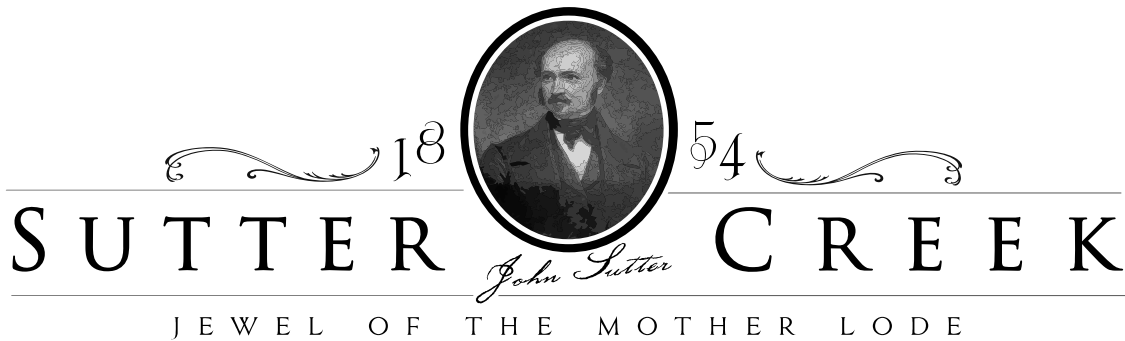




TO: TOM DUBOIS, CITY MANAGER

MEETING DATE: August 17, 2026

FROM: ERIN VENTURA, CONTRACT PLANNER

SUBJECT PLANNING DEPARTMENT REPORT FOR JULY 2026

Executive Summary

Planning Commission-

- Special meeting July 8, 2026: 11 Ridge Road- Zoning Ordinance Amendment, Development Agreement, Site Plan, Sign Permit, Conditional Use Permit (Embarc). PC approved and recommended approval to CC.
 - o The City received an appeal on the PC decision.

Design Review Committee-

- 40 Gold Dust Trail- Historical Plaque approved by DRC.

Detailed Summary

Additional Projects:

- Staff is working on revising the ADU ordinance incompliance with State Law. Draft has been under review with the HCD since Jan. A reminder email was sent to HCD asking for a progress update.
- Sutter Creek Ranch: The City is working with the applicant on outstanding issues. CEQA review is underway. Staff is completing a consistency. The consistency review will ensure that all mitigation measures, applicable to Phase 1A, are met in the proposed project.
- Tree Preservation Ordinance: staff has been working on drafting an ordinance for Planning Commission discussion.
- STR Ordinance: The Planning Commission is still reviewing the draft ordinance.
- Danco: Building permits will be issued in June.

- Bryson Court; submitted their building permit application, building permits are being issued.
- Panner Creek: Environmental Review documents have been submitted to the City for review.