

Chairperson: Lisa Baker
Vice Chair: Judith Arce
Commissioners:
Ramon Altamirano
Gregory Contreras
Eric Dye
Jessica Smith
Matt Stone

City Manager: Jeremy Craig



AGENDA

City of Winters Special Planning
Commission
Wednesday, November 19, 2025,
6:30 PM
City Council Chambers
City Hall
318 1st Street Winters, CA 95694

(accessible via the Abbey ST. side
entrance)

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

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 Commission Chair, Commissioners, or City staff. Public Comment is limited to 3 minutes, and speakers will be asked to state their name and address.

Call to Order: City of Winters Planning Commission Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS

At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

2. CONSENT

- 2.A Minutes of the Regular Planning Commission Meeting Held on August 26, 2025
Approve the Minutes of the Regular Planning Commission Meeting Held on August 26, 2025
[Minutes of the Regular Planning Commission Meeting on 8.26.2025.docx](#)

3. APPROVAL OF AGENDA

4. PUBLIC HEARINGS

4.A Conduct Public Hearing to consider approving a resolution recommending, pursuant to an adopted Mitigated Declaration, the City Council approve a Tentative Subdivision Map to subdivide two parcels totaling 3.506 acres into 16 single-family residential lots and approve the Affordable Housing Plan for the Olive Grove Subdivision Project.

1. Receive Staff Report;
2. Conduct Public Hearing to solicit public comment; and,
3. Consider approving Resolution No. 2025-XX, recommending, pursuant to an adopted Mitigated Declaration, the City Council approve a Tentative Subdivision Map to subdivide two parcels totaling 3.506 acres into 16 single-family residential lots and approve the Affordable Housing Plan for the Olive Grove Subdivision Project.

[PC__Olive_Grove_Staff_Report-c1.docx](#)

[Resolution No. 2025-XX Olive Grove.docx](#)

[Exhibit A - Olive Grove Tentative Map 2025.pdf](#)

[Exhibit B - COA 2025.docx](#)

[Exhibit C Affordable_Housing_Plan.Olive_Grove](#)

5. STAFF COMMENTS/INFORMATION ITEMS

6. COMMISSION COMMENTS/REPORTS

Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Commission was posted on the City of Winters website at www.cityofwinters.org and Commission Members were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street, and made available to the public during normal business hours on Tuesday, November 18, 2025.

Zorina Treat, Deputy City Clerk

APPEALS: Any person dissatisfied with the decision of the Planning Commission may appeal

City of Winters

this decision by filing a written Notice of Appeal with the City Clerk including payment of the applicable Appeal fee, 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. In addition, a limited supply of copies of the Agenda will be available for the public at the meeting. 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, comments are limited to three minutes.

REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.

ACCESSIBILITY: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk.