

**RESOLUTION 24-25-13**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF SUTTER CREEK APPROVING AN EXECPTION TO SUBDIVISION CODE  
17.16.100, FOR REDUCED LOT FRONTAGES, FOR VESTING TENTATIVE PAREL MAP  
2925  
FOR APN 180-314-026 AT 381, 383, 385 SUTTER HILL ROAD**

**WHEREAS**, the City Council of the City of Sutter Creek did on Monday October 21, 2024, hold a public meeting for an exception to lot frontage for Vesting Tentative Map 2925 to split APN 180-314-026 into two separate lots; and

**WHEREAS**, the Planning Commission, on October 15, 2024, held a public hearing, received a report from the planning staff, received input from the Applicant and members of the public in attendance, and at the closing of said public hearing did deliberate and consider the same, approving Resolution 24-25-13; and

**WHEREAS**, the Planning Commission found the proposal is exempt from environmental review as a Class 153332 Infill under CEQA.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Sutter Creek hereby authorize the Planning Commission’s conditional approval of Tentative Map 2925 with an exception to lot frontage based on the following findings per Subdivision Code 17.30.010:

- A. That there are special circumstances or conditions affecting the property.  
While there is more than adequate square footage to meet the minimum lot area requirements for each lot, the location of the existing structure on the property will not allow for a frontage of 60’ on the proposed Lot 1. Allowing a smaller frontage width avoids making the existing structure non-conforming in terms of setbacks, and reduces the driveways proposed on Sutter Hill Road.
- B. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.  
The exception will allow for the creation of lots sized appropriately for the R-3 zone/ RM land use designation and will provide additional opportunity for multifamily house development.
- C. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.  
The frontages of lots within the area vary in size.

**PASSED AND ADOPTED** by the City Council of the City of Sutter Creek on Monday the 21st day of October 2024 by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

**THE CITY OF SUTTER CREEK**

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**Claire Gunselman, Chairman**

**ATTEST:**

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**Karen Darrow, City Clerk**