

**PLANNING COMMISSION AGENDA  
MONDAY, FEBRUARY 12, 2024  
6:00 P.M.**

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

Join Zoom Meeting

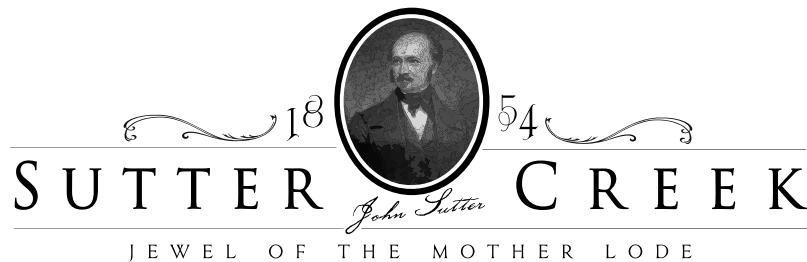
<https://us02web.zoom.us/j/9568520224>

Dial by phone: 301-715-8592 / Meeting ID: 956 852 0224

*\*Public comment will not be taken from Zoom.\**

- 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 January 8, 2024.  
*Recommendation: Approval of Minutes.*
  - B. Sign Permit Application: 76 Main St.: Applicant: Goldstein  
*Recommendation: Approval of sign application as submitted*
- 5. PUBLIC HEARINGS**
- A. Vesting Tentative Parcel Map #2917 (APN 180-152-053)
    - 1. Conduct a public hearing and receive public input, and
    - 2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
    - 3. Adopt Resolution 23-24-\* Approving the Vesting Tentative Parcel Map #2917 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Subdivision code 17.16.100

**ADJOURNMENT**



**PLANNING COMMISSION MINUTES**  
**MONDAY, January 8, 2024**  
**6:00 P.M.**

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

Commissioners Present: Baggett, Padilla-Gordon, Ryan and Kirkley

Absent: Macon

Staff Present: Karen Darrow, Erin Ventura and Tom DuBois

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Kirkley led the Pledge of Allegiance

**3. PUBLIC FORUM - None**

**4. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2024**

**M/S Baggett/Padilla-Gordon to nominate Commissioner Kirkley as Chairman for 2024.**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Macon

**MOTION CARRIED**

**M/S Padilla-Gordon/Kirkley to nominate Commissioner Baggett as Vice-Chairman for 2024.**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Macon

**MOTION CARRIED**

**5. 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 December 11, 2023.

*Recommendation: Approval of Minutes.*

B. Sign Permit Application: 30 Ridge Rd.: Applicant: Pump Co.

*Recommendation: Approval of sign application as submitted*

**M/S Ryan/Padilla-Gordon to Approve the Consent Agenda, as presented.**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Macon

**MOTION CARRIED**

**5. ADMINISTRATIVE AGENDA**

- A. ACUSD School Closure/Consolidation Program Project Draft EIR- *discussion*  
Erin Ventura, Contract Planner presented an overview for information only.

**ADJOURNMENT**

The meeting was adjourned at 6:19 p.m.

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Michael Kirkley, Chairman

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Karen Darrow, City Clerk

Date Approved: January 8, 2024

## STAFF REPORT

**TO:** PLANNING COMMISSION  
**MEETING DATE:** FEBRUARY 12, 2024  
**FROM:** ERIN VENTUA, PLANNING CONSULTANT  
**SUBJECT:** SIGN PERMIT APPROVAL  
**76 ¾ MAIN STREET- Salon BeYOUtiful**  
**APN 018-131-006**

### RECOMMENDATION:

Approve the sign permit application for 76 ¾ Main Street (Salon BeYOUtiful), for a double sided (36"x 20") = 5 sq. ft.) 10 sq. ft. sign.

### BACKGROUND:

Chantalle Goldstein submitted an application for a Sign Permit (Exhibit A) for 76 ¾ Main Street, Sutter Creek. This is a new sign that will be placed over the front door. The sign will be hung by chains.

See Table 1 for proposed sign checklist.

**Table 1. Proposed Sign Checklist**

Site	76 ¾ Main Street (018-131-006)
Building Plan	N/A
Lot Size	.07 acres / 3,226 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	45
Sign Preparer	Priscilla Carpenter
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 45 feet	Proposed: 10 sq. ft., Allowed: 16 sq. ft.
	Total Proposed: 10 sq. ft., Allowed: 25 sq. ft.
Property Owner Approval	Yes

**DISCUSSION:**

The sign as presented meets the Code requirements.

<b>Table 2 Sign Specifications</b>				
<b>Sign Type</b>	<b>Measurements</b>	<b>Sq. ft.</b>		<b>Total sq. ft.</b>
Wood sign, natural wood color with white text  Hanging above walkway	36"x 20" =	5 sf	Double sided	10 sf
			Total Square Feet	10 sf

The proposed sign will serve the Salon BeYOUtiful, a business located on Main Street within the Downtown Commercial Zoning District. The business is located in an existing building, which is shared with another business, Sutter Greek. The total square footage of both the signs is 22.5 sf. The double-sided sign will hang from chains over the walkway in front of the business entrance.

**ENVIRONMENTAL:**

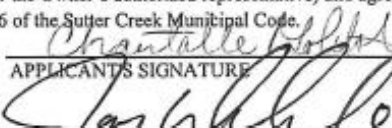

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

**BUDGET IMPACT:**

None.

\* \* \* \*

**EXHIBIT A**  
**76 3/4 MAIN STREET SIGN APPLICATION**

<b>City of Sutter Creek</b> 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		RECEIVED: <u>1/22/24</u> FEE PAID: <u>\$100</u> CC# <u>2563</u>
<b>Submission Requirements</b>		
1- Application* 2- Map* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) <i>*All documentaion must be submitted via the application portal on the City website</i>		
<b>SIGN PERMIT APPLICATION</b>		
Page 1 of 9		
<b>Project Applicant:</b> <u>Chantalle Goldstein</u>		
<b>Project Address:</b> <u>76 3/4 main St. Sutter Creek, ca 95685</u>		
<b>Phone:</b> <u>209-304-7620</u>		<b>Email:</b> <u>Channiegold@hotmail.com</u>
<b>APN:</b> _____		Is this located in the Historic District? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <small>If yes, please see 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"/>
<b>Property Owner:</b>		
<b>Name:</b> <u>Jay Michele</u>		<b>Phone:</b> <u>209.256.3658</u>
<b>Mailing Address:</b> <u>75 main St.</u>		<b>Email:</b> <u>addarttoyourlife@gmail.com</u>
<b>City:</b> <u>Sutter Creek</u> <b>State:</b> <u>ca</u>		<b>Zip:</b> <u>95685</u>
Is this person the project contact? If not, please specify who the contact person is.		
<b>Name:</b> <u>Chantalle Goldstein</u>		
<b>Mailing Address:</b> <u>76 3/4 main St. Sutter Creek ca 95685</u>		
<b>Phone:</b> <u>209-304-7620</u>		<b>Email:</b> <u>Channiegold@hotmail.com</u>
<b>SIGNS TO BE PREPARED BY:</b> <u>Priscilla d Heart &amp; Soul</u>		
<b>BUILDING FRONTAGE @ PRIMARY ENTRANCE:</b> _____ <b>in LINEAL FEET</b>		
<b>EXISTING SIGNS:</b> TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)		
<b>PROPOSED SIGNS:</b> FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)		
<input type="checkbox"/> Sign design: _____ (Attached lettering and graphics, drawn to scale)	<input type="checkbox"/> Type of Materials to be used: <u>wood with white lettering</u> (briefly describe)	
<input type="checkbox"/> Total signage requested: <u>20" h x 36" w</u> Sq.Ft.	<input type="checkbox"/> Method of attachment: <u>chains</u>	
<input type="checkbox"/> Total allowable signage: _____ Sq.Ft. (Per Sign Ordinance)	<input type="checkbox"/> Total number of sides: <u>2</u>	
<input type="checkbox"/> Location of sign(s): <u>in front of door</u>	<input type="checkbox"/> Colors: <u>wood with white lettering</u> (Including letters, graphics, & background)	
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'S SIGNATURE		DATE <u>01-19-24</u>
 PROPERTY OWNER SIGNATURE		DATE
<b>PLANNING COMMISSION ACTION:</b>		
APPROVED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	MEETING DATE:

36" W

RECEIVED

JAN 22 2024

City of Sutter Creek

20" h

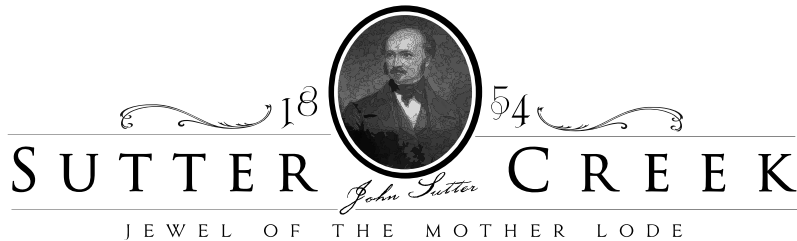
SALON

BeYOUtiful

20" h

X

36" W



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

**MEETING DATE:** February 12, 2024

**FROM:** Erin Ventura, Planning Consultant

**SUBJECT:** Vesting Tentative Parcel Map #2917, 81 Spanish Street, Tom Bottorff (APN 180-152-053)

**RECOMMENDATION:**

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 23-24-\* Approving the Vesting Tentative Parcel Map #2917 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Subdivision code 17.16.100.

**BACKGROUND:**

The Project is located within the City of Sutter Creek, within the Historic District, on the west side of Spanish Street between Amelia Street and Hayden Alley as shown on the location map, Figure 1. The Project is within the General Plan Residential Single Family land use designation and the R-1 zone. The parcel is primarily flat, with Sutter Creek running through the rear portion. There is an existing home on the lot that will remain. (Figure 2). Portions of the lot are within a flood zone per FEMA. The site is surrounded by existing single-family residences.

The applicant is requesting the approval of a Vesting Tentative Parcel Map (Exhibit A) to divide one 0.59-acre (25,700 square feet) parcel zoned and designated R-1/RSF Residential Single Family, into two parcels (See Figure 2) zoned and designated R-1/RSF Residential Single-Family;

- Lot 1 – 0.26 acre (11,325 square feet), 50.34' lot frontage width.
- Lot 2 – 0.33 acre (14,375 square feet), 50.33' lot frontage width

**Table 1. General Analysis.**

Site Location	81 Spanish Street (APN 180-152-053)
Building Plan	N/A
Lot Size	0.59 acres to be split into two parcels: <ul style="list-style-type: none"> <li>• Lot 1 – 0.26 acre (11,325 square feet), 50.34' lot frontage width</li> <li>• Lot 2 – 0.33 acre (14,375 square feet), 50.33' lot frontage width</li> </ul>
General Plan Land Use Designation	RSF – Residential Single Family (no change)
Zoning	R-1 – One Family Dwelling (no change)
Main Street Historic District	No
Historic District	Yes





**Figure 1: Parcel Location Maps**



**Figure 2: Street View of 81 Spanish Street**

## **DISCUSSION:**

### General Plan and Zoning Compliance

The application, as proposed, is consistent with the General Plan Land Use Designation of RSF – Residential Single Family and Zoning designation of R-1. The minimum parcel or lot size is 7,000 square feet (0.16 acre) for lots within the R-1 zoning.

The proposed division of one parcel into two parcels is in compliance with the General Plan and zoning code of the City of Sutter Creek. No amendments are proposed or required for this application.

### Subdivision Code Compliance

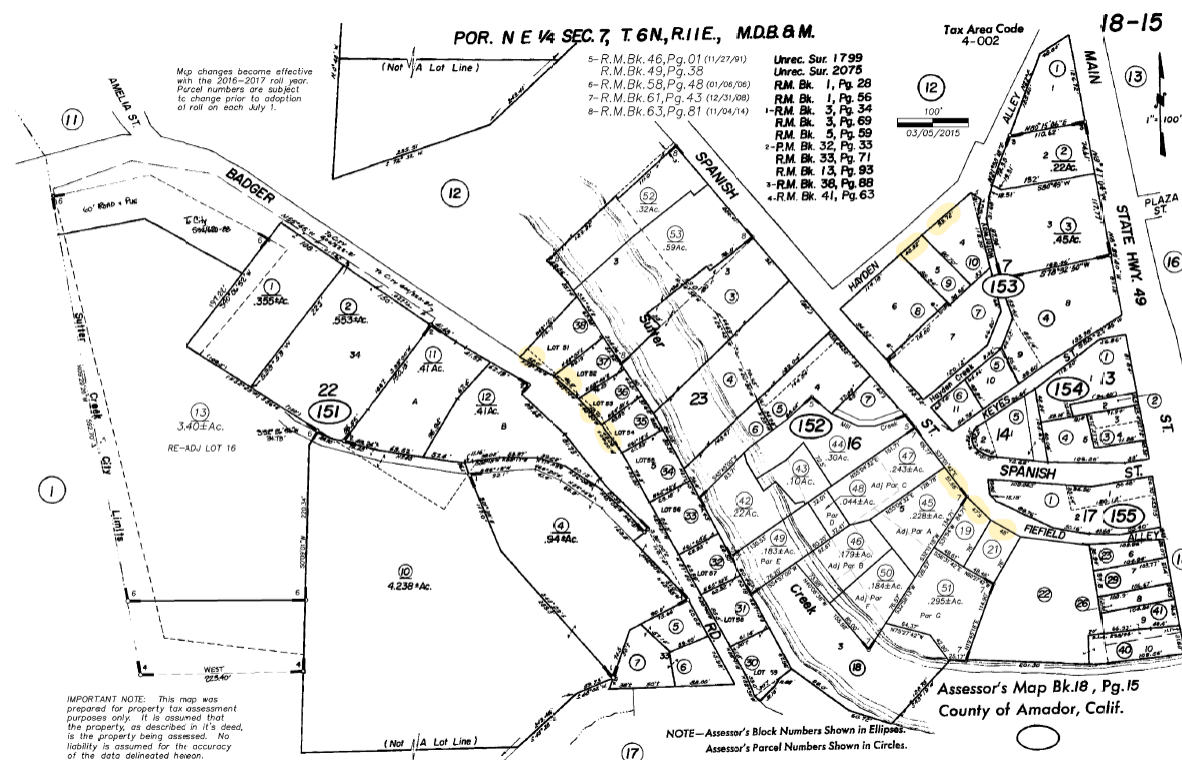
The applicant is requesting an exemption to comply with the Subdivision Code, Section 17.16.100 regarding lot size. Section 17.16.100 states:

#### **“17.16.100 Lots**

A. The design of lots shall be in conformance with Title 18 of this Code. Unless the proposed subdivision is part of a planned development (PD) project, no lot shall have less than sixty feet of street frontage except residential lots on curved or cul-de-sac streets, which may have a minimum street frontage of fifty feet, provided there is a minimum width at the established front yard setback line of sixty feet. The provisions above do not include flag lots.”

The parcel is not located in a cul-de-sac or curved street and the total frontage width of the existing parcel is 100.67 feet. Due to the overall frontage length of the existing parcel, it is not feasible to create two separate parcels and meet the above frontage width requirement of sixty feet, despite the ability to meet the overall square footage requirements. Each proposed lot under the 60-foot frontage requirement. A note on the submitted tentative map indicates, "Design Exception: Frontage widths for Lots 1 and 2 of 50' is consistent with other properties in the neighborhood. Please see map attached with lots highlighted in yellow".

A review of parcels within the neighborhood shows that there are other parcels within the vicinity of the project site that have frontage widths less than 60 feet and are similar to the widths proposed for these three lots. Other nearby lots with frontages less than 60 feet are identified in Figure 3 for reference.



**Figure 3: Lots with frontages less than 60 ft**

Exemptions can only be approved by the City Council after the Planning Commission has reviewed the proposed map and made the following three 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 total street frontage of 100.67 feet will not allow for three lots at 60-foot widths due to the existing dimensions. Allowing a smaller frontage width avoids the creation of a flag lot.

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-1 zone/ RSF land use designation rather than continuing an oversized lot for this designation/zoning.

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 adjacent residences have frontages that are around the same size and configuration. The less than 60-foot frontage requirement which would not be noticeable or detrimental to public welfare or other properties. Adjacent homes on Spanish Street and on nearby streets such have frontages under 60'. The overall minimum square footage of each lot would be met.

A General Plan review was conducted by City staff, and the General Plan policies are met. Conditions of Approval for the Project are attached as Exhibit B.

### **ENVIRONMENTAL:**

Because this project requests an exemption to Subdivision Code Section 17.16.100 which requires 60-foot-wide lot frontages land, it does not qualify for a Categorical Exemption under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. However, the project does qualify for a Categorical Exemption under Section 15332 (Infill) as this parcel is within a developed neighborhood.

### **ENGINEERING REVIEW:**

A field review of this site conducted by the City Engineer's office. Based on the findings from the visit and the review of the submitted application materials the Engineering Department has recommended additional Conditions of Approval which are included within this report.

### **REFERRALS:**

The application package was referred to City staff and affected agencies for review. Comments received back from the affected agencies have been addressed and/or incorporated into the Conditions of Approval.

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

### **FINDINGS:**

1. The proposed split of the property into three 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 RSF 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-1 Zone, which allows a lot split in which the area of the resulting lots is greater than 7,000 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.

Findings per Subdivision Code 17.30.010 to allow lot frontage widths less than 60 feet:

1. 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 total street frontage of 100.67 feet will not allow for two lots at 60-foot widths due to the existing dimensions. Allowing a smaller frontage width avoids the creation of a flag lot.
2. 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-1 zone/RSF land use designation rather than continuing an oversized lot for this designation/zoning.
3. Granting 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 neighboring residences have frontages that are around the same size and configuration, and these sites would be consistent with other lots in the area. The reduced lot frontage would not be noticeable or detrimental to public welfare or other properties. Adjacent homes on Spanish Street and on nearby streets have frontages under 60'. The overall minimum square footage of each lot would be met.

### **CONDITIONS OF APPROVAL:**

All conditions shall be met as appropriate, prior to or concurrent with the recording of a Parcel Map.

1. The Parcel Map shall be in substantial compliance with the Tentative Parcel Map as approved by the Planning Commission and on file at the offices of the City of Sutter Creek.



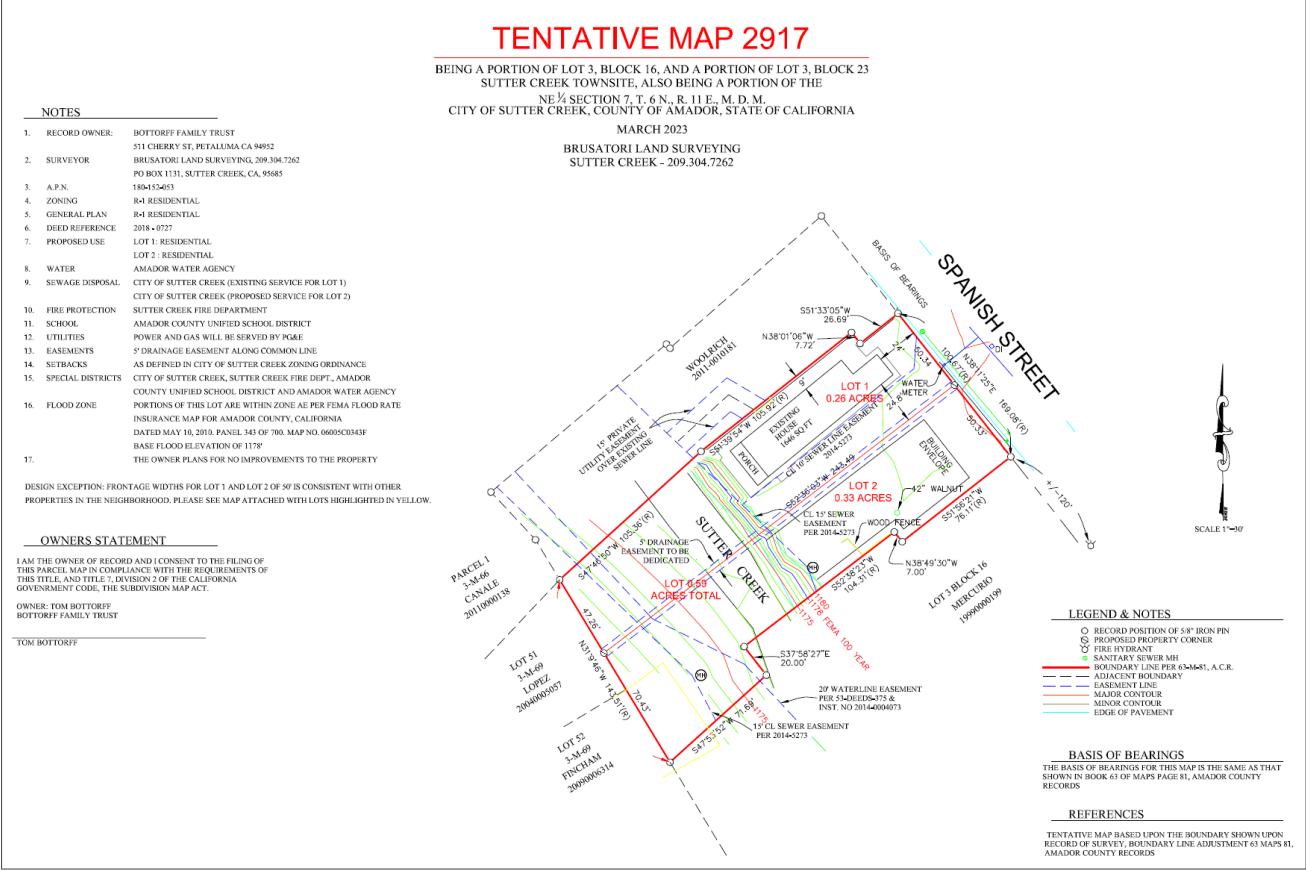
2. Upon approval of the Planning Commission, a Parcel Map shall be prepared and processed in accordance with City Code Chapter 17.22 "Parcel Maps."
3. The Subdivider shall continue to meet the requirements of the City Subdivision Ordinance, Zoning Ordinance, Sign Ordinance, Noise Ordinance, Tree and Landscape Ordinance, and Park Dedication and In Lieu Fee Ordinance, unless otherwise specifically superseded by these Conditions of Approval.
4. The ordinance requirements of the Amador Water Agency shall continue to be met.
5. The Applicant shall obtain a Will Serve letter from AWA prior to the Final Map.
6. Sewer service locations shall be verified by City Public Works staff and field marked.
7. The ordinance requirements of the Sutter Creek Fire District shall continue to be met.
8. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
9. This subdivision shall consist of a maximum of two Residential Single-Family parcels.
10. The Tentative Parcel Map is valid for an initial period of 24-months from the date of approval, with extension requests filed prior to the expiration of the map.
11. The ordinance requirements of the Amador Fire Protection District shall be met by participation in the annexation to the County's Community Facilities District No. 2006-1 for fire protection services.
12. All improvements shall be made to City Improvement Standards.
13. The applicant shall pay to the City all appropriate fees and shall submit to the City grading detail, drainage studies, tree removal plans, and any other documentation required by the City prior to the issuance of development permits.
14. Any structural development on the parcels shall comply with the CBC and Title 24 regulations, as well as demonstrate defensible space.
15. The FEMA 100-year flood limit shall be identified on the map.
16. All easements of record shall be noted on the Parcel Map.
17. A private, 5- foot wide drainage easement should be dedicated down the common lot line between the proposed parcels.
18. Authorization by the City Council for an exception to the requirements of Subdivision section 17.16.100, allowing a lot frontage of less than 60 ft.

**BUDGET IMPACT:**

There is no budget impact directly.

\* \* \* \*

EXHIBIT A  
TENTATIVE PARCEL MAP #2917



**RESOLUTION 23-24-\***

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SUTTER CREEK APPROVING VESTING TENTATIVE PARCEL MAP 2917  
FOR APN 018-294-018 AT 81 SPANISH STREET**

**WHEREAS**, on the Planning Commission of the City of Sutter Creek did on Monday February 12, 2024, hold a public hearing for Vesting Tentative Map 2917 to split APN 180-294-018 into two separate lots to hear public comments regarding the proposed lot split; and

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

**WHEREAS**, the Planning Commission does find the proposal is exempt from environmental review as a Class 153332 Infill under CEQA.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Sutter Creek hereby approves Vesting Tentative Parcel Map 2917 based on the following Findings:

1. The proposed split of the property into three 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 RSF 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-1 Zone, which allows a lot split in which the area of the resulting lots is greater than 7,000 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 the Planning Commission of the City of Sutter Creek recommend that the City Council authorize the Planning Commission to approve Tentative Map 2917 with an exception to lot frontage based on the following findings per Subdivision Code 17.30.010:

1. 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 total street frontage of 100.67 feet will not allow for two lots at 60-foot widths due to the existing dimensions. Allowing a smaller frontage width avoids the creation of a flag lot.
2. 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-1 zone/RSF land use designation rather than continuing an oversized lot for this designation/zoning.
3. Granting 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 neighboring residences have frontages that are around the same size and configuration, and these sites would be consistent with other lots in the area. The reduced lot frontage would not be noticeable or detrimental to public welfare or other properties. Adjacent homes on Spanish Street and on nearby streets have frontages under 60'. The overall minimum square footage of each lot would be met.

**BE IT FURTHER RESOLVED** the Planning Commission hereby approves Vesting Tentative Parcel Map 2917, subject to the following Conditions of Approval. All conditions shall be met as appropriate, prior to or concurrent with the recording of a Parcel Map.

1. The Parcel Map shall be in substantial compliance with the Tentative Parcel Map as approved by the Planning Commission and on file at the offices of the City of Sutter Creek.
2. Upon approval of the Planning Commission, a Parcel Map shall be prepared and processed in accordance with City Code Chapter 17.22 "Parcel Maps."
3. The Subdivider shall continue to meet the requirements of the City Subdivision Ordinance, Zoning Ordinance, Sign Ordinance, Noise Ordinance, Tree and Landscape Ordinance, and Park Dedication and In Lieu Fee Ordinance, unless otherwise specifically superseded by these Conditions of Approval.
4. The ordinance requirements of the Amador Water Agency shall continue to be met.
5. The Applicant shall obtain a Will Serve letter from AWA prior to the Final Map.
6. Sewer service locations shall be verified by City Public Works staff and field marked.
7. The ordinance requirements of the Sutter Creek Fire District shall continue to be met.
8. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
9. This subdivision shall consist of a maximum of two Residential Single-Family parcels.
10. The Tentative Parcel Map is valid for an initial period of 24-months from the date of approval, with extension requests filed prior to the expiration of the map.
11. The ordinance requirements of the Amador Fire Protection District shall be met by participation in the annexation to the County's Community Facilities District No. 2006-1 for fire protection services.
12. All improvements shall be made to City Improvement Standards.
13. The applicant shall pay to the City all appropriate fees and shall submit to the City grading detail, drainage studies, tree removal plans, and any other documentation required by the City prior to the issuance of development permits.
14. Any structural development on the parcels shall comply with the CBC and Title 24 regulations, as well as demonstrate defensible space.
15. The FEMA 100-year flood limit shall be identified on the map.
16. All easements of record shall be noted on the Parcel Map.
17. A private, 5- foot wide drainage easement should be dedicated down the common lot line between the proposed parcels.
18. Authorization by the City Council for an exception to the requirements of Subdivision section 17.16.100, allowing a lot frontage of less than 60 ft.

**PASSED AND ADOPTED** by the Planning Commission of the City of Sutter Creek on Monday the 12th day of February, 2023 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**THE CITY OF SUTTER CREEK**

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**Michael Kirkley, Chairman**

**ATTEST:**

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**Karen Darrow, City Clerk**