



Staff Report

TO: TOM DUBOIS, CITY MANAGER
MEETING DATE: JANUARY 20, 2025
FROM: ERIN VENTURA, CONTRACT PLANNER
SUBJECT PLANNING DEPARTMENT REPORT FOR DECEMBER 2024

Executive Summary

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

- Panner Creek Estates – 36-Lot Subdivision
- Gold Rush Ranch Phase 1A – 150-Lot Subdivision
- 41 Nickerson – Addition and remodel of an existing home within the Historic District, requiring DRC approval (approved 1/13/25)
- Home Occupation at 153 Badger Street – Cottage Kitchen

During the Planning Commission's December 2024 meeting, a Conditional Use Permit was granted for a Telecommunications Tower at 130 Lincoln Ave.

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.
- Panner Creek Estates: Submittal is currently incomplete. A TAC meeting with staff from all review agencies and departments is planned for later in January.

Commission and Committee Work:

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

- Design Review Committee (DRC): Reviewed the types of projects requiring their review and approval.

Additional Projects:

- Countywide Planners Working Group: Held its third meeting of the year to continue work on implementing the Housing Element Programs.
- 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.