
STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: MAY 12, 2025
FROM: ERIN VENTURA, PLANNING STAFF
SUBJECT: CONDITIONAL USE PERMIT (ADAM CONTRERAS- MOBILE FOOD TRUCK) 30 RIDGE ROAD APN 044-020-015

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under Section 15301 Class 1 and Section 15311 Class 11 of the CEQA Guidelines; and
3. Adopt Resolution 2024-2025-* Approving a Conditional Use Permit to operate a mobile food truck, based on the recommended Findings and subject to the recommended Conditions of Approval.

BACKGROUND:

The project site, located at 30 Ridge Road, is designated Commercial (C) in the General Plan and zoned Commercial (C-2). The site is a gravel and paved lot serving multiple businesses at the intersection of Ridge Road and Highway 49. A gas station is located on the corner.



Table 1. General Analysis

Site Location	30 Ridge Road (APN 044-020-015)
Building Plan	Mobile Food Truck- no permanent structures
Lot Size	3.42 Acres/148,975 sf
General Plan Land Use Designation	Commercial (no change)
Zoning	C-2 (no change)
Main Street Historic District	No
Historic District	No

Table 2. Adjacent Land Uses

Area	Existing Land Use	Zoning
Site	Commercial buildings and gas station	Commercial/C-2
North	Commercial	Commercial/C-2
South	Commercial/Fire Station	Outside of City limits
East	Commercial	Commercial/C-2/Outside of City limits
West	Commercial	Commercial/C-2

Applicant, Adam Contreras, has submitted a Conditional Use Permit application to operate a mobile food truck. The truck will operate on-site daily from 8:00 AM to 6:00 PM and return each evening to the applicant's restaurant, Taqueria El Venado, located in Jackson. Operations are proposed for 5 to 7 days per week.

The applicant is not proposing marked parking spaces. Due to the existing parking lot's configuration and the absence of on-site customer seating, staff does not recommend requiring marked spaces.

The application includes a valid Amador County Environmental Health Commission Verification for a Mobile or Stationary Food Preparation Unit, effective through December 31, 2025. As a condition of approval, the applicant must maintain a current Permit to Operate from the Amador County Environmental Health Department.

DISCUSSION:

The applicant is requesting a Conditional Use Permit to operate a mobile food truck, which will be located in an open area on the site. The property includes multiple buildings and tenants, such as a gas station and smoke shop. Existing marked parking spaces are located in front of the buildings.

Given the current site conditions and usage, staff does not recommend requiring additional marked parking spaces. As a condition of approval, the food truck must not be parked in a manner that obstructs existing parking spaces or interferes with on-site circulation.

General Plan and Zoning

The site is zoned C-2, Commercial and the Land Use Designation for the site is C, Commercial. As stated in the Zoning Ordinance, "The Commercial district is designed to provide retail commercial uses to insure the economic vitality of the community." According to the General Plan Land Use Element, the Commercial designation is applied to those areas of the City where retail, commercial and professional business services

are preferred and it is used to ensure the economic vitality of the City. Commercial uses allowed in the Commercial designation and C-2 zone include restaurants.

ENVIRONMENTAL:

This project qualifies for a Categorical Exemption under Section 15301, "Existing Facilities" of the California Environmental Quality Act (CEQA) Guidelines.

FINDINGS:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provides important tourist-related and local-related service to the community.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Commercial Land Use designation.
3. The proposed use will not impair the integrity and character of the zoning district because the applicant will maintain a clean site and the food truck will be moved daily to another location.
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 City of Sutter Creek Municipal Code Title 18 – Zoning, because the General Plan and Zoning Ordinance recognize the importance of providing visitor and local food services that promote and encourage commercial activity in the community.

CONDITIONALS OF APPROVAL

All conditions shall be met as appropriate, prior to or concurrent with issuance of a Conditional Use Permit.

1. The mobile food truck shall be located so that it does not block existing onsite parking or circulation.
2. Obtain an approved Sign Permit (Section 15.16 Sign Ordinance), if signage is proposed.
3. Maintain a valid City of Sutter Creek Business License.
4. Maintain a valid Food Facility Permit issued by the Amador County Environmental Health Department for the duration of the Conditional Use Permit.
5. Provide a trash and recycling receptacle for business patrons.
6. The mobile food truck and any associated seating must be removed each evening.

BUDGET IMPACT:

None.