

**JUNE 21, 2022, MINUTES
CITY OF WHEATLAND
REGULAR PLANNING COMMISSION MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 6:45 P.M.**

PLANNING COMMISSIONERS PRESENT G. Hart, D. Panteloglow, S. Witt, W. Tinsley
ABSENT: B. Powner

OTHER OFFICIALS PRESENT T. Raney, Community Development Director
K. Valente, Senior Planner
D. Schilling, City Engineer
L. Thomason, Secretary
J. Johnson, Account Clerk

PLEDGE OF ALLEGIANCE

Planning Commissioner Chairman Scott Witt led the pledge of allegiance

PUBLIC COMMENT

Resident Gillian commented on safety at the Spruce Park project and biking lanes. Brandi Tucker commented on the noise coming from the car wash. Tucker stated the upgrades at the car wash were never made public to residents that live in the area. Tucker also stated she has reached out to the City Manager and Code Enforcement. Community Development Director (CDD) Tim Raney responded the owner has turned down the volume.

CONSENT

Motion was made by Planning Commission Vice Chair G. Hart, Seconded by Planning Commission Chair S. Witt to **approve minutes from the regular meeting on January 18, and special meeting on March 29, 2022.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) CDD Tim Raney presented the staff report for consideration to recommend City Council approval of the requested 503 Main Street Rezone and Improvement Project. The 503 Main Street Rezone and Improvement Project is located at 503 Main Street in the City of Wheatland (APN 015-219-002-000). The 0.298-acre site project site is currently developed with an existing 560-square-foot vacant residence and a vacant 650-square-foot shop building. The site also includes a collapsed duplex that is proposed to be removed as part of the project. The City of Wheatland General Plan Land Use Map currently designates the site Commercial (C) and has a current zoning designation of Single-Family Residential (R-1). The applicant is proposing to provide site improvements to the property to remove a current eyesore within the City. The applicant requests a rezone of the site from R-1 to Heavy Commercial (C-3) for consistency with the General Plan Land Use Designation. The applicant is proposing to construct a new 1,575-

square-foot shop building, which requires Site Plan and Design Review approval, and the existing residence is proposed to remain, which would be permitted in the C-3 zoning district with the approval of a use permit. Planning and Engineering staff met with the applicant team at the project site to discuss the proposed uses and the site plans have been revised to address all Planning and Engineering comments. Staff has provided conditions of approval related to the conditional use permit and design review, as detailed in the attached resolution. The project includes a rezone request from R-1 to C-3. In addition to correcting an inconsistency between the Wheatland General Plan Land Use Map and the Zoning Map, Planning staff believes the property's location on Main Street adjacent the Union Pacific Railroad (UPRR) is better suited for uses allowed in the C-3 zoning district as compared to the uses allowed in the R-1 zoning district. Upon approval of the rezone, the applicant will be looking to lease the shop buildings for potential commercial uses, such as a cabinet shop, tile shop, granite shop, or similar use. These potential uses are permitted in the proposed C-3 zoning district and could include retail components for the City. Per Section 18.36.040 of the Wheatland Municipal Code, residential uses consistent with the R-3 zoning district's development standards are permitted in the C-3 zone with approval of a use permit. As a result, with approval of the requested use permit, the existing vacant residence would be allowed to remain and be occupied. Per Chapter 18.36 of the Wheatland Municipal Code, all development located within the C-3 zoning district is subject to Site Plan and Design Review. The purpose of Site Plan and Design Review is to review proposed development projects with the established standards for development in the Zoning Code and the design review guidelines in the City of Wheatland's Community Design Standards. The project site includes an existing wooden fence with a pedestrian gate and vehicle gate. The existing fencing is proposed to remain but will be repaired as needed. The proposed project also includes site improvements, including parking, new front landscaping, and pedestrian and vehicle access. The site is proposed to have 11 vehicle parking spaces and one ADA vehicle parking space. The existing shop building and residence will be improved and brought up to current code requirements for occupancy. The proposed new shop building will be a 16-foot high, 35-foot by 45-foot metal framed structure. City staff believes the proposed project is compatible with the surrounding uses and the intent of the City's adopted Community Design Standards regarding mixed-use development and would serve the community as an improvement to the existing property. The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 30, Section number 1530 (Minor Alterations in Land Use Limitations) and Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Planning Commissioner Debbie Panteloglow commented on expiration of the use permit, access, and parking spaces, turn around space, landscaping, and fencing.

Planning Commissioner Greg Hart commented on gravel in the front, landscaping, existing storage, new metal building, shop doors, conditions of approval for sidewalk patch and repair.

Planning Commissioner Willie Tinsley commented on parking behind gated area.

Planning Commission Chairman Scott Witt commented on landscape plan, signage, unpaved parking, gravel, and concerns with changing zoning from R-1 to C-2. Witt also questioned if neighbors were notified and if vehicle repairs will be in a specific area on the property.

PUBLIC COMMENT

Applicant Bob Files commented on landscaping, semis, sidewalks, and lease for the mechanic shop. The City also received an email from James Sutton in support of the project.

Motion was made by Planning Commissioner W. Tinsley, seconded by Planning Commission Vice Chair G. Hart to **adopt Resolution No. 2022-03 Recommending the Wheatland City Council Approve the Rezone of and 0.298-Acre Property From Single-Family Residential (R-1) to Heavy Commercial (C-3) Located at 503 Main Street (APN-015-219-002-000) and Resolution No. 2022-04 Recommending the Wheatland City Council Approve the Use Permit and Site Plan and Design Review of the 503 Main Street Rezone and Improvement Project Located at 503 Main Street (APN-015-219-002-000)**. Vote called – AYES: All.
Motion carried.

REPORTS

None.

With no other business before the Commissioners, the meeting adjourned at 6:45 p.m.

Respectfully submitted,
Tim Raney, Community Development Director