



## **Planning Commission Meeting Minutes**

**Tuesday, October 15, 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](http://www.cityofsuttercreek.org)**

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

#### **PRESENT**

Andrea Macon

Lucy Mulvey

Lisa Ryan

Mike Kirkley

Thomas Baggett

### **2. Pledge of Allegiance to the Flag**

### **3. Public Forum**

### **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 the Commission or the Public.*

#### **A. Planning Commission Minutes of September 9, 2024**

Recommendation: Approval of Minutes

Minutes approved 5 - 0

#### **B. Sign Permit- 440 Highway 49 (Mother Lode Deli)**

Moved Macon, Seconded by Baggett

Approved 5 - 0

## 5. Consent Agenda

- A. Discussion and direction of the appropriate development standards for a residential use within the C-2 zoning district

Discussion ensued among commissioners and with the applicant for consideration of a variance. Issues unique to the site were discussed and how to apply the code.

## 6. Public Hearings

- A. CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL  
85 BROAD STREET, SUTTER CREEK, APN 018-132-014

Short term rental hitting near 20 numbers. Allowed in residential zoning need a CUP  
PUBLIC

Member of public - concern about evacuation in case of fire

Troy, House owner - Using Vacasa to manage it, requires fire extinguishers, detectors.

Cheryl - Neighbors, concerned about noise.

Troy - Vacasa also provides noise monitoring. If there are issues someone has to respond in a timely manner. Owner lives 2 hours away.

Erin - must have a 60 minute response time. Need a contact in town. Jackson does inspections for STR, something we may want to consider when we update the ordinance. .

Andrea - Right across from school, any legal issues to avoid renting to sexual predators? Owner - Vacasa has a guest screening process.

Tommy - Noise is covered by condition 12

Mike - concerned about loss of housing

Lucy - can we add a condition for maps emergencies, utilities,

Motion Commissione Baggett, seconded by Commissioner Mulvey to approve with added condition with of a site plan that lists the extinguishers, co2 monitors, and location of utility shutoff

Vote 4 - 1 with Commissioner Macon against.

- B. CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL  
193 BADGER STREET, SUTTER CREEK, APN 018-121-021

Renting portion of a 4 bedroom house. Owner representative will be on site, renting 3 bedrooms with room for 6 people, and has 3 parking spots.

Doug Spainhower, owner, spoke. His sister-in-law lives in a detached garage apartment. Will be there in an emergency. Duug and his wife, Victoria, are managing the property. Live nearby.

Erin - ask for same site plan details

Motion by Commissioner Macon, Seconded by Commissioner Ryan to approve with added condition of a site plan that lists the extinguishers, co2 monitors, and location of utility shutoff

Passed 4 - 0 with Commissioner Kirkley recused due to a conflict, owns property near the site.

C. VESTING TENTATIVE PARCEL MAP No. 2920

Erin - Public hearing to approve a new tentative map.

Applicant - Jim Albear with Church.

Member of Public - 3 renters on north Amelia - problem with driveway at an angle, need to back length of property, hard to get out.

Motion Baggett, seconded by Macon

Vote 5-0

D. Vesting Tentative Parcel Map #2925, 381, 383, and 385 Sutter Hill Road (APN 180-314-026)

Erin - Exception to 60 foot frontage - tradeoff of multiple drives vs one shared drive.

Zoned R3. Will need an exception from the City Council. Want recommendation from PC

Applicant - Brusactori - here to answer questions.

Kirkley - entrance makes sense

Motion Commissioner Ryan, Second by Baggett

Vote 5 - 0

E. SITE PLAN PERMIT, BUSINESS PARK DRIVE AT RIDGE RD., JACKSON RANCHERIA DEVELOPMENT CORPORATION (APNS 044-510-004/-028/-045)

Planner Ventura explained that the Mini storage was approved with decorative fencing and landscaping

No landscaping plan for the new RV storage but will move the gate forward. Staff recommends landscaping.

Public - Ray Brusatoro - Concerned about storage repair on Eureka Road - no fence, no landscaping.

MOTION by Commissioner Mulvey, Seconded by Commissioner Baggett to APPROVE with added condition of privacy fence along front facade and SW side near Churches

Vote 5 - 0

**7. Adjournment**

**Adjourned at 7:06**

**New Commissioner Mulvey was sworn into office privately**