

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, February 24, 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.

<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

1. MISCELLANEOUS

- 1.A Conduct presentation and swearing in of the newly appointed Planning Commissioners, Brad Lopez and Lucrecia Sandoval.
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

- 1.B Nominate replacement of Affordable Housing Steering Committee Member (Replacing Ramon Altamirano) to the City Council.

Discussion and vote to nominate and or recommend appointment of the vacant Affordable Housing Steering Committee seat to the City Council for a determination on March 4, 2026, Regularly Scheduled City Council Meeting.

- 1.C Annual Progress Report – 2024 General Plan and Housing Element
Receive Presentation of the Annual Progress Report – 2024 General Plan and Housing Element, and adopt Resolution 2026-XX
[Staff Report - General Plan.docx](#)
[Attachment 1 - Resolution 2026-XX - General Plan.docx](#)
[Attachment 2 - General Plan 2024 Annual Report.docx](#)
[Attachment 3 - Annual Housing Progress Report 2024.xlsm.docx](#)

ROLL CALL

PLEDGE OF ALLEGIANCE

2. 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.

3. APPROVAL OF AGENDA

4. CONSENT CALENDAR

- 4.A Minutes of the Regular Planning Commission Meeting January 27, 2026
Approve Minutes of the Regular Planning Commission Meeting January 27, 2026
[Minutes of the Regular Planning Commission Meeting January 27, 2026.docx](#)

5. PUBLIC HEARINGS

- 5.A 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 2-24-26.docx](#)

[CUP#2025-008 PC Reso No. 2025-13 02.24.2026.docx](#)

[Conditions_of_Approval Exhibit A 2-24-26.docx](#)

[CUP#2025-008 Site Plan-Exhibit B.pdf](#)

[CUP#2025-008 Elevations-Exhibit C.pdf](#)

- 5.B Ordinance to consider the 2025 Accessory Dwelling Unit Legislative Changes mandated by the California Department of Housing and Community Development.

1) Adopt Resolution 2026-XX and make recommendation to the Council adopting the Ordinance.

2) Provide direction to staff on appropriate changes or additions and Continue the Public Hearing to a date certain Regularly Scheduled Planning Commission Meeting.

[Staff Report - Accessory Dwelling Unit.docx](#)

[Attachment 1 - Resolution 2026-XX ADU.docx](#)

[Attachment 3 - 2026 ADU B. Draft Ordinance 2026-02 with proposed edits.docx](#)

6. PRESENTATIONS

- 6.A Study Session/Discussion on Outdoor Lighting and Night Sky Ordinances.

1) Receive report from Staff.

2) Discuss the provisions of what entails a Night Sky Ordinance.

3) Provide recommendation to staff.

[Staff Report - Outdoor Lighting and Night Sky.docx](#)

[Attachment 1 - NRC Staff Report.docx](#)

[Attachment 2 - NRC Meeting Minutes.docx](#)

[Attachment 3 - Bob Schultz comment Re-lighting Ordinance.docx](#)

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.