



Planning Commission Meeting Minutes

Monday, May 12, 2025 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Council Meeting will be available via Zoom and in person.

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

Present: Planning Commissioners Robert Trudgen, Lucy Mulvey, Thomas Baggett, Laura Damiani (arrived 6:03)

Absent: Michael Kirley

Staff: Erin Ventura – Contract City Planner, Aaron Wolcott – City Clerk

2. Pledge of Allegiance to the Flag

The pledge of allegiance was led by Thomas Baggett

3. Public Forum

No public forum comment.

4. Consent Agenda

A. Planning Commission Minutes of April 14, 2025

B. Sign Permit for 54 Main Street - Bespoke Perfume Bar

Motion to approve the Consent Agenda, by Trudgen, seconded by Mulvey

AYES: Trudgen, Mulvey, Baggett

NOES:

ABSENT: Kirley, Damiani

MOTION CARRIED 3-0

Commissioner Damiani arrived at 6:03 after the motion and vote on Consent Agenda.

5. Public Hearings

A. CONDITIONAL USE PERMIT FOR A SHORT-TERM RENTAL

110 Gopher Flat Road APN 018-092-003 - Continued from April 14, 2025

The 110 Gopher Flat Road application was a continuation from the previous meeting. Contract City Planner Ventura explained that the property owner planned to hire a company, mostly likely Evolve, to manage the property on their behalf and would have services available in the event of an emergency. Commissioner Baggett queried if that would actually involve a truly local contact. Commissioner Damiani noted that the contract is not yet signed and preferred to continue the item again until the owner has a signed contract with someone who will provide a local contact.

Motion to continue the hearing until the next regular meeting by Trudgen, seconded by Mulvey

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

B. SITE PLAN PERMIT - 250 Hanford Street - Sutter Creek Baptist Church

Contract City Planner, Ventura, explained that the permit application was for shed construction at 250 Hanford Street and that the application had already been approved by the Design Review Committee and was coming to the Planning Commission due to its C-2 zoning. Commissioner Mulvey noted that the application met all the requirements and motioned to approve.

Motion to approve the Site Plan Permit for 250 Hanford Street by Mulvey, seconded by Trudgen.

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

C. CONDITIONAL USE PERMIT FOR A MOBILE FOOD TRUCK

30 Ridge Road (APN 044-020-015) - CUP - Mobile Food Truck

Contract City Planner, Ventura, explained that the application was for a conditional use permit to put a food truck at the location which is zoned C-2. The food truck would be removed from the site each night and there would not be permanent seating at the location. In addition to normal conditions of approval this site also has an added condition to clean up the site before use.

During public comment, a resident raised concerns about placing a food truck at the site. The resident raised concerns about the number of food trucks already in the area as well as impact to existing restaurants.

Commissioner Damiani expressed concern regarding potential oversaturation of restaurants in that area of town. Commissioner Mulvey pointed to public health concerns at the site, including lack of clear parking for

customers and the presence of a diesel pump on the site. The other commissioners agreed that there were public health concerns related to putting a food truck at the location.

Motion to deny the Conditional Use Permit application because the Commission could not make the finding that it will not be detrimental to public health, safety and general welfare by Mulvey, seconded by Trudgen.

AYES: Trudgen, Mulvey, Baggett, Damiani

NOES:

ABSENT: Kirley

MOTION CARRIED 4-0

6. Adjournment

The meeting was adjourned at 6:24 PM