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**STAFF REPORT**

**TO: CITY OF SUTTER CREEK PLANNING COMMISSION**

**MEETING DATE: OCTOBER 14, 2025**

**FROM: ERIN VENTURA, CONTRACT PLANNER**

**SUBJECT: REQUEST FOR VARIANCE – 244 OAK COURT  
(APN 018-020-024)**

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**RECOMMENDATION:**

- 1) Conduct a public hearing and receive public input; and
- 2) Adopt Resolution 2025-2026-\* approving the variance request for 244 Oak Court.

**BACKGROUND:**

Location: 244 Oak Court; APN 018-020-024

Zoning: R-1

General Plan: RSF Residential Single Family

Request: Request for a variance from the front yard setback requirements for a carport

**DISCUSSION:**

The applicant is requesting approval of a variance to allow construction of an attached carport to an existing single-family residence. The proposed carport would measure 24 feet by 22 feet (528 square feet) and is designed to match the architectural style of the home.

The subject property is located at the end of a cul-de-sac on a 0.26-acre parcel developed with a 1,584-square-foot single-family residence. The home is situated approximately 30 feet from the front property line. Due to the location of the home in relation to the cul-de-sac, providing covered parking in compliance with the required front yard setback is challenging.

The applicant is requesting a variance to reduce the front yard setback from the required 25 feet to 5 feet 11.5 inches in order to accommodate the carport.

Site Constraints

The configuration of the cul-de-sac creates unique site conditions. The property line is not clearly defined at the curve of the street, and accommodating the carport outside of the setback would require removal of existing fencing, a tree, and landscaping. Additionally, such placement would significantly impact the usable front yard area of the home.

Zoning

The property is zoned R-1 (Single-Family Residential), which requires a 25-foot front setback, 5-foot side setback, and 15-foot rear setback.

Applicant Rational

The applicant states that the variance is necessary due to the irregular shape of the cul-de-sac, the siting of the residence on the lot, and the location of the existing driveway, all of which constrain feasible placement of covered parking in compliance with the development standards.

**FIGURE 1 – PARCEL LOCATION MAP – 244 Oak Court**



**FIGURE 2 – STREET VIEW- 244 Oak Court**



**FIGURE 3 – SITE PLAN- 244 Oak Court**

**PROJECT TEAM**

DRAFTSMAN: ARIK WILLIAMS - (916) 719-3721  
 OWNER - KEN PINELLI

**PROJECT DATA**

APN # 018020024000  
 LOT # 10 .26 ACRES  
 OCCUPANCY: U  
 CONSTRUCTION TYPE: V  
 JURISDICTION: CITY OF SUTTER CREEK  
 ZONING: R1

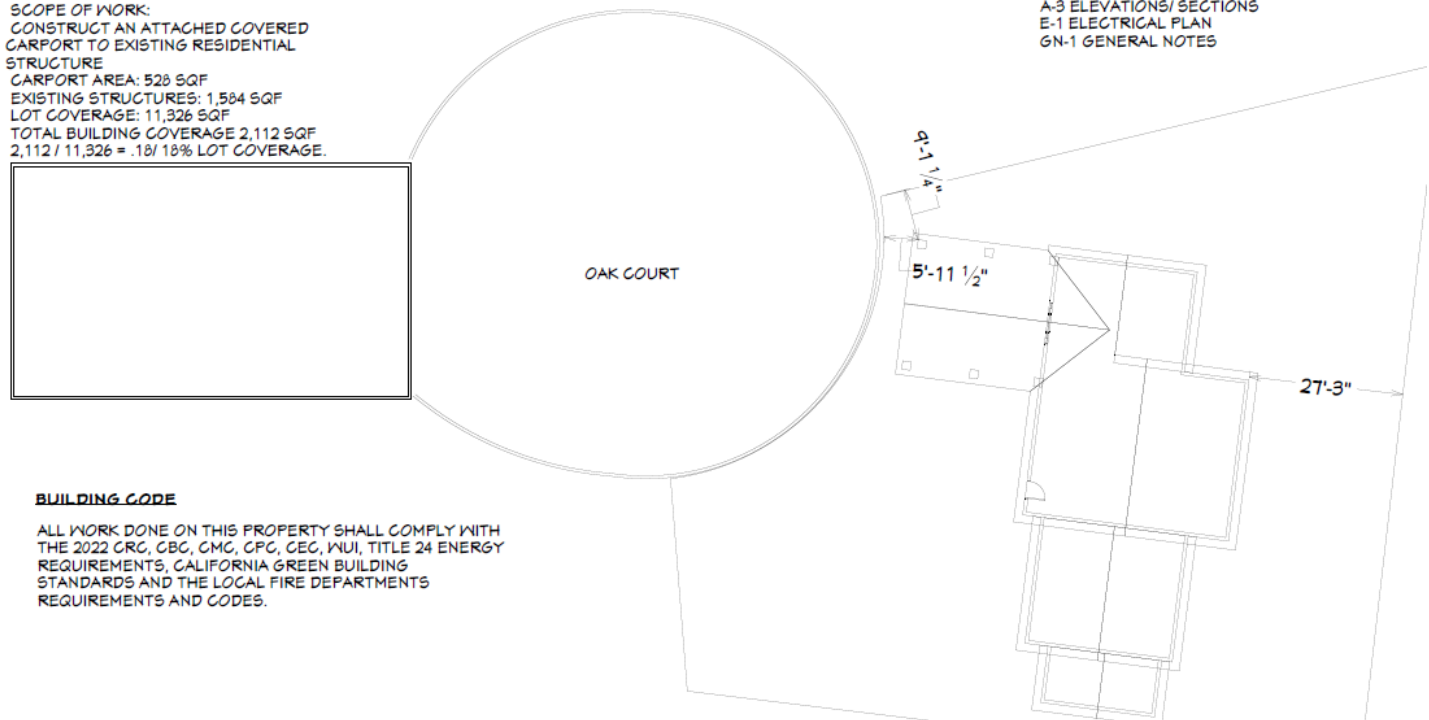
**PROJECT INFORMATION**

SCOPE OF WORK:  
 CONSTRUCT AN ATTACHED COVERED  
 CARPORT TO EXISTING RESIDENTIAL  
 STRUCTURE  
 CARPORT AREA: 520 SQF  
 EXISTING STRUCTURES: 1,584 SQF  
 LOT COVERAGE: 11,326 SQF  
 TOTAL BUILDING COVERAGE 2,112 SQF  
 2,112 / 11,326 = .18/ 18% LOT COVERAGE.

**244 OAK COURT  
 SUTTER CREEK, CA 95685**

**INDEX**

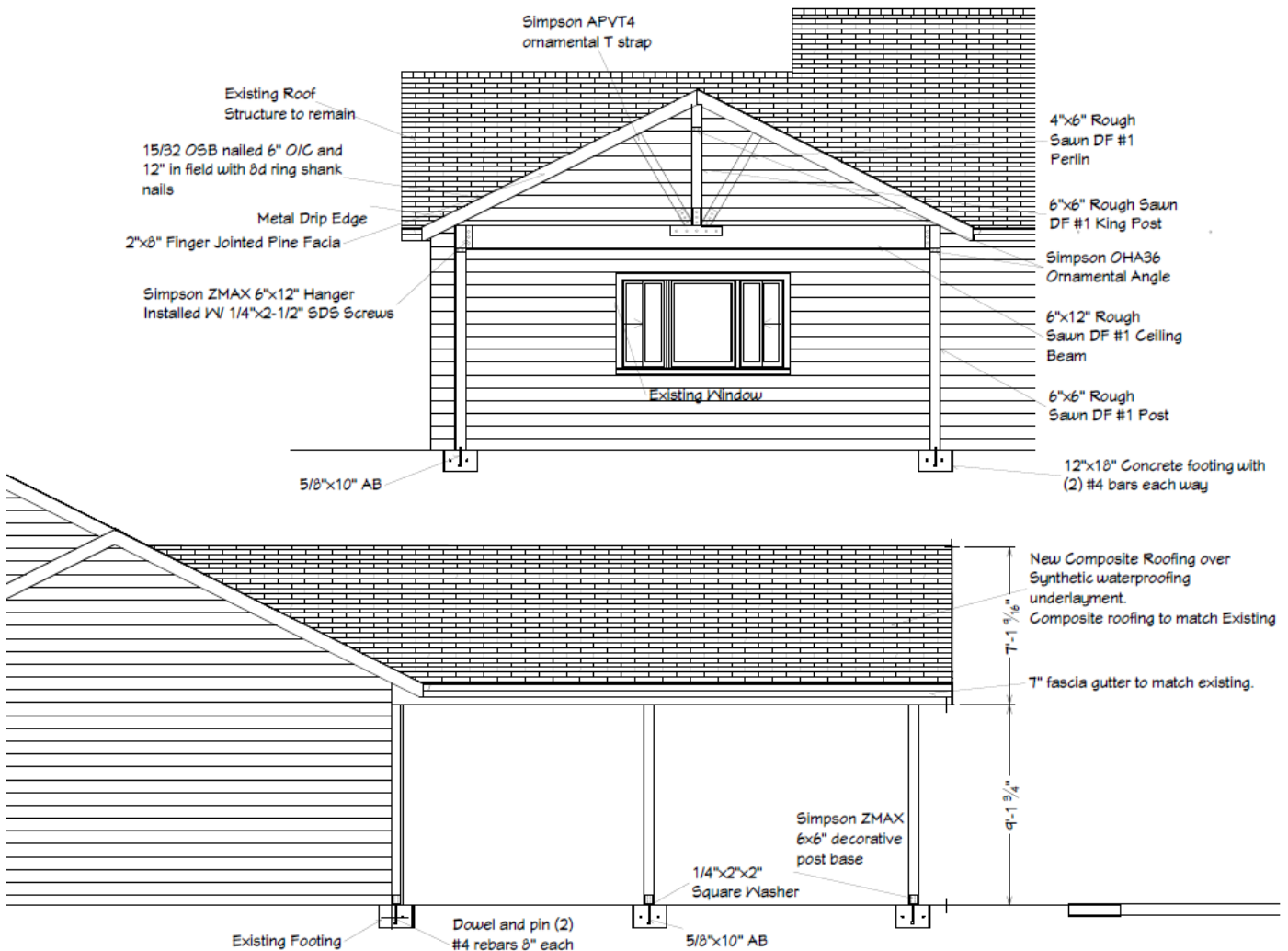
- P-1 COVER SHEET/ SITE PLAN
- A-1 FLOOR PLAN
- A-2 ROOF PLAN
- A-3 ELEVATIONS/ SECTIONS
- E-1 ELECTRICAL PLAN
- GN-1 GENERAL NOTES



**BUILDING CODE**

ALL WORK DONE ON THIS PROPERTY SHALL COMPLY WITH THE 2022 CRC, CBC, CMC, CFC, CEC, WUI, TITLE 24 ENERGY REQUIREMENTS, CALIFORNIA GREEN BUILDING STANDARDS AND THE LOCAL FIRE DEPARTMENTS REQUIREMENTS AND CODES.

**FIGURE 3 – ELEVATIONS - 244 Oak Court**



**FINDINGS**

[Section 18.52.030](#) below outlines the necessary findings to be made to approve the variance.

18.52.030 - Necessary findings.

Before a variance may be granted, all of the following shall be shown:

- A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity;

*There are exceptional and extraordinary circumstances applicable to this property. The subject parcel is located at the end of a cul-de-sac where the curved street frontage results in irregular*

*property lines. The configuration of the lot, combined with the placement of the existing home and driveway, creates unique site conditions that do not generally apply to other properties in the same zone or vicinity..*

- B. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located;

*The granting of this variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements. The proposed carport is designed to match the style of the existing residence and will not impair visibility, circulation, or neighborhood character.*

- C. That the property owner would suffer a unique hardship under the general zoning regulations due to the property being different from other properties to which the regulations apply;

*The property owner would suffer a unique hardship if required to comply with the standard 25-foot front setback. Due to the shape of the cul-de-sac and location of the existing home and driveway, there is no feasible way to construct covered parking without a reduction in the setback. Strict application of the zoning standards would therefore deny the applicant reasonable use of their property.*

- D. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone and vicinity; and

*The requested variance is necessary to allow the applicant to enjoy a substantial property right commonly possessed by other property owners in the R-1 zone—namely, the ability to provide covered parking that is functional and compatible with the home. Without the variance, the applicant would be denied this property right due to circumstances unique to the lot.*

- E. That the granting of such variance will not adversely affect the comprehensive general plan.

*The granting of the variance will not adversely affect the City's General Plan. The project maintains the residential use of the property, is compatible with the surrounding neighborhood, and supports the intent of the General Plan to provide safe and livable residential areas.*

## **CONDITIONALS OF APPROVAL**

Staff does not recommend additional conditions of approval.

### **CEQA:**

The project qualifies for a California Environmental Quality Act Categorical Exemption under Section 15303-Class 3 – New Construction

### **BUDGET IMPACT:**

None.