



Staff Report

TO: TOM DUBOIS, CITY MANAGER
MEETING DATE: DECEMBER 16, 2024
FROM: ERIN VENTURA, PLANNING
SUBJECT PLANNING DEPARTMENT REPORT FOR NOVEMBER 2024

Executive Summary: Planning has been busy processing several projects including a new cell tower, a new phase one housing project under the Gold Rush specific plan, and a subdivision for Paner Creek.

We have finally gotten a response from the consultant (Denovo Planning) the County hired to work on Housing elements. The Housing element for the 6th cycle was due Sept 15, 2021, so we are quite late, primarily because of our dependence on the consultant. We have now submitted our revision, responding to HCD's findings letter. We will await their review and hopefully final approval.

Detailed Summary:

Applicant Projects:

- 130 Lincoln Ave CUP for a Cell Tower- 11/12 Reviewed by the DRC, Pending PC approval 12/9/24. 70 foot high, designed as a monopole pine tree.
- 150 Lot subdivision- Gold Rush Ranch- Incomplete letter sent out to the applicant. We are meeting with them to review and then will be scheduling a Technical Advisory Committee (TAC) meeting of staff from all review agencies and departments.
- Panner Creek submitted, incomplete at this time. We will be scheduling a Technical Advisory Committee (TAC) meeting of staff from all review agencies and departments.

Commission and Committee Work:

- Planning Commission will be reviewing the 130 Lincoln project.
- DRC meeting is cancelled in December with no submissions. A sign application came in for Leadership Hub to be reviewed in January.

Additional Projects:

- **Impact fee study** - The City is revising the LEAP Grant application to take advantage of additional funds available. A consultant is working on an updated Nexus Study.
- **Zoning code cleanup** - The City utilized remaining LEAP funds to pay for work to clarify and update the zoning code. This project is underway.