

Chairperson: Lisa Baker
Vice Chair: Judith Arce
Commissioners:
Gregory Contreras
Eric Dye
Brad Lopez
Lucrecia Sandoval
Matt Stone

City Manager: Jeremy Craig



AGENDA

City of Winters Planning Commission
Tuesday, June 23, 2026, 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) 776-4061
Email: kmumper@devcomca.com

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.

Meeting Information

Winters Planning Commission meetings are conducted in person at City Hall Council Chambers accessible via the Abbey St side entrance. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, City Council meetings will continue despite technical difficulties for participants using the teleconferencing option.

Zoom: <https://us02web.zoom.us/j/81061211118?pwd=PiZ1hN6uIaUoVYAedSinY9TGkN5B2c.1>

Meeting ID: 810 6121 1118 Passcode: 535859

1. If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

2. If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the Planning Commission meeting, to the City Clerk at

cityclerk@cityofwinters.org. All public comments will be distributed to the Commission, posted on the web, and retained for the record.

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. APPROVAL OF AGENDA

3. CONSENT CALENDAR

3.A Minutes of the Regular Planning Commission Meeting April 28, 2026
[Planning Commission Minutes Summary April 28, 2026.docx](#)

4. PUBLIC HEARINGS

4.A Ordinance No. 2026-xx, adding Chapter 17.126 to the City of Winters Municipal Code related to Reasonable Accommodation required by the California Department of Housing and Community Development.

1) Conduct Public Hearing

2) Recommend adoption of a Reasonable Accommodation Ordinance to the City of Winters City Council at a future regularly scheduled meeting.

[Staff Report - Reasonable Accommodations.docx](#)

[Attachment 1 - Resolution 2026-05 Reasonable Accommodations Recommendation to Council.docx](#)

[Attachment 2 - Reasonable Accommodations Ordinance. Template.docx](#)

[Attachment 2, Exhibit A - Ordinance 2026-xx.docx](#)

4.B Conditional Use Permit #2026-02, Short Term Vacation Rental (Dave's Project Place Holder)

1) Conduct public hearing to solicit comments from adjoining neighbors.

2) Adopt Resolution No. 2026-06, approving a short term vacation rental at (insert address an APN here) with the stated conditions outlined in the conditions of approval.

[Staff Report - Short Term Rentals.docx](#)

[Exhibit A - Site Layout Plan 300 Creekside Way - Winters Lake House LLC.pdf](#)

[Top Floor & ADU - 300 Creekside Way - Winters Lakehouse LLC.pdf](#)
[Bottom Floor - 300 Creekside Way - Winters lakehouse LLC.pdf](#)
[Pictures of existing residence - 300 Creekside Way - Winters lakehouse LLC.pdf](#)
[Bunk Bed Room - 2.jpg](#)
[Exhibit D - Resolution 2026-06 Short Term Rentals 300 Creekside Way.docx](#)

5. MISCELLANEOUS

6. PRESENTATIONS

7. STAFF COMMENTS/INFORMATION ITEMS

8. 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.

Jeremy Craig, City Clerk

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