



City of Winters Regular Planning Commission

Teleconference Meeting

Tuesday, July 27, 2021, 6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85726550636?pwd=SVIRNmFzRUIOUHcxOFVnbTd2SGxtZz09>

Meeting ID: **857 2655 0636**

Passcode: **711986**

**AGENDA**

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

COMMISSIONERS:

*Ramon Altamirano, Judith Arce, Lisa Baker, Greg Contreras, Nancy Northrup, Chris Rose, Jessica Smith*

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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 Commissioners. Public comments time may be limited, and speakers will be asked to state their name.

Swearing in of Recently Appointed Continuing and New Commission Members who have been appointed by Council to serve a four-year term beginning 7/1/2021 and expiring 7/1/2025

Judith Arce

Lisa Baker

Nancy Northrup

Jessica Smith

Roll Call

Pledge of Allegiance

Approval of the Agenda

## **PUBLIC COMMENTS**

Individuals or groups may address the Planning Commission on items which are not on the Agenda, and which are within the jurisdiction of the Planning Commission. The Commission may impose time limits speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

## **CONSENT CALENDAR**

Minutes of the June 22, 2021, meeting of the Planning Commission

## **STAFF/COMMISSION REPORTS**

## **PRESENTATIONS**

## **DISCUSSION ITEMS**

- A. Public Hearing and Consideration of an application by Meritage Homes for Site Plan/Design Review 2021-02 for new model homes for Phases III, IV and IV (148 lots) of the Winters Highlands/Stones Throw Subdivision located northwest corner of the city, off the extension of Main Street.
- B. Public Hearing and Consideration of an application by MAK Design + Build for Site Plan/Design Review 2021-03 to add a 417 square foot single-story addition/den at the rear of the existing single-family home located at 20 East Main Street owned by the Woodward family.
- C. Verbal Update Regarding Public Hearing and Consideration of an application by Robert Pisani for Site Plan/Design Review 2021-03 to add a 3,057 square foot metal building/shop and 2,075 square foot metal shade structure to the existing service station located at 2 Grant Avenue. Recommendation to Continue to August 24, 2021
- D. Memo Considering a request by the owners of MVP Veterinary for an interpretation of a provision of the Zoning Ordinance regarding the use of the building/property at 101 Main Street.
- E. Appoint member of Planning Commission to sit on the Affordable Housing Steering Committee.
- F. Appoint two members of Planning Commission to sit on the Design Review Committee.
- G. Elect new Chair and Vice Chair of the Planning Commission

## **COMMISSION/STAFF COMMENTS**

## **ADJOURNMENT**

## **POSTING OF AGENDA**

Pursuant to Government Code § 54954.2, the agenda for this meeting was posted on July 22, 2021.

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Ashley Bussart, City Clerk

**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, 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 material are available during normal working hours for public review at the Community Development Department. 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, time limits may be imposed as provided for under the adopted Rules of conduct of Planning Commission meetings.