

# AGENDA

# CITY OF PLYMOUTH

## PLANNING COMMISSION

### REGULAR MEETING

THURSDAY, MAY 21, 2026

9426 Main Street, Plymouth, California



**Michael Sullivan, Chair**

**William Klapproth, Vice Chair**

**Thomas Mikkelsen, Planning Commissioner**

**Micki East, Planning Commissioner**

**Micah Malcolm, Planning Commissioner**

**PLEASE NOTE:** The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. **Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Council, and/or the City may require speaker identification sheets be submitted to the Planning Clerk prior to being called upon by the Chair to provide public comment.**





# CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, May 21, 2026, at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Members of the public not attending in person may submit written public comment prior to the meeting by emailing your comment to the Planning Clerk at [jsmith@cityofplymouth.org](mailto:jsmith@cityofplymouth.org) before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the Commission and made part of the official record.

Meeting ID: 946 0610 5727 Passcode: 381550

<https://zoom.us/j/94606105727?pwd=ECT3sT4c6OERc2IBLz7p47to7PSc2L.1>

## Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

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This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodations may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

### **Please silence all cell phones or similar devices.**

#### 1. **CALL TO ORDER / ROLL CALL:**

- Roll Call
- Flag Salute

#### 2. **APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR MAY 21, 2026**

#### 3. **PUBLIC COMMENT:**

Under provisions of the Government Code, citizens wishing to address the Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Submittal Form to the Planning Clerk or following the instructions noted on this agenda. Speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers should keep comments to three minutes or less and state their name and community of residence. Under provisions of the California Government Code, the Commission is prohibited from materially discussing or taking action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

#### 4. **PRESENTATIONS/APPOINTMENTS: NONE**

#### 5. **CONSENT CALENDAR ITEMS:**

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF MARCH 05, 2026**

**6. PUBLIC HEARINGS: NONE**

**7. UNFINISHED BUSINESS: NONE**

**8. NEW BUSINESS:**

**8.1 9702 MAIN STREET PROJECT (PLYMOUTH HOTEL) DESIGN WORKSHOP (PA 2023-02)**

**9. REPORTS:**

- Commission
- Chairperson
- Planning Director
- City Staff

**10. ADJOURNMENT**

The next regular scheduled Planning Commission Meeting Date is June 4, 2026. The meeting will begin at 6:30pm.

**ADDITIONAL INFORMATION**

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission no less than 72 hours prior to the meeting, shall be available for public inspection at the Planning Clerk's office located at Plymouth City Hall and at the time of the meeting.

**NOTICE:**

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 Ext. 254 at least 48 hours prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Jacob Smith, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the May 21, 2026, Regular Meeting of the Plymouth Planning Commission was posted and available for review on May 18, 2026, at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at [www.cityofplymouth.org](http://www.cityofplymouth.org).

Signed at Plymouth, California

//s//

Jacob Smith  
Planning Clerk

# 5.1

## **CORRESPONDENCE**





# CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, March 5, 2026, at 6:30PM

Plymouth City Hall, 9426 Main Street, Plymouth, CA

**Michael Sullivan, Chair**

William Klapproth, Vice Chair

Thomas Mikkelsen, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

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**Please silence all cell phones or similar devices.**

1. **CALL TO ORDER / ROLL CALL:** Meeting called to order at 6:30pm.  
**COMMISSIONERS PRESENT:** Michael Sullivan, Thomas Mikkelsen, Micki East, Micah Malcolm  
**COMMISSIONERS ABSENT:** William Klapproth  
**STAFF/ADVISORY PRESENT:** Erica Fraser, Planning Director, Victoria McHenry, City Clerk, Jacob Smith, Audio/Video Technician  
**STAFF/ADVISORY ABSENT:** None  
**Flag Salute led by Commissioner Mikkelsen**
2. **APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR MARCH 5, 2026**

Chair Sullivan motioned to approve the Planning Commission Regular Meeting Agenda for March 5, 2026, with changes to the date being corrected from February 5, 2026, to March 5, 2025. Second by Commissioner Mikkelsen. Motion passed with a vote of 4-0 with Vice Chair Klapproth absent.

3. **PUBLIC COMMENT: NONE**
4. **PRESENTATIONS/APPOINTMENTS:**

#### 4.1 2025 GENERAL PLAN ANNUAL REPORT

Erica Fraser presented the annual progress report to the Planning Commission. Planning Director Fraser reflected on the 20-year plan for the city for both general and housing elements. Planning Director Fraser highlighted current planning projects for the commissioners and the next steps being to present to City Project and then to the State.

1. Grielich Ranch (EIR underway)
2. Arroyo Woods: Started in 2008, currently re-adjusting the tentative map by developers.
3. ARCO AM/PM at trading post: Requires additional CEQA work.
4. 88 room hotel: Applicant is currently working on technical studies for the CEQA document.
5. Pokerville Gas Station: Comments went back and in process
6. 5 units on Sutter Street: lower-income households for 55 years to allow multi-family housing in the city

Planning Director gave a brief explanation of the Housing Element and the General Plan for the new commissioners upon request, by Chair Sullivan. The housing element has an eight-year window, the city is currently on 2021-2029. The City is currently on the sixth cycle of the housing element. 2029 is when the City will be in the seventh cycle. The Housing Element is two components, first being goals and policies to encourage housing and to construct affordable housing. For every cycle, the State gives the county our regional housing needs assessment number, the number of units we are required to build in that period. That number is based on income level, further broken based on different cities in the county. During the fifth cycle, the City zoned a parcel that could allow for up to 100 dwelling units, accomplished by a high-density residential overlay. That covers this year for the City to not having to re-zone other areas. The General Plan is how the City wants to grow over a 20-year period. The General Plan has the goals and plans on how the City can achieve the General Plan. Public comment on where the Arroyo Woods development would be. Also followed by the impact on Old Sacramento Road. Erica highlighted that projects have EIRs that study the impact of the project on the environment. When projects do make it to building, the projects are paying for impact fees, including street fees.

**5. CONSENT CALENDAR ITEMS:**

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF SEPTEMBER 18, 2025**

**5.2 APPROVAL OF THE PLANNING COMMISSION SPECIAL MEETING MINUTES OF DECEMBER 9, 2025**

Commissioner East motioned to approve the Planning Commission Regular Meeting Minutes for September 18, 2025, and Planning Commission Special Meeting Minutes for December 9, 2025. Second by Chair Sullivan. Motion passed with a vote of 4-0 with Vice Chair Klapproth absent.

**6. PUBLIC HEARINGS:**

**6.1 RECOMMENDING CITY COUNCIL OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH APPROVING THE ADOPTION OF CHAPTER 19.74, ACCESSORY DWELLING UNITS TO THE CITY'S ZONING ORDINANCE**

Planning Director Fraser gave a presentation on ADUs. Highlighting that the State has significantly amended the law in 2026 for 2025. Planning Director Fraser highlighted that the city does not currently have an ordinance in place but is following state law and is required to adopt an ADU ordinance. The state has made it a priority to allow for the construction of ADUs to allow for additional types of housing and affordable housing. Chair Sullivan asked staff if this is as restrictive as can be and still be legal. Planning Director Fraser highlighted that it is as restrictive as can be and still legal. Public Comment

from Kathy Landgraf, asking if the design review would be the same as normal. Planning Director Fraser answered saying that the review would be normal and staff are limited in what they can do. Commissioner Mikkelsen motioned to approve the recommendation to City Council the approval of the planning commission of the City of Plymouth approving the adoption of chapter 19.74, accessory dwelling units to the City's zoning ordinance. Second by Commissioner Malcolm. Motion Passed with a roll call vote of 4-0 with Vice Chair Klaproth absent.

**7. UNFINISHED BUSINESS: NONE**

**8. NEW BUSINESS: NONE**

**9. REPORTS:**

- Commission
- Chairperson
- Planning Director
- City Staff

**10. ADJOURNMENT AT 7:07 PM**

Respectfully Submitted at Plymouth, California

//s//

Jacob Smith  
Planning Clerk

DRAFT



# 8

## **New Business**



**8.1**





## PLANNING COMMISSION AGENDA ITEM NO. 8.1

5/21/2026

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**SUBJECT:** 9702 Main Street Project (Plymouth Hotel) Design Workshop (PA 2023-02)

**DEPARTMENT:** Planning Department

**STAFF:** Erica Fraser, AICP, Planning Director

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### TITLE

Review of two options of the exterior design of the proposed 88 room hotel.

### BACKGROUND

The applicant has applied for Major Design Review approval of a new 88 room hotel located at 9702 Main Street. The proposed hotel is not located within the Historic Downtown design guidelines area or within the City's Scenic Corridor. As such, no specific guidelines related to the design of any structures exist for this property.

Section 19.18.040(E), Findings, requires the Planning Commission to make the following findings when considering a Major Design Review application:

1. The architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood so as to not be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.
2. The site plan is consistent with this title, any applicable specific plan, any adopted development standards and design guidelines, and the General Plan.
3. The proposed project, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.



## ANALYSIS

The location of the hotel is shown below.

**Figure 1: Project Location**



The Applicant has submitted two different design types for the proposed hotel and is seeking feedback on the preferred design of the Planning Commission.



## **PLANNING COMMISSION AGENDA ITEM NO. 8.1**

**5/21/2026**

Option A is a traditional design with horizontal and vertical wood (hardiplank) siding and stone base accents. From the front, a sloped roof can be seen.

Option B is a more contemporary design. This elevation differs from option A in that the roof is a flat roof with cantilevers at the ends. The change in materials and roof type make this design look significantly different from the Option A. Option B is the Applicant's preferred design.

Both designs feature an identifiable entry with a gable roof over the portico. Colors and materials are similar for both design. The overall form and massing of the building is the same on both elevation options.

### **CONCLUSION**

The Applicant has requested this study session in order to receive feedback from the Planning Commission on the design of the project prior to completion of the project plans and public hearing. Following this meeting, the Applicant will incorporate feedback into the final plan preparation.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

This project does require review under the California Environmental Quality Act (CEQA) and work on CEQA will begin soon. The review of design options is not subject to the requirements of CEQA as it is not a project under CEQA.

### **ATTACHMENTS**

1. Design Option A and B.







