

**MARCH 29, 2022, MINUTES  
CITY OF WHEATLAND  
SPECIAL PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 7:00 P.M.**

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

**OTHER OFFICIALS PRESENT** T. Raney, Community Development Director  
K. Valente, Senior Planner  
D. Schilling, City Engineer  
A. Paquette, Fire Chief  
L. Thomason, Secretary  
J. Johnson

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Chairman Scott Witt led the pledge of allegiance

**PUBLIC COMMENT**

None.

**REGULAR CALENDAR**

1) Community Development Director Tim Raney presented the staff report for a presentation regarding the proposed Bear Ridge Family Apartments Project. The Bear Ridge Family Apartments project is located at 1989 Spenceville Road, adjacent and to the south of the Wheatland Ranch residential subdivision community, in the eastern City limits. The nine-acre site is proposed to be developed with at least two phases. Phase 1 of the Bear Ridge Family Apartments includes the construction of forty-eight affordable housing units consisting of a combination of two two-story and three-story buildings with a communal pool with shower, tot-lot, dog park, covered picnic tables with BBQ, and a community building, featuring a laundry room, exercise center, computer room, and a communal area with a kitchen. The Project will consist of five total buildings: two buildings will be Building Type “A,” each with two stories and twelve 1,022-square-foot three-bedroom units; two buildings will be Building Type “B,” each with three stories and twelve 821-square-foot two-bedroom units; and one 2,734-square-foot community building. There will be a total of forty-eight units on 3.90 acres, resulting in a density of 12.31 dwelling units per acre (du/ac). The proposed affordable multi-family development is consistent with the site’s General Plan land use designation (High Density Residential [HDR]) and zoning district (Multi-Family Residential [R-3]). As such, the development as proposed, is consistent with the use envisioned for the site by the City of Wheatland and is permitted without a discretionary approval from the Wheatland Planning Commission. The future Phase 2 will be developed to the east of

Phase 1. On February 15, 2022, the applicant submitted building permit plans to the Yuba County Building Department for review. The Building Permit plans are currently under review. Co-developer Gus Becerra provided a power point presentation related to the project.

### **Planning Commission Comments**

D. Panteloglew questioned if the project will have lower water/sewer bills, G. Becerra stated owners pay at the regular rate. Panteloglew questioned if there will be elevators for third floor residents, Becerra responded no, however the project will meet occupancy standards. Panteloglew questioned maintenance costs for the pool, Becerra responded maintenance for the pool is built into the operating budget for the project. Panteloglew commented on R-3 zoning and why there are so many luxuries for a low income project, she also questioned how non-residents of the project will be kept out of the pool and will there be a lifeguard on duty and if classes are offered onsite will they be available for project residents only. Becerra responded he has had experience with similar projects that have pools, there will not be a lifeguard on duty and project management will be flexible regarding classes offered. Panteloglew questioned who is responsible for grounds, Becerra stated it is not the City's responsibility, it will be the owners. Panteloglew commented on third story site lines and fire access. Panteloglew added that landscaping may provide extra shielding. Becerra responded the project will meet City guidelines. Panteloglew questioned if the project is for low income residents, Becerra responded yes. Panteloglew questioned if parking spaces are sufficient for the project, Becerra the project will meet City guidelines. Panteloglew commented on covered parking and will it be assigned to residents. Panteloglew questioned how third story units are ADA compliant and how many ADA units will the project have, Becerra stated ground floor units will be for available for handicapped occupants and added the project is required to have 5% of units ADA compliant.

B. Powner requested names of other properties the co-developer has been involved with. Becerra provide the names of other properties. Powner questioned the timeline for completion of the project and power lines that may affect completion of Phase 2 of the project, Becerra responded completion of the project is unknown.

G. Hart commented on limited partnership and owners and questioned if they are the same for other projects. Hart commented on Phase 2 of the project, Becerra stated the existing building on the property will be demolished.

S. Witt commented that the map quality provided in the agenda and power point presentation were extremely hard to see. Fire Chief A. Paquette has large maps available for review. Will commented on the dog park and fencing and questioned if landowners with existing fencing will enter into an agreement for a common fence. Becerra responded there will be a 4-foot rod iron fence for the dog park that meets City requirements and an agreement for areas of the common fence. Witt questioned if there will be sidewalks and a bike path and how will they connect to existing areas in the City for children going to school. D. Schilling responded the project will meet existing City requirements but there will be gaps and there will also be on street parking. Witt questioned if there will be a turn lane to the project, Schilling responded it is not required at this time. Witt questioned if there will be school or commuter bus stops within the project, Becerra there is no room for buses on site. Witt questioned if there will be improvement to the 'point' of 4<sup>th</sup> and Main

Streets, Schilling responded not at this time. Witt commented on heavy traffic flows during commute hours on Spenceville and questioned the location of a well, hydrants and garbage disposal. Fire Chief A. Paquette stated one more hydrant will be added to the project and there are two ways in and two ways out of the project. D. Schilling added there will not be a well on the project, the project will be hooked up the City's water and sewer system. Existing wells on the property will be abandoned. Witt questioned if there is sufficient sewer capacity, Schilling explained calcs include infill lots. Witt commented on site profile of parking structures, waste and smell from the dog park and fencing on the east and west side of the project. Witt commented on width and radius of roadways. Fire Chief A. Paquette stated the project meets standards.

### **Public Comment**

Barbara Hoffman commented on adequate sewer, traffic, stop signs, dogs and fencing. Greg Soliz commented on the use of attended dogs only at the dog park, size limit of dogs. Soliz stated the view from his home will be dogs and dumpsters. Becerra stated the project complies with the fair housing law and there will be onsite property management and they can be notified of animal issues. Soliz commented on drainage. Andy Hall commented on traffic and parking, questioned why the location on Spenceville was chosen for the project, parking lighting, fencing and open power lines.

S. Witt stated comments were also received via email.

### **PUBLIC HEARING**

1) Senior Planner Kevin Valente presented the staff report for consideration of the Bear Ridge Family Apartments Parcel Map located at 1989 Spenceville Road. The Bear Ridge Family Apartments Parcel Map project is located at 1989 Spenceville Road, adjacent and to the south of the Wheatland Ranch residential subdivision community, in the eastern City limits. The proposed nine-acre site is proposed to be developed across two phases. Phase 1 of the Bear Ridge Family Apartments includes the construction of 48 affordable housing units consisting of a combination of two two-story and three-story buildings with a community building, featuring a laundry room, exercise center, computer room, and a common area with a kitchen. The proposed affordable multi-family development is consistent with the site's General Plan land use designation (High Density Residential [HDR]) and zoning district (Multi-Family Residential [R-3]). As such, the development, as proposed, is consistent with the use envisioned for the site by the City of Wheatland. The future Phase 2 will be developed to the east of Phase 1. The applicant is requesting the approval of the parcel map to subdivide the property for the two phases of development. The proposed project would split the existing property site into two separate lots. The proposed Parcel 1 would be 3.9 acres and Parcel 2 would be 4.31 acres. Pursuant to Section 17.07.030 of the Wheatland Municipal Code, a parcel map requires planning commission approval. The City Engineer has reviewed the proposed parcel map and provided comments, which have been incorporated into conditions of approval for the parcel map, as detailed in the resolution. The project is determined to be exempt from CEQA.

## **Planning Commission Comments**

D. Panteloglow commented on the lot split. G. Becerra responded the lot was split for financing purposes and that it will be expensive to develop with the power line issue.

S. Witt commented on setbacks. G. Becerra commented setbacks will meet City requirements and the existing structure on the property will be demolished,

B. Powner commented on sewer.

## **Public Comment**

None.

Motion was made by Planning Commission Chair S. Witt, Seconded by Planning Commissioner B. Powner to **approve Resolution No. 2022-02, Resolution of the Planning Commission of the City of Wheatland Approving the Parcel Map Located at 1989 Spenceville Toad (APN 015-360-001)**. Vote called – AYES: All. Motion carried.

## **REPORTS**

None.

With no other business before the Commissioners, the meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Tim Raney, Community Development Director