

RESOLUTION 26-27-*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUTTER CREEK APPROVING
AN EXTENSION OF TENTATIVE PARCEL MAP #2925 FOR BRETT BRUSATORI, WITH AN
EXPIRATION DATE OF NOVEMBER 1, 2027.**

WHEREAS, on October 21, 2024, the City Council of the City of Sutter Creek approved Tentative Parcel Map #2925 (Assessor Parcel No. 018-314-026) for Brett Brusatori with an expiration date of October 21, 2026; and

WHEREAS, the Subdivision Map Act allows for six requests of one-year extensions; and

WHEREAS, Brett Brusatori, did make such a request within the required timeframes; and

NOW THEREFORE BE IT RESOLVED, the City Council hereby approves a one-year extension request with an expiration date of November 1, 2027;

BE IT FURTHER RESOLVED that the City Council finds that the previous findings still apply:

1. The proposed split of the property into two 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 RM 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-3 Zone, which allows a lot split in which the area of the resulting lots is greater than 3,500 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.

BE IT FURTHER RESOLVED that that the City Council of the City of Sutter Creek hereby authorize the Planning Commission's conditional approval of Tentative Map 2925 with an exception to lot frontage based on the following findings per Subdivision Code 17.30.010:

A. That there are special circumstances or conditions affecting the property.

While there is more than adequate square footage to meet the minimum lot area requirements for each lot, the location of the existing structure on the property will not allow for a frontage of 60' on the proposed Lot 1. Allowing a smaller frontage width avoids making the existing structure non-conforming in terms of setbacks, and reduces the driveways proposed on Sutter Hill Road.

B. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

The exception will allow for the creation of lots sized appropriately for the R-3 zone/ RM land use designation and will provide additional opportunity for multifamily house development.

C. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.

The frontages of lots within the area vary in size.

PASSED AND ADOPTED by the City Council of the City of Sutter Creek on this Monday the 2nd day of November 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THE CITY OF SUTTER CREEK

Claire Gunselman, Mayor

ATTEST:

Alejandra Zambrano, City Clerk

