



PLANNING COMMISSION MINUTES

Monday, March 11, 2024

6:00 P.M.

1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING

Commissioners Present: Baggett, Macon, and Ryan

Commissioners Absent: Padilla-Gordon and Kirkley

Staff Present: Karen Darrow, Erin Ventura and Tom DuBois

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Vice-Chairman Baggett led the Pledge of Allegiance

3. PUBLIC FORUM - None

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 Commission or the Public.*

A. Planning Commission Minutes of February 12, 2024.

Recommendation: Approval of Minutes.

B. Sutter Creek Housing Element Annual Progress Report 2023

Recommendation: Recommend the City Council adopt and submit the Housing Element Annual Progress Report.

C. Sign Permit Application: 30 Ridge Rd.#5: Applicant: Vargas

Recommendation: Approval of sign application as submitted

D. Sign Permit Application: 81 Hanford St.: Applicant: Finney

Recommendation: Approval of sign application as submitted

M/S Macon/Ryan to Approve the Consent Agenda, as presented.

AYES: Macon, Ryan and Baggett

NOES: None

ABSTAIN: None

ABSENT: Padilla-Gordon and Kirkley

MOTION CARRIED

5. PUBLIC HEARING

A. SITE PLAN PERMIT, 321 OLD HWY 49, MACT (APN 018-010-025)

1. Conduct a public hearing and receive public input, and

2. Find that the project is Categorically Exempt under 15301 (Existing) CEQA Guidelines;
and

3. Adopt Resolution 23-24-* approving a Site Plan Permit for MACT for interior improvements to an existing medical/professional office building based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-010-025

Vice-Chairman Baggett opened the Public Hearing at 6:04 p.m. there was no comment, and the Public Hearing was closed.

M/S Macon/ Ryan to Adopt Resolution 23-24-08 Approving a Site Plan Permit for MACT for interior improvements to an existing medical/professional office building based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-010-025.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

- B. Vesting Tentative Parcel Map #2871, 290 Spanish Street, Michael and Barbi Boyle (APN 180-054-002)
1. Conduct a public hearing and receive public input, and
 2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
 3. Adopt Resolution 23-24-* Approving the Vesting Tentative Parcel Map #2871 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16.

Vice-Chairman Baggett opened the Public Hearing at 6:10 p.m.
The property owner noted that the lots have always been treated as separate properties.
Vice-Chairman Baggett closed the Public Hearing was closed at 6:12 p.m.

M/S Ryan/Macon to Adopt Resolution 23-24-09 Approving the Vesting Tentative Parcel Map #2871 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

- C. Vesting Tentative Parcel Map #2895, 40 Broad Street, Guthrie Family Revocable Trust (APN 018-163-013)
1. Conduct a public hearing and receive public input, and
 2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
 3. Adopt Resolution 23-24-* Approving the Vesting Tentative Parcel Map #2895 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16 (R-1 Zoning) and 18.48 (Off-street Parking).

Vice-Chairman Baggett opened the Public Hearing at 6:19 p.m.

Bruce Baracco of Sutter Creek spoke on behalf of himself, Sandu Baracco and Nina Coffenberry and suggested that some of the conditions of approval were generic and recommend some edits.

Vice-Chairman Baggett closed the Public Hearing was closed at 6:25 p.m.

M/S Macon/Ryan to Adopt Resolution 23-24-10 Approving the Vesting Tentative Parcel Map #2895 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16 (R-1 Zoning) and 18.48 (Off-street Parking), as amended to include the edits to the conditions of approval.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

ADJOURNMENT

The meeting was adjourned at 6:27 p.m.

Thomas Baggett, Vice-Chairman

Karen Darrow, City Clerk

Date Approved: