



City of Winters Planning Commission  
Teleconference Meeting  
Tuesday, June 28, 2022, 6:30 PM  
**AGENDA**

*Community Development Department  
Contact Phone Number (530) 794-6714  
Email: [kirk.skierski@cityofwinters.org](mailto:kirk.skierski@cityofwinters.org)*

*Chairperson: Gregory Contreras  
Vice Chair: Lisa Baker  
Commissioners: Ramon Altamirano,  
Judith Arce  
Nancy Northrup  
Chris Rose  
Jessica Smith*

*Kathleen S. Trepas, City Manager  
Senior Planner, Kirk Skierski  
Ellena Branson, Deputy City Clerk*

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PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Planning Commission Chair, Commissioners, or City staff. Public comment is limited to 3 minutes, and speakers will be asked to state their name and address.

Zoom Information

[https://us02web.zoom.us/j/88184650967?  
pwd=WktNZXZEdHNuQIVXYkFETTBoVUtxQT09](https://us02web.zoom.us/j/88184650967?pwd=WktNZXZEdHNuQIVXYkFETTBoVUtxQT09)

Meeting ID: 881 8465 0967  
Passcode: 892134

1. Call to Order: City of Winters Planning Commission Meeting
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENTS

At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

5. APPROVAL OF AGENDA
6. PUBLIC HEARINGS

6.1 Barsotti Vacation Rental (STR-2022-02)

[Staff Report\\_Barsotti\\_STR](#)

[Att1\\_Resolution\\_2022\\_06with\\_Exhibits](#)

[Att2\\_Plan\\_Set](#)

[Att3\\_Application\\_Materials](#)

6.2 Winters Highlands – Public Hearing and Consideration by the Winters Planning Commission of the Proposed First Amendment to Amended and Restated Development Agreement between the City of Winters, HBT of Winters Highlands LLC and Meritage Homes of California, Inc.

[StaffReport\\_Winters\\_Highland\\_Amendment\\_DA](#)

[Att1\\_Resolution2022\\_07](#)

[Att2\\_First\\_Amendment](#)

7. MISCELLANEOUS

8. PRESENTATIONS

9. STAFF COMMENTS/INFORMATION ITEMS

10. COMMISSION COMMENTS/REPORTS

Under Government Code Section 54952.2, may include: (1) a brief announcement. (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

11. ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Commission was posted on the City of Winters website at [www.cityofwinters.org](http://www.cityofwinters.org) and Commission Members were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street , and made available to the public during normal business hours.

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**Kirk Skierski, Community Development Department Senior Planner**

*APPEALS: Any person dissatisfied with the decision of the Planning Commission may appeal this decision by filing a written Notice of Appeal with the City Clerk including payment of the applicable Appeal fee, no later than ten (10) calendar days after the day on which the decision is made.*

*Pursuant to Section 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, this public hearing".*

*MINUTES: The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.*

*PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: Prior to the Planning Commission meetings, copies of the Agenda, Agenda Reports, and other materials are available during normal working hours for public review at the Community Development Department. In addition, a limited supply of copies of the Agenda will be available for the public at the meeting. Copies of Agenda, Reports and other material will be provided upon request submitted to the Community Development Department. A copy fee of 25 cents per page will be charged.*

*Any member of the public may submit a written request for a copy of Planning Commission Agendas to be mailed to them. Requests must be accompanied by a check in the amount of \$25.00 for a single packet and \$250.00 for a yearly subscription.*

*OPPORTUNITY TO SPEAK, AGENDA ITEMS: The Planning Commission will provide an opportunity for members of the public to address the Commission on items of business on the Agenda; however, comments are limited to three minutes.*

*REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.*

*GENERAL NOTES: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk.*