



550 Main Street  
P. O. Box 470  
Weed, CA 96094  
(530) 938-5020  
(530) 938-5096 (FAX)

## PLANNING COMMISSION AGENDA REGULAR MEETING

Date of Meeting: October 21, 2026  
Time of Meeting: 5:30 p.m.  
Place of Meeting: Commission Chambers, 550 Main Street

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1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL:**
- |              |                 |
|--------------|-----------------|
| Chair        | Martin Nicholas |
| Vice-Chair   | Veronica Rivera |
| Commissioner | Derek Dewhurst  |
| Commissioner | Brian Palmer    |
| Commissioner | Robert Thomas   |

3. **NON-AGENDA PUBLIC COMMENT**

*This is the time set aside for those wishing to address the Commission on matters that fall under the authority of the Commission and are not listed on this agenda. No action may be taken by the Commission except to set the matter presented for the next regular Commission meeting.*

4. **CONFLICTS OF INTEREST**

*If a member of the Commission has a conflict of interest on any item on this agenda, this is the time to declare it. The Commissioner will step from the dais at the time the matter comes under Commission consideration.*

5. **PUBLIC HEARING -**

**PUBLIC HEARING PROTOCOL**

1. The Mayor/Chair introduces the agenda item.
2. Staff Report is presented.
3. Public Hearing is opened.
  - a. Presentation by Project Proponent/Consultant
  - b. Testimony by Interested Parties.
  - c. Rebuttal by Project Proponent.
  - d. Staff Response.
4. Public Hearing is closed.
5. City Council/Commission Discussion of Project.
6. Action.

**Planning Commission will hold public hearing(s) to consider the following:**

- A. Request for Use Permit for Mobile Food Vendor:**  
**69 S Weed Blvd, 060-411-040, Applicant Phetsamone Jenny Virasonh.**

**6. REGULAR BUSINESS**

**A. Planning Commission will review draft changes to the Short-Term Rental Ordinance and recommend to Council for consideration.**

**7. APPROVAL OF MINUTES: August 19, 2026**

*No formal motion is required to accept the minutes. If there are no corrections, the minutes stand approved as written.*

**8. COMMISSIONER'S REPORTS**

*Items presented here will be informational or for the purpose of inquiry and may result in subsequent action by staff responding at this time or at a future meeting.*

**9. STAFF REPORTS**

**10. ADJOURNMENT**

Staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Office of the City Clerk and are available for public inspection during normal weekday business hours. Information may be obtained by calling (530) 938-5020. City Council Minutes and Agendas may also be available on the City's website: <http://www.ci.weed.ca.us>. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 550 Main Street during normal business hours, or on the City's website at [www.ci.weed.ca.us](http://www.ci.weed.ca.us).



## **CITY OF WEED PLANNING COMMISSION Staff Report**

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**MEETING DATE:** October 21, 2026

**REQUEST:** Request for a mobile food trailer for Phetsamone Jenny Virasonh

**LOCATION:** 69 S. Weed Blvd., Weed, CA 96094  
APN: 060-411-040

**APPLICANT:** Phetsamone Jenny Virasonh  
284 Main Street  
Weed, CA 96094

**PROPERTY OWNER:** Valtinjos LLC  
1514 Village Way  
Mt Shasta, CA 96067

### **RECOMMENDATION**

"I move that the Planning Commission find that the proposed project is exempt from CEQA per CEQA Guidelines Section 15332, and approve a Conditional Use Permit for Phetsamone Jenny Virasonh, 69 S. Weed Blvd., Weed, CA 96094, APN: 060-411-040, subject to the conditions of approval in this Staff Report."

### **PROJECT/AREA DESCRIPTION**

General Plan Designation: CM, Commercial / Light Industrial  
Zoning Designation: C1, Retail Commercial  
Property Size: .302 Acre (approx.)

### **PROPOSED PROJECT**

The proposed project is a request for a conditional use permit (CUP) to allow a mobile food vendor trailer at 69 South Weed Blvd. (see Figure 1). While food will be sold from the trailer, it will be prepared at Lao 'der Phet's Kitchen 284 Main Street Weed CA 96094. The food trailer would be removed from the property each day with all trash/debris taken for disposal. As shown in Figure 2, the site will be at the north end of the building.



*Figure 1 Site Location*



*Figure 2 View of site from Weed Blvd.*

## ANALYSIS

The Weed Zoning Code (section 5.20) establishes the following requirements for a mobile food vendor:

1. Vendors shall maintain their business vehicle, as well as any other equipment, and the surrounding area, in a clean, neat, and well-maintained condition. Areas where food is prepared or stored shall be wholesome and free from insect infestation, decomposing food, and other unhealthy conditions. Neither the vendor nor its vehicle shall disturb neighboring public or private properties or distract motorists, nor interfere with the free passage of persons or vehicles. (§ 5.20.040)
2. Vendors shall properly refrigerate all food which is ordinarily required to be kept in such manner. (§ 5.20.050)
3. The vendor shall not cause or allow excessive noise, noxious odors, smoke, or light from its operations, or do anything else to disturb, cause a nuisance, or interfere with occupants of, or activities on, neighboring public or private properties. (§ 5.20.060)
4. The vendor shall not allow wastewater from its operations to be discharged onto any public or private property. (§ 5.20.070)
5. The vendor shall provide suitable trash collection receptacles for use by it and its customers and shall not allow trash or debris from its operations, or its customers, to be left on any public or private property. Such trash as the vendor collects shall be disposed of lawfully. Trash receptacles shall not be left outside when the mobile food vendor operation is not open for business. (§ 5.20.080)

The applicant has stated that the food trailer will sell food prepared at the restaurant in Weed and transported to the site daily. The trailer would be removed each day along with all trash and debris. No overnight storage of materials will occur.

Concerns about mobile food vendors usually come from adjacent brick and mortar establishments concerned about lower cost food vendors attracting their customers. Among the issues raised are parking, use of restrooms, dust, and debris associated with parking on unimproved parcels similar to the proposed project.

While staff cannot determine whether customers would be attracted to a mobile food vendor vs. a sit-down restaurant, there are some things that can be done to minimize the potential for conflict. One method is to either prohibit tables, chairs or other means of encouraging customers to sit and eat at the site, or if tables are provided ensuring that there are also restrooms and handwashing facilities. This would reduce the potential of customers eating at the mobile food vendor and then using an adjacent restaurant's restrooms. The Siskiyou County Mobile Food Unit permit process requires restrooms within 200 feet of the site. The proposed condition of approval provides for either a portable restroom or written authorization to use restrooms within 200 feet of the site.

In terms of dust control, if parking is to be allowed on the site, a layer of base rock or gravel for all travel areas would reduce the amount of dust. Ideally the trailer would be close to the sidewalk and all parking would be on Shastina Drive, with customers staying only briefly after obtaining their food.

With these provisions in place, Staff believes the mobile food vendor at this location would not significantly disrupt business in the area or become a burden to existing restaurants.

## ENVIRONMENTAL REVIEW

The proposed project meets the criteria for an exemption from the California Environmental Quality Act Guidelines (CEQA) Section 15304. Minor Alterations of Land:

*Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:*

*(e) Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.;*

The trailer will be removed from the site daily, and there are no permanent structures proposed. The project does not include grading, trenching, connecting to services, or removal of existing vegetation. As such there will be no permanent effects to the environment.

## FINDINGS

Section 18.32.040 of the Weed Municipal Code requires that the Planning Commission make the following findings in order to approve a Use Permit.

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of this development code.

*Comment: The project site is zoned C1, Retail Commercial zone district. Retail businesses such as food sales do not require a use permit per the city's zoning tables, but WMC 5.20 requires a mobile food vendor to acquire such use permit. The proposed project requests a conditional use permit as a mobile food vendor, therefore if the Commission approves the conditional use permit the project will be consistent with the WMC 5.20.*

2. The proposed use is consistent with the general plan and any applicable specific plan.

*Comment: The project site is designated Commercial / Light Industrial on the Land Use Map of the City of Weed General Plan. Policy LU 1.1.1 states that the City will "Promote a diverse mix of commercial development in Angel Valley, Creekside Village, Historic Downtown, North/South Weed Corridor, Bel Air, and South Weed." The proposed project complements the food choices for the travelling public in the Weed area of the city. The proposed project is not located within a Specific Plan.*

3. That the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.

*Comment: The sale of food from the site is consistent with the other uses in Weed that are specifically designed to meet the needs of the travelling public. The conditions of*

*approval will ensure that impacts from customers are contained within the project site and would not affect the neighborhood. The combination of compliance with Weed municipal code and the conditions of approval included in this staff report, support the Commission making this finding.*

4. That the proposed project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

*Comment: The proposed project does not include permanent improvements to the site.*

5. Application for use permits shall be made in writing by the owners of the property, lessee, purchaser in escrow, or optionee with the consent of the owners.

*The application materials include written permission from the property owner Valtinjos LLC, as well as the lessee, Ricardo Cervantes for the mobile food vendor.*

## **CONDITIONS OF APPROVAL**

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

## **PUBLIC HEARING NOTICE**

Legal Notice for this item was published in the Weed Press, hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091(a)3.

## **ALTERNATIVE PLANNING COMMISSION ACTIONS**

- Approve the Conditional Use Permit with attached or alternate conditions
- Deny the Conditional Use Permit
- Continue the item to a future meeting

## **ATTACHMENTS:**

- A. Application Materials

**Conditional Use Permit for  
Phetsamone Jenny Virasonh 69 S. Weed Blvd., Weed, CA 96094**

**Conditions of Approval  
APN: 060-411-040**

1. If tables or chairs are provided, the project shall also provide a restroom for use by customers. Portable awnings are permitted for shade and must also be removed each day along with the trailer. Written permission of access to toilet and handwashing facilities within 200 feet can be provided to the City of Weed.
2. Parking will be in designated parking spaces along Weed Blvd. and will not hinder pedestrian traffic nor hinder north or southbound lanes of Weed Blvd.
3. Vendors shall maintain their business vehicle, as well as any other equipment, and the surrounding area, in a clean, neat, and well-maintained condition. Areas where food is prepared or stored shall be wholesome and free from insect infestation, decomposing food, and other unhealthy conditions. Neither the vendor nor its vehicle shall disturb neighboring public or private properties or distract motorists, nor interfere with the free passage of persons or vehicles. (§ 5.20.040)
4. Vendors shall properly refrigerate all food which is ordinarily required to be kept in such manner. (§ 5.20.050)
5. The vendor shall not cause or allow excessive noise, noxious odors, smoke, or light from its operations, or do anything else to disturb, cause a nuisance, or interfere with occupants of, or activities on, neighboring public or private properties. (§ 5.20.060)
6. The vendor shall not allow wastewater from its operations to be discharged onto any public or private property. (§ 5.20.070)
7. The vendor shall provide suitable trash collection receptacles for use by it and its customers and shall not allow trash or debris from its operations, or its customers, to be left on any public or private property. Such trash as the vendor collects shall be disposed of lawfully. Trash receptacles shall not be left outside when the mobile food vendor operation is not open for business. (§ 5.20.080)
8. Prior to opening for business, the vendor shall provide written evidence to the City of Weed of compliance with the Siskiyou County Mobile Food Unit requirements.
9. A valid City of Weed Business License is required and can be applied for by calling HdL at 530-340-6094 or via the website at <https://weed.hdlgov.com> (§ 5.04.030)



## CITY OF WEED

P. O. Box 470, Weed, CA 96097  
530.938.5020 530.938.5096 (FAX)

APN 060 411 040  
PROJECT NO. \_\_\_\_\_

### Conditional Use Permit Application (Print or Type in Black Ink Only)

- |                                                              |                                                                                                       |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit \$150        | <input type="checkbox"/> Special Animal Permit \$25                                                   |
| <input type="checkbox"/> Architectural Review / Design \$100 | <input type="checkbox"/> Second Dwelling Unit \$150                                                   |
| <input type="checkbox"/> Subdivision (4 or Less) \$200*      | <input type="checkbox"/> Boundary / Lot Line Adjustment \$100                                         |
| <input type="checkbox"/> Subdivision (5 or More) \$500*      | <input type="checkbox"/> Variance \$150                                                               |
| <input type="checkbox"/> Zone Amendment \$160                | <input type="checkbox"/> Tree Cutting Permit – Residential \$25 / Commercial \$75 / Home Firewood \$0 |
| <input type="checkbox"/> General Plan Amendment \$500        | If not listed, check with Planner for fees and description                                            |
| <input type="checkbox"/> Home Occupation Permit \$75         |                                                                                                       |
| <input type="checkbox"/> Sign \$75                           |                                                                                                       |

In addition to the above fees, applicants shall be required to reimburse the City of Weed for any additional costs of issuing permit, including but not limited to, extraordinary fees for legal counsel and/or consultant costs.

\* Engineering and planning consultant fees are assessed on a per hour basis. An initial fee, based on an estimated number of hours for the individual project will be determined at the start of the project, and must be paid by the applicant in addition to the application fee prior to commencement of the application process.

### USE PERMIT APPLICATION

#### OWNER AND REPRESENTATIVE

Applicant: Name Phet samone Jenny Virasomh  
Address 284 main st weed ca 96094  
Phone 559-777-3517

Landowner: Name Ricardo E. Mendez  
Address: -19321 2nd Ave Weed CA 96094  
Phone Number: 530 925-0466

Representative: Name \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Valtungs  
UC

DESCRIBE IN DETAIL YOUR PROPOSED PROJECT  
(INCLUDING ALL PROPOSED USES)

Parking for Food Trailer

LOCATION:

Township \_\_\_\_\_, Range \_\_\_\_\_, Section(s) \_\_\_\_\_

Zoning: \_\_\_\_\_ Deed Reference: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

List of Assessor's Parcel Numbers of Properties on which this Use Permit is proposed.

| AP #       | Owner        | Address         |
|------------|--------------|-----------------|
| 060 44 040 | Valtinas LLC | 169 S Wood Blvd |
| _____      | _____        | _____           |
| _____      | _____        | _____           |

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED

\_\_\_\_\_ Acres \_\_\_\_\_ Square Feet

ACCESS TO THE PROPERTY: (show access on the map)

\_\_\_ City Street \_\_\_\_\_ (Name)

☒ State Highway I Wud Blvd 49 (Name)

\_\_\_ Recorded Private Road Easement Official Record No. \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

FLOOD WATER DRAINAGE CONTROL

Are there any natural or man-made water sources on the property?

\_\_\_ Yes \_\_\_ No If yes show high water mark on the map.

IS THE PROPERTY SUBJECT TO SATURATION DUE TO:

|         |        |                    |
|---------|--------|--------------------|
| ___ Yes | ___ No | Springs            |
| ___ Yes | ___ No | Seeps              |
| ___ Yes | ___ No | Irrigation Ditches |
| ___ Yes | ___ No | Surface Water      |
| ___ Yes | ___ No | Other              |

If you answer yes to any of the above, show location on the map.

ARE THERE ANY BUILDINGS LOCATED ON THE PROPERTY:

☒ Yes, If the answer is yes, indicate location on map and label according to use.  
\_\_\_ No

APPROXIMATE PERCENTAGE SLOPE OF PROPERTY

\_\_\_ 0-5% \_\_\_ 5-10% \_\_\_ 10-15% \_\_\_ 15-20% \_\_\_ 20-25%

\_\_\_ 25-35% \_\_\_ over 30% (show direction and percentage on map)

DESCRIBE THE PRESENT USE BEING MADE OF THE PROPERTY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIBE ANY GRADING AND/OR CONSTRUCTION THAT MUST BE DONE TO  
ESTABLISH YOUR PROJECT FOR WHICH THIS USE PERMIT IS BEING REQUESTED

n/a

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DO POWER AND TELEPHONE LINES EXIST TO THE PROPERTY

☒ Yes      ☐ No      If not, how far must each be extended?

Power: \_\_\_\_\_ Telephone: \_\_\_\_\_

ARE YOU PROPOSING TO DO ANY BURNING DURING THE ESTABLISHMENT OR  
OPERATION OF YOUR PROJECT?

☐ Yes      ☒ No

If yes, check with Air Pollution Control Office to verify that proposed burning operation  
conforms to their rules. Burn Permit is required.

ATTACH PHOTOGRAPHS OF THE PROPERTY TAKEN FROM ALL DIRECTIONS  
(north, south, east and west)

**FILING FEES:**

\$ 150.00 Make your check payable to the City of Weed.

**\*\*Your application will not be accepted by the Planning Department unless the appropriate filing fee accompanies it\*\***

**\*\*If the project is approved other fees may include the following\*\***

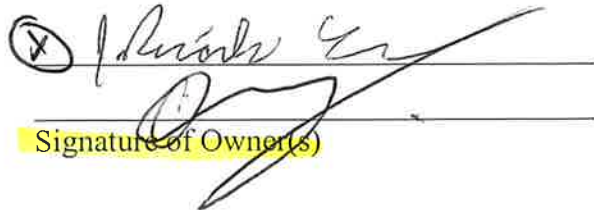
| <b>CEQA Document</b>                                                     | <b>Fees Effective<br/>January 1,<br/>2025</b> |
|--------------------------------------------------------------------------|-----------------------------------------------|
| Negative Declaration (ND)                                                | \$2,968.75                                    |
| Mitigated Negative Declaration (MND)                                     | \$2,968.75                                    |
| Environmental Impact Report (EIR)                                        | \$4,123.50                                    |
| Environmental Document pursuant to a Certified Regulatory Program (CRP)* | \$1,401.75                                    |

\$ 50.00 payable to the Siskiyou County Clerk.

**\*\*These fees are not paid until the City adopts the environmental determination and paid at the County Clerk's office upon filing\*\***

**PROPERTY OWNER SIGNATURE REQUIREMENTS:**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form. I certify that I have read and understand Chapter 18.32.020, 030, and 040 of the Weed Municipal Code; Use Permit.

②   
Signature of Owner(s)

Address

In addition to those items indicated, Use Permit Plot Plan and diagrams shall be no larger than



## CITY OF WEED PLANNING COMMISSION Staff Report

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**MEETING DATE:** October 12, 2026

**REQUEST:** Short Term Rental Code Amendment

**LOCATION:** Citywide

**APPLICANT:** City Council

**PROPERTY OWNER:** Citywide

### RECOMMENDATION

Staff recommends that the Commission consider the revised text and if acceptable staff will present to Council for consideration.

### PROPOSED PROJECT

Upholding the Planning Commission request to cap the number of Short Term Rental Permits issued within the City. The proposed changes to 5.24.020 and 5.24.030 are shown in underlined, and ~~strike-through~~:

1. **Amendment.** Section 5.24.020 of Chapter 5.24 of the Weed Municipal Code is hereby amended to read as follows (additions denoted by underlined text and deletions denoted by ~~struck-through~~ text):

No person shall offer to rent, or rent, to others, a short-term rental on any parcel in any zoning district without first obtaining a permit as required by this section. The provisions of this chapter shall apply to all existing and future short-term rentals. ~~Existing short-term rentals shall either apply for authority to operate within sixty days of the effective date of this chapter.~~

2. **Amendment.** Section 5.24.030 of Chapter 5.24 of the Weed Municipal Code is hereby amended to read as follows (additions denoted by underlined text and deletions denoted by ~~struck-through~~ text):

A. Hosted Homestay. Hosted homestays are allowed within all zoning districts only upon the application and issuance of a permit therefor by the city clerk, said application shall be in a form approved by the city manager and include proof of ownership and written affirmation by the applying property owners that they understand and agree to ~~the~~ comply with the requirements of this chapter. The city manager may not impose any additional conditions except as may be authorized or required by this Code.

B. Vacation Rental. Vacation rentals are allowed within all zoning districts only upon the application and issuance of a ~~conditional use~~ permit therefor by the planning commission, ~~according to the criteria set forth in Chapter 18.32 of this Code~~. The city manager and planning commission may, in their discretion, designate the information to be included in the application and the conditions upon which any such short-term rental ~~use~~ permit may be issued, denied, suspended, renewed, reinstated, or revoked.

C. Application Fee. To the extent necessary to recover its costs of administration and enforcement of this chapter, the city council may, by resolution, specify the fees to be paid to the city clerk for any application authorized by this section, and any penalties for non-payment or late payment.

D. Additional Conditions and Restrictions. The city council may, by ~~chapter ordinance or resolution~~, promulgate additional conditions and restrictions for the issuance, revocation, suspension, renewal, and/or reinstatement of permits.

E. Maximum Amount. Effective [insert approval date of ordinance], no new permits for vacation rentals may be issued until such time as the number of permitted vacation rentals in the city has fallen to ten (10) total. When the number of permitted vacation rentals in the city has fallen to ten (10) total, the city shall recommence permit issuance to permit up to a total of twenty (20) vacation rentals citywide. Any new vacation rental permit issued after [insert approval date of ordinance] shall be valid for a term of three (3) years.

1. This temporary moratorium on the issuance of new vacation rental permits applies to all new applications for vacation rental permits submitted after [insert approval date of ordinance] and does not affect current, existing, and validly issued vacation rental permits unless or until revoked, expired, or otherwise terminated in accordance with this Code and applicable state, federal, and local law.

F. Findings. After [insert approval date of ordinance], and subject to the maximum cap on total vacation rentals established in subsection (E), the planning commission may approve an application for a vacation rental if from the facts presented all of all the following findings can be made:

1. Upon receipt of the application for use permit, the planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. If the planning commission finds that the aforementioned conditions will not result from the particular use applied for it may grant the use permit.

G. Emergency Circumstances. After [insert approval date of ordinance], the city may exceed the maximum cap on total vacation rentals established in subsection (E) in cases of a declared local or state emergency where the city manager determines that the public welfare requires the temporary availability of additional short-term housing. Such emergency vacation rental permits may be issued by the city manager, upon submission of an application in a form approved by the city manager that includes proof of ownership and written affirmation by the applying property owners that they understand and agree to comply with the requirements of this chapter. The city manager may, in his or her discretion, designate the information to be included in the application and the conditions upon which any such emergency vacation rental permit may be issued, denied, suspended, renewed, reinstated, or revoked. Any such emergency vacation rental permit shall automatically expire upon termination of the declared local or state emergency.

Staff is requesting the Commission review and make recommendations to the Council or review and request additional amendments.

# INFORMATION ONLY



## CITY OF WEED

550 Main Street  
P. O. Box 470  
Weed, CA 96094  
(530) 938-5020  
ci.weed.ca.us

### Conditional Use Permit / Permit to Operate for [REDACTED]

[REDACTED] Street, Weed, CA 96094

### Conditions of Approval

APN: [REDACTED]

1. Applicant must provide accessible parking space or disclose to the occupant about public parking along city street.
2. Applicant as property owner within a single-family residential area shall take reasonable and prompt measures to remove snow from, and treat ice with sand or other appropriate material, to provide traction on such sidewalks (§12.16.060).
3. Applicants must pay an application fee to the city clerk for a conditional use permit. (§ 5.24.030c)
4. Upon the issuance of a permit and before offering any short-term rentals, the applicant shall apply and pay the for a city business license. (§ 5.20.040)  
<https://www.ci.weed.ca.us/page/business-license>
5. The applicant shall pay the city a transient occupancy tax in the same amount and on the same terms and conditions as is then requires of hotels and motels operations within the city. (§ 5.24.050) <https://weed.hdlgov.com/home/index/tot>
6. The applicant shall not offer the leased premises for short-term rental occupancy where the lease prohibits it. (§ 5.20.060)

I certify I understand and will adhere to the conditions of approval set forth by the City of Weed Planning Commission approved at a regular meeting August 19, 2026.

Applicant

[REDACTED]

Planning Director

CITY OF WEED PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 19, 2026

The Planning Commission of the City of Weed held a regular meeting on Wednesday August 19, 2026, at 5:30 p.m. Chair, Martin Nicholas called the meeting to order at 5:31pm and led the Pledge of Allegiance. Present, in addition to Chair Nicholas were Commissioner Palmer, and Thomas, Planning Director Dustin Stambaugh, and Commission Secretary Sandra Duchi.

Commissioner Thomas moved to excuse Commissioners Dewhurst and Rivera. Commissioner Palmer seconded the motion and the vote was:

Yes: Commissioner Nicholas, Palmer, and Thomas

NOES: None

ABSENT: Commissioners Dewhurst, and Rivera

NON-AGENDA PUBLIC COMMENT

There was none

CONFLICTS OF INTEREST

There were none.

PUBLIC HEARING

A. Request for Use Permit to operate a short-term vacation rental:

401 Main Street APN 060-041-050, Owners Carrie Hoyt and Karen Plank.

Planning Director Stanbaugh presented the staff report. Hearing opened at 5:37pm Carrie Hoyt discussed their project. There was no opposition. Hearing was closed at 5:38pm. Commissioner's questions were asked and answered.

Motion to approve conditional use permit for short term rental. Motion Palmer, second Thomas

YES: Commissioners Nicholas, Palmer, and Thomas

ABSENT: Dewhurst, and Rivera

APPROVAL OF MINUTES

There was no correction to the minutes of the meeting of April 15, 2026, and they were approved as written, copies of which were distributed to the Commission for review prior to the time of the meeting.

COMMISSIONERS REPORTS

None

STAFF REPORT

Commission Secretary hoped the ordinance for short-term rentals would have been ready for this meeting but will get it scheduled as soon as its reviewed.

ADJOURNMENT

Commissioner Palmer moved to adjourn the meeting. Commissioner Thomas seconded the motion, and the vote was:

YES: Nicholas, Palmer, and Thomas

ABSENT: Dewhurst, and Rivera

Meeting adjourned 5:40 P.M. SINE DIE

ATTEST:

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Commission Secretary