

TO: CITY OF SUTTER CREEK PLANNING COMMISSION

DATE: October 15, 2024

FROM: Erin Ventura, Contract Planner

SUBJECT: Discussion and Direction- 8 Greenstone Terrace (APN: 018-019-027)
Zoning: C-2 Commercial
Applicant: Jodi and Ken Wolcott

RECOMMENDATION:

No action is required at this time. Staff is asking for direction only.

BACKGROUND:

This report seeks the Planning Commission's direction regarding a proposed residential structure located within the C-2 (General Commercial) zone. The applicant has submitted a request to construct a single-family residential building, which raises questions land use compatibility.

The C-2 zone in Sutter Creek is primarily intended for commercial activities, including retail, office, and service uses. However, the zoning ordinance allows for certain residential uses with the approval of a Conditional Use Permit. The subject property is currently vacant and is located at 8 Greenstone Terrace.

DISCUSSION:

The applicant is proposing to construct a new two-story single-family residence of approximately 2,917 SF, with a 481 SF garage, and 307 sq. ft. covered porch.

As part of the approval process the applicant must obtain the following approvals:

1. Design Clearance – Project within the Historic District (Sutter Creek Design Standards)
2. Site Plan – New building in the C-2 (Sutter Creek Municipal Code 18.50.020)
3. Conditional Use Permit- New or remodeled residential structures in a commercial or industrial zone (Sutter Creek Municipal Code 18.060.020)

On September 9, 2024, the application was reviewed by the Design Review Committee. At that meeting, they provided feedback regarding the design of the proposed structure and the siting of the structure on the lot. They suggested that staff request direction from the Planning Commission before the applicant began the making design changes.

The lot is unique as it is triangle shaped and has powerlines running through it. The applicant has inquired about relocating the powerlines and the cost is prohibitive.

The lot is also considered a Through Lot, as it has frontage on two streets.

- **18.10.080 - Through lots-** On through lots either line separating such lot from a public thoroughfare may be designated by owner as the front lot line. In such cases the minimum rear yard shall be the average of the yards on lots next adjoining. If such lots next adjoining are undeveloped, the minimum yard shall conform to the front yard setback for the zone in which the property is located.

















Use

The DRC felt that it is appropriate for a residential structure to be located on the lot, at long as the structure fits the lot, had appropriate setbacks, and was in keeping with the neighborhood. The neighborhood is predominantly residential uses, with the neighboring houses also being located in the C-2 zone.

Legend

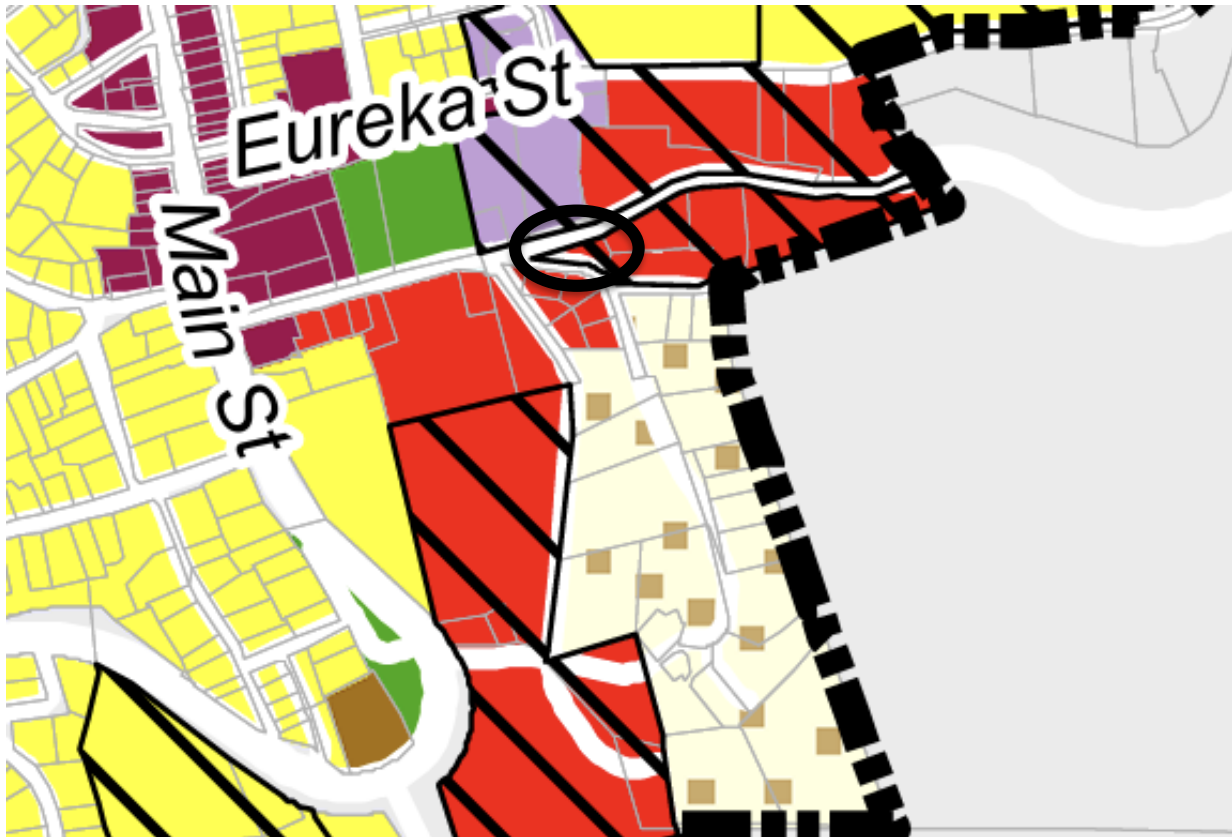
-  Sutter Creek City Limits
-  Gold Rush Ranch Specific Plan (GRRSP)
-  Planned Development Overlay
-  Combining District, 5 ac. min.

Zoning Designations

-  A - Agriculture
-  C-2 - Commercial
-  R-E - Residential Estates
-  DTC - Downtown Commercial
-  R-L - Residential Low Density
-  I-1 - Light Industrial
-  R-1 - One Family Dwelling
-  I-2 - Heavy Industrial
-  R-2 - Two-Family Dwelling
-  MU - Mixed Use
-  R-3 - Limited Multiple Family
-  R - Recreation
-  R-4 - Multiple Family
-  OS - Open Space
-  C-1 - Limited Commercial
-  P-S - Public Service

GRRSP Zoning Designations

-  GRRSP-MU
-  GRRSP-OS
-  GRRSP-R
-  GRRSP-R-1
-  GRRSP-R-1 (PD)
-  GRRSP-R-4



The homes within the surrounding neighborhood also have varying setbacks and orientation.

The closest residential zoning district to the project site is RE, which requires a minimum lot size of 40,000sf, which most lots in that assigned zone do not have. The lot size of the project site is most similar to the R-1 zone. The development standards for the residential zoning districts within the City are included in this report.

Setbacks

The application, as proposed, meets the setback of the C-2 zoning district.

Setbacks	Required	Proposed
Front	5	--
Side	5	7
Rear	10	44

The municipal code does not require additional setback for residential structures in commercial zones. The code does require approval of a Conditional Use Permit for the structure. In order to approve a CUP the following findings must be made:

- A. The proposed uses of the property are desirable to the public convenience or welfare;
- B. The proposed uses will not impair the integrity and character of the area in which it is located or the zoning district;
- C. The proposed uses would not be detrimental to public health, safety, or general welfare;
- D. There are adequate public utilities and services available for the proposed uses; and
- E. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this title.

Based on the required findings, there is leeway for the Commission to impose additional regulations on the application.

In order to process this application in a timely and efficient manner staff would like direction on to which additional regulations will be required for this application. This way the applicant will have additional information to make the required changes they need to to their application.

Below are the development standards for residential zones within the City:

Development Standards	RR	RE	RL	R-1	R-2	R-3
Area Requirement						
	5 aces/ 217,00 0 Sf	40,000 sf	20,000 st net	7,000 sf ¹	Duplex: 7,000 sf (3,500 sf per half- plex) One- family dwelling: 5,000 sf	3,500sf or 1,000sf per DU
Setbacks²						
Front	35 ft	35 ft	30 ft	25 ft	20 ft	10 ft
Side	20 ft	15 ft	10 ft	5 ft	5 ft	5 ft
Street side/ Corner Lot	30 ft	20 ft	15 ft	12 ft	10 ft	10 ft
Rear	40 ft	40 ft	25 ft	15 ft	10 ft	10 ft
Building Height						
	35 ft 2.5 Stories	35 ft 2.5 Stories	35 ft 2.5 Stories	35 ft 2.5 Stories	35 ft 2.5 Stories	40ft 3 stories
Lot Coverage						
	15%	15%	30%	50%	75%	75%
Residential Density (Max)						
	1 unit/ 5 acres	1 unit/ acre	2 unit/ acre	6.22 units/acr e	15 units/acr e	16-29 units/acr e
Animal Standard						
Number of Animals	No limit	N/A	N/A	N/A	N/A	N/A
Setback from property lines	100 ft	N/A	N/A	N/A	N/A	N/A
Distance Between Building						

Dwelling and Accessory	6ft	6ft	6ft	6ft	6ft	6ft
Accessory Buildings	6ft	6ft	6ft	6ft	6ft	6ft
Dwellings	N/A	N/A	N/A	N/A	one-family dwelling 10 ft duplex: 0 ft	6ft

Feedback will be provided to the applicant and if they decide to make changes to their application it will first be brought back to the DRC. Once Design Clearance has been obtained the Site Plan application and Conditional Use Permit will be brought back to the Planning Commission for review. A decision on the project cannot be made at this meeting as this item requires a Public Hearing and this is a discussion only item.