



TO: PLANNING COMMISSION

MEETING DATE: NOVEMBER 12, 2024

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: ENTITLEMENT EXTENSION REQUEST- SITE PLAN PERMIT, DANCO MULTIFAMILY RESIDENTIAL DEVELOPMENT AT THE CORNER OF VALLEY VIEW WAY AND BOWERS ROAD (APN: 040-020-057)

RECOMMENDATION:

1. Adopt Resolution 24-25-** granting a 12-month extension of Resolution 23-24-05.

BACKGROUND/RECOMMENDATION:

On November 13, 2023 a Site Plan Permit was issued, by Resolution, for the DANCO project located at the corner of Valley View Way and Bowers Drive. Per the Sutter Creek Municipal Code 18.06.090 “If the use or activity authorized by any planning permit is, or has been unused, abandoned, or discontinued for a period of twelve months, said planning permit shall become null and void and of no effect.”

The applicant has been working over the last year to secure funding for the project and has yet to submit for a building permit.

On October 3, 2024 the applicant submitted a request for an extension of their Site Plan permit.

Per Sutter Creek Municipal Code 18.06.100 the applicant is allowed to submit a request for an extension.

“Prior to expiration date of any planning permit, a written request may be submitted to the review authority that approved the permit requesting an extension of time for up to twelve months each time in order to complete the permit. Said request shall state the reasons for the extension and shall be accompanied by any fees pursuant to section 18.60.020.”

The Planning Commission was the original approving authority for the Site Plan permit and is also the approving authority for granting the extension. As a reminder, Planning Commission oversight of this project is limited by state law and the project was fully compliant with Sutter Creek zoning.

It has been the City’s policy to grant approved projects an extension when requested. Staff recommends that the Planning Commission grant a 12 month extension for the DANCO project.

