

**PLANNING COMMISSION AGENDA
MONDAY, NOVEMBER 13, 2023**

6:00 P.M.

THE CITY OF SUTTER CREEK PLANNING COMMISSION MEETING WILL BE AVAILABLE
VIA ZOOM AND IN PERSON.

Join Zoom Meeting

<https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the meeting.

Public comment will not be taken from Zoom.

or

Dial by phone:

301-715-8592

Meeting ID: 956 852 0224

- 6:00 P.M. 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. PUBLIC FORUM** – *Discussion items only, no action to be taken. Any person may address the Commission at this time upon any subject within the jurisdiction of the Planning Commission; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent meeting. Please note – there is a five (5) minute limit per topic.*
- 4. CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.*
- A. Planning Commission Minutes of October 10, 2023.
Recommendation: Approval of Minutes.
- B. Sign Permit Application: 15 Eureka St.: Applicant: Rosa's Cocina
Recommendation: Approval of sign application as submitted

5. PUBLIC HEARINGS

A. SITE PLAN PERMIT - Valley View Way and Bowers Road (APN 040-020-057)

CONTINUED FROM OCTOBER 10, 2023

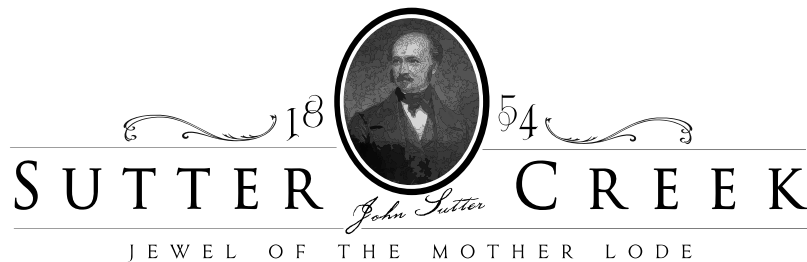
1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under Section 15332 Class 32, Infill Development Projects of the CEQA Guidelines and instruct staff to file a Notice of Exemption; and
3. Adopt Resolution 23-24-** approving a Site Plan Permit for DANCO Communities to construct a multifamily residential development based on the proposed Findings and subject to the proposed Conditions of Approval for APN 040-020-057.

B. HOUSING ELEMENT UPDATE

CONTINUED TO DECEMBER 11, 2023 – Public Hearing to consider revisions to text and policies in order to address State housing legislation, an update of demographic and housing data, and policies to remove barriers and provide adequate sites for the City’s Regional Housing Needs Assessment as determined by the CA Dept of Housing and Community Development. The update does not entail the physical development of housing, nor is it anticipated to result in the development of any particular site or have direct or indirect impacts on the environment.

6. ADMINISTRATIVE AGENDA – None.

7. ADJOURNMENT



PLANNING COMMISSION MINUTES
MONDAY, OCTOBER 10, 2023
6:00 P.M.

1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING

Commissioners Present:

Baggett, Padilla-Gordon, Macon, Ryan and Kirkley

Staff Present:

Karen Darrow and Erin Ventura

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Kirkley led the Pledge of Allegiance

Chairman Kirkley noted that Item 5A would be continued to the November 13th meeting.

3. PUBLIC FORUM

Judy Allen of Sutter Creek noted her concern regarding the DANCO project and asked how many homeless people Sutter Creek has and if the Water Agency problems had been resolved. She stated that there is a school near the property and that there is plenty of surplus land within the County that would be better suited for the project.

4. CONSENT AGENDA – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of Commission or the Public.*

A. Planning Commission Minutes of August 11, 2023.

Recommendation: Approval of Minutes.

5. PUBLIC HEARINGS

A. SITE PLAN PERMIT - Valley View Way and Bowers Road (APN 040-020-057).

1. ***CONTINUED TO NOVEMBER 13, 2023*** -Public Hearing regarding Site Plan application for the development of the approximately 2.06-acre parcel on the corner of Valley View Way and Bowers Road. The project is proposed to provide permanent supportive housing for homeless individuals and those with mental health needs.

B. SITE PLAN PERMIT - 440 HWY 49, Mother Lode Deli

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15301 (Existing) CEQA Guidelines; and
3. Adopt Resolution 23-24-** approving a Site Plan Permit for the Mother Lode Deli to rehabilitate an existing structure based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-300-013.

City Planner Erin Ventura presented the staff recommendation.

Chairman Kirkley opened the Public Hearing at 6:08 p.m., there was no comment, and the public hearing was closed.

M/S Baggett/Ryan to Adopt Resolution 23-24-04 approving a Site Plan Permit for the Mother Lode Deli to rehabilitate an existing structure based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-300-013.

AYES: Baggett, Macon, Padilla-Gordon, Ryan and Kirkley

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

6. ADMINISTRATIVE AGENDA- None.

ADJOURNMENT

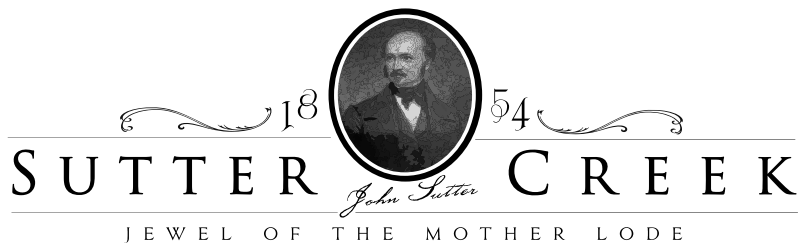
City Planner Erin Ventura noted that the continued Public Hearing for the DANCO project and the Housing Element would be on the agenda for next month.

The meeting was adjourned at 6:10 p.m.

Michael Kirkley, Chairman

Karen Darrow, City Clerk

Date Approved:



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: NOVEMBER 13, 2023
FROM: ERIN VENTUA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
15 EUREKA ST- ROSA'S COCINA
APN 018-162-010

RECOMMENDATION:

Approve the sign permit application for 15 Eureka Street (Rosa's Cocina), for a double sided (30"x 72") = 15 sq. ft.) 30 sq. ft. sign.

BACKGROUND:

Rosa's Colina submitted an application for a Sign Permit (Exhibit A) for 15 Eureka Street, Sutter Creek. They are proposing to install a new hanging sign.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	15 Eureka Street (APN 018-162-010)
Building Plan	N/A
Lot Size	.13 acres / 5,663 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	No
Historic District	Yes
Building Frontage in Lineal Feet	51
Sign Preparer	Priscilla Carpenter
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 51 feet	Total Proposed: 30sq. ft., Allowed: 40 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
A red, green, and brown wood and metal sign Hanging above walkway	30"x 72" =	15 sf	Double sided	30 sf
			Total Square Feet	30 sf

The proposed sign will serve the Rosa's Cocina restaurant, a business located on Eureka Street within the Downtown Commercial Zoning District. The business is located in an existing building. The double-sided sign will hang from chains over the walkway in front of the building.

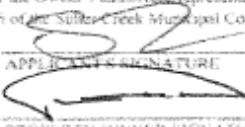

ENVIRONMENTAL:

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:

None.

EXHIBIT A
15 EUREKA STREET SIGN APPLICATION

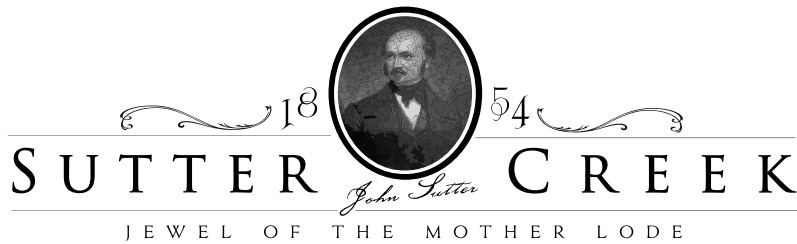
City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		RECEIVED FEE PAID: \$100- NOV -9 2023	CK*:
Submission Requirements		City of Sutter Creek	
1- Application* 2- Sketch or Image of Sign(s)* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) <i>*All documentation must be submitted via the application portal on the City website</i>			
SIGN PERMIT APPLICATION			
Page 1 of 9			
Project Applicant: <u>IDEA'S COLINA</u>			
Project Address: <u>15 EUREKA ST SUTTER CREEK, CA 95685</u>			
Phone: <u>209-267-8050</u>		Email: <u>SEAN@CAVANAS PUB. CO</u>	
APN: <u>018162010000</u>		Is this located in the Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<small>If yes, please use checklist for Design Review.</small>			
		Is this located in the Historic Corridor? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>	
Property Owner:		Phone: <u>209-781-6040</u>	
Name: <u>DELIA HARDOE</u>		Email:	
Mailing Address: <u>18700 GULF BLVD. S</u>			
City: <u>INDIAN SHORES</u> State: <u>FL</u>		Zip: <u>33785</u>	
Is this person the project contact? If not, please specify who the contact person is			
Name: <u>Sean Fanopoulos</u>			
Mailing Address:			
Phone: <u>209-267-8050</u>		Email: <u>sean@cavanaspub.com</u>	
SIGNS TO BE PREPARED BY: <u>PRISCILLA CARPENTER</u>			
BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>51</u> <small>IN LINEAL FEET</small>			
EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS - INCLUDE NUMBER OF SIGNS AND DIMENSIONS FOR EACH SIGN.			
PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING. <small>(CHECK EACH BOX UPON COMPLETION)</small>			
<input checked="" type="checkbox"/> Sign design: <small>(Attached lettering and graphics, drawn to scale)</small>		<input checked="" type="checkbox"/> Type of Materials to be used: <u>WOOD/METAL</u> <small>(briefly describe)</small>	
<input checked="" type="checkbox"/> Total signage requested: <u>15</u> <small>Sq.Ft.</small>		<input checked="" type="checkbox"/> Method of attachment: <u>CHAIN</u>	
<input checked="" type="checkbox"/> Total allowable signage: <u>40</u> <small>Sq.Ft.</small> <small>(Per Sign Ordinance)</small>		<input checked="" type="checkbox"/> Total number of sides: <u>2</u>	
<input checked="" type="checkbox"/> Location of sign(s): <u>FRONT ENTRY</u>		<input checked="" type="checkbox"/> Colors: <u>RED, GREEN, BROWN</u> <small>(Including letters, graphics, & background)</small>	
I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.			
APPLICANT SIGNATURE		DATE	
		<u>11/8/23</u>	
PROPERTY OWNER SIGNATURE		DATE	
		<u>11/8/23</u>	
PLANNING COMMISSION ACTION:			
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE:			

30" x 72"



ROSA'S
COCINA

SUTTER CREEK
MEXICAN FOOD



TO: CITY OF SUTTER CREEK PLANNING COMMISSION

MEETING DATE: NOVEMEBER 13, 2023

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: SITE PLAN PERMIT, DANCO MULTIFAMILY RESIDENTIAL DEVELOPMENT AT THE CORNER OF VALLEY VIEW WAY AND BOWERS ROAD (APN: 040-020-057)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under Section 15332 Class 32, Infill Development Projects of the CEQA Guidelines and instruct staff to file a Notice of Exemption; and
3. Adopt Resolution 23-24-** approving a Site Plan Permit for DANCO Communities to construct a multifamily residential development based on the proposed Findings and subject to the proposed Conditions of Approval for APN 040-020-057.

BACKGROUND AND PROJECT DESCRIPTION:

The applicant, DANCO, is proposing to construct three separate buildings which will contain a community room, 18 studio apartments, 25 one-bedroom apartments, 2 two-bedroom apartments, and 1 three-bedroom apartment (manager's unit) on an undeveloped 2.06 acre parcel on the corner of Valley View Way and Bowers Road. Other site amenities include a dog park, gardens, basketball court, and onsite parking. The project is proposed to provide permanent supportive housing for unhoused individuals and those with mental health needs. This project is 100% affordable and under California State Density Bonus Law is entitled to up to four development concessions. The only concession the applicant is requesting is for reduced parking.

Building A contains on site supportive services for residents, including a space for social workers and support staff.

Table 1. Relevant Summary of Proposed Site

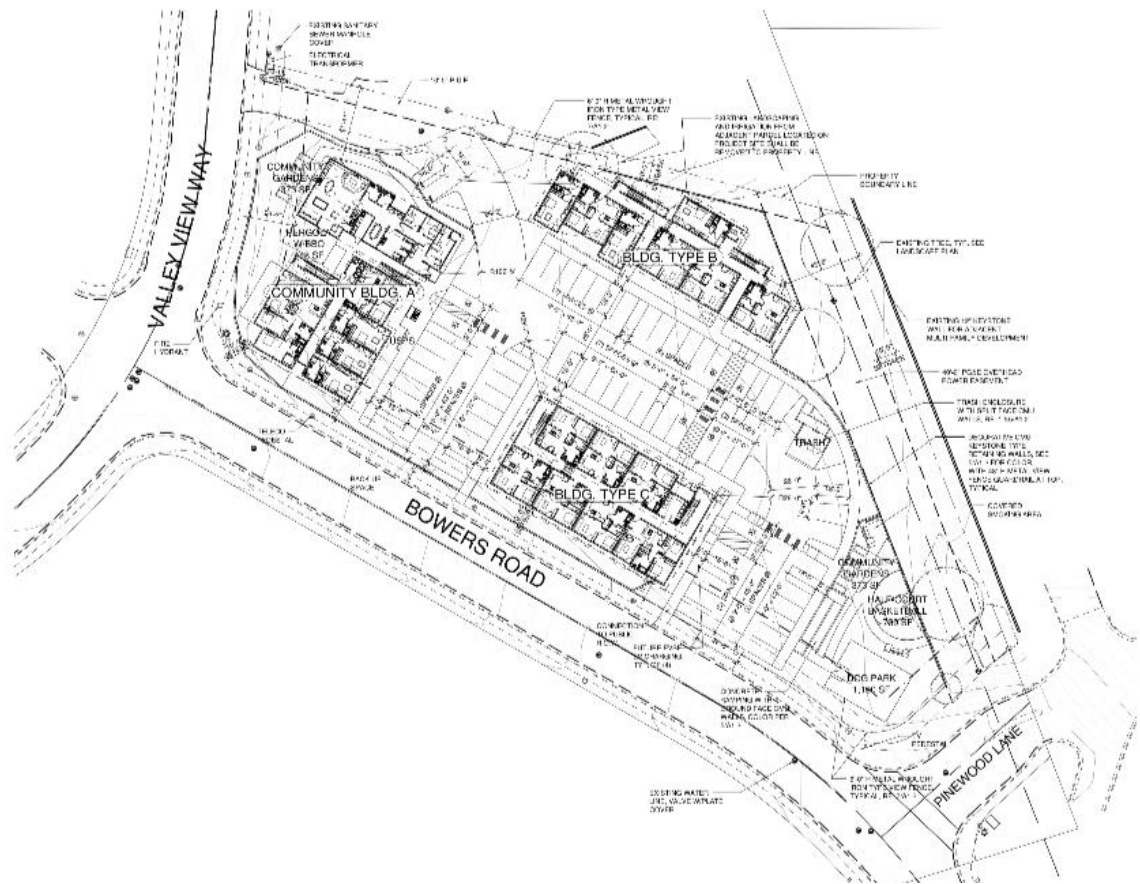
Description	Proposed	Meets Requirements?
Site	Valley View Way/Bowers Road	-
Building Plan	3 Multifamily buildings plus site amenities	Yes
Lot Size	2.06 acres/89,733 square feet	Yes
Zoning	R-4	Yes
General Plan Land Use Description	RH-Residential High Density	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	Parking is proposed as part of this application.	Per SC Code 80 spaces are required. Applicant is asking for a parking concession based on a 100% affordable project and is proposing 64 parking spaces.

Description	Proposed	Meets Requirements?
Access	Main access off of Valley View Way, secondary access off Bowers Road.	Yes
Fencing	Perimeter black metal fencing	Yes
Trees and Landscaping per 13.24.120	Proposed removal of an oak and redwood tree	Yes. Applicant has a complete landscape plan proposed with tree replacement.

Map 1. Aerial Photo



Building	Footprint (square feet)	Number of Stories	Height (feet)	Number of studio units	Number of 1-bedroom units	Number of 2-bedroom units	Number of 3-bedroom units
A	6,981	3	39' 3"	12	5		1
B	5,552	2	33.5'	6	8		
C	6,197	2	39' 5"		12	2	
Total units	--	--	--	18	25	2	1



DISCUSSION:

The project site is situated in an area with other multifamily housing developments and within very close proximity to the transit station. Surrounding uses include apartments to the north and east, the transit center and Amador County Transportation Commission to the west, and an undeveloped parcel (previously approved as apartments) and a self-storage facility to the south.

General Plan: The Project site is designated “RH” Residential High on the Land Use Diagram. The “RH” Residential High land use designation is applied to lands where multifamily housing development is preferred. The following development standards must be met and land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features, must be considered in regard to project density.

- Minimum parcel or lot size is 3,500 square feet.
 - The Project parcel is approximately 89,733 square feet (2.06 acres) in compliance with the land use standard.
- Maximum lot coverage of 75%.
 - The Project coverage is below the maximum coverage standard with 59.71% coverage.

SITE COVERAGE	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	18,730 S.F.	20.87%
ON-SITE ASPHALT CONCRETE PAVING	24,095 S.F.	26.86%
SITE AMENITIES (PERGOLA, BASKETBALL, COMMUNITY GARDENS, DOG PARK)	3,274 S.F.	3.65%
CONCRETE WALKS & PADS	7,473 S.F.	8.33%
LANDSCAPE, OPEN SPACE	36,162 S.F.	40.29%
TOTAL AREA	89,734 S.F.	100%

- Maximum allowable population density/building intensity is 16-29 dwelling units per acre.
 - The Project proposes 46 units, 22.3 dwelling units per acre. The Project is within the maximum density limits.

- Maximum building height is 40 feet.
 - The Project proposes two- and three-story buildings at heights ranging from 33' 5" feet to 39' .5".

Zoning: The Project site is designated "R4" Multiple Family Dwelling on the Zoning Map. The R4 Zone is designated for multiple-family dwellings including apartments, condominiums, and townhouse units to achieve higher density housing. Apartments and associated accessory buildings are permitted uses in the R4 Zone with compliance with the following regulations:

- Building height is limited to three stories and shall not exceed 40 feet.
 - None of the Project buildings exceed three stories or 40 ft;
- Front yard setback of no less than 10 feet.
 - The front yard setback is over 26' 3".
- Side yard setback of no less than five feet, except the street side of corner lots shall have at least a 10-foot setback.
 - Outside side yard 12"
 - Side yard 16'
- Rear yard setback of no less than 10 feet.
 - The rear yard setback is 43' 8".
- Minimum distance of six feet between buildings.
 - The distance between the apartment and accessory buildings is over six feet
- Lot coverage shall not exceed 75%.
 - Lot coverage is below the maximum coverage standard with 59.71% coverage. (see breakdown above)

Design Standards: The application was reviewed by the City's Design Review Committee on September 20, 2023. The Committee reviewed the application, found it in compliance with the City's Design Standards, and recommends the Planning Commission approve the project with the following additional conditions of approval.

1. The project must comply with the Ordinance and include appropriate replacement trees within the complex.
2. The retaining walls on the corner of Valley View Way and Bowers Road must be broken into two separate walls with landscaping. (The applicant has completed these revisions and provided updated renderings).
3. HVAC units shall be located on the ground floor of the buildings and screened with landscaping.
4. Remove decorative roofline from Building C. (The applicant has completed these revisions and provided updated renderings).

Parking: Based on the 100% affordability of the project the applicant has requested concessions for parking under the California Density Bonus Law. Below is a breakdown of the required parking per the Sutter Creek Municipal, what is required based on Density Bonus Law, and what the applicant is proposing.

PARKING SUMMARY

TOTAL MULTI-FAMILY REQUIRED BY CITY OF SUTTER CREEK ZONING ORDINANCE 18.48.030 FOR MULTIPLE-FAMILY DWELLINGS:

(18) STUDIO UNITS X 1.5 =	27 SPACES REQUIRED
(25) 1-BDRM UNITS X 1.5 =	38 SPACES REQUIRED
(2) 2-BDRM UNITS X 1.5 =	3 SPACES REQUIRED
(1) 3-BDRM UNITS X 1.5 =	2 SPACES REQUIRED
<hr/>	
TOTAL SPACES REQUIRED:	70 SPACES + 45/5 = 10 GUEST SPACES = 80 TOTAL

CALIFORNIA DENSITY BONUS LAW SECTION 65915 PARKING REDUCTION CONCESSION REQUESTED FOR 100% AFFORDABLE UNITS:

(18) STUDIO UNITS X 1 =	18 SPACES REQUIRED
(25) 1-BDRM UNITS X 1 =	25 SPACES REQUIRED
(2) 2-BDRM UNITS X 2 =	4 SPACES REQUIRED
(2) 3-BDRM UNITS X 2 =	2 SPACES REQUIRED
<hr/>	
TOTAL SPACES REQUIRED:	49 TOTAL SPACES

TOTAL PROVIDED: 64 (INCLUDING 8 ADA SPACES) OR 1.4 SPACES/UNIT

EV SPACES PROVIDED FOR FUTURE EVSE PER 2019 CALGREEN SECTION 4.106.4.2 IS
64 X 10% = 7 EV SPACES PROVIDED

COVERED SPACES PROVIDED: NONE

BICYCLE PARKING 16 SPACES PROVIDED INCLUDED 4 LONG TERM COVERED
SPACES

Access: Main access to the project will be off of Valley View Way with secondary access of Bowers Road.

Landscaping: The applicant is proposing to remove 2 existing trees, an oak tree and a redwood tree. They are proposing an extensive landscape plan.

California Environmental Quality Act (CEQA) Guidelines: This project qualifies for a Categorical Exemption under Section 15332, Class 32 (In-fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines. The project complies with the CEQA Categorical Exemption criteria, discussed below:

- a) The Project is consistent with the Sutter Creek General Plan, Zoning, and applicable regulations.
- b) The Project occurs within Sutter Creek's city limits on a 2.06 acre site, which is less than the five acre criteria, and the site is substantially surrounded by urban uses, including offices, apartments, a transit center, a public storage facility, and a high school.
- c) The project site has no value as critical habitat for endangered, rare, or threatened species.

REFERRALS:

The initial application package was referred to City staff and affected agencies on July 21, 2023. The City received comments back from the following departments or agencies:

- Amador Water Agency
- City Engineering Department
- City's Sewer Engineer

The comments received have either been incorporated into the proposal or included as Conditions of Approval.

The comments of greatest concern are from the City's Sewer Engineer:

"4. Currently there is NO CAPACITY in the collection sewer main that the Valley View main connects to. Construction of a replacement main was in progress as part of the Jackson Rancheria Development Corporation's Pinewoods West Apartment project. Construction was halted when the apartment project was abandoned. Completion of this replacement main is unknown at this time. NO NEW CONNECTIONS WILL BE ALLOWED IN THIS AREA until this matter is resolved and the replacement line construction is complete."

The applicant has been working with the City on an agreement to finish the sewer main project along Valley View Way.

BUDGET IMPACT:

None.

Staff recommends approval of the Site Plan application as presented, with the following Findings and Conditions of Approval:

FINDINGS:

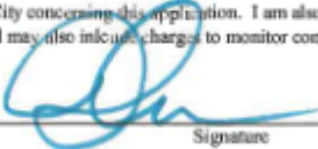
1. The proposed use of the property is essential or desirable to the public convenience or welfare.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Multifamily R-4 designation.
3. The proposed use will not impair the integrity and character of the zoning district because the use is consistent with activities within the R-4 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. The applicant shall receive approval from Sutter Creek Fire Department.
2. Any proposed signage must be approved prior to installation.
3. All on-site sewer facilities shall be owned and maintained by the property owner/manager. A manhole shall be provided in the on-site collection system at the edge of the right of way prior to leaving the proposed site. Sufficient area shall be provided around the manhole for maintenance access. Connection for the project to the City's collection system on Valley View Way shall be made with a 6" minimum diameter SDR 35 D-3034 PVC pipe. Flow calculations verifying use of a 6" pipe shall be provided. If an existing manhole is not available for connection to the City's existing collection system, a new manhole will be constructed in-line with the City's existing sewer main.
4. An encroachment permit shall be obtained from City Hall prior to any work being completed within the road right of way.
5. All sewer system design, construction, and testing shall conform with City of Sutter Creek Design Criteria, Technical Specifications, and Details for Gravity Sewers. All plan check and inspection fees shall be paid with initial submittal of plans.
6. Currently there is capacity at the City's Wastewater Treatment Plant for this project. This capacity is on a first come first serve basis based upon payment of connection fees. Therefore, capacity is not guaranteed. In addition, the existing wastewater collection system in the vicinity of the project is over capacity. In order to have sufficient capacity for the project, the final portion of the EDA line expansion must be completed by the applicant at its cost.
7. All required fees shall be paid prior to final approval and acceptance of sewer facilities by the City.
8. Applicant must provide a geotechnical engineering report.
9. Provide a Storm Water Pollution Prevention Plan (SWPPP) and obtain a WDID Number from the Regional Water Quality Control Board.
10. A drainage study shall be provided which includes analysis of existing down gradient facilities, proposed conduits, diversion ditches and swales. The drainage study and proposed improvements must conform to City Standards (including onsite project detention) and be subject to review and approval of the City Engineer.
11. Applicant shall address impacts to adjacent driveways and sight distance requirements for the proposed driveway on Bowers Road.

12. Retaining wall structure and footings must be on applicant's property and not the City of Sutter Creek.
13. Applicant shall provide verification of access easement for shared driveway with property owner at APN 044-020-056
14. A final grading, utility and improvement plan shall be prepared by a licensed professional for review and approval by city staff.
15. Applicant shall provide 0.2' asphalt concrete overlay from roadway centerline to concrete curb and gutter on Bowers Road and Valley View Drive along the frontage of the applicant's property.
16. Applicant shall re-stripe Bowers Road and Valley View Drive centerline along the frontage of applicant's property.
17. Applicant shall place thermoplastic crosswalks, four each at the intersection of Valley View Drive and Bowers Road to connect to all four ADA ramps.
18. Applicant shall create a four way stop controlled intersection at Valley View Drive and Bowers Road (this is currently a two way stop). New stops shall be on Valley View Drive. Work to include new "STOP" pavement marking and stop bar with thermoplastic (4 total, 2 new and 2 replace), and new "STOP" signs and pole with street name signs per City Standard details (2 total).
19. Applicant shall replace the existing ADA ramps at the following locations to current standards:
 1. At the northeast intersection of Valley View Drive and Bowers Road, adjacent to Proposed Community Building 'A'.
 2. At the western entrance to existing Pinewoods I Apartments on Bowers Road. This work also includes replacing the existing sidewalk that is cracked and separating in this location.
20. Applicant shall pay their fair share of funding for roadway improvements to ACTC, including payment of Regional Traffic Mitigation Fees (RTMF) under the current rate.
21. The development must comply with all the requirements of the Conditional Will Serve letter from AWA, dated September 11, 2023.
22. Applicant will be required to obtain a "Will Serve Commitment" from AWA prior to initiation of service to the development.
23. Applicant will work with AWA on a complete set of utility plans, in regard to water infrastructure.
24. Applicant shall pay the \$50.00 CEQA Notice of Exemption (NOE) filing fee to the Amador County Recorder
25. Applicant shall comply with Section 18.06.090 and 18.06.100 of the Zoning Code regarding the 12-month period to implement the Project and/or Extension of time.

**EXHIBIT A
APPLICATION**

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org	RECEIVED: _____ FEE PAID: _____
Submission Requirements	
1- Application* 2- Map* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) <i>*All documentation must be submitted via the application portal on the City website</i>	
SITE PLAN APPLICATION	
<i>Page 1 of 8</i>	
Project Applicant: Name: <u>Danco Group</u> Mailing Address: <u>5251 Ericson Way</u> City: <u>Arcata</u> State: <u>CA</u>	Phone: <u>(360) 627-1359</u> Email: <u>mowensby@danco-group.com</u> Zip: <u>95521</u>
Property Owner: Name: <u>Albert Issaco</u> Mailing Address: <u>7300 Boris Ct. #4</u> City: <u>Rohnert Park</u> State: <u>CA</u>	Phone: <u>(209) 304-5284</u> Email: <u>albertissaco1953@gmail.com</u> Zip: <u>94928</u>
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Douglas L. Gibson / Ben Petersen (DG Group Architecture PLLC)</u> Email: <u>douglasg@tpchousing.com</u> Mailing Address: <u>430 E. State Street Eagle, ID 83616</u> <u>benp@tpchousing.com</u>	
Project Location: APN: <u>044-020-057</u> Project Address: <u>Northeast corner of Valley View Way and Bowers Road</u>	
Is this located in the Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>If yes, please see checklist for Design Review.</i>	
Deed References (book and page): <u>N/A</u>	
General description of location: <u>Northeast corner of Valley View Way and Bowers Road.</u> <u>A portion of the NE 1/4 Section 18, T. 6N., R. 11 E., M. D. M. City of Sutter Creek, County of</u> <u>Amador, State of California.</u>	
Zoning District: <u>R-4 Multiple Family</u>	General Plan Land Use Designation: <u>RH - Residential</u> <u>High Density</u>
Applicant certification, signature(s), and agreement to pay application processing costs.	
I hereby certify that the statements furnished herein and on any attached pages present the data required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.	
I hereby certify that I own or am the authorized representative of the owner of the land hereby requesting Certificate of Compliance approval and that I am aware of and do agree to pay the hourly rates as established by Resolution of the City of Sutter Creek for the time spent by the City staff as necessary to process, review and provide consultation to the City concerning this application. I am also aware that said hourly charges are in addition to set fees required for preliminary review and administration and may also include charges to monitor compliance with conditions of approval if my request is approved.	
Douglas L. Gibson Printed Name	 Signature
	<u>1/17/22</u> Date

Site Photos



Looking north from Bowers Road



Looking East from the intersection of Valley View Way and Bowers Road



Looking east up Bowers Road



East portion of the property neighboring Pinewood Apartments

RESOLUTION 23-24-*

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN
FOR APN 040-020-057 AT THE CORNER OF VALLEY VIEW WAY AND BOWERS ROAD
(DANCO)**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday November 13, 2023, hold a public hearing for a site plan application for DANCO multifamily residential development containing 3 separate buildings; and

WHEREAS, the Planning Commission did at the public hearing receive a report from the planning staff, receive input from the Applicant and members of the public in attendance, and at the close of the public hearing did deliberate; and

WHEREAS, the Planning Commission does find the proposal is exempt from environmental review as a Class 15332 (In-fill Development) Categorical Exemption under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sutter Creek hereby approves a Site Plan Permit for APN 040-020-057 based on the following 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 Multi-family R-4 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 R-4 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.

BE IT FURTHER RESOLVED the Planning Commission hereby approves the Site Plan Permit, subject to the following Conditions of Approval:

1. The applicant shall receive approval from Sutter Creek Fire Department.
2. Any proposed signage must be approved prior to installation.
3. All on-site sewer facilities shall be owned and maintained by the property owner/manager. A manhole shall be provided in the on-site collection system at the edge of the right of way prior to leaving the proposed site. Sufficient area shall be provided around the manhole for maintenance access. Connection for the project to the City's collection system on Valley View Way shall be made with a 6" minimum diameter SDR 35 D-3034 PVC pipe. Flow calculations verifying use of a 6" pipe shall be provided. If an existing manhole is not available for connection to the City's existing collection system, a new manhole will be constructed in-line with the City's existing sewer main.
4. An encroachment permit shall be obtained from City Hall prior to any work being completed within the road right of way.
5. All sewer system design, construction, and testing shall conform with City of Sutter Creek Design Criteria, Technical Specifications, and Details for Gravity Sewers. All plan check and inspection fees shall be paid with initial submittal of plans.
6. Currently there is capacity at the City's Wastewater Treatment Plant for this project. This capacity is on a first come first serve basis based upon payment of connection fees. Therefore, capacity is not guaranteed. In addition, the existing wastewater collection system in the vicinity of the project is over capacity. In order to have sufficient capacity for the project, the final portion of the EDA line expansion must be completed by the

- applicant at its cost.
7. All required fees shall be paid prior to final approval and acceptance of sewer facilities by the City.
 8. Applicant must provide a geotechnical engineering report.
 9. Provide a Storm Water Pollution Prevention Plan (SWPPP) and obtain a WDID Number from the Regional Water Quality Control Board.
 10. A drainage study shall be provided which includes analysis of existing down gradient facilities, proposed conduits, diversion ditches and swales. The drainage study and proposed improvements must conform to City Standards (including onsite project detention) and be subject to review and approval of the City Engineer.
 11. Applicant shall address impacts to adjacent driveways and sight distance requirements for the proposed driveway on Bowers Road.
 12. Retaining wall structure and footings must be on applicant's property and not the City of Sutter Creek.
 13. Applicant shall provide verification of access easement for shared driveway with property owner at APN 044-020-056
 14. A final grading, utility and improvement plan shall be prepared by a licensed professional for review and approval by city staff.
 15. Applicant shall provide 0.2' asphalt concrete overlay from roadway centerline to concrete curb and gutter on Bowers Road and Valley View Drive along the frontage of the applicant's property.
 16. Applicant shall re-stripe Bowers Road and Valley View Drive centerline along the frontage of applicant's property.
 17. Applicant shall place thermoplastic crosswalks, four each at the intersection of Valley View Drive and Bowers Road to connect to all four ADA ramps.
 18. Applicant shall create a four way stop controlled intersection at Valley View Drive and Bowers Road (this is currently a two way stop). New stops shall be on Valley View Drive. Work to include new "STOP" pavement marking and stop bar with thermoplastic (4 total, 2 new and 2 replace), and new "STOP" signs and pole with street name signs per City Standard details (2 total).
 19. Applicant shall replace the existing ADA ramps at the following locations to current standards:
 1. At the northeast intersection of Valley View Drive and Bowers Road, adjacent to Proposed Community Building 'A'.
 2. At the western entrance to existing Pinewoods I Apartments on Bowers Road. This work also includes replacing the existing sidewalk that is cracked and separating in this location.
 20. Applicant shall pay their fair share of funding for roadway improvements to ACTC, including payment of Regional Traffic Mitigation Fees (RTMF) under the current rate.
 21. The development must comply with all the requirements of the Conditional Will Serve letter from AWA, dated September 11, 2023.
 22. Applicant will be required to obtain a "Will Serve Commitment" from AWA prior to initiation of service to the development.
 23. Applicant will work with AWA on a complete set of utility plans, in regard to water infrastructure.
 24. Applicant shall pay the \$50.00 CEQA Notice of Exemption (NOE) filing fee to the Amador County Recorder
 25. Applicant shall comply with Section 18.06.090 and 18.06.100 of the Zoning Code regarding the 12-month period to implement the Project and/or Extension of time.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 13th day of November 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THE CITY OF SUTTER CREEK

Michael Kirkley, Chairman

ATTEST:

Karen Darrow, City Clerk

SUTTER CREEK PERMANENT SUPPORTIVE HOUSING APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY
SUTTER CREEK, CA

APN: 044-020-057



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Sheet Number	Sheet Name
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ALTA	ALTA SURVEY
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.1A	SITE PLAN - EXISTING STRUCTURES AND BUILDINGS
A1.2	SITE DETAILS
A2.1	UNIT PLANS
A2.2	UNIT PLAN
A3.1	COMMUNITY & COMMON AREAS
A4.1A	1ST FLOOR PLAN - COMMUNITY BUILDING A
A4.1B	2ND FLOOR PLAN - COMMUNITY BUILDING A
A4.1C	3RD FLOOR PLAN - COMMUNITY BUILDING A
A4.2	BUILDING ELEVATIONS - COMMUNITY BUILDING A
A4.2A	COLOR BOARD - COMMUNITY BUILDING A
A4.3	BUILDING A - 3D PERSPECTIVES
A5.1A	1ST FLOOR PLAN - BUILDING B
A5.1B	2ND FLOOR PLAN - BUILDING B
A5.2	BUILDING ELEVATIONS - BUILDING B
A5.2A	COLOR BOARD - BUILDING B
A5.3	BUILDING B - 3D PERSPECTIVES
A6.1A	1ST FLOOR PLAN - BUILDING C
A6.1B	2ND FLOOR PLAN - BUILDING C
A6.2	BUILDING ELEVATIONS - BUILDING C
A6.2A	COLOR BOARD - BUILDING C
A6.3	BUILDING C - 3D PERSPECTIVES
CIVIL	
1	PRELIMINARY GRADING PLAN
2	UTILITY PLAN
LANDSCAPE	
LI	LANDSCAPE PLAN
ELECTRICAL	
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRIC SITE PLAN
E1.02	LUMINAIRE CUTSHEETS

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PROJECT

SUTTER CREEK PSH
APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

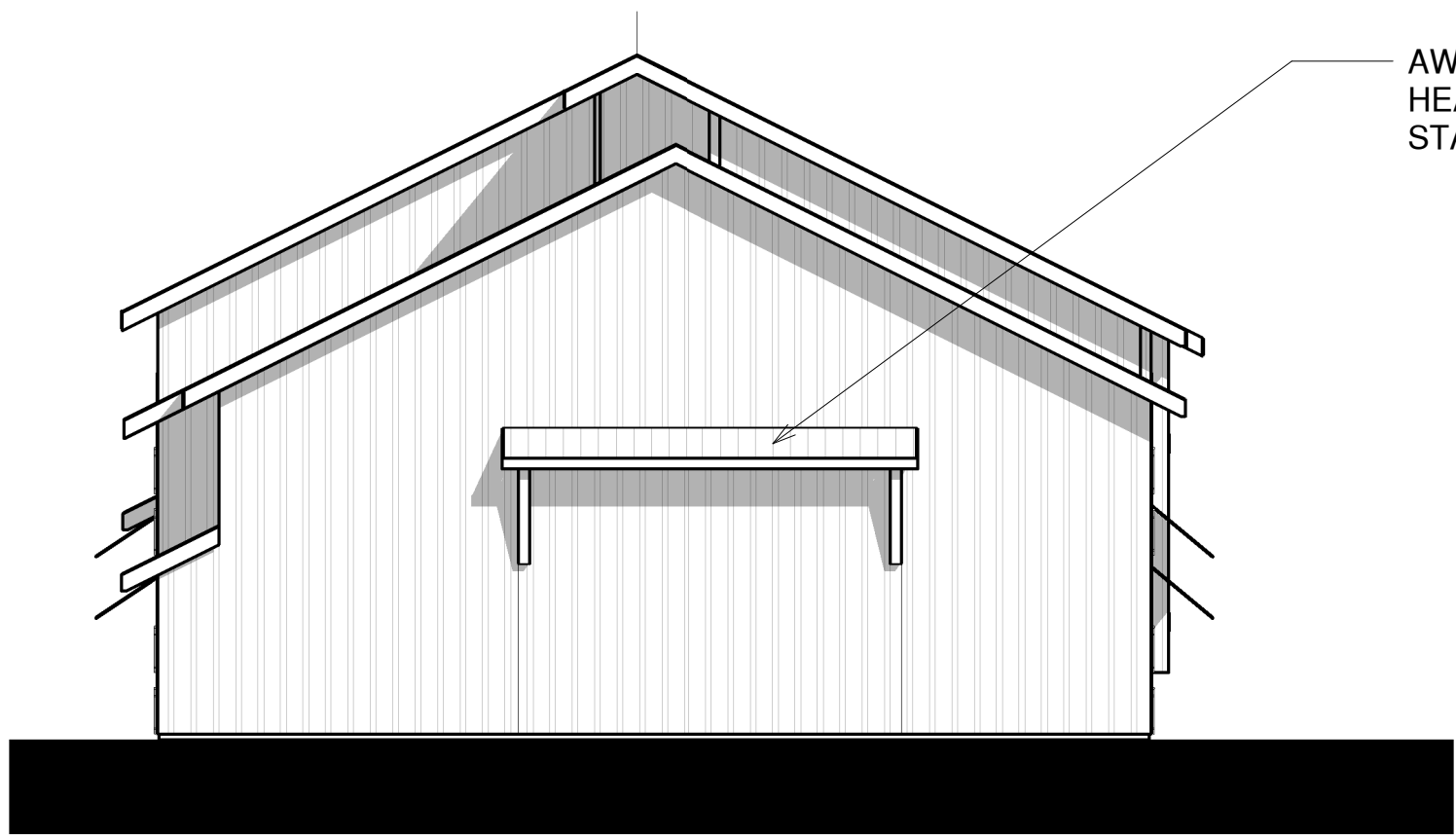
ENTITLEMENT APPLICATION

T1.1

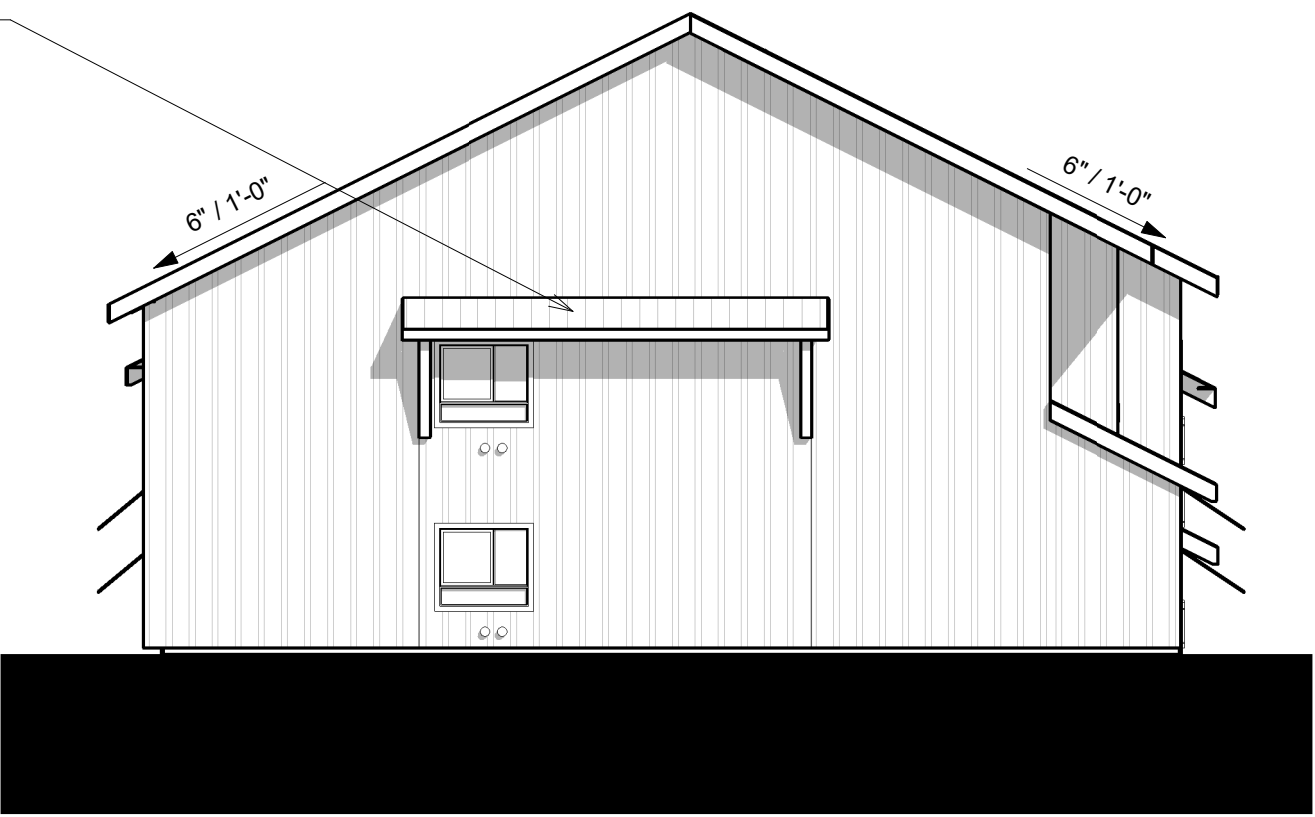
DRAWING SHEET INDEX,
PROJECT DATA, TITLE
SHEET



1 BUILDING C - NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING C - WEST ELEVATION
3/32" = 1'-0"



4 BUILDING C - EAST ELEVATION
3/32" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
3/32" = 1'-0"

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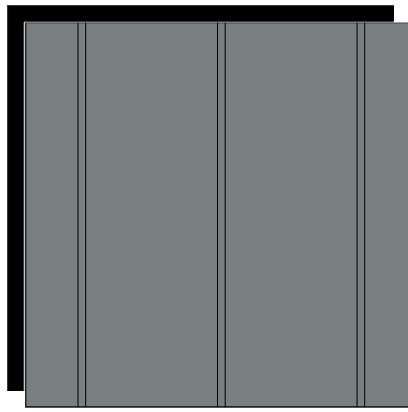
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A6.2

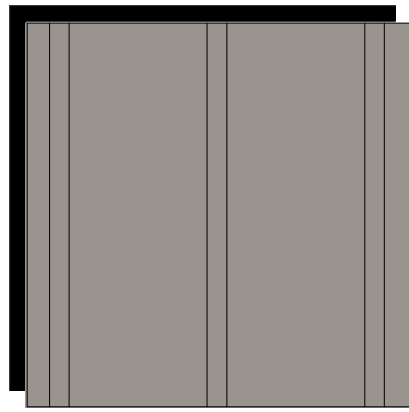
BUILDING ELEVATIONS -
BUILDING C



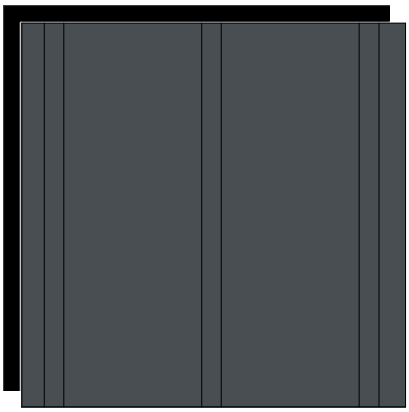
② BUILDING C - FRONT ELEVATION
12" = 1'-0"



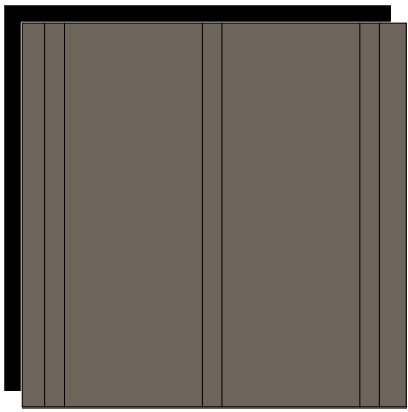
A STANDING SEAM
METAL ROOF PANELS
BEHRIDGE 12" STANDING SEAM
ZINC GREY



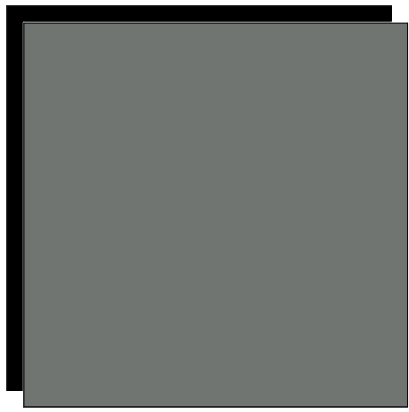
B CEMENTITIOUS BOARD
& BATTEN SIDING
GRAYSTONE (1475)
BENJAMIN MOORE



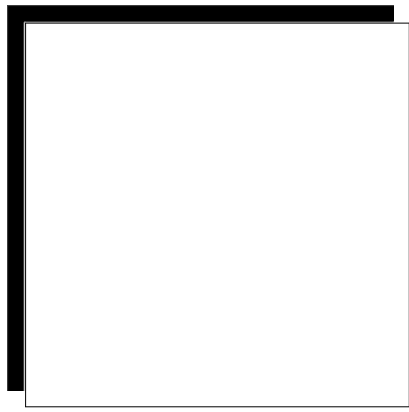
C CEMENTITIOUS BOARD
& BATTEN SIDING
MIDNIGHT BLUE (1638)
BENJAMIN MOORE



D CEMENTITIOUS BOARD
& BATTEN SIDING
DEEP CREEK (1477)
BENJAMIN MOORE



E TRIM, FASCIA,
METAL RAILINGS
GRAY GARDENS (CSP-55)
BENJAMIN MOORE



F WINDOWS, DOORS,
STOREFRONT
WHITE

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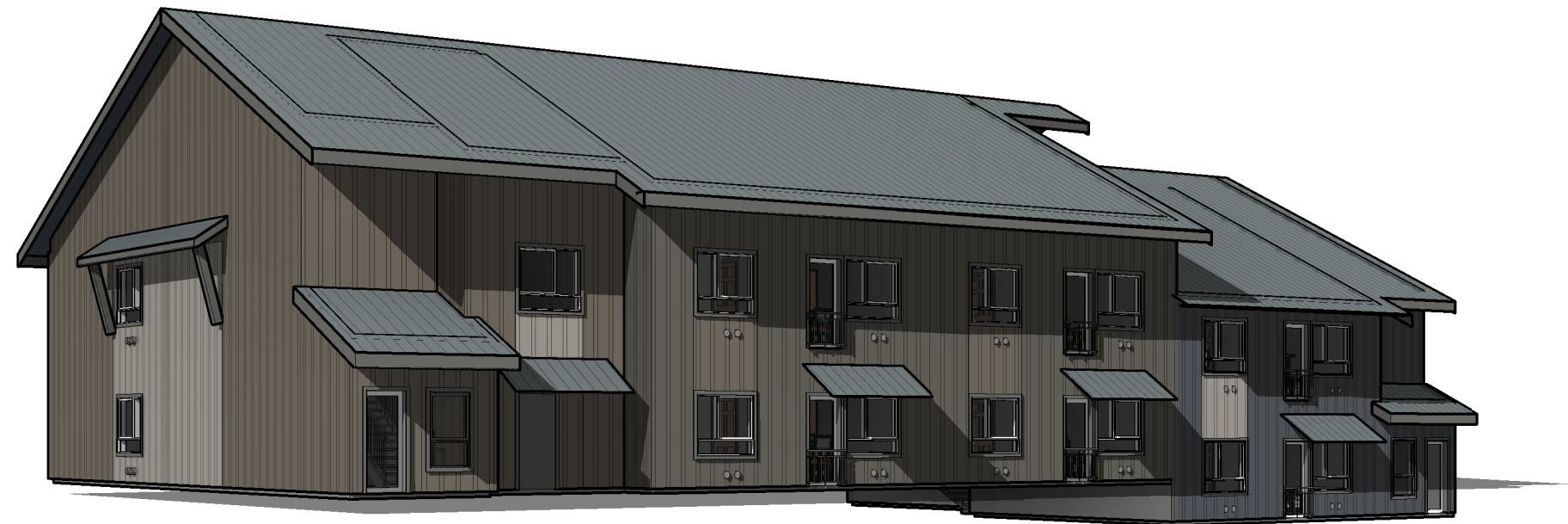
**SUTTER CREEK PSH
APARTMENTS**

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

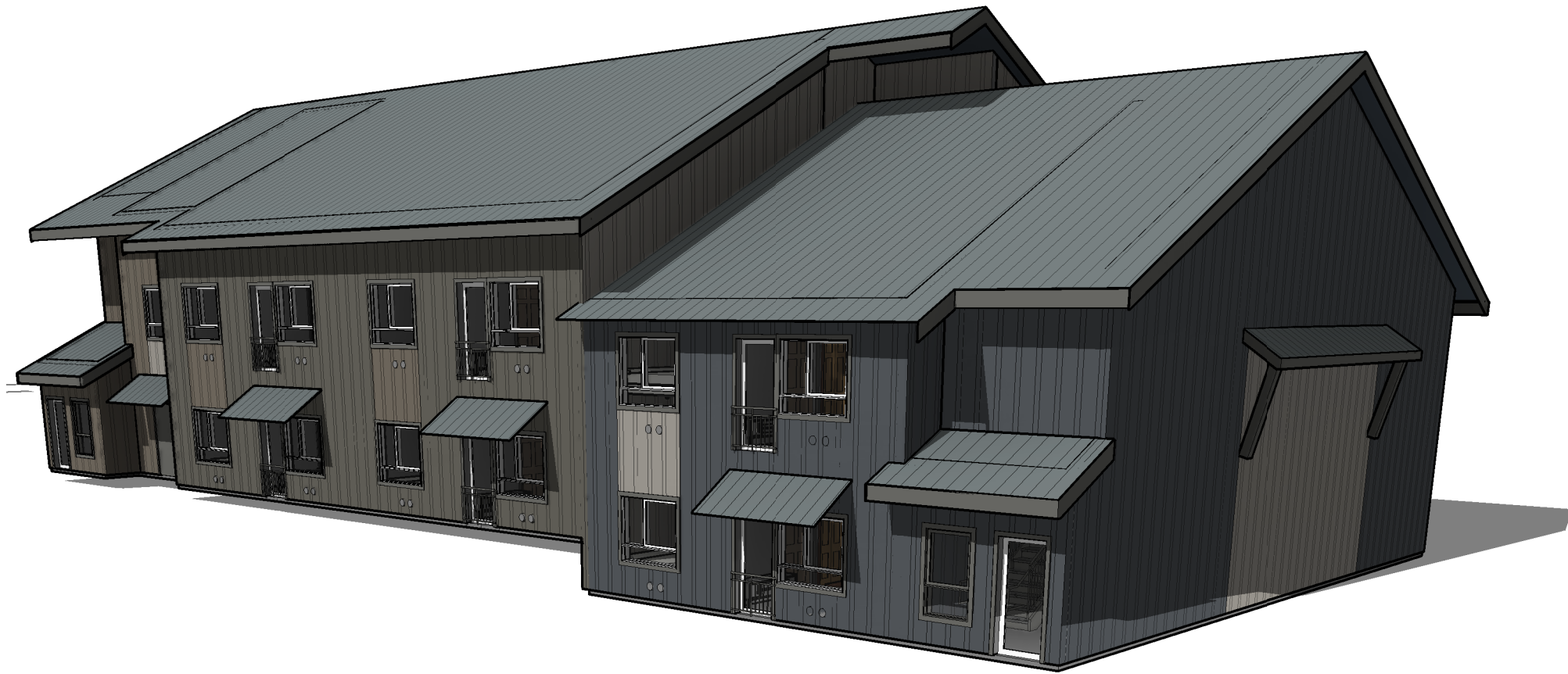
ENTITLEMENT APPLICATION

A6.2A

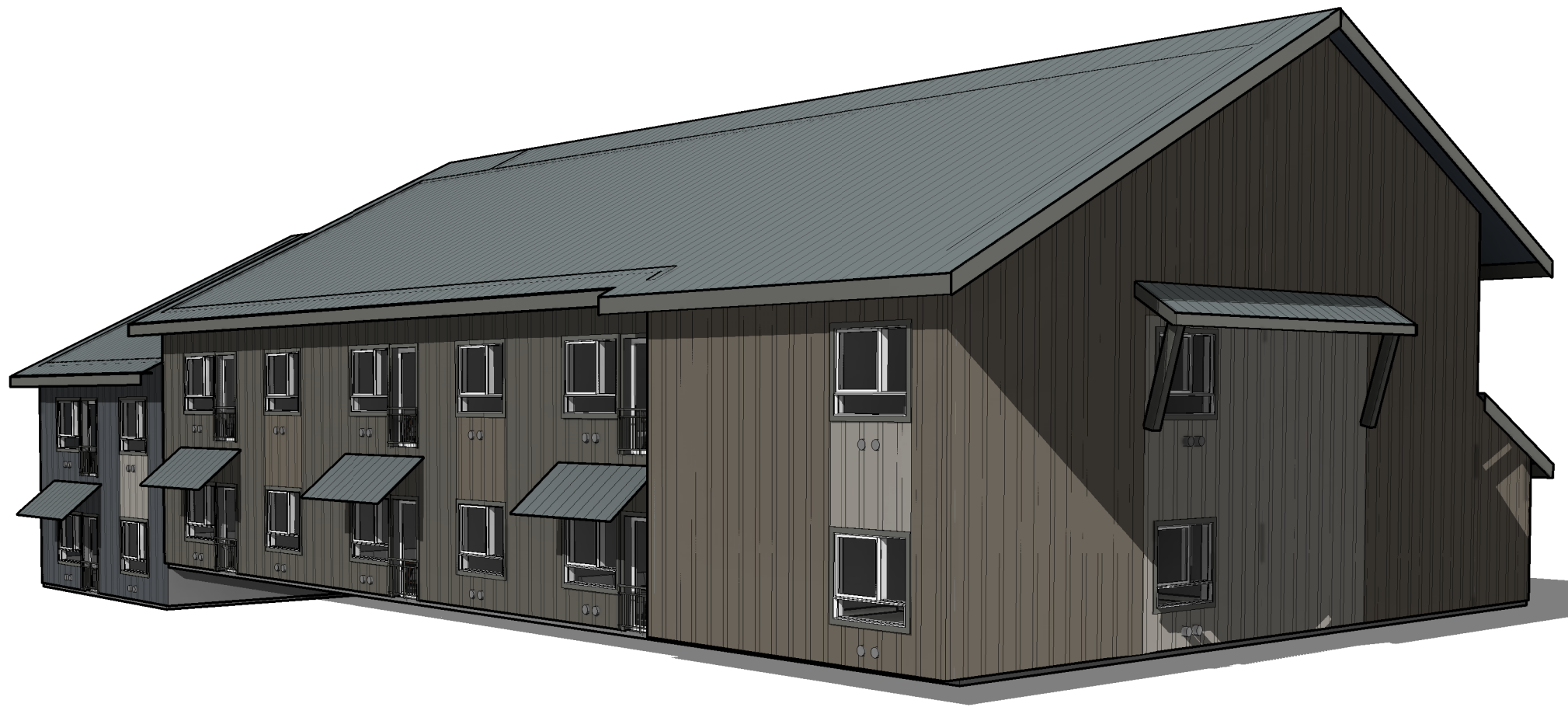
COLOR BOARD - BUILDING
C



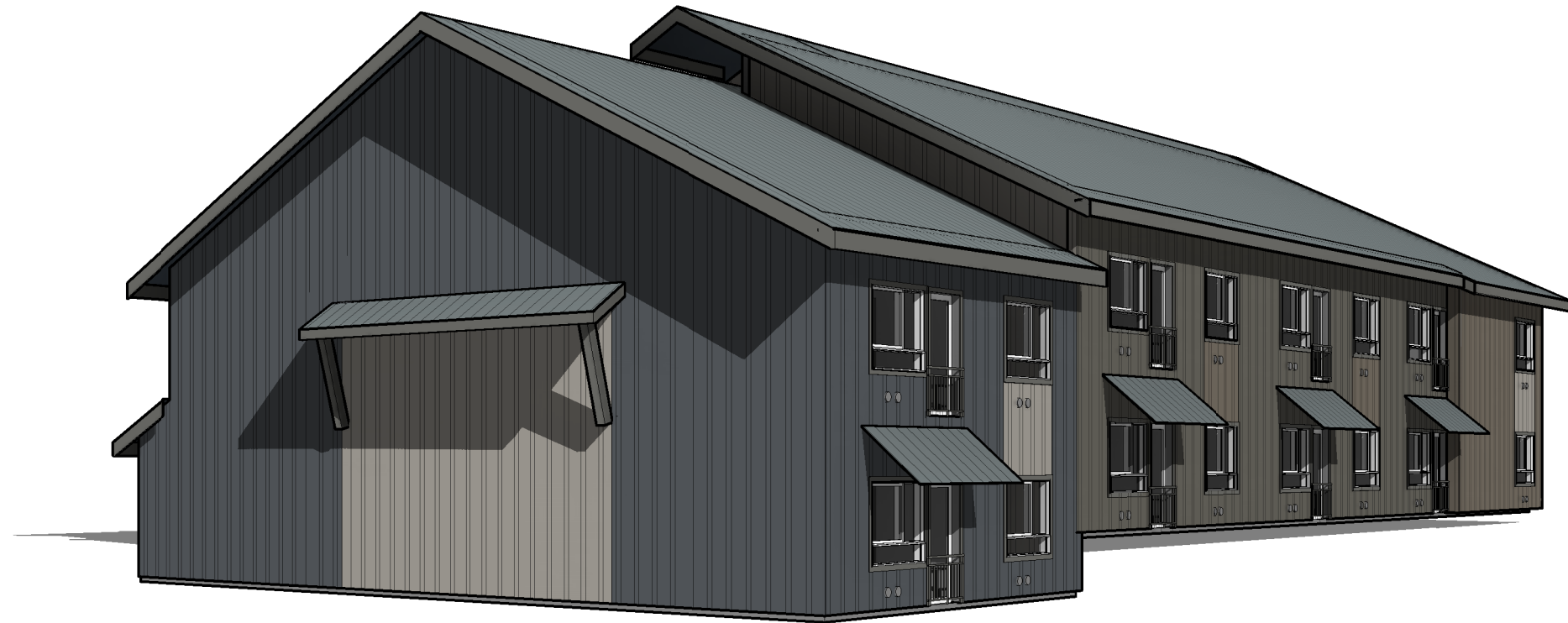
1 BUILDING C FROM NORTHEAST



2 BUILDING C FROM NORTHWEST



3 BUILDING C FROM SOUTHEAST



4 BUILDING C FROM SOUTHWEST

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SUTTER CREEK PSH
APARTMENTS

BOWERS ROAD & VALLEY VIEW WAY SUTTER CREEK, CA

ENTITLEMENT APPLICATION

A6.3

BUILDING C - 3D
PERSPECTIVES