenda packet will be distributed to the Commission and shall be subject to the same rules as would otherwise govern speaker comments.
- 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 person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning staff, at (209) 223-6380, by e-mail to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days 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 Calendar section (generally the Tuesday prior to the Planning Commission meeting).

ZOOM SUPPORT: <https://support.zoom.us/hc/en-us/articles/206175806>

AGENDA

DATE: Tuesday, October 13, 2020
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 14, 2020
- 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:**

Regular Agenda

- Item 1:** Request for a 6-year extension of time for Tentative Subdivision Map #180 (Timbercreek Townhomes) proposing the division of 1.26 acres into 16 townhome lots approximately 1,200 square feet in size. Phase One of the project, consisting of townhome lots 1 through 5 and a 0.32-acre common area, was recorded in 2015. Current expiration date for the approved Tentative Map is November 14, 2020. (APNs 026-310-007 and 026-310-008).

Applicant: Martin Point LLC (Nate Whaley, representative)

Supervisory Districts: 3

Location: Located at the intersection of Timber Creek Drive and Sentinels Way, west of Kirkwood Meadows Drive, in Kirkwood, CA.

- Item 2:** Request for a 6-year extension of time for Tentative Subdivision Map #143 Palisades Unit 6, submitted by KP-VI, LLC, proposing to subdivide approximately 8.1 acres into 21 single-family lots in the 2003 Kirkwood Specific Plan area. Current expiration date for the approved Tentative Map is November 14, 2020. (APN: 026-020-046).

Applicant: KP-VI, LLC (Nate Whaley, representative)

Supervisory Districts: 3

Location: West of the intersection of Palisades Drive and Olympic Court, approximately 400 feet west of Kirkwood Meadows Drive.

Public Hearings

- Item 3:** Request for Variance (V-20;7-1 Benson) from County Code Section 19.24.040, PDR1, District Regulations which requires a 25 foot front yard building setback, to allow construction of an entryway roof. The applicant proposes to construct an entryway roof encroaching approximately 4 feet into the front setback with uncovered stairs encroaching approximately 15 feet into the front setback. (APN: 026-174-003)

Applicant: Edward and Brandi Benson

Supervisory Districts: 3

Location: 33800 Danburg Drive, Kirkwood, CA

- Item 4:** Request for a Zone Change (ZC-20;3-1) from the A, Agricultural zoning district to the AG, Exclusive Agriculture zoning district for a ±85-acre parcel in conjunction with the establishment of an amended Agricultural Preserve. The request proposes the addition of the ±85-acre parcel to an existing 100-acre preserve enrolled in California Land Conservation Act (Williamson Act) contract No. 446. The resulting Amended Preserve would total ±185 acres. (APNs: 014-150-038, -039, and -040)

Applicant: Michael Collier

Supervisory Districts: 5

Location: 16427 Tyler Rd., Fiddletown, CA

Item 5: Request for Tentative Parcel Map No. 2893, proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned AG, Exclusive Agriculture and has a General Plan land use designation of AG, Agricultural-General. The application includes a request for each proposed parcel to be enrolled in a separate CLCA Contract and simultaneously removed from Contract #412. (APNs: 005-240-007 and 005-250-004)

Applicant: Jess Family Trust, Representative: Connie Jess

Supervisory District: 2

Location: 4459 and 4600 Jackson Valley Rd., Lone, CA

Item 6: Request for Use Permit (UP-19;4-4) for a Wine Tasting Room in the R1A, Single-family Residential and Agricultural Zoning District, with AG, Agricultural-General, General Plan designation. The tasting room will be located within a new 3,600± sq. ft. structure. The tasting room will be open daily from 9:00 a.m. to 5:00 p.m. The site will host a maximum of twelve special events per year, including six events with a limit of 125 guests, and six events with a limit of 75 guests. (APN: 007- 070-051)

Applicant: Jim Merryman; Representative: Robin Peters

Supervisory District: 5

Location: 10690 Shenandoah Rd., Plymouth, CA

Item 7: Request for a Zone Change (ZC-20;3-2) from the R1A, Single-family Residential & Agricultural zoning district to the M-X, Manufacturing zoning district with Special Use combining district, for 1,150+/- acres which are congruent with the Industrial General Plan classification. (portions of APNs 005-080-022, 005-020-024, 005-030-005, 005-050-010, and 005-060-015)

Applicant: Edwin Lands, LLC

Supervisory Districts: 2

Location: West of the Lone City Limits, lying east and west of Michigan Bar Road between Highway 104 and the Amador County line

H. Adjourn