



TO: TOM DUBOIS, CITY MANAGER
MEETING DATE: FEBRUARY 11, 2025
FROM: ERIN VENTURA, CONTRACT PLANNER
SUBJECT: PLANNING DEPARTMENT REPORT FOR DECEMBER 2024

Executive Summary

In January, the Planning Department received the following new submittals or resubmittals:

- 90 Boston Alley- Short Term Rental
- 190 Mahoney Mill Road- Variance/DRC
- 551 Hwy 49- Site Plan/DRC
- 29 Spanish Street- ADU/DRC

During the Planning Commission's January 2025 meeting, the Commission discussed their comments and concerns.

Detailed Summary

Applicant Projects:

- Gold Rush Ranch Phase 1A – 150-Lot Subdivision: The City is reviewing this project, with a Technical Advisory Committee (TAC) meeting scheduled for later in January. Staff is working on comments to return to the applicant and preparing for a project preview on March 3, 2025.
- Panner Creek Estates: TAC meeting held, comments returned to the applicant.

Commission and Committee Work:

- Planning Commission: Focused on goal setting and preparation for the March 3rd joint meeting with the City Council.

Additional Projects:

- Housing Element: The City received certification from the State on the adopted 6th Cycle Housing Element.
- Impact Fee Study: The City is revising its LEAP Grant application to secure additional funding. A consultant is updating the Nexus Study.
- Zoning Code Cleanup: The City is utilizing remaining LEAP funds to clarify and update the zoning code. This project is currently in progress.