

**JULY 16, 2024, MINUTES
CITY OF WHEATLAND
REGULAR PLANNING COMMISSION MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 6:35 P.M.**

PLANNING COMMISSIONERS PRESENT G. Hart, D. Panteloglew, D. Pesenti, W. Tinsley
K. Thomason

OTHER OFFICIALS PRESENT T. Raney, Community Development Director
K. Valente, Senior Planner
L. Thomason, City Clerk

PLEDGE OF ALLEGIANCE

Planning Commissioner Chair led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT

Motion was made by Planning Commissioner W. Tinsley, Seconded by Planning Commissioner D. Panteloglew to **approve minutes from the regular meeting on June 18, 2024**. Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) Senior Planner K. Valente presented the staff report for consideration to approve Site Plan and Design Review for a proposed auto sales business located at 603 Third Street. In June, the Planning Commission continued the public hearing for this application. There were concerns regarding available parking, fencing, lighting, and landscaping. The applicant has provided the requested information for consideration. The proposed project is an auto sales business and use the existing residence as a sales office. All development in the C-3 zoning district requires Site Plan and Design Review approval to ensure all proposed projects are consistent with the intent of the Community Design Standards. A condition of approval has been included requiring the proposed lighting will be shut off my 10:00 p.m. every day to limit impacts to neighboring residences. Staff has included a condition of approval requiring compliance with the City’s Recommended Street Tree List and a condition of approval requiring a good neigh wood fence along the Third Street property line to screen the proposed use from the adjacent residence. City staff has determined the proposed project is compatible with the property’s zoning district, surrounding uses, the intent of the City’s adopted Community Design Standards regarding commercial development and is determined to be exempt for the provisions of the California Environmental Quality Act.

Planning Commissioner comments –

Commissioner Thomason commented on maximum number of cars.

Public Comment –

John Giles commented on number of cars, fence rebuild and parking.

Motion was made by Vice Chair D. Pesenti, Seconded by Commissioner W. Tinsley to **adopt Resolution No. 2024-02 Approving the Site Plan and Design Review for an Auto Sales Business Located at 603 Third Street (APN's 015-304-016-000 and 015-304-017-000)**. Vote called – Pesenti, Tinsley and Panteloglew. NOES: Hart and Thomason. Motion carried.

Planning Chair G. Hart and Planning Commissioner recused themselves from Public Hearing Item No. 2 for a conflict of interest.

2) Senior Planner Kevin Valente presented the staff report for consideration to approve a Conditional Use Permit (CUP) and Site Plan and Design Review for a 16-unit multi-family residential project located at Main Street and C Street. The project applicant, Frank Webb Construction, Inc. submitted an application for a CUP and Site Plan and Design Review for the construction of a 16-unit multi-family residential project located at the corner of Main Street and C Street. The project site is 0.76 acres and currently designated Commercial and zoned Retail Commercial. The proposed project will include a separate Lot Lone Adjustment, subject to review and approval by the City Engineer. Multi family housing is permitted in the C-2 zoning district with Planning Commission approval of a CUP. Any development in the C-2 zoning district requires Site Plan and Design Review. To ensure the proposed development project is consistent with the adopted Citywide Community Design Standards. The project includes four two-story multi-family buildings of four residential units. The proposed project includes 25 vehicle parking spaces exceeding the minimum parking requirement of 20. The main parking lot would be accessed from Main Street, with a secondary parking lot serving Building D accessed from C Street. Four existing angled street parking spaces on Main Street would be removed for the proposed driveway on Main Street. The existing public transportation stop located at the corner of Main and C Street will remain. The proposed project includes a trash enclosure to be painted to match the proposed buildings. The project will include landscaping consisting of trees, shrubs, and ground cover as well as a three-foot-tall decorative masonry wall along Main Street and C Street. The project is exempt from the provisions of the California Environmental Quality Act.

Planning Commission comments –

Commissioner Panteloglew commented on ADA accessibility and condition on addendum.

Commissioner Tinsley commented on the ground units and ADA accessibility.

Public comment –

R. Rule commented on the project affecting his property regarding lighting.

C. Rule commented on driveways and lighting.

J. Spence commented on ADA requirements and lighting for the project.

D. Webb commented that the building will be a nice project for Wheatland.

Motion was made by Commissioner Panteloglew, Seconded by Commissioner W. Tinsley to **approve a Conditional Use Permit and Site Plan and Design Review for a 16-unit multi-family residential**

project located at Main Street and C Street with the condition of no spillover lighting. Vote called – AYES: Panteloglow, Tinsley, Pesenti. ABSENT: Hart, Thomason. Motion carried.

REPORTS

None.

With no other business before the Commissioners, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Kevin Valente, Senior Planner

DRAFT