

**TO:** CITY OF SUTTER CREEK PLANNING COMMISSION  
**MEETING DATE:** FEBRUARY 9, 2026  
**FROM:** ERIN VENTURA, PLANNING CONSULTANT  
**SUBJECT:** SITE PLAN PERMIT, 551 HWY 49, ITALAIN BENEVOLENT SOCIETY (APN 044-020-086) **NOTE: THE ADDRESS ON THE APPLICATION IS INCORRECT**

**RECOMMENDATION:**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and
3. Adopt Resolution 25-26-\*\* approving a Site Plan Permit for Italian Benevolent Society to construct a 2,062 sf metal patio cover, 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 construct an 84' by 24' metal patio cover, attached to an existing building on the property, located at 551 Highway 49 in Sutter Creek (Italian Benevolent Society). The proposed patio cover is 2,062 sf.

The reason the applicant is required to obtain approval from the Planning Commission is because the property is located within the C-2 zoning district and they are constructing a patio cover.

**Table 1. Relevant Summary of Proposed Site**

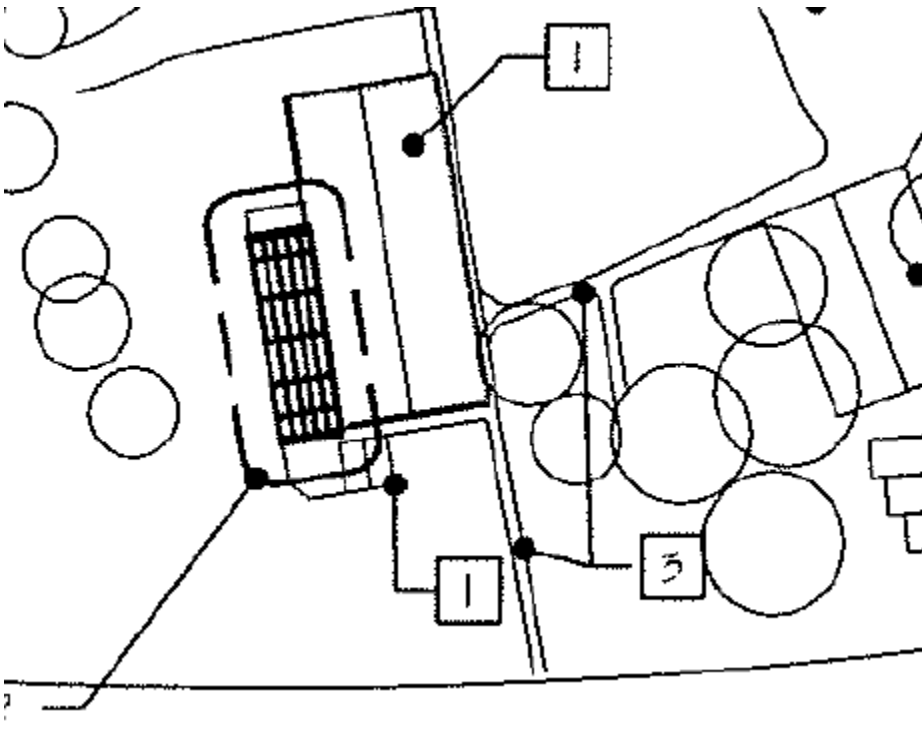
<b>Description</b>	<b>Proposed</b>	<b>Meets Requirements?</b>
Site	551 Highway 49	-
Building Plan	Approximately 84' x 24' (2,062 sf)	Yes
Lot Size	.31 acres	Yes
Zoning	C-2	Yes
General Plan Land Use Description	Commercial	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	No impact to parking	-
Access	Existing	Yes
Fencing	None proposed	-
Trees and Landscaping per 13.24.120	none	-

**Map 1. Aerial Photo**



**DISCUSSION:**

The proposed patio cover will be attached the existing hall on the rear of the property.



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: Not applicable.

Access: Access is off of Highway 49 from an existing driveway.

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

California Environmental Quality Act (CEQA) Guidelines: This application qualifies for a Categorical Exemption under 15303 (New Construction or Conversion of Small Structures).

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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. Obtain a building permit prior to starting construction.