

**OTOBER 4, 2023, MINUTES
CITY OF WHEATLAND
REGULAR PLANNING COMMISSION MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 7:14 P.M.**

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

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Chair led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT

Motion was made by Planning Commissioner K. Thomason, Seconded by Planning Commissioner D. Pesenti to **approve minutes from the regular meeting on April 4, 2023.** Vote called – AYES: Panteloglow, Thomason, Hart, Tinsley and Pesenti. Motion carried.

PUBLIC HEARING

- 4.1 Senior Planner, Kevin Valente presented the staff report for consideration to approve the Tentative Parcel Map for 412 Third Street and 419 Fourth Street. The property owner for 419 Fourth Street submitted an application to split an existing 0.366-acre property into two properties. Currently this property is zoned Retail Commercial (C-2) and is designated Commercial (C) in the Wheatland General Plan. Wheatland 999 Cent and Liquor store and Volt Modern Roofing and Solar are the two current businesses on this property.

PLANNING COMMISSIONER COMMENTS

Planning Commissioner W. Tinsley questioned if each lot already had their own water and sewer connection and is the Third street connection coming in off of Third street. City Engineer D. Schilling answered yes.

Planning Commissioner D. Panteloglow asked if this will create two separate parcel numbers and how the property tax would be handled for the new parcel for 2023 property tax. She questioned who handles the mailing address numbers, and the railroad's property adjacent with this current parcel. Conversation carried on items from the Resolution under Conditions of Approval.

Planning Commissioner D. Pesenti questioned parking being brought up in a future meeting. Senior Planner K. Valente answered with this would be handled by property owner to property owner not in a meeting brought to Planning Commissioners.

Planning Commissioner K. Thomas asked how far the railroad easement is from the property. City Engineer D. Schilling commented 50 ft.

PUBLIC COMMENT

Letters were submitted regarding utilities and parking.

It was moved by Planning Commissioner D. Panteloglow, Seconded by Planning Commissioner K. Thomason to **approve the Tentative Map for 412 Third Street and 419 Fourth Street**. Vote called – AYES: All. Motion carried.

- 4.2 Senior Planner, Kevin 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. The project applicant La Bodega Motors, LLC submitted an application for Site Plan and Design Review. The project is located at the corner of State Route (SR) 65 and Third Street. The project site consists of two existing properties, the first property is developed with an existing 1,500-square-foot residence and the second property consists of 4,000 square-feet of vacant land along SR 65. Both properties are currently zoned Heavy Commercial (C-3) and are both designated Commercial (C) in the Wheatland General Plan.

PLANNING COMMISSIONER COMMENTS

Planning Commissioner W. Tinsley questioned will the existing residence remain onsite, and it is zoned C3? Senior Planner K. Valente commented yes, and it is zoned C3.

Planning Commissioner D. Panteloglow commented on the property being 4,000-square-foot and did research to where the business would only be allowed 19 cars on the site.

Planning Commissioner D. Pesenti asked to have signage, lighting, and traffic touched on by the Senior Planner. Senior Planner K. Valenti spoke on those topics.

Planning Commissioner K. Thomas commented on parking.

Planning Commissioner W. Tinsley commented if there was any proposed traffic light planned to be installed on Third Street. City Engineer D. Schilling commented no. Planning Commissioners continued conversation with applicant.

PUBLIC COMMENT

John Giles commented on the parking.

Staci Medina questioned the applicant if he is going to have his chickens on site. Addressed if his current family members are going to be staying in the home. Commented on currently no parking on Third Street or State Route 65.

It was moved by Planning Commissioner D. Pesenti, Seconded by Chair G. Hart to **approve Site Plan and Design Review for a proposed auto Sales business located at 603 Third Street.** Vote called – AYES: D. Pesenti, G. Hart. NOES: D. Panteloglew, K. Thomason, W. Tinsley. Motion carried.

- 4.3 Senior Planner, Kevin Valente presented the staff report Consideration to recommend City Council approval of the 1973 State Route 65 Annexation Project. The City received an application from Timothy Gibrail with Surveyors Group, Inc. requesting the annexation of the 1.8-acre project site. The site is located in the unincorporated area of Yuba County and currently has a Yuba County Zoning Designation of Agricultural Exclusive (AE-40). It's located in the City of Wheatland's Sphere of Influence (SOI) and has a current General Plan Land Use Designation of MDR. The proposed project includes the request for a General Plan Map Amendment to change the land use designation for the site from MDR to Commercial and rezoning to the C-3 district. Pursuant to the Wheatland General Plan, the Commercial land use provides for neighborhood and locally-oriented retail and service uses, retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, public and quasi-public uses, and similar and compatible uses. Similarly, pursuant to Chapter 18.36 of the Wheatland Municipal Code, the purpose of the C-3 district is to provide for retail, wholesale, highway and heavy commercial uses.

PLANNING COMMISSIONER COMMENTS

Planning Commissioner W. Tinsley questioned more than half of the parcel is being annexed in. Planning Commissioner D. Panteloglew commented about master tax fee for clarification. Planning Commissioner K. Thomason asked if there is any development plan.

PUBLIC COMMENT

None

It was moved by Planning Commissioner W. Tinsley, Seconded by Planning Commissioner D. Panteloglow to **adopt a Resolution recommending City Council approve the 1973 SR 65 Project IS/MND and the 1973 SR 65 Project MMRP (see Attachment 2)**. Vote called- AYES: All. Motioned carried.

It was moved by Planning Commissioner W. Tinsley, Seconded by Planning Commissioner K. Thomason to **adopt a Resolution recommending City Council approve the annexation of 1.8 acres into the City of Wheatland (see Attachment 3)**. Vote called- AYES: All. Motioned carried.

It was moved by Planning Commissioner D. Pesenti, Seconded by Planning Commissioner W. Tinsley to **adopt a Resolution recommending City Council approve the General Plan Map Amendment for the 1.8-acre project site from MDR to Commercial (see Attachment 4)**. Vote called- AYES: All. Motioned carried.

It was moved by Planning Commissioner D. Pesenti, Seconded by Chair G. Hart to **adopt a Resolution recommending the City Council approve the proposed Ordinance Rezoning the 1.8-acre project site to C-3 (see Attachment 5)**. Vote called- AYES: D. Pesenti, G. Hart, D. Panteloglow, K. Thomason. NOES: W. Tinsley. Motioned Carried.

REPORTS

Development Director T. Raney reported on the interviews done for the General Plan.

With no other business before the Commissioners, the meeting adjourned at 7:14 p.m.

Respectfully submitted,
Kevin Valente, Senior Planner