

STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: OCTOBER 15, 2024
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: VESTING TENTATIVE PARCEL MAP No. 2920

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15061 (b)(3) of the CEQA Guidelines; and
3. Adopt Resolution 2024-2025-* approving Vest Tentative Parcel Map #2920 based on the recommended Findings and submitted to the recommended Conditions of Approval.

BACKGROUND:

The Project is located within the City of Sutter Creek west of Hanford Street, north of Amelia Street, south of N. Amelia Street and east of Spanish Street as shown on the location maps, Figure 1 and site photo.

The property owner, Roman Catholic Bishop of Sacramento, as applied for a Vesting Tentative Parcel map that would allow them to split two existing lots into three lots. This is the first step of a multi-step process to vacate a portion of the existing Fogarty Road between Spanish and North Amelia Streets in the City of Sutter Creek.

The vacation of Fogarty Road will happen when the applicant receives a Boundary Line Adjustment at a later date.

The Project is within the General Plan RSF Residential Single Family land use designation and the R1 Zone – One Family Dwelling.

The existing building is used to house a preschool and the parking lot is also used for the preschool.

Table 1. General Analysis.

Site Location	190 Fogarty Road/115 Amelia Street (APN 018-064-002, 018-063-014, 018-063-015)
Building Plan	No changes to the exterior of the existing building
Lot Size	Parcel 1 20,037 SF Parcel 2 31,798 SF
General Plan Land Use Designation	RSF – Residential Single Family (no change)
Zoning	R-1 – One Family Dwelling (no change)

Main Street Historic District	No
Historic District	Yes

Figure 1
SITE LOCATION:



Figure 2
View from Spanish Street to the Northwest



DISUSSION:

The applicant has been working to adjust the lot lines and abandon this portion of Fogarty Road since 2012. The application was reviewed by the Planning Commission and recommend for City Council approval on November 13, 2012. The City Council reviewed the application, continued it, and asked the applicant to resolve a fire truck turnaround issue. The project was then put on hold.

The applicant is asking to adjust the lot lines of the three existing parcels, abandon a portion of Fogarty, and create an access and utility easement for a neighboring property.

The applicants have also worked with the fire department, and they are satisfied with the access for emergency vehicle access.

The City Engineer has reviewed the Vesting Tentative Parcel Map and has recommended that the Planning Commission approve the map with conditions.

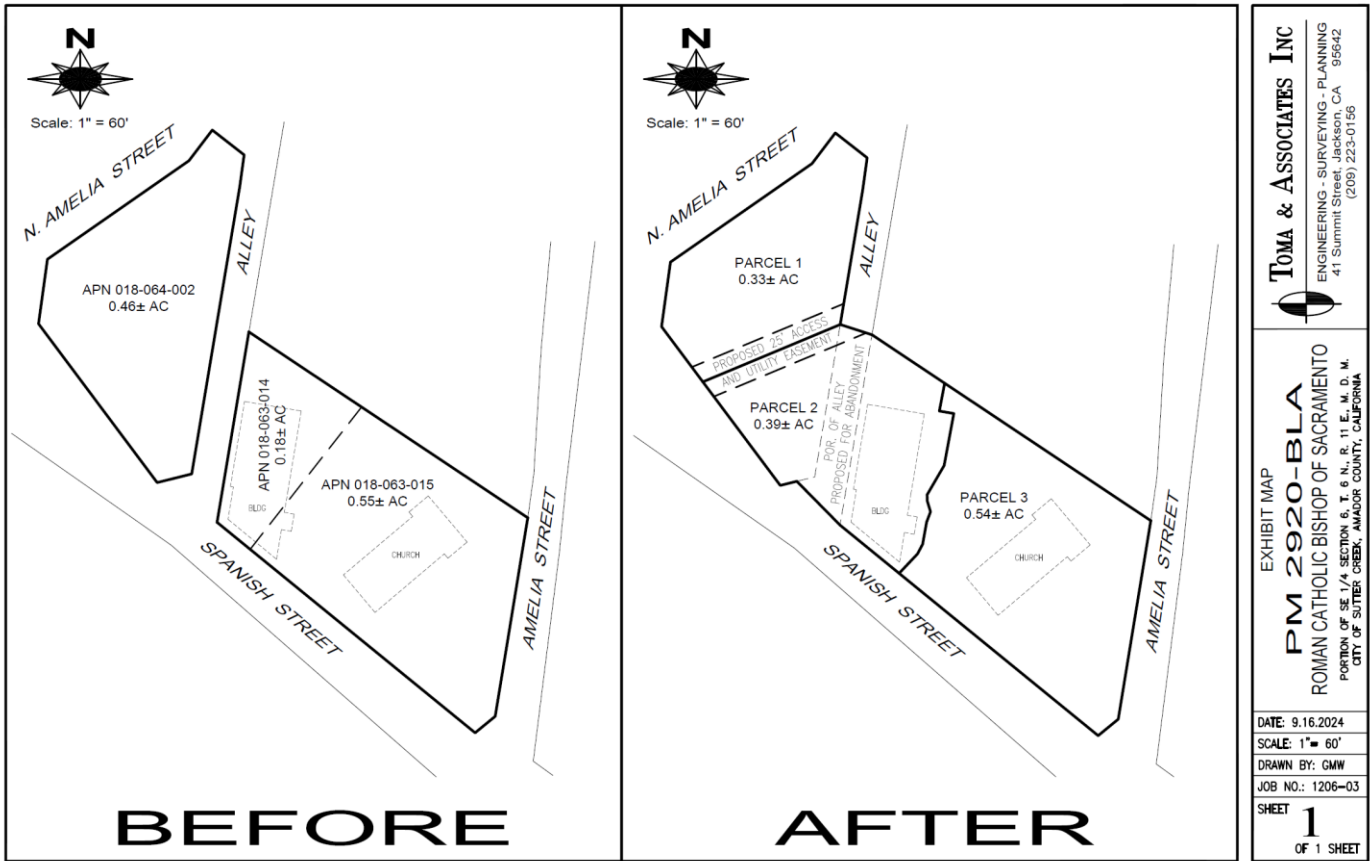


EXHIBIT A

California Environmental Quality Act (CEQA) Guidelines: This project qualifies for a Categorical Exemption under Section 15061 (b)(3). There is no physical activity on the land resulting from the action because the road is currently a parking lot that would cause an environmental impact and thus no potential for a significant effect on the environment.

FINDINGS:

1. The proposed split of the property into three parcels is essential or desirable to the public convenience or welfare;
2. The proposed action is in compliance with the Sutter Creek General Plan goals, policies, and RSF designation.
3. The proposed action will not impair the integrity and character of the zoning district because the use is consistent with activities within the R-1 Zone, which allows a lot split in which the area of the resulting lots is greater than 7,000 square feet.
4. The proposed action would not be detrimental to public health, safety or general welfare.
5. The proposed split of the property implements the Sutter Creek General Plan and the purposes of the Planning Title.

CONDITIONS OF APPROVAL:

All conditions shall be met as appropriate, prior to or concurrent with the recording of a Parcel Map.

1. The Parcel Map shall be in substantial compliance with the Tentative Parcel Map as approved by the Planning Commission and on file at the offices of the City of Sutter Creek.
2. Upon approval of the Planning Commission, a Parcel Map shall be prepared and processed in accordance with City Code Chapter 17.22 "Parcel Maps."
3. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
4. This subdivision shall consist of a maximum of three R-1 parcels.
5. The Tentative Parcel Map is valid for an initial period of 24-months from the date of approval, with extension requests filed prior to the expiration of the map.