**PLANNING COMMISSION MINUTES**

**MONDAY, NOVEMBER 13, 2023**

**6:00 P.M.**

|  |  |  |
| --- | --- | --- |
|  | **1.** | **CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING** |
|  |  | Commissioners Present: Macon, Ryan and Kirkley  Absent: Baggett and Padilla-Gordon  Staff Present: Tom Dubois, Derek Cole, Karen Darrow and Erin Ventura |
|  | **2.** | **PLEDGE OF ALLEGIANCE TO THE FLAG**  Chairman Kirkley led the Pledge of Allegiance |
|  | **3.** | **PUBLIC FORUM**  Liz Tone of Sutter Creek asked about the status of the cell tower application.  City Planner Erin Ventura noted that the applicant has not come back. |
|  | **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 Commission or the Public.*   1. Planning Commission Minutes of October 10, 2023.   *Recommendation: Approval of Minutes.*   1. Sign Permit Application: 15 Eureka St.: Applicant: Rosa’s Cocina   *Recommendation: Approval of sign application as submitted*  **M/S Macon/Ryan to Approve the Consent Agenda, as presented.**  **AYES: Macon, Ryan and Kirkley**  **NOES: None**  **ABSTAIN: None**  **ABSENT: Baggett and Padilla-Gordon**  **MOTION CARRIED** |
|  | **5.**  **6.** | |  | | --- | | **PUBLIC HEARINGS**   1. **SITE PLAN PERMIT - Valley View Way and Bowers Road (APN 040-020-057)**   ***CONTINUED FROM OCTOBER 10, 2023***   1. Conduct a public hearing and receive public input, and 2. Find that the project is Categorically Exempt under Section 15332 Class 32, Infill Development Projects of the CEQA Guidelines and instruct staff to file a Notice of Exemption; and 3. Adopt Resolution 23-24-\*\* approving a Site Plan Permit for DANCO Communities to construct a multifamily residential development based on the proposed Findings and subject to the proposed Conditions of Approval for APN 040-020-057.   City Attorney Cole confirmed that the agenda is in compliance and explained that the project is already approved because the city has no authority to say no but the public has the right to speak.  City Planner Erin Ventura presented the staff report.  Chairman Kirkley asked about if there is a sewer line to the project. City Planner Erin Ventura noted that the sewer lines are addressed in the conditions of approval.  City Planner Erin Ventura introduced the applicants Chris Dart from Danco and Architect Doug Gibson. They explained that only the remaining financing and building permits are left to complete and clarified that the apartments are considered “permanent housing” with supportive services from behavioral health. The units will be half low income and half homeless. They noted that more units are more important than more parking.  Chairman Kirkley opened the public hearing at 6:40 p.m.  Sharyn Brown – noted her opposition to the project and read a list a questions that she asked to be answered.  *Answers to Questions are included as Attachment A.*  City Manager Tom Dubois noted that answers can be provided and shared on the city’s website.  City Attorney Cole noted that the questions are not related to what the Planning Commission is considering tonight.  District 4 County Supervisor Frank Axe outlined some of the reasons the County chose Sutter Creek for this project. He noted that the Wicklow Way area does not have sewer or water, the Sutter Creek location is zoned for apartments, and he stated that growth should be in the Cities not in unincorporated areas.  Torie Gibson, Superintendent for the School District and the Office of Education noted that the school district was not considered and expressed concern with the location and the proximity to a school site.  Jenny Dames, Bob Bowers, Bob Fuller, Mark from Pine Grove, Richard Reed, Troy Mobley, Caleb Peckinpaugh, Pete Rossi, Jim Davis, Lisa Klosowski, Sandy Anderson, and John Allen expressed their concerns and noted their opposition to the project.  City Attorney Cole noted that there is a process to appeal the Planning Commission decision to the City Council.  Liz Tone, Craig Baracco, Al Bierce, and Ty Pulskamp expressed their support of the project.  Chairman Kirkley closed the Public Hearing at 7:56 p.m.  Chairman Kirkley asked if sex offenders are eligible for housing.  Christ Dart from Danco explained that the project falls under the state’s Housing First Program so only a few things can be used for denial, but he believes that the proximity to a school would take precedent for sex offenders.  City Planner Erin Ventura noted that the City Engineer and the Sewer Engineer have reviewed the conditions are satisfied with compliance.  **M/S Macon/Ryan to Adopt Resolution 23-24-05 approving a Site Plan Permit for DANCO Communities to construct a multifamily residential development based on the proposed Findings and subject to the proposed Conditions of Approval for APN 040-020-057.**  **AYES: Macon, Ryan and Kirkley**  **NOES: None**  **ABSTAIN: None**  **ABSENT: Baggett and Padilla-Gordon**  **MOTION CARRIED**   1. **HOUSING ELEMENT UPDATE**   ***CONTINUED TO DECEMBER 11, 2023*** – Public Hearing to consider revisions to text and policies in order to address State housing legislation, an update of demographic and housing data, and policies to remove barriers and provide adequate sites for the City’s Regional Housing Needs Assessment as determined by the CA Dept of Housing and Community Development. The update does not entail the physical development of housing, nor is it anticipated to result in the development of any particular site or have direct or indirect impacts on the environment. | | **ADMINISTRATIVE AGENDA- None.** | | **ADJOURNMENT**  The meeting was adjourned at 8:07 p.m.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Michael Kirkley, Chairman  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Karen Darrow, City Clerk  Date Approved: | |