

TO: CITY OF SUTTER CREEK PLANNING COMMISSION

MEETING DATE: MARCH 10, 2025

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: SITE PLAN PERMIT, 551 HWY 49, THE TACO SPOT/ITALAIN BENEVOLENT SOCIETY (APN 044-020-086)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15301 (Existing) CEQA Guidelines; and
3. Adopt Resolution 24-25-** approving a Site Plan Permit for The Taco Spot/Italian Benevolent Society to construct a 1,380 sf metal shade structure over the existing seating area, which is located in front of the existing food truck based on the proposed Findings and subject to the proposed Conditions of Approval for APN 044-020-086.

BACKGROUND:

The applicant has submitted a Site Plan Permit application to build a metal structure designed to provide shade for the existing seating area in front of the approved food truck at the Italian Benevolent Society, located at 551 Highway 49 in Sutter Creek. The proposed metal structure will measure approximately 46' x 30' (1,380 sq. ft.) and will be open on all four sides. The current seating area is equipped with several umbrellas.

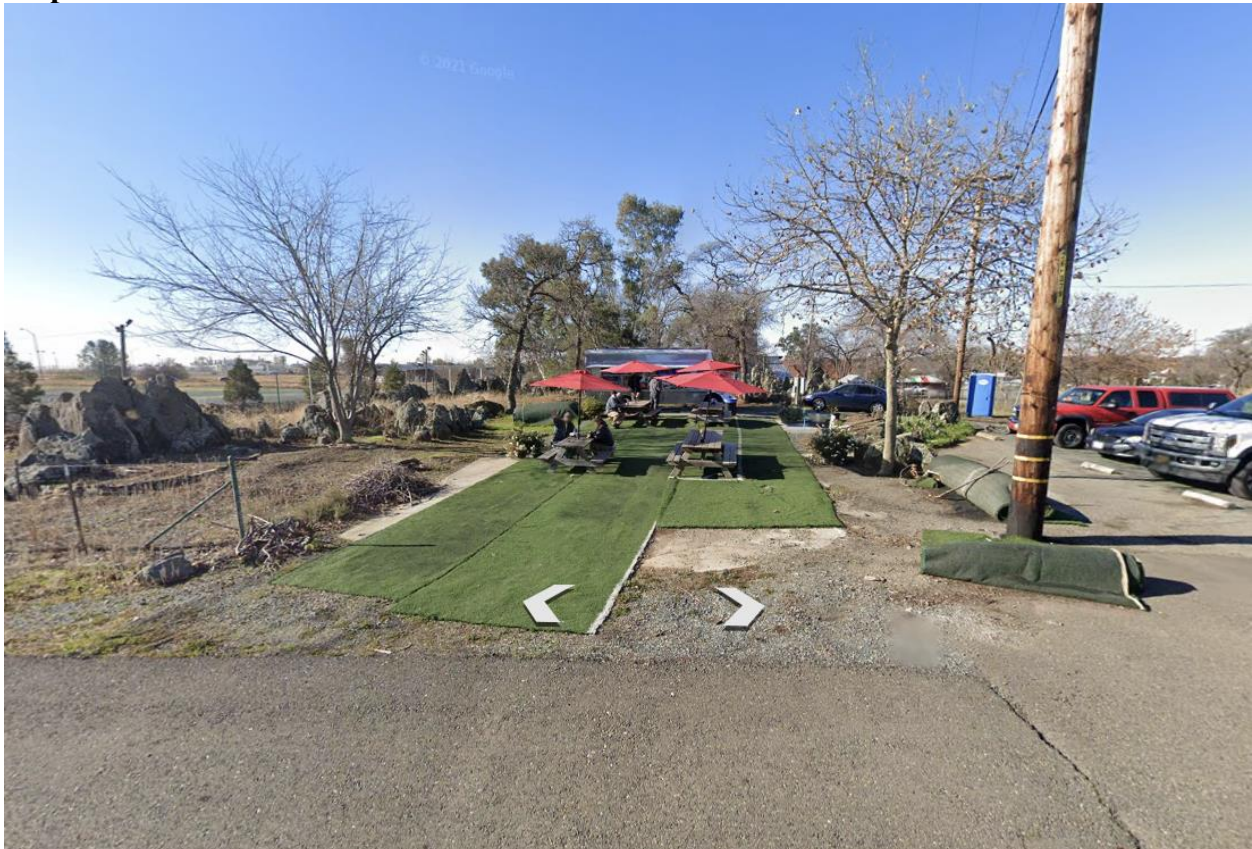
Table 1. Relevant Summary of Proposed Site

Description	Proposed	Meets Requirements?
Site	551 Highway 49	-
Building Plan	46' x30' (1,380 sf) metal building	Yes
Lot Size	.31 acres	Yes
Zoning	C-2	Yes
General Plan Land Use Description	Commercial	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	No impact to parking	-
Access	Existing	Yes
Fencing	None proposed	-
Trees and Landscaping per 13.24.120	none	-

Map 1. Aerial Photo



Map 2. Street View



DISCUSSION:

General Plan: The use of the site is not changing and is consistent with the General Plan Land Use of Commercial.

Zoning: The site is zoned C-2 and the existing use is permitted. The proposed use is consistent with the uses of neighboring properties.

Parking: The applicant is not proposing to expand the existing use. The Building Department has requested a condition of approval of a van accessible ADA parking space with path of travel to the proposed seating area.

Access: Access is off of Highway 49 from an existing driveway. Cal Trans has reviewed the proposed plans and has no comment.

Landscaping: At this time the applicant is not changing the existing landscaping.

Design Review: The application was reviewed by the Design Review Committee at their February 10, 2025 meeting and Design Clearance was granted. The project site is not within the Historic District and therefore does not require DRC approval, but staff felt that since the structure is proposed on the highway and is prefabricated, that DRC Design Clearance was appropriate.

California Environmental Quality Act (CEQA) Guidelines: This application qualifies for a Categorical Exemption under 15301 (Existing Facilities).

REFERRALS:

The application was reviewed by the City Engineer, Building Inspector, and Cal Trans as part of the planning review process. The comments received have either been incorporated into the proposal or included as Conditions of Approval.

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

FINDINGS:

1. The proposed use of the property is essential or desirable to the public convenience or welfare.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Commercial C-2 designation.
3. The proposed use will not impair the integrity and character of the zoning district because the use is consistent with activities within the C-2 Zone and the existing adjacent uses.
4. The proposed use would not be detrimental to public health, safety or general welfare because appropriate conditions of approval have been attached to the project.
5. The proposed use of the property implements the Sutter Creek General Plan and the purposes of the Planning Title.

CONDITIONS OF APPROVAL:

1. Any proposed signage must be approved prior to installation.
2. Maintain a valid City of Sutter Creek Business License.
3. Applicant to provide an ADA van accessible parking space and path of travel to the seating area.