



Design Review Committee Meeting Agenda

Monday, June 10, 2024 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek Design Review Committee 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 Committee meeting.

Public Comment will not be taken from Zoom

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

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

1. Call to Order and Establish a Quorum for Regular Meeting

2. Pledge of Allegiance to the Flag

3. Public Forum

Any person may address the Committee regarding matters not on the agenda and within their purview.

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 Committee or the Public.

A. [Special Design Review Committee Minutes of May 17,2024](#)

[Recommendation: Approval of Minutes](#)

5. Design Clearance Applications

A. [170 Amador Road; Applicant: Antonini](#)

[RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.](#)

B. 230 Mill St.; Applicant: Perry

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

C. 83 Badger St.; Applicant: Ponce

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

D. 71 Main St.; Applicant: Violich

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

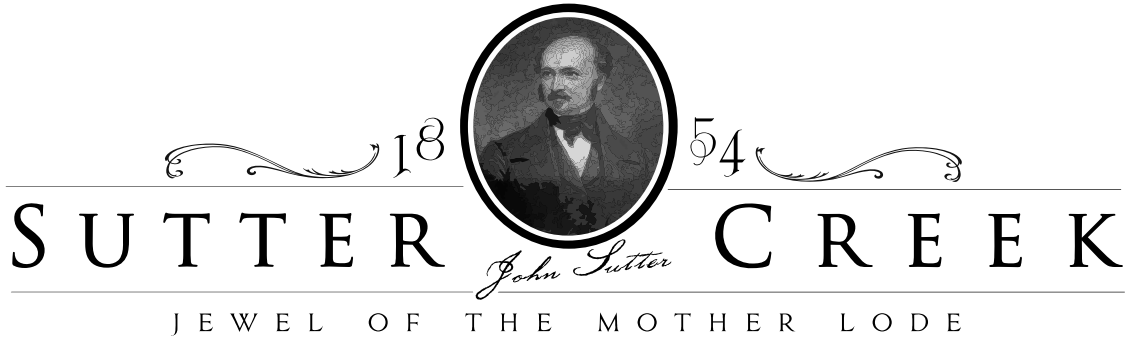
E. 53 Main St.; Applicant: Hotel Sutter

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

F. Corner of Main St. and Gopher Flat- Applicant: City of Sutter Creek

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

6. Adjournment



**MINUTES OF THE DESIGN REVIEW COMMITTEE
May 17, 2024**

Committee Members present:
Baracco (via teleconference) Otto and Peters
Absent: Brown and Neuschwanger
Staff present: Erin Ventura and Karen Darrow

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR THE SPECIAL MEETING-10:00 A.M**
Chairperson Peters called the meeting to order.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC FORUM- None.**
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 Committee or the Public.*

A. Approval of Design Review Committee Minutes of May 13, 2024.

M/S Otto/Baracco to Approve the Design Review Committee Minutes of May 13, 2024, as presented.

AYES: Baracco, Otto and Peters
NOES: None
ABSTAIN: None
ABSENT: Brown and Neuschwanger
MOTION CARRIED

5. **DESIGN CLEARANCE APPLICATIONS**
 - A. 53 Main Street; Applicant: Hotel Sutter
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

Committee member Otto questioned if the ordinance mandates that a structure be required, because he does not interpret section 12.28.050 to require it.

City Planner Erin Ventura explained that they are required to have a barrier if they are serving alcohol.

The Committee members discussed the need for the layout to comply with ADA regulations.

The Committee recommended that the applicant resubmit their application with a drawing to scale that includes measurements showing that the barrier meets ADA requirements.

6. **ADJOURNMENT**
The meeting was adjourned at 10:45 a.m.

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 170 Amador Road - Design Clearance for window replacement
 (APN: 018-061-031)
 Zoning: C-2
 Design Standard District: Historic District
 Applicant: Gwendolyn Scudder
 Owner: Janet Antonini

RECOMMENDATION:

Approve Design Clearance for the installation of replacement windows at 170 Amador Road.

BACKGROUND:

The applicant is proposing to replace the existing windows, like for like, on an existing home:

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	C-2	C-2	Yes	
District:	Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		No	N/A	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The applicant is proposing to replace existing windows on an existing house with like for like. The existing windows are aluminum frame, and they are proposing white vinyl windows.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The existing home does not appear to have any significant historical features. The overall design of the home will not be changing.

Staff recommend that the Design Review Committee approve the proposed application as presented.

City of Sutter Creek
Design Review Application

For Residential Projects
Within the Historic District

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready .pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: _____
TO: DESIGN REVIEW COMMITTEE
FROM: _____

REVIEWED and SUBMITTED BY: _____

Project Address: 170 Amador Rd Sutter Creek CA 95685

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N/?	Recommendations, if any to meet Design Criteria:
1.		Zoning				
2.		District:				
3.		Lot Size:				
4.		Set Back requirements:				
5.		Front				
6.		Side				
7.		Rear				
8.	2.2; 3.5	Siting:				
9.		Lot coverage				
10.	3.0; 3.3.1; 3.3.5;	Are there existing historic features?				
11.		Structure Type				
12.		Max building height				

City of Sutter Creek
 Design Review Application
 For Residential Projects
 Within the Historic District

Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13. 3.3:3.5	Historical Style	National, shotgun, Victorian, or craftsman			
14. 3.5: 3.5.6: 3.5.11	Roof pitch	In new construction, reflect historic style			
15. 3.5: 3.5.6: 3.5.11	Roofing material	Historic style			
16. 3.5: 3.5.2: 3.5.11	Exterior Finish and color scheme				
17. 3.5: 3.5.3: 3.5.11	Siding	Matching historic style			
18. 3.5: 3.5.3: 3.5.11	Doors	Consistent in shape and scale with building's style			
19. 3.5: 3.5.4: 3.5.11	Windows	Replacement windows	Aluminum windows		
20. 3.5: 3.5.7: 3.5.11	Porches	Match the home in historic character	Mingled Tropic like for like Vinal		

City of Sutter Creek
 Design Review Application
 For Residential Projects
 Within the Historic District

Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
21. 3.5; 3.5.8	Lighting				
22. 3.5.9	Existing fencing or rock walls?				
		Match architecturally			
23. 3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas				
24. 3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?				

Other Comments:



Existing:

9 existing windows are aluminum frames and 1 panel sliders of varying sizes.



Proposed:

9 windows replaced with **Milgard vinyl** Trinsic, Title 24 energy efficient compliant windows. 1 panel sliders “like for like”



1 window is a Trapezoid



1 window replaced with vinyl **Milgard** Trinsic Trapezoid

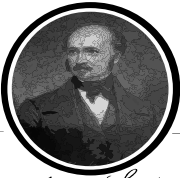


2 panel sliding glass door



4 panel vinyl Milgard Trinsic sliding glass door





 1854
SUTTER CREEK
 JEWEL OF THE MOTHER LODE

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 230 Mill Street - Design Clearance for remodel and addition to existing single-family residence
 (APN: 018-012-501)
 Zoning: R-1
 Design Standard District: Historic District
 Applicant: Chelsea Perry

RECOMMENDATION:

Approve Design Clearance for a remodel and addition to an existing single-family residence in the Historic District.

BACKGROUND:

The applicant, Chelsea Perry, is a remodel and addition to an existing single family residential structure. The existing structure is 612 Sf. The applicant is proposing to add an addition of 792 sf., bringing the total square footage to 1404 sf. with a 160 sf. patio.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	7,000 sf	11,118	yes	
Set Back requirements:				
Front	25'	25'	yes	
Side	5'	18'	yes	
Rear	15'	39'	yes	
Lot coverage	50%	14%	Yes	
Are there existing historic features?		Yes	Yes	The existing home has a Craftsman or National design and will retain the design.
Structure Type	Residential	Residential	Yes	
Max Building height	35 Ft.	16' 6"	--	

DISCUSSION:

The applicant is proposing an interior remodel and addition to an exiting single family residence. The existing residence is described as Craftsman style by the applicant and they are proposing to continue with that style. The addition will match the existing siding on the house and they are proposing to replace the existing metal roof with a new metal roof.

In reviewing of the Design Standards the style of home may be more consistent with the National Style (Page 37).

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District. Both Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0 Historic District Design Standards, apply to this project.

Based on the scope of the project only certain standards apply and have been included in this report.

2.3. General Building Design Standards

2.3.2 Façade Design. The proposed windows and doors are in keeping with the Craftsman/National style of the home. A large front porch will be maintained.

2.3.4 Roofs and Rooflines. The applicant is replacing the existing metal roof.

2.3.8 Additions to Existing Structures. The addition to the existing structure is in keeping with the same style, scale, and proportion. The design of the addition incorporates the design of the existing structure.

2.3.10 Colors. The proposed color is in keeping with the style of the home.

3.2 Objectives

3.3.4 Additions and Alterations to Existing Buildings. The addition to the existing structure is in keeping with the same style, scale, and proportion. The design of the addition incorporates the design of the existing structure.

3.5.2 Exterior Finishes and Color Schemes. The exterior style of the existing structure will be maintained. The applicant is proposing to replace the existing metal roof with a new metal roof.

3.5.3 Doors. The proposed door is in keeping with the Craftsman/National style.

Staff recommend that the Design Review Committee approve the proposed application as presented.

**City of Sutter Creek
Design Review Application
For Residential Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready .pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 4/30/24
 TO: DESIGN REVIEW COMMITTEE
 FROM: Chester Perry
 REVIEWED and SUBMITTED BY: _____

Project Address: 230 Mill St. Sutter Creek

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning				
2.		District:	Historic	Historic		
3.		Lot Size:	N/A			
4.		Set Back requirements:				
5.		Front	25'	25'		
6.		Side	5'	11'-18' 15"-20"		
7.		Rear	10'	39'		
8.	2.2; 3.5	Stings:				
9.		Lot coverage				
10.	3.0; 3.3.1; 3.3.5;	Are there existing historic features?	None	None		
11.		Structure Type	Residential Home	Residential Home		
12.		Max building height	35'	15' 6"	16' 6"	

**City of Sutter Creek
Design Review Application
For Residential Projects
Within the Historic District**

City of Sutter Creek
 Design Review Application
 For Residential Projects
 Within the Historic District

Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13. 3.3;3.5	Historical Style	National, shotgun, Victorian, or craftsman	Craftsman		
14. 3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style	5/12		
15. 3.5; 3.5.6; 3.5.11	Roofing material	Historic style	Metal		
16. 3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme		Green Body White Trim		
17. 3.5; 3.5.3; 3.5.11	Siding	Matching historic style	T111		
18. 3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.	Glass Doors		
19. 3.5; 3.5.4; 3.5.11	Windows		Clear Glass Vinyl		
20. 3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character	Front wood porch with soffit		

**City of Sutter Creek
Design Review Application
For Residential Projects
Within the Historic District**

Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
21. 3.5; 3.5.8	Lighting	Match architecturally			
22. 3.5.9	Existing fencing or rock walks?				
23. 3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas				
24. 3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?				

Other Comments:





Section 5, Item B.

Lat: 38.398454° Zoom

MISCELLANEOUS NOTES:

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN-FLR.
- ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO:
 - A 2x4 CURB WITH A MINIMUM OF 4" ABOVE ROOF PLANE.
 - ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPING. PROVIDE 12 IN. DEADENED LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO:
 - A 2x4 CURB WITH A MINIMUM OF 4" ABOVE ROOF PLANE.
 - ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPING. PROVIDE 12 IN. DEADENED LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO:
 - A 2x4 CURB WITH A MINIMUM OF 4" ABOVE ROOF PLANE.
 - ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER.
 - AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND.
 - PROVIDE BATTERY BACKUP FOR ALL UNITS.
- PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 8 AIR EXCHANGES PER HOUR.
- RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNDO PLANS:

ATTIC	R-38
WALLS	R-21
FLOORS	R-30
- PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.
- PROVIDE SPECIAL INSULATION SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.
- SPECIAL INSULATION QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION.
 - PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSULATION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSULATORS.
 - DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
 - FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
 - DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
- DEFINITIONS
 - CONTINUOUS INSPECTION:** THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
 - PERIODIC INSPECTION:** THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWINGS IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP. APPROVAL OF ENGINEERING CALCULATIONS.
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
 ALL ROOF FRAMING 24" O.C.
 ALL OVERHANGS 24"
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES.
 ROUGH OPENING CAVITIES.
 ATTIC VENTILATION REQUIRED ABOVE HOUSE.
 MIN. SNOW LOAD 20 LBS PER SQUARE FOOT.
 WINDS: HEADS: 6X12 UNLESS NOTED
 ROOF TRUSS MANUFACTURER: _____

CARPENTRY:

SAW/LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAW/LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE DF-#2 OR BETTER, ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HH OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1, OR IRC TABLE R602.3(1).
 PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED PANELS SHALL BE APARATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS, ALLOW 18" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
 ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).
 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 86, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AITC 117. EACH MEMBER SHALL BEAR AN AITC OR AP/PS/86 IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TERMINUS IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW.

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBQ APPROVED.

LUMBER SPECIES:
 A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
 B. EXPOSED ARCH SEAMS TO BE DF-#1 OR BETTER
 C. SILLS, PLATES, BLOCKING, AND BRIDGING TO BE DF-#2
 D. ALL STUDS TO BE DF-#2 OR BETTER.
 E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 5/8" CDX INT-APA RATED 3216.
 WALL SHEATHING SHALL BE 5/8" INT-APA RATED 3216 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" 1 & G INT-APA RATED OSB.
 F. 1" JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR ENGINEER APPROVED EQUAL.
 G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

EROSION CONTROL NOTES:

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURERS RECOMMENDATION F HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
- DISPERSSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

FLOOR FRAMING & TRUSS NOTES:

FLOOR SHEATHING SHALL BE 3/4" T&G GLUE & SCREW 6/10. SHEAT REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
 TRUSSES SPACED AT 24" O.C.
 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
 DEFLECTION MEETS L480 LIVE AND L360 TOTAL LOAD.
 FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.
 FLOOR TRUSS MANUFACTURER: 807 OR EQUAL.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 INTERIOR DOORS SHALL BE PAINTED, UNLESS NOTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS BETWEEN INSIDE AND LIVING AREA SHALL BE "3-4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.
 EXTERIOR DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
 GATEWAY DOORS TO BE SECTIONAL. OVERHEAD DOORS
WINDOWS TO HAVE EXTERIOR PANE TEMPERED.

GENERAL NOTES:

- OWNER SHALL BE RESPONSIBLE FOR ALL FEES, TAXES, ASSESSMENTS, AND OBTAIN ALL PERMITS.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND BE VERIFIED ON THE PROJECT.
 - ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST CRC, CBC, CMC, CPC, CEC, CRC, CALIFORNIA ENERGY CODE (TITLE 24) CALIFORNIA CODES, CALIF. GREEN BLD. STANDARDS CODE AS AMENDED BY THE STATE OF CALIFORNIA, LATEST CALIFORNIA RESIDENTIAL CODES, CITY AND COUNTY OF AMADOR MUNICIPAL CODES, REGULATIONS AND ORDINANCES.
 - THIS PROJECT SHALL COMPLY WITH LATEST CRC SECTION R324 AND SEC. 1.21 OF THE AMADOR COUNTY MUNICIPAL CODE FOR RECYCLING AND DIVERSION OF CONSTRUCTION AND DEMOLITION DEBRIS.
 - THIS PROJECT SHALL COMPLY WITH THE LATEST CRC SECTION R321 FOR MATERIAL AND CONSTRUCTION METHODS FOR EXTERIOR WALL FIRE EXPOSURE.
 - ALL WORK SHALL BE OF THE FINEST QUALITY, PERFORMED IN A WORKMANLIKE MANNER, IN FULL COMPLIANCE WITH ACCEPTED BUILDING PRACTICES.
 - ALL FIXTURES, APPLIANCES, MATERIAL, FINISHES, AND OTHER ITEMS NOT SPECIFIED BY MFG. MODEL NUMBER SHALL BE SELECTED AND APPROVED BY OWNER.
 - ALL MATERIAL AND FIXTURES SHALL BE INSTALLED ACCORDING TO MFG. SPECS.
 - INSULATION SHALL MEET CEC STANDARDS.
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY UBC. PRIMARY POWER SHALL BE COMMERCIAL SOURCE WITH BATTERY BACKUP.
 - WINDOWS ARE TO MILGARD LOW E OR EQUAL.
 - INSULATION - R-30 CEILINGS, R-21 WALLS.
 - GENERAL LIGHTING BRANCH CIRCUITS (NOTE) SEE LATEST NEC CODES.
 - FAUCETS SHALL BE LOW FLOW, AND BE EQUIPPED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE THERMOSTATIC MIXING TYPE. (ANTI-SCALD) PER 2000 UPC.
 - WATER HEATER SHALL BE ELECTRIC QUICK RECOVERY.
 - INSULATE ALL HOT WATER LINES AND RECIRCULATING LINES.
 - ALL HOSE BIBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOW PREVENT DEVICE.
 - ALL EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS.
- SPECIAL NOTES:
 01. INSULATION - WALLS R-21 CEILINGS R-30
 02. EXTERIOR WALLS 2X6 UNLESS NOTED
 03. ALL CONCRETE TO HAVE A MIN. OF 28 DAYS COMPRESSIVE STRENGTH OF 2000 PSI
 04. FOOTINGS TO BE PLACED IN UNDISTURBED SOIL.
 05. ALL ROOF AND SURFACE DRAINS TO DRAIN AWAY FROM FOOTINGS.
 06. LAF REINFORCING BARS A MIN. OF 40 DIA. STAGGER LAPS A MIN. OF 24".
 07. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED D.F.
 08. ALL ROUGH HARDWARE SHALL BE SIMPSON OR EQ.
 09. ANCHOR BOLTS SHALL BE 1/2" X 10" EMBEDDED IN THE CONCRETE MIN. OF 1" X 3" Ø ANCHERS.
 10. PROVIDE ATTIC VENTILATION AS PER LATEST U.B.C. USE OHAGEN OR EQUAL ROOF VENTS, LOW PROFILE MIN. 5 RISE AND 3 LOW.
 11. USE MILGARD LOW E OR EQUAL FOR ALL WINDOWS & SLIDERS ELECTRICAL:
 01. ALL 1520 AMP CIRCUITS NEED TO BE AFCI PROTECTED EXCEPT BATHROOMS AND GARAGES. CEC 210.12
 02. ONE LIGHT IN LAUNDRY, GARAGE, BATHROOMS AND UTILITY ROOMS NEED TO BE ON VAGANCY SENSOR. CENG 150 K2 (J)
 03. EXTERIOR LIGHTS NEED TO BE ON ENERGY MANAGEMENT SYSTEM. CENG 150 K3 (A)
 04. ALL BATHROOM EXHAUST FANS NEED TO BE ON HUMIDITY SENSORS. CGBSC 4.506
 05. INDOOR AIR QUALITY FAN TO BE A MIN OF (3) CFM PER ENERGY REPORT.
 06. FUTURE ELECTRICAL VEHICLE OUTLET/CONDUIT BREAKER SPACE FOR 240V/40A LABEL TO BE PROVIDED. CGBSC 5.106.5.3.1
 07. ALL KITCHEN COUNTER TOP RECEPTACLES, PLUS ANY WITHIN 6' OF SINKS, INCLUDING UNDER CABINET TO BE GFCI PROTECTED. CEC 210.8 (6&7)
 08. MINIMUM OF TWO EXTERIOR OUTLETS FOR PORCH AND DECKS, GFCI PROTECTED WITH W/P COVERS. CEC 210.8 (3)
 09. ALL 1520 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT. CEC 406.12
 10. PROVIDE A CARBON MONOXIDE SMOKE DETECTOR WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS. CRCR 314/315

Drafting & Design by
 Rosi R. Butler
 Tel: 209-691-7597
 e-mail: rrb1944@valcamo.net

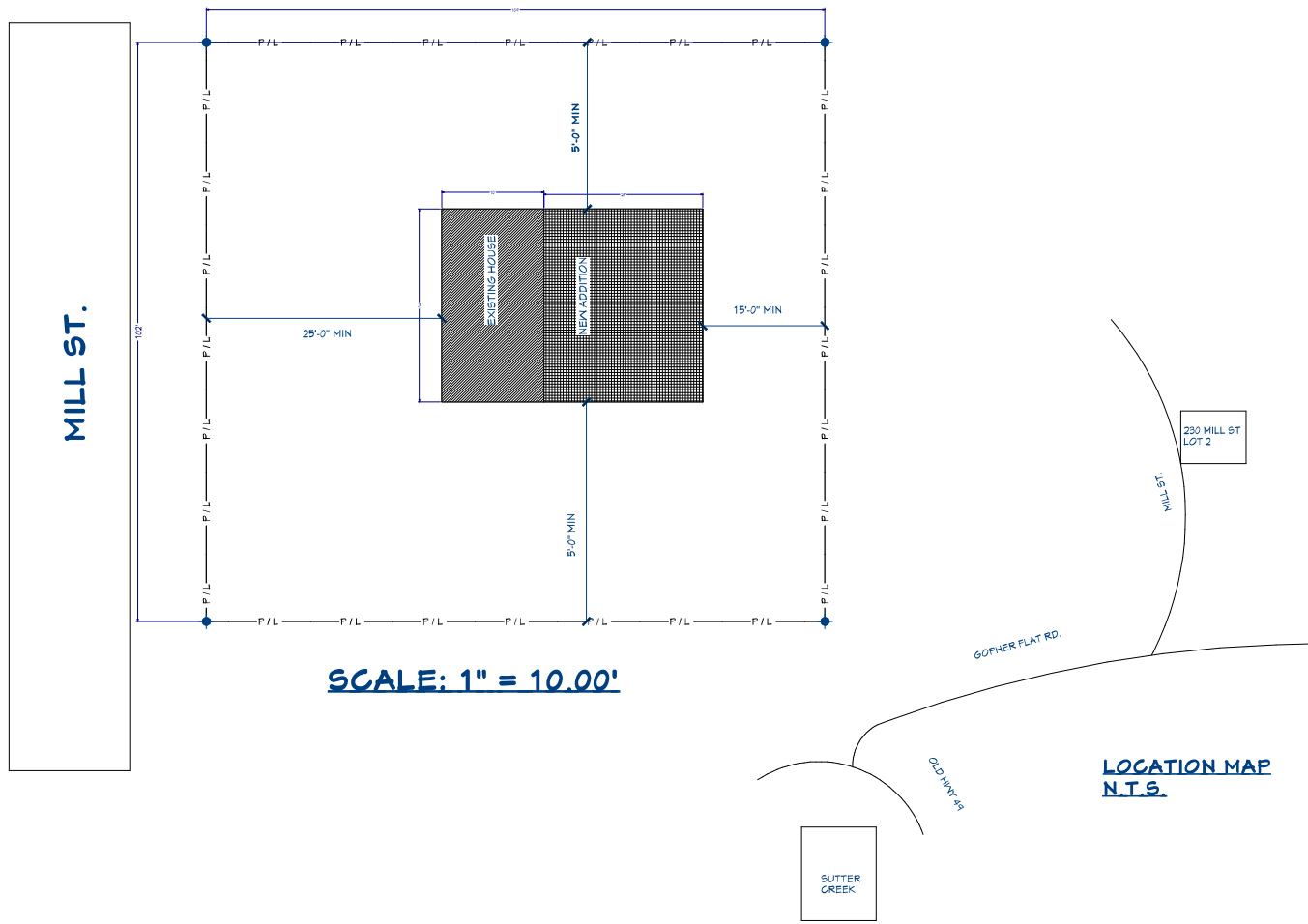
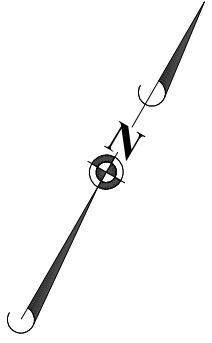
Owners: John & Chelsea Perry
 Address: 230 Mill St
 City - Sutter Creek Ca. 95605
 Tel - 1-209-256-3655

CUSTOM REMODEL & ADDITION

INFORMATION SHEET

- SHT. 1 INFORMATION SHEET
- SHT. 2 PLOT PLAN
- SHT. 3 FOUNDATION / FLOOR PLAN
- SHT. 4 ROOF PLAN
- SHT. 5 ELECTRICAL PLAN
- SHT. 6 ELEVATIONS
- SHT. 7 SECTION A / DETAILS

DATE:
 2/15/2024
 SCALE:
 SHEET:
 1



SCALE: 1" = 10.00'

LOCATION MAP N.T.S.

Drafting & design by
Ravi R. Butler
Tel: 209-481-7597
e-mail: rrb1441@volcano.net

Owners- John & Chelise Perry
Address- 230 Mill St
City - Sutter Creek Ca. 95605
Tel - 1-209-256-3655

CUSTOM REMODEL
& ADDITION

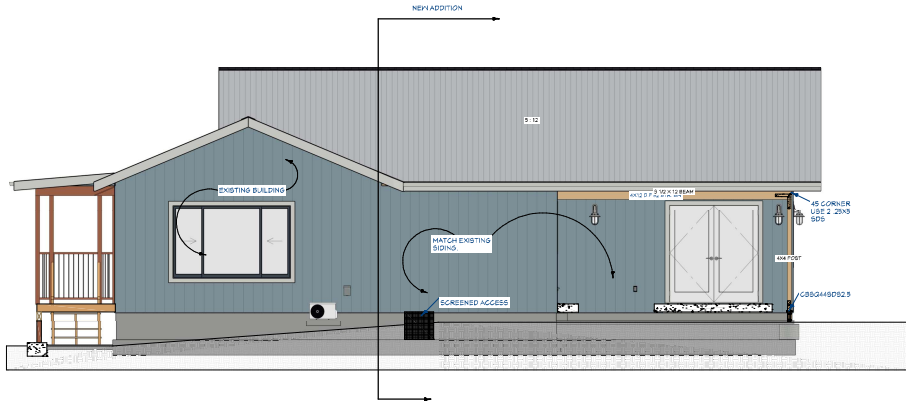
PLOT PLAN

DATE:
2/15/2024

SCALE:

SHEET:

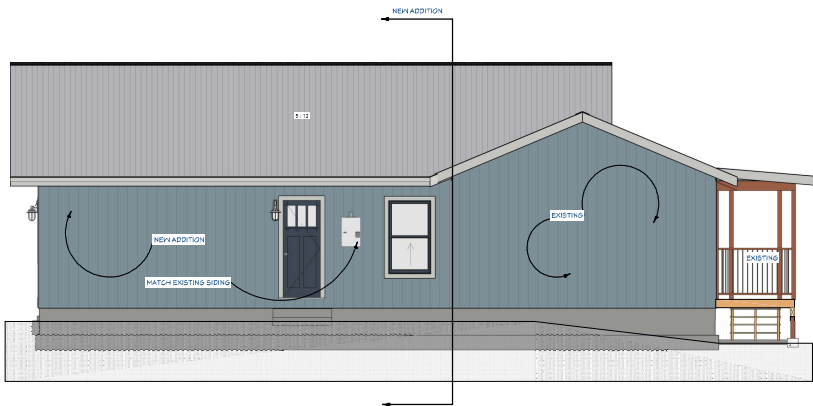
2



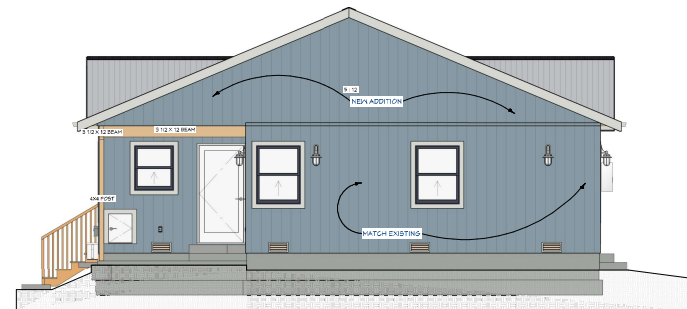
Elevation 1



Elevation 2



Elevation 3



Elevation 4

Drafting & design by
 Raul R. Butler
 Tel: 209-481-7597
 e-mail: rrb1441@valcamo.net

Owners- John & Chelise Perry
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 Tel - 1-209-256-3655

**CUSTOM REMODEL
 & ADDITION**

ELEVATIONS

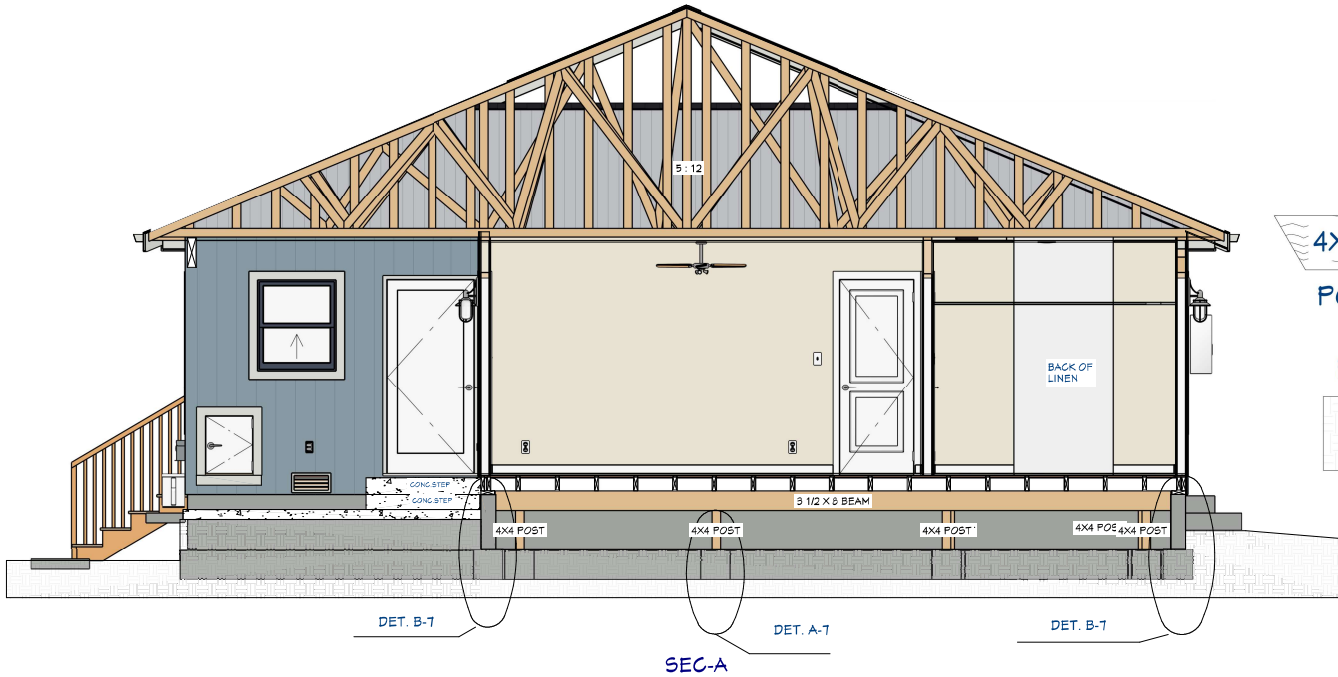
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2/15/2024

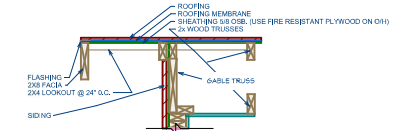
SCALE:

SHEET:

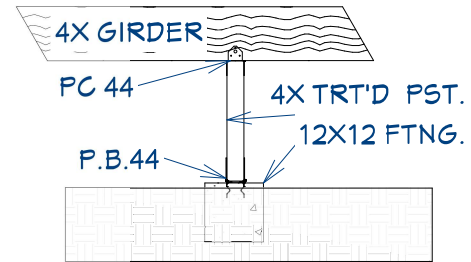
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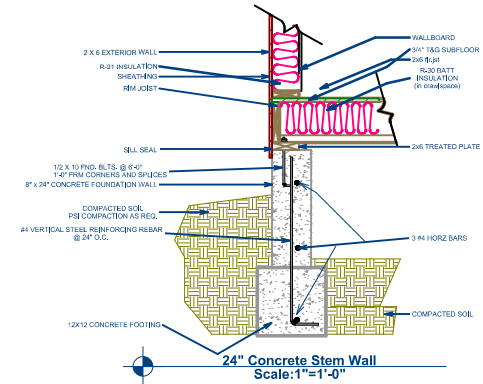
SCALE 1/2" = 1'-0"



Rake Overhang: Supported by Lookouts
SCALE 1" = 1'-0"



PST/BM/FTNG DETAIL
1" = 1'-0"
DETAIL A-7



24" Concrete Stem Wall
Scale: 1" = 1'-0"
DETAIL B-7

Drafting & design by
Ravi R. Butler
Tel: 209-491-7597
e-mail: rrb1441@valcamo.net

Owners- John & Chelise Perry
Address- 230 Mill St
City - Sutter Creek Ca. 95605
Tel - 1-209-256-3655

**CUSTOM REMODEL
& ADDITION**

**SECTIONS
& DETAILS**

DATE:
2/15/2024
SCALE:
SHEET:

7

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 83 Badger Street - Design Clearance for exterior siding
 (APN: 018-152-032)
 Zoning: R-1
 Design Standard District: Historic District
 Applicant: Stark Construction

RECOMMENDATION:

Approve Design Clearance for installation of new siding on an existing single family residence in the Historic District.

BACKGROUND:

The applicant, Stark Construction, is proposing to install new siding on the side and rear portion of an existing house:

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		Yes	Yes	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The applicant is proposing to replace the existing siding on portions of an existing home. will be replaced on the side and rear of the home and painted to match the existing front elevation of the home.

Design Standards

The City’s Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is not proposing to change any of the historic features on the front of the structure.

Victoria Styles. Typically siding on Victorian style homes is horizontal. The applicant is proposing vertical siding on the sides and rear of the property. The front will remain horizontal.

Staff recommend that the Design Review Committee approve the proposed application as presented.

**City of Sutter Creek
Design Review Application**

**For Residential Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 5-13-2024
 TO: DESIGN REVIEW COMMITTEE
 FROM: SARAH CHRISTENSEN

REVIEWED and SUBMITTED BY: _____

Project Address: 83 - Power St Sutter Creek

#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
		Zoning	District:				
1.				2-1	2-1		
2.			Historic				
3.			N/A				
4.			N/A	N/A	N/A		
5.			25'				
6.			5'				
7.			10'				
8.	2.2; 3.5		N/A	N/A	N/A		
9.			Lot coverage				
10.	3.0; 3.3.1;3.3.5;		Are there existing historic features?	N/A	N/A		
11.			Structure Type	Victorian/WArent	"		
12.			Max building height	35'	N/A		

City of Sutter Creek
Design Review Application

For Residential Projects
Within the Historic District

Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
	Historical Style	National, shotgun, Victorian, or craftsman				
13. 3.3;3.5			VICTORIAN CRAFTSMAN	N/A		
14. 3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style	N/A	N/A		
15. 3.5; 3.5.6; 3.5.11	Roofing material	Historic style	NO CHANGE	NO CHANGE		
16. 3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme	MATCH	UPPER VICTORIAN PAINTED ALUMINUM LAP UP-ROOF	UPPER VICTORIAN BOARDS (BATH) PARTITION VICTORIAN BOARDS BATH		
17. 3.5; 3.5.3; 3.5.11	Siding	Matching historic style	N/A	N/A		
18. 3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.	N/A	N/A		
19. 3.5; 3.5.4; 3.5.11	Windows		N/A	N/A		
20. 3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character	N/A	N/A		

* Review

**City of Sutter Creek
Design Review Application**

**For Residential Projects
Within the Historic District**

Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
	Lighting	Match architecturally				
21. 3.5; 3.5.8		Match architecturally	N/A	N/A		
22. 3.5.9	Existing fencing or rock walls?		YES	N/A		
23. 3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		YES	N/A		
24. 3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?		YES	YES		

Other Comments:



83 ROADGE
Street ELEVATION
NO CHANGE
BEAR TO MATCH COLOR



Existing Siding to Remove
83 Pads



Proposed Signage

83 ROADWAY
SOUTH CREEK

Hide Tools

- View
- Layers
- Go To
- Buffer & Shapes
- Legend



Lat: 38.392602° Zoom
Lon: 120.804836° 20

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 71 Main Street- Design Clearance for alterations to railing on an existing building (APN: 018-154-001)
 Zoning: DTC- Downtown Commercial
 Design Standard District: Main Street Historic District
 Applicant: Stark Construction

RECOMMENDATION:

Approve Design Clearance for alterations to existing railings of an existing building within the Main Street Historic District.

BACKGROUND:

The applicant, Stark Construction, is proposing to make modifications to existing railings on an existing building located within the Main Street Historic District:

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	DTC	DTC	Yes	
District:	Main Street Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		Yes	Yes	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The existing wooden railing is in a state of disrepair. The applicant is proposing to redo the railing in the same style as it currently exists and is proposing to add a black metal pole below the decorative railing to increase the overall height of the guard to meet the 2022 California Building Code requirement of 42”.



Design Standards

The City’s Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

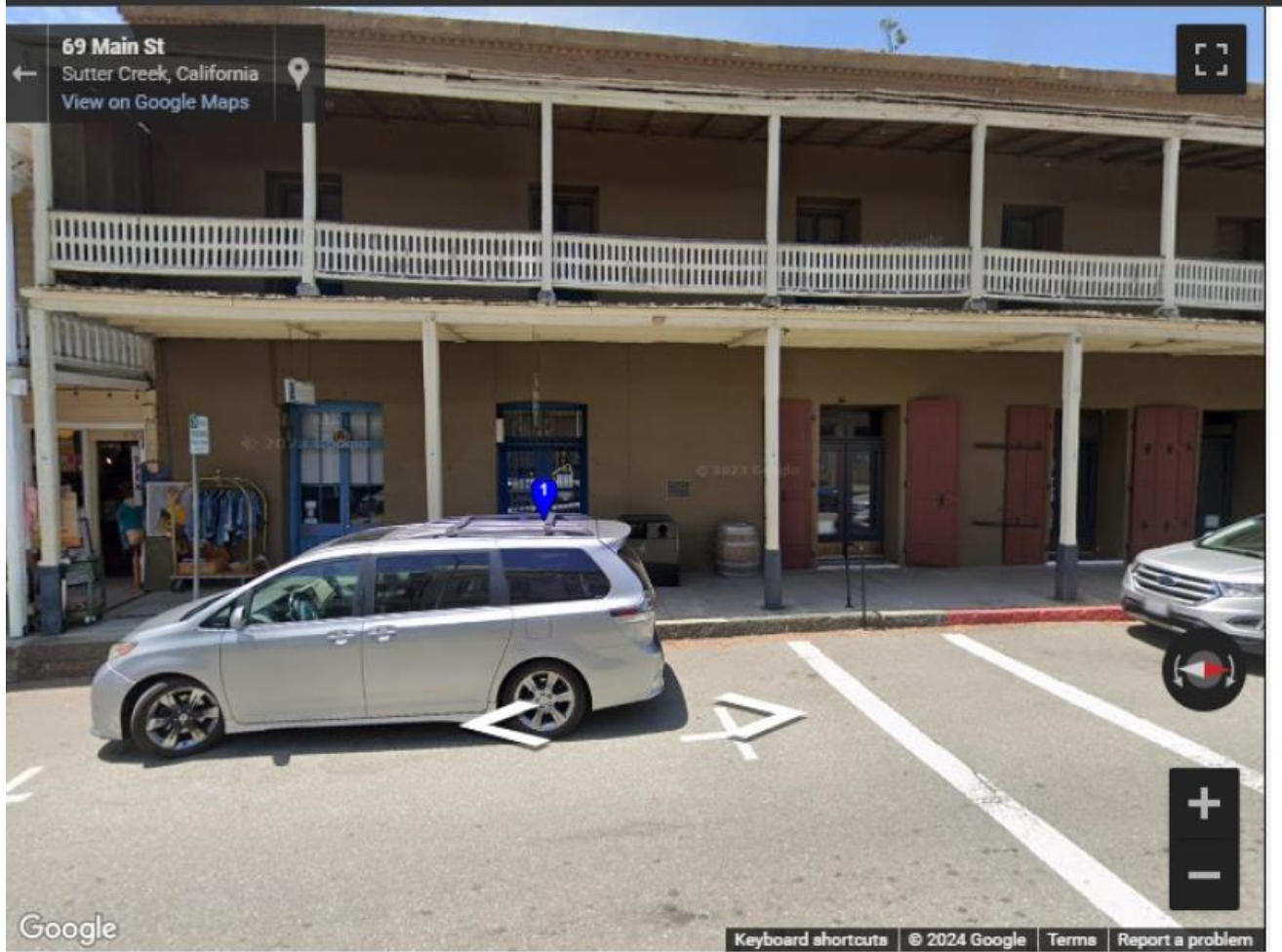
3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is not proposing to change any of the historic features on the front of the building. The addition of the metal pole will not take away from the historical features of the existing railing.

Staff recommend that the Design Review Committee approve the proposed application as presented.

**Figure 1- Front Elevation
71 Main Street**



**City of Sutter Creek
Design Review Application
For Commercial Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready .pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 5/23/2024
 TO: DESIGN REVIEW COMMITTEE
 FROM: Shade Developments
 Project Address: 71 Main St
 REVIEWED and SUBMITTED BY: _____

#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning					
2.		District:	Historic				
3.		Lot Size:	N/A				
4.		Set Back requirements:					
5.		Front	25'				
6.		Side	5'				
7.		Rear	10'				
8.		Stings:					
9.		Lot coverage					
10.		Are there existing historic features?					
11.		Structure Type					
12.		Max Building height	35'				

City of Sutter Creek
 Design Review Application
 For Commercial Projects
 Within the Historic District

#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13.		Roof pitch	In new construction, reflect historic style				
14.		Style	National, shotgun, Victorian, or craftsman				
15.	3.4.2	Exterior Finish and color scheme	Consistent in shape and scale with building's style.				
16.	3.4.3	Doors	Match historic style with panes and trim.				
17.	3.4.4	Windows	Match historic style				
18.	3.4.5	Lighting	Match architecturally				
19.	3.4.6	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone	WOOD	WOOD with IRON PIPE ABOVE TO MEET IBC CODE	YES	
20.	3.4.7	Mechanical Equipment					
21.		Siding	Match historic style				
22.		Roofing material	Match historic style				

**City of Sutter Creek
Design Review Application
For Commercial Projects
Within the Historic District**

23.		Porches	Match the building in historic character					
24.		Does the structure blend as proposed?	<i>Yes</i>					

Other Comments:

71 main st.

018-154-001

Memo

2023-DEC-01
Alter date # 2

Section 5, Item D.

Stark Construction 14 Smalley Ave

Jackson CA 95642

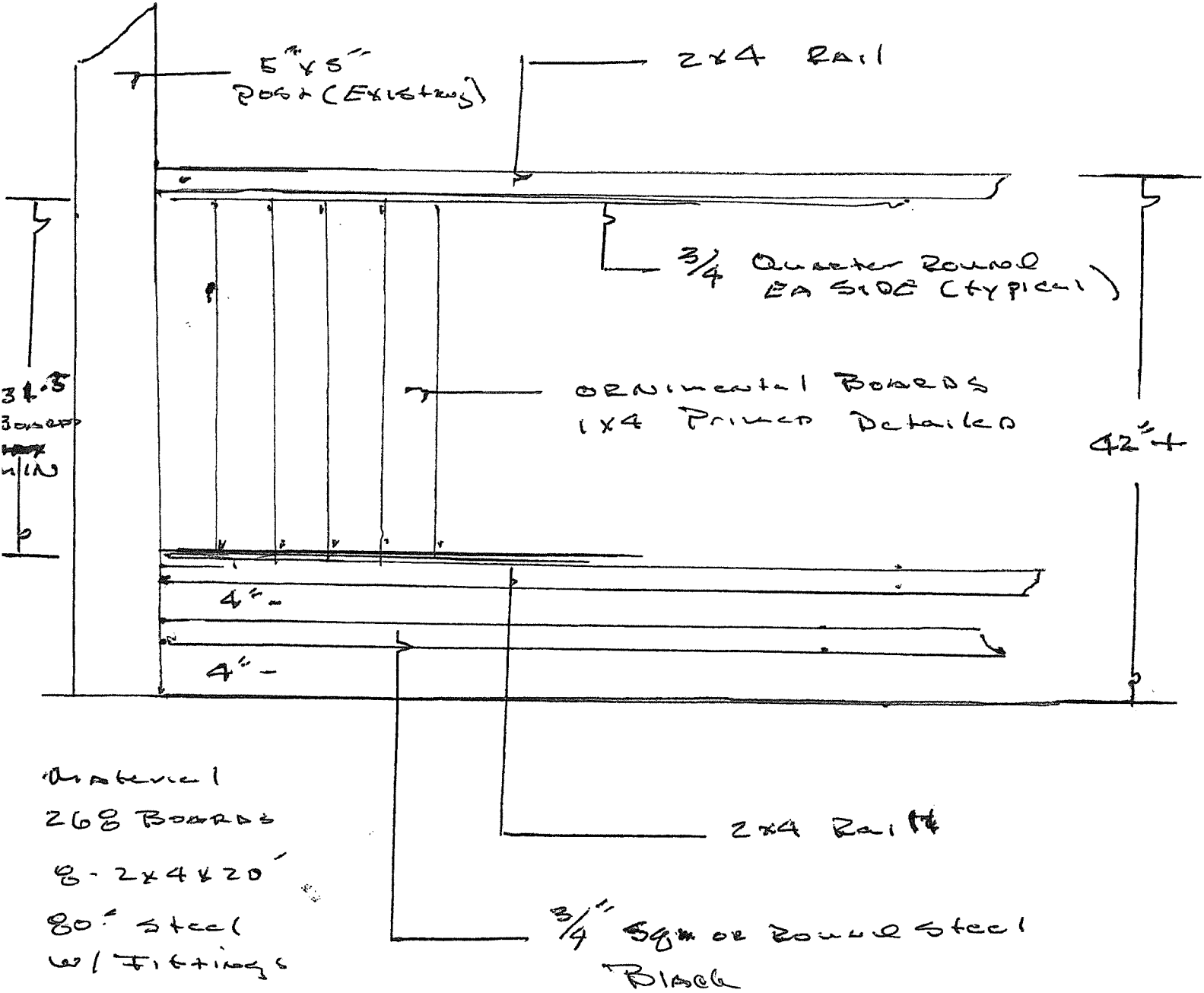
CSLB Lic: 387249

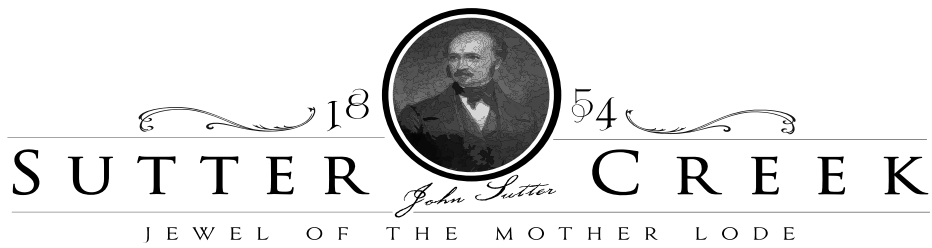
Project Violich/Sorraco

Date: 5/26/24

Initial _____
Date _____

RECEIVED
MAY 28 2024
City of Sutter Creek





DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 53 Main Street (Hotel Sutter)- Design Clearance for the installation of an outdoor seating area
 (APN: 018-155-001)
 Zoning: DTC- Downtown Commercial
 Design Standard District: Main Street Historic District
 Applicant: Rebecca Collins

RECOMMENDATION:

Approve Design Clearance for the installation of decorative railings in front of Hotel Sutter to accommodate outdoor diners.

BACKGROUND:

The applicant, Rebecca Collins, is proposing an outdoor dining space along the front of the existing Hotel Sutter which is located within the Main Street Historic District. A Design Clearance was issued on August 17, 2022, by the Design Review Committee. The applicant never implemented those plans and has revised the outdoor dining plans.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	DTC	DTC	Yes	
District:	Main Street Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		Yes	Yes	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The applicant is requesting Design Clearance to install dark brown powder coated railings on the sidewalk on the front of the building. The proposed project would provide additional capacity for the restaurant and also provide an area for guests to dine outside on the sidewalk. Clearance will be maintained so that people on the sidewalk can still maneuver by. Five (5) feet is required to be maintained as a clear path for those walking on the sidewalk. The Building Department has reviewed the plans and is satisfied with accessibility.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

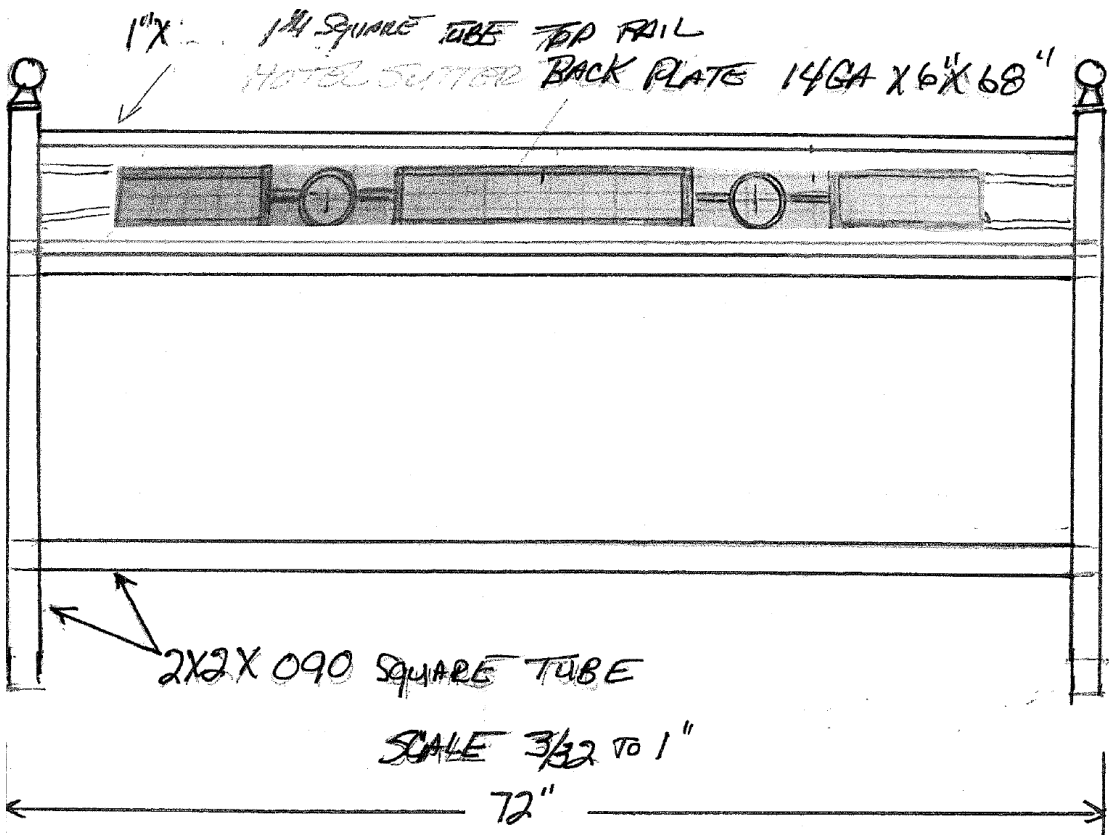
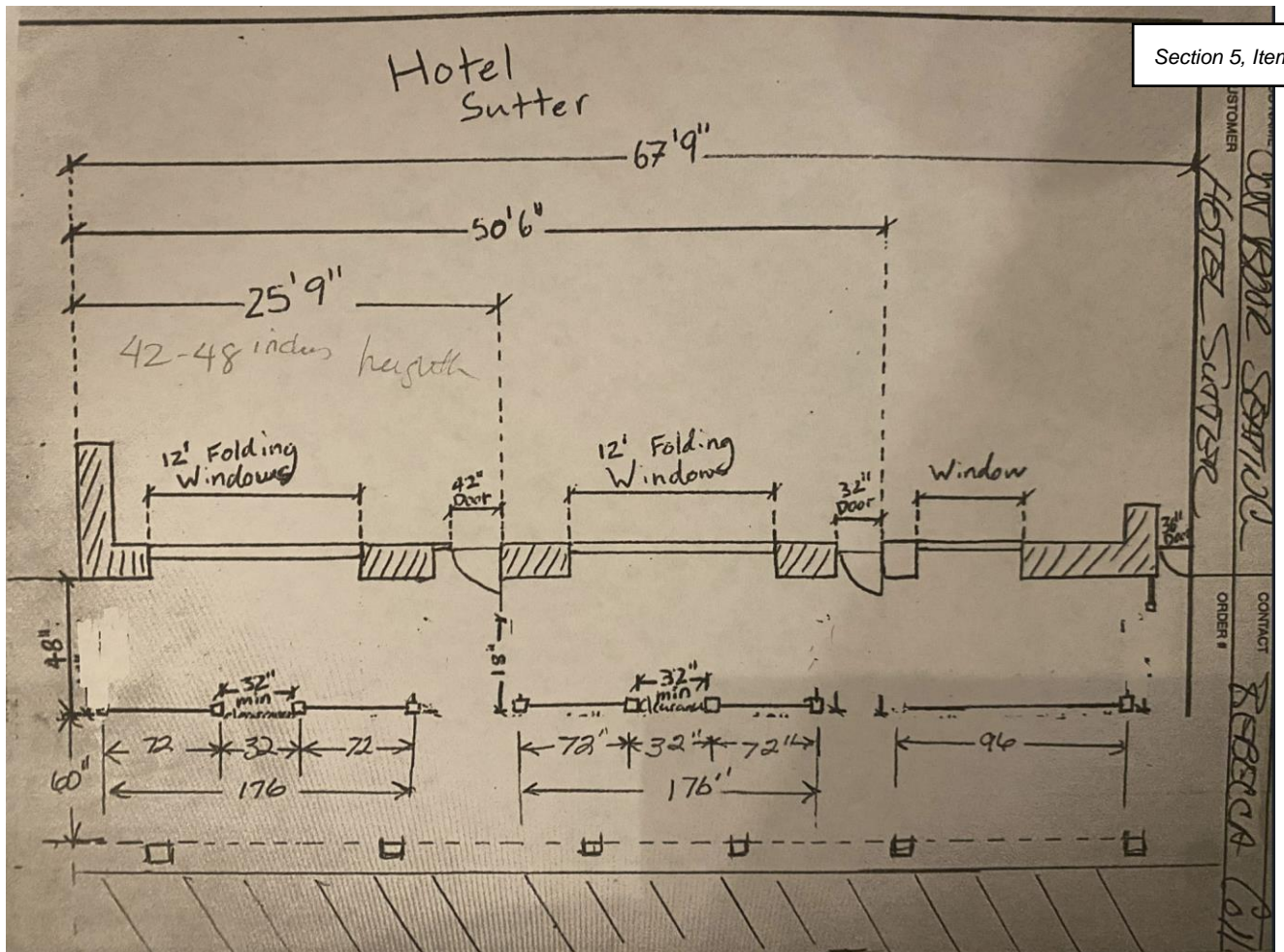
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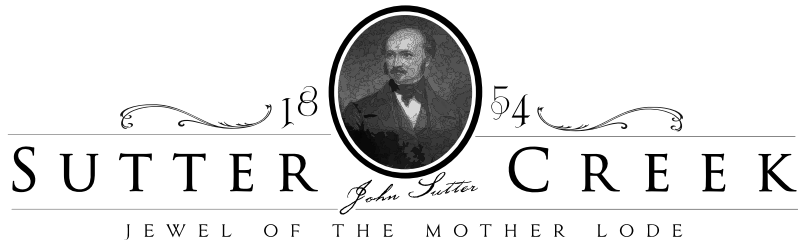
3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is not proposing to change any of the historic features on the front of the building.

Staff recommend that the Design Review Committee approve the proposed design as presented. Once the applicant has Design Clearance the City Manager has the authority to issue an outdoor dining encroachment permit (Ordinance No. 371)





STAFF REPORT

TO: DESIGN REVIEW COMMITTEE
MEETING DATE: JUNE 10, 2024
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
CORNER OF MAIN ST AND GOLPHER FLAT – HANFORD STREET
BUSINESSES

RECOMMENDATION:

Approve the proposed directional sign for the Hanford Street Businesses.

BACKGROUND:

The City is requesting to place a directional sign at the corner of Main Street and Gopher Flat Road. The sign will be placed in the existing planter box located on the corner.



DISCUSSION:

Staff is asking the Design Review Committee to review the overall appearance of the sign. The sign will have removable plaques for each business.

The proposed sign will serve businesses located on Hanford Street, within the Downtown Commercial Zoning District.

ENVIRONMENTAL:

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

EXHIBIT A
HANFORD STREET BUSINESSES

Section 5, Item F.

