



Planning Commission Meeting Minutes

Monday, June 09, 2025 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

www.cityofsuttercreek.org

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

1. Call to Order and Establish a Quorum for Regular Meeting

The meeting was called to order by Thomas Baggett. Commissioners Robert Trudgen, Lucy Mulvey, Thomas Baggett and Laura Damiani were present. Michael Kirkley was absent.

2. Pledge of Allegiance to the Flag

The pledge of allegiance was led by Commissioner Baggett.

3. Public Forum

No members of the public came forward to address the commission.

4. Consent Agenda

- A. Planning Commission Minutes of May 12, 2025

Motion to approve the Consent Agenda, by Mulvey, seconded by Trudgen.

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

5. Public Hearings

- A. A. CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL

70 Broad Street APN 018-163-001

Contract City Planner, Erin Ventura provided a short summary of the application, explaining that the applicant was previously approved for a short-term rental (STR) by the County and was only recently informed that she needed to re-register with the City and pay transient occupancy tax to the City.

The applicant, Brandi Oneto, explained that she screens all those who stay at the home and that most people who stay there do so for the old-town feel.

No member of the public came forward during public comment.

Commissioner Mulvey stated that from her perspective the application meets all of the requirements and she had no problems with the application.

Commissioner Baggett said that he also saw no major issues, but the application does bring the number of STRs in the City to 20, which was a target for review set by the City Council.

Ventura explained that the number was not fixed in stone by Council but rather a benchmark for review.

Commissioner Baggett sought clarification regarding what point houses go off the list of STRs if they aren't being used as such? Ventura said that would be after one year.

Commissioner Damiani requested that the resolution be amended to declare a CEQA Class 1 exemption instead of Class 32. She also stated that it would be better for applicants to complete conditions 5-7 as part of the application process in the future and requested whether conditions 17-19 could be removed from the list of conditions and stated separately. Ventura agreed that conditions 5-7 could be in the application checklist going forward but stated that conditions 17-19 were needed in the conditions of approval still.

Motion to approve the CUP for a STR at 70 Broad Street with a CEQA Class 1 exemption by Mulvey, seconded by Trudgen.

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

B. A. CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL

290 Gopher Flat Road APN 040-200-001

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 Brandi Oneto to operate a Short Term Rental at 290 Gopher Flat Road based on the proposed Findings and subject to the proposed Conditions of Approval.

Contract City Planner, Erin Ventura, explained that the short-term rental had been operating under approval from the County for a year and a half. Recently they were told to reregister with the City and the City has collected the transient occupancy tax from the County.

During public comment a resident expressed concerns that noise from the property could affect the neighborhood. Another resident also raised similar concerns and was concerned about the potential impact to home values in the neighborhood if too many short-term rentals were operating in the neighborhood. The applicant, Brandi Oneto, explained that the home is her primary residence and that if there is noise it is probably her own family. She stated that the home is only used as a short-term rental a few times a year.

Commissioner Mulvey stated that, like the first application, she did not see anything in the code to suggest that there was anything wrong with the application.

Commissioner Baggett requested that City Council be informed that the target of 20 STRs in Sutter Creek had been reached.

Motion to approve the CUP for STR at 290 Gopher Flat Road, by Mulvey, seconded by Trudgen.

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

6. Adjournment

The meeting was adjourned at 6:41PM

Minutes approved July 14, 2025



Aaron Wolcott, City Clerk