



Planning Commission Meeting Minutes

Monday, June 10, 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

PRESENT

Chairman Mike Kirkley

Vice-Chairman Thomas Baggett

Commissioner Andrea Macon

Commissioner Athena Padilla-Gordon

Commissioner Lisa Ryan

2. Pledge of Allegiance to the Flag

Chairman Kirkley led the pledge.

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.

None.

4. Consent Agenda

Motion made to Approve the Consent Agenda, as presented by Vice-Chairman Baggett, Seconded by Commissioner Macon.

Voting Yea: Vice-Chairman Baggett, Commissioner Macon, Commissioner Ryan

Voting Abstaining: Chairman Kirkley, Commissioner Padilla-Gordon

- A. Planning Commission Minutes of March 11, 2024
Recommendation: Approval of Minutes
- B. Sign Permit Application: 11 Randolph St. Applicant: Foothill Conservancy
Recommendation: Approval of sign application as submitted
- C. Sign Permit Application: 60 Ridge Rd.: Applicant: Amador County Association of Realtors
Recommendation: Approval of sign application as submitted

5. Public Hearings

A. Broad Meadow Estates Subdivision

- 1. Conduct a public hearing to receive public input;
- 2. Adopt Resolution 23-24-* recommending the City Council Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broadmeadows Estates Subdivision (Project) and approving Vesting Tentative Subdivision Map No. 182
- 3. Adopt Resolution 23-24-* recommending to the City Council a General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
- 4. Adopt Resolution 23-24-* recommending to the City Council pre-zone the parcels outside the City limits to R-1;

Contract Planner Erin Ventura presented.

Chairman Kirkley asked why this is called Unit 4 if it was not part of the original project and if an EIR had been done, noting that he would like to review the environmental documents.

Chairman Kirkley opened the Public Hearing at 6:17 p.m.

Community members Mark Koenig, Kathy Cinha, Frank Temmermen, Daniel Stoddard and Megan Rutherford expressed their concerns with the project and the developer and suggested that a full EIR be completed.

Chairman Kirkley closed the Public Hearing at 6:36 p.m.

Commissioner Macon asked why staff is recommending separating into two different considerations versus having an EIR and asked to see the original agreement before making a decision.

Chairman Kirkley noted that it is a CEQA violation to piece meal a project and questioned why the annexation did not occur.

The Planning Commission asked staff to find out the following:

-Should an EIR be required

-Is the old one still valid

-Is the infrastructure in place? i.e. wastewater capacity and water availability

The applicant Bruce Baracco suggested continuing the Public Hearing to have time to provide answers to the questions that have come up.

Bruce Smith of Sutter Creek asked, if annexed, would the builder be able to build anything they want.

Planner Erin Ventura explained that they would be restricted to what is allowable within the R1 zone.

Bruce Baracco clarified that in 2008 Broadmeadows Unit 4 was a separate project and was determined Categorically Exempt from environmental review as an infill development project. Since then, CEQA rules have changed and now is no longer exempt and that is why a Mitigated Neg/Dec was prepared and noted that Broadmeadows was never part of the Golden Hills project.

Nancy Martinelli of Sutter Creek noted her concern about the mess the developer left last time and asked how the city will ensure that it will be done right this time.

Chairman Kirkley noted that the city can enforce the conditions of approval.

Commissioner Macon asked if mitigation requirements could be required and enforced before the project begins.

Planner Erin Ventura noted that it would depend on the conditions.

The Planning Commission directed staff to review and determine if this should be processed as a stand-alone project, noting that it seems odd to be called Unit 4 if not part of Units 1,2,&3 and to provide the Mitigated Neg/Dec for Units 1,2,&3.

The Public Hearing will be continued to the next Planning Commission meeting scheduled for July 8th.

6. Adjournment

The meeting was adjourned at 7:13 p.m.

Michael Kirkley

Mike Kirkley, Chairman

Karen Darrow

Karen Darrow, City Clerk

Date Approved: July 8, 2024