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 Planning Commission
Tuesday, January 27, 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/89641957720?pwd=Yj9KWCTDgM7nG6j54CVf2gaXx3EjVy.1

Meeting ID: 896 4195 7720 Passcode: 336968

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@cityofwinter.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 Special Planning Commission Meeting Held on December 17, 2025
   Approve Minutes of the Special Planning Commission Meeting Held on December 17, 2025
   Special Planning Commission Minutes 12.17.2026.docx

4. PRESENTATIONS

   4.A Conduct presentation and swearing in of the newly appointed Planning Commissioners.
   Swear in the newly appointed Planning Commissioners who were appointed by the City Council on January 20, 2026 at a regular City Council Meeting.

   Commissioner Lucrecia Sandoval

   Commissioner Brad Lopez

5. PUBLIC HEARINGS

   5.A Conduct Public Hearing to consider recommending approval of Planned Development Permit #2025-006 for Kiewit Infrastructure, to the City of Winters City Council.
   1) Receive Staff Report and Conduct Public Hearing 2) Adopt Resolution No. 2025-12, recommending approval of the Planned Development Permit for Kiewit Infrastructure to the City of Winters City Council. 3) Make the appropriate fundings memorializing that no further environmental review is required pursuant to 15183 of the CEQA Guidelines.
   PC Staff Report_Concrete Batch Plant-Kiewit 01-27-26.docx

PC_Resolution No. 2025-12 1-27-26.docx
PD#2025-006, Staff Findings-Exhibit A 1-27-26.docx
PD#2025-006, Kiewit WCY- COA-Exhibit B (Attach C.) Final.docx
Batch Plant Vicinity Map (Attach D.).jpg
Site Plan (Attach E.).pdf
Preliminary Landscape Plans (Attach F.).pdf
Batch Plant Elevation (Attach G.).pdf
Kiewit_Precast_Concrete_Facility_Traffic_Study_(Attach H.).pdf

5.B Conduct Public Hearing to consider approval of Conditional Use Permit #2025-008, to allow a Stationary Food Truck at 106 Main Street.
1) Receive Report from Staff and Conduct Public Hearing 2) Adopt Resolution No. 2025-13, approving Conditional Use Permit #2025-008.
CUP#2025-008 Rocki's Food Truck Staff Report 1-27-26.docx
CUP#2025-008 PC Reso No. 2025-13 1-27-26.docx
Conditions_of_Approval Exhibit A 1-27-26.docx
CUP#2025-008 Site Plan-Exhibit Bp.pdf

6. MISCELLANEOUS

6.A Distribution of Brown Act to Elected / Appointed Officials pursuant to new Brown Act requirements
Receive Brown Act materials from the City Attorney.
2026 Brown Act Guide.pdf

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.