



Planning Commission Meeting Agenda

Tuesday, October 15, 2024 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 Planning Commission Meeting will be available via Zoom and in person.

Join Zoom meeting: <https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the Commission meeting.

Public Comment will not be taken from Zoom

Or Dial by phone: 301-715-8592 | Meeting ID: 956 852 0224

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 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 September 9, 2024**
Recommendation: Approval of Minutes
- B. Sign Permit- 440 Highway 49 (Mother Lode Deli)**

5. Administrative 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. Discussion and direction of the appropriate development standards for a residential use within the C-2 zoning district

6. Public Hearings

A. **CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL 85 BROAD STREET, SUTTER CREEK, APN 018-132-014**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorical Exempt under Class 32 of the CEQA Guidelines; and
3. Adopt Resolution 24-25-* approving a Conditional Use Permit for Troy Fine to operate a Short-Term Rental at 85 Broad Street based on the proposed Findings and subject to the proposed Conditions of Approval.

B. **CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL 193 BADGER STREET, SUTTER CREEK, APN 018-121-021**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorical Exempt under Class 32 of the CEQA Guidelines; and
3. Adopt Resolution 24-25-* approving a Conditional Use Permit for Douglas and Victoria Spainhower to operate a Short-Term Rental at 193 Badger Street based on the proposed Findings and subject to the proposed Conditions of Approval.

C. **Vesting Tentative Parcel Map 190 Fogarty Road/115 Amelia Street (APN 018- 064-002, 018-063-014, 018-063-015)**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorical Exempt under 15061 (b)(3) of the CEQA Guidelines; and
3. Adopt Resolution 2024-2025-* approving Vest Tentative Parcel Map #2920 based on the recommended Findings and submitted to the recommended Conditions of Approval.

D. **Vesting Tentative Parcel Map #2925, 381, 383, and 385 Sutter Hill Road (APN 180-314-026)**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorical Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 2023-2024-* Approving the Vesting Tentative Parcel Map #2925 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Subdivision code 17.16.100.

E. **SITE PLAN PERMIT, BUSINESS PARK DRIVE AT RIDGE RD., JACKSON RANCHERIA DEVELOPMENT CORPORATION (APNS 044-510-004/-028/-045)**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorical Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 22-23-*** approving a Site Plan Permit for the Jackson Rancheria Development Corporation to operate a RV Storage facility based on the proposed Findings and subject to the proposed Conditions of Approval for APNs 044-510-004, 044-510-028, 044-510-045.

7. Adjournment