



Planning Commission - Special Meeting Agenda

Wednesday, July 08, 2026 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Planning Commission meeting will be available in person and LIVE on YouTube at <https://www.youtube.com/@CityofSutterCreek>.

You can also watch the meeting on Zoom (please note Zoom participation is only available for viewing.

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

- 1. Call to Order, Roll Call, and Establish a Quorum for Regular Meeting**
- 2. Pledge of Allegiance to the Flag**
- 3. Public Forum**

Discussion items only, no action to be taken. Any person may address the Commission at this time upon any subject within the jurisdiction of the Planning Commission; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent meeting. Please note – there is a five (5) minute limit per topic.

- 4. Consent Agenda**

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.

- A. Planning Commission Minutes of May 11, 2026**

Recommendation: Approval of Minutes

5. Public Hearings

A. Sutter Creek Responsible and Compliant Retail LLC DBA Embarc

Consideration of a Zoning Ordinance Amendment, Development Agreement, Site Plan, Sign Permit, Conditional Use Permit at 11 RIDGE ROAD (APN: 044-020-063)

Zoning Ordinance Amendment and Development Agreement Recommendations:

Conduct a public hearing and receive public input, and

Find, that the Zoning Ordinance Amendment and Development Agreement are Categorically Exempt under Section 15301 Class 1, Existing Facilities, from CEQA and instruct staff to file a Notice of Exemption after council action;

Recommend that the City Council:

Adopt a Zoning Ordinance Amendment to allow exactly one (1) retail cannabis business within the City, subject to conditions of a development agreement and CUP;

Approve the Development Agreement with Sutter Creek Responsible and Compliant Retail, LLC DBA Embarc.

Site Plan Permit, Conditional Use Permit, Sign Permit Approvals:

Conduct a public hearing and receive public input, and

Find, that the project is Categorically Exempt under Section 15301 Class 1, Existing Facilities, from CEQA and instruct staff to file a Notice of Exemption after council action on zoning ordinance and development agreement;

Adopt resolution to approve, with conditions, a Site Plan Permit, Conditional Use Permit, and Sign Permit for Sutter Creek Responsible and Compliant Retail LLC DBA Embarc, at 11 Ridge Road, for one retail and delivery cannabis business. These approvals are contingent on Council action.

6. Adjournment