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**MEETING DATE: MARCH 10, 2025**

**TO: CITY OF SUTTER CREEK PLANNING COMMISSION**

**FROM: ERIN VENTURA, PLANNING CONSULTANT**

**SUBJECT: REQUEST FOR VARIANCE – 190 MAHONEY MILL ROAD  
(APN 018-112-012)**

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**RECOMMENDATION:**

- 1) Conduct a public hearing and receive public input; and
- 2) Adopt Resolution 2024-2025-\* approving the variance request for 190 Mahoney Mill Road.

**BACKGROUND:**

Location: 190 Mahoney Mill Road; APN 018-112-012

Zoning: R-1

General Plan: RSF Residential Single Family

Request: Request for a variance from the front yard setback requirements

**DISCUSSION:**

The owner is requesting a variance to construct an accessory structure located 18 ft from the front property line, where 25 ft is required. The proposed accessory structure is 16' by 29' (464sf). The entrance to the accessory structure, which is enclosed on three sides, will face the existing home on the site.

The parcel is 3.74 acres with an existing single family residence, barn and additional outbuildings. The barn is located on the property line. The lot slopes down from the street and has a very rural feel.

R-1 zoning requires a 25-foot front setback, five-foot side setback and 15-foot rear setback. The parcel is located within the Historic District and was reviewed by the Design Review Committee at their February 10, 2025 meeting.

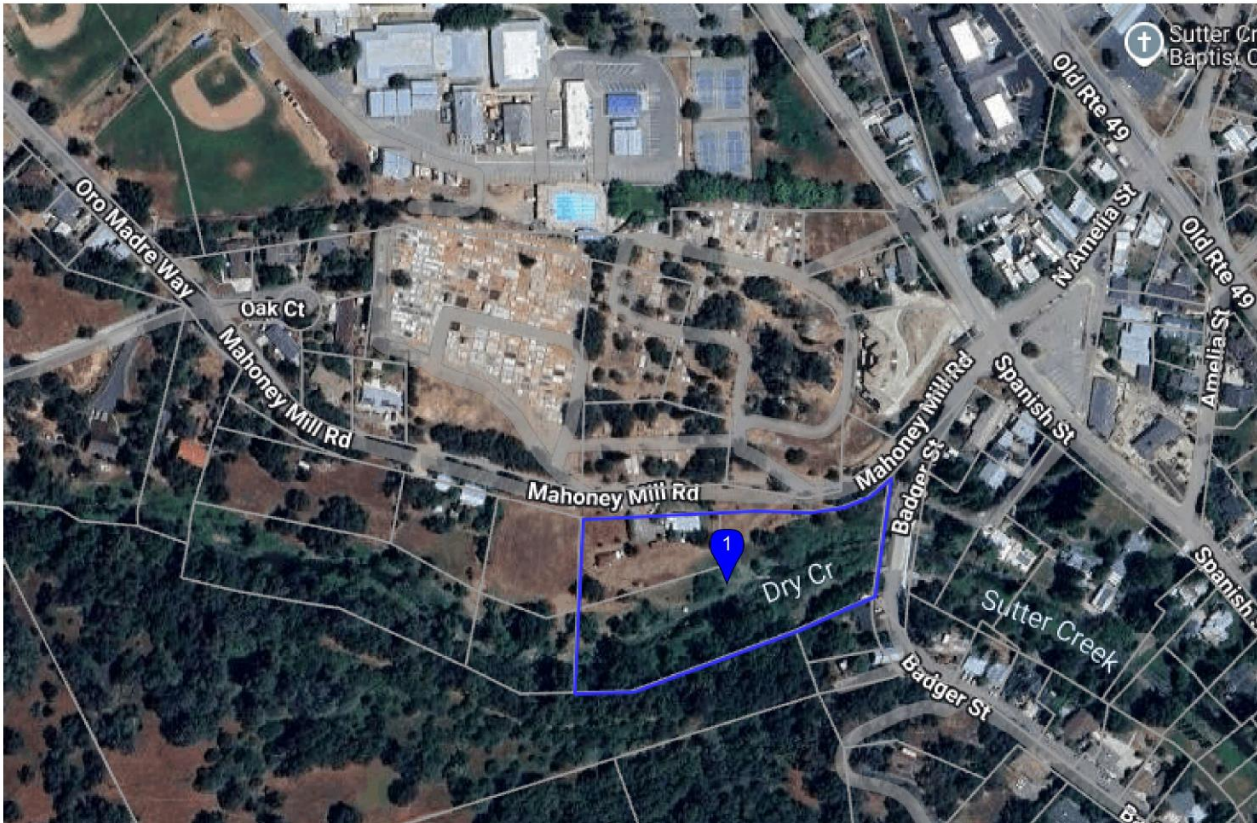
The applicant has indicated the variance is required due to the slope of their property. Although the parcel is large in size, there is a significant slope down from Mahoney Mill Road. The applicant intends to use the structure to store an existing recreational trailer, that is currently parked there. This location is flat and easily accessible from the road.

The structure is proposed to be painted grey, which will match the house when the house is repainted/resided later this year. The roof is metal, which also matches the house and existing barn that is visible from the street.

The applicant has planted a hedge to screen the proposed structure.

The site plan and proposed plans, including elevations, are attached.

**FIGURE 1 – PARCEL LOCATION MAP – 190 Mahoney Mill Road**

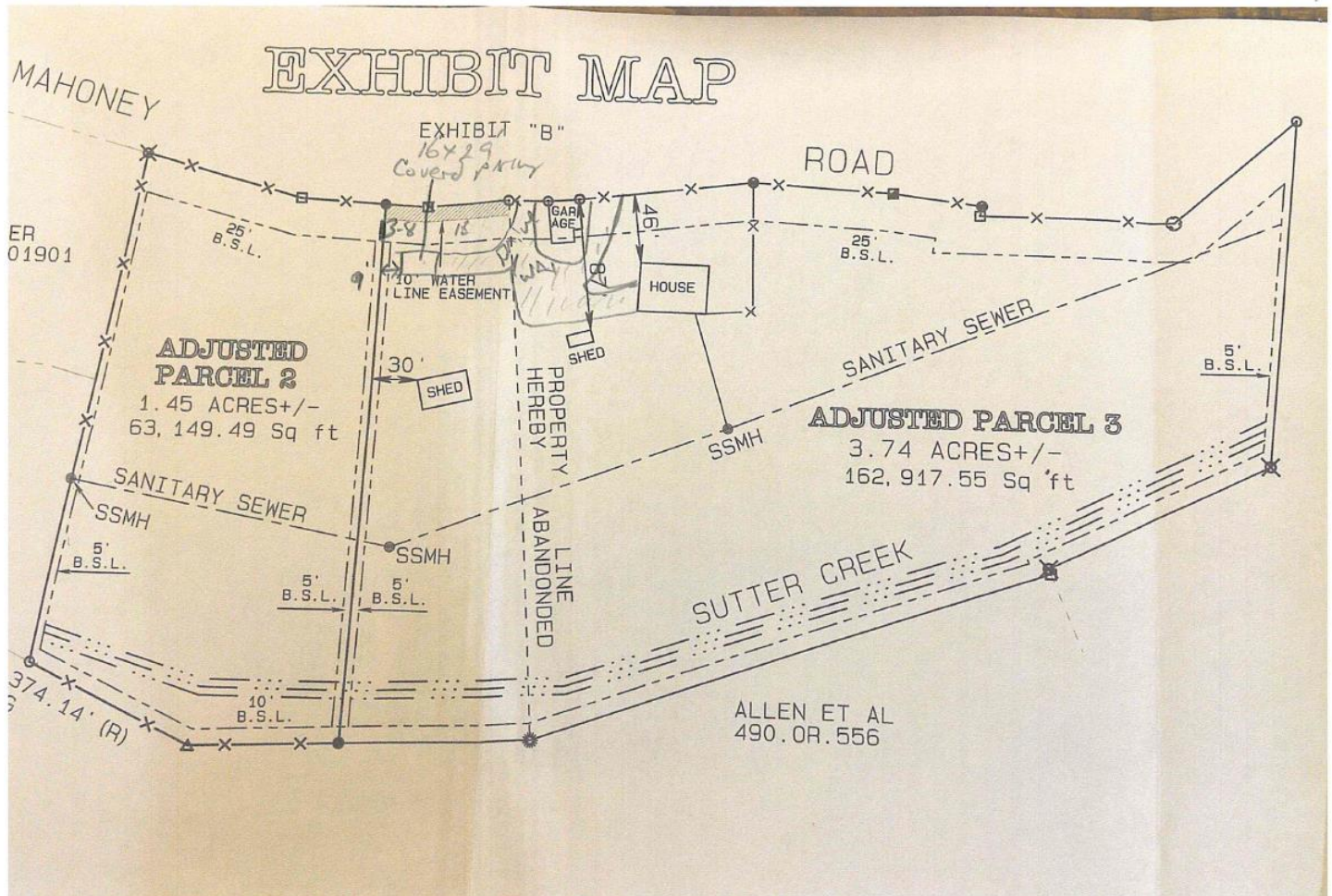


**FIGURE 2 – STREET VIEW- 190 Mahoney Mill Road**





**FIGURE 3 – STREET VIEW- 190 Mahoney Mill Road**



**FIGURE 3 – ELEVATIONS - 190 Mahoney Mill Road**



(Elevations represent the style but not the size)



## FINDINGS

[Section 18.52.030](#) below outlines the necessary findings to be made to approve the variance.

### 18.52.030 - Necessary findings.

Before a variance may be granted, all of the following shall be shown:

- A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity;

*There is an exceptional circumstance applicable to the intended use of the property that does not apply generally to the class of use in the same zone or vicinity. The parcel is much larger than what is required in the R-1 zone and has a much greater slope than a typical R-1 lot. Due to the slope of the lot, the usable flat space is located within the front yard setback.*

- B. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located;

*Intrusion into the setback does not affect the public welfare.*

- C. That the property owner would suffer a unique hardship under the general zoning regulations due to the property being different from other properties to which the regulations apply;

*The property owner would suffer a unique hardship due to the slope of the property which limits the flat usable area on the lot.*

- D. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone and vicinity; and

*Building into this setback area does not have negative ramifications for adjacent property owners and is necessary to accommodate a usable parking area, which is a property right of the applicant possessed by other property in the same zone and vicinity.*

- E. That the granting of such variance will not adversely affect the comprehensive general plan.

*Approval of this variance will have no bearing on the General Plan.*

## CONDITIONALS OF APPROVAL

Staff recommends approval as presented, with the following Findings and Conditions of Approval:

1. The 7-foot variance shall apply only to the front yard setback reduction from 25 feet to 18 feet for the purposes of the accessory.
2. The applicant shall maintain the existing vegetative screening.
3. The applicant shall obtain Design Clearance.

**CEQA:**

The project qualifies for a California Environmental Quality Act Categorical Exemption under Section 15300.1 – Ministerial Projects

**BUDGET IMPACT:**

None.