



Design Review Committee Agenda

Monday, May 12, 2025 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 City Council Meeting will be available via Zoom and in person.

Join Zoom meeting:

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

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

Public Comment will not be taken from Zoom

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

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. [Design Review Committee Minutes of April 14, 2025](#)**

Recommendation: Approval of Minutes as presented

5. Design Clearance Applications

A. 79 Main Street

Design Clearance for modifications to an existing deck, railings, and posts, and repainting.

6. Adjournment



Design Review Committee Minutes

Monday, April 14, 2025

33 Church Street, Sutter Creek, CA 95685

The City of Sutter Creek Design Review Meeting met via Zoom and in person.

1. Call to Order and Establish a Quorum for Regular Meeting – 5:00

Present: Committee Members Sandra Baracco, Susan Peters, Sharyn Brown, Mike Neuschwanger

Absent: Committee Member John Otto (arrived at 5:04)

Staff: City Manager – Tom DuBois, Contract City Planner Erin Ventura, City Clerk - Aaron Wolcott

2. Pledge of Allegiance to the Flag

The Pledge of Allegiance was led by Chair of the Meeting, Susan Peters.

3. Public Forum

4. Consent Agenda

A. Design Review Committee Minutes of March 10, 2025

Motion to approve the minutes from March 10, 2025, as presented, by Brown, seconded by Neuschwanger

AYES: Committee Members Baracco, Peters, Brown, Neuschwanger

NOES:

ABSENT: Committee Member Otto

MOTION CARRIED 4-0

5. Design Clearance Applications

A. **Desing Clearance for a shed located at 250 Hanford Street**

Contract City Planner, Erin Ventura presented the request for a 12x6 shed, located behind an existing building. The proposed materials are: light gray siding, white trim, composite roof (correction from staff report noting metal roof). The shed is not visible from Hanford Street.

Motion to approve the project, with the correction of the composite roof, by Baracco, seconded by Brown.

AYES: Committee Members Baracco, Peters, Brown, Neuschwanger, Otto

NOES:

ABSENT:

MOTION CARRIED 5-0 (Otto arrived at 5:04)

B. 40 Gold Dust Trail; Applicant: Stantec Architecture

The committee reviewed plans for an exterior remodel of an existing church submitted by Stantec Architecture. Committee Members Otto and Peters raised concerns regarding the proposed craftsman style and the potential loss of historical elements (brick facade, shutters) of the existing structure, which appears to be older and possibly of "barn/folk era" vintage. The applicant cited structural issues and high costs associated with full restoration. All members of the committee emphasized the importance of determining the building's historical significance through further research and potentially engaging with those who assessed the structural integrity. Specific concerns with the presented design included the replacement of the rock foundation with brick veneer, the proposed windows, and the design of the entry overhang. No decision was made, pending further historical research and potential design revisions.

Motion to table the project application until historical information is available, by Otto, seconded by Neuschwanger.

AYES: Committee Members Baracco, Peters, Brown, Neuschwanger, Otto

NOES:

ABSENT:

MOTION CARRIED 5-0

C. 190 Mahoney Mill Road; Applicant: Ghormley

The applicant modified the design following feedback from the Design Review Committee previously. The Planning Commission has already approved the location and variance. Committee Chair Peters noted that the new design features similar roofing materials to existing outbuildings and now proposes vertical corrugated metal siding instead of the previously discussed horizontal siding. Committee Member Otto questioned if the material was truly corrugated metal as a sample was not shown in the packet. The applicant explained that the design aims to better match the existing garage and other buildings. The foundation will be concrete. The applicant confirmed that the siding is not flat but has an undulating pattern, to be installed vertically.

Motion to approve the project as presented by Baracco, seconded by Neuschwanger.

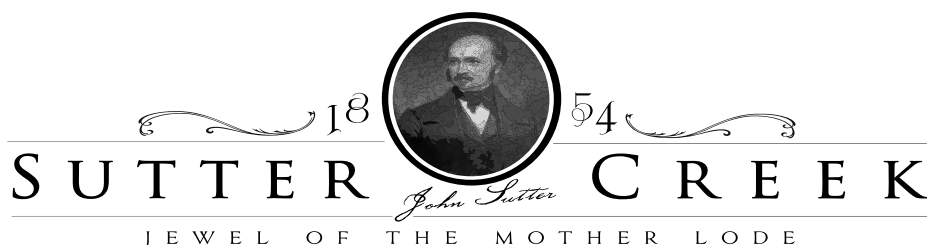
AYES: Committee Members Baracco, Peters, Brown, Neuschwanger

NOES: Otto

ABSENT:

MOTION CARRIED 4-1

6. Adjournment – 5:50



DATE: May 12, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 79 Main Street- Design Clearance for alterations to railing on an existing building (APN: 018-153-002)
Zoning: DTC- Downtown Commercial
Design Standard District: Main Street Historic District
Applicant: Stark Construction

RECOMMENDATION:

Approve Design Clearance for alterations to existing railings and repainting 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. Once the deck has been repaired, they applicant will be repainting the building.

	<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 replace existing posts on the building. The proposed improvements to the railing, post, and deck are needed to be in compliance with the Building Code.

Once the deck has been repaired, the applicant is proposing to repaint the building in colors similar to the existing colors.

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. They are proposing to use historically accurate design features for the upgrades.

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

Figure 1- Front Elevation
79 Main Street



City of Sutter Creek
Design Review Application

For Commercial Projects
Within the Historic District

RECEIVED

APR 29 2025

City of Sutter Creek

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: SHARK CONSTRUCTION

Project Address: 39 MAIN ST SUTTER CREEK CA

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.		Siting:					
9.		Lot coverage					
10.		Are there existing historic features?	YES	GINGERBREAD AT TOP CORNERS UPPER PORTS	SAME		
11.		Structure Type	WOOD	WOOD	WOOD		
12.		Max Building height	35'				

Section 5, Item A.

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

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

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

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

Other Comments:

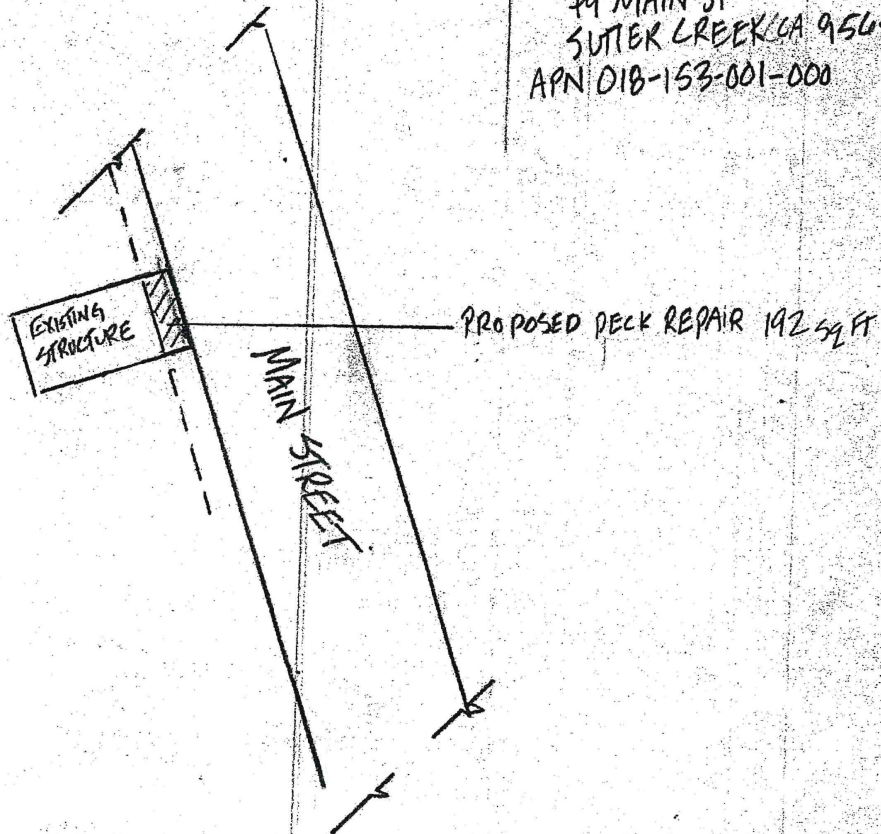
967

GENERAL NOTES

1. PLANS SHALL COMPLY WITH CURRENT EDITION OF CALIFORNIA T&E 34 AND THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND THE
2. VERTICAL DIMENSIONS TAKE PRECEDENCE OVER HORIZONTAL DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK BEING DONE.
4. DRAFTSMAN ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES MADE DUE TO FIELD CONDITIONS.

OCCUPANCY **C-1**
 CONSTRUCTION **WOOD**
 EXPOSURE **EAST**
 SDC
 CS
 WS
 WIND-BLOTTING PRESSURE
 ROOF COVERING (CLASS A)
 ROOF DESIGNED WITH _____ PSF
 ELEVATION
 FINISHES
 TOLERANCE
 TOLERANCE

**PROPOSED DECK REPAIR
 FOR
 VIDLICH-SORALLO
 79 MAIN ST
 SUTTER CREEK CA 95685
 APN 018-153-001-000**



WEATHERBY-REYNOLDS-FRITSON
 ENGINEERING AND DESIGN
 200 Peak Street
 Jackson, CA 95642

SEE ATTACHED CALCULATIONS
 FOR TYPICAL MINIMUM
 STRUCTURAL REQUIREMENTS.

PLANS BY DAVID E. STARK
 209-403-0894
 DSTARK54@COMCAST.NET D-25-0401

STRUCTURAL REPAIR
FOR
VIOLECH-SORACCO
79 MAINST SUTTER CREEK CA
DRAWN BY STARK

2
3

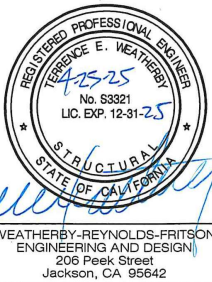
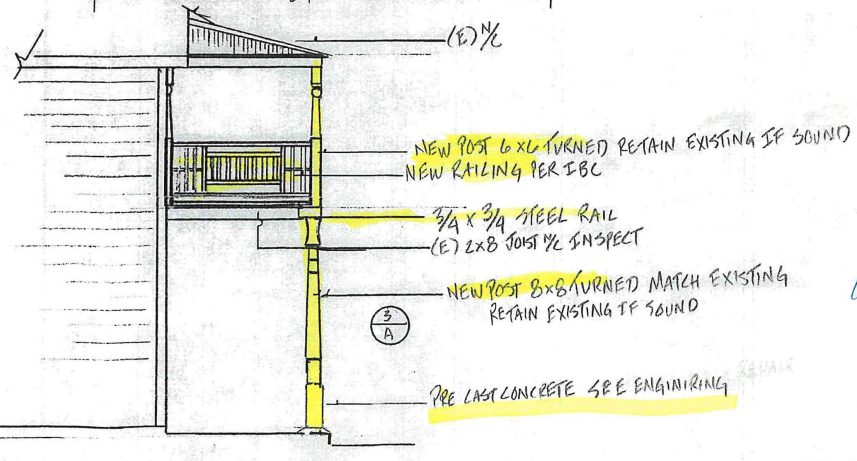
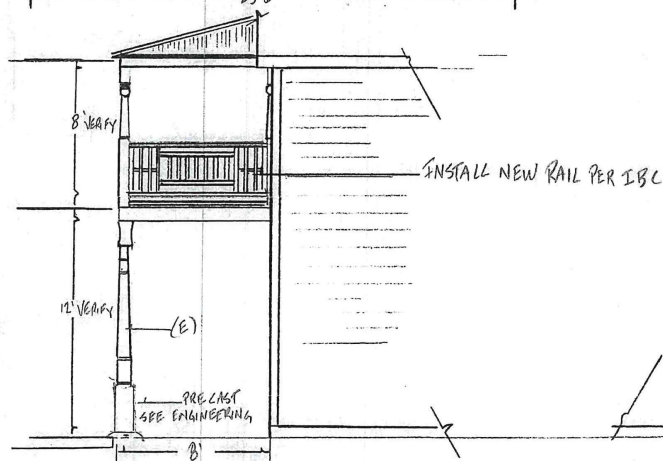
EXISTING FRONT ELEVATION 1/4"=1'



PROPOSED FRONT ELEVATION REPAIR 1/4"=1'



Deck Repair for:
Violich-Soracco
79 Main Street
Sutter Creek, California 95685
APN 018-153-001-000
City of Sutter Creek



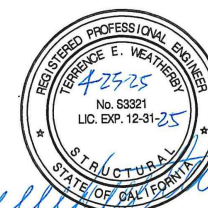
WEATHERBY-REYNOLDS-FRITSON
ENGINEERING AND DESIGN
206 Peek Street
Jackson, CA 95642

SEE ATTACHED CALCULATIONS
FOR TYPICAL MINIMUM
STRUCTURAL REQUIREMENTS.

D-25-0401

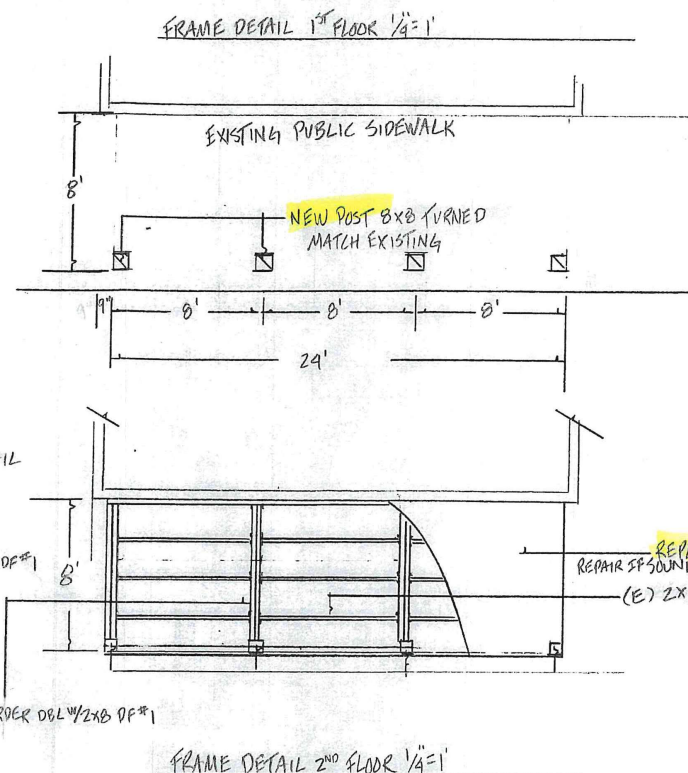
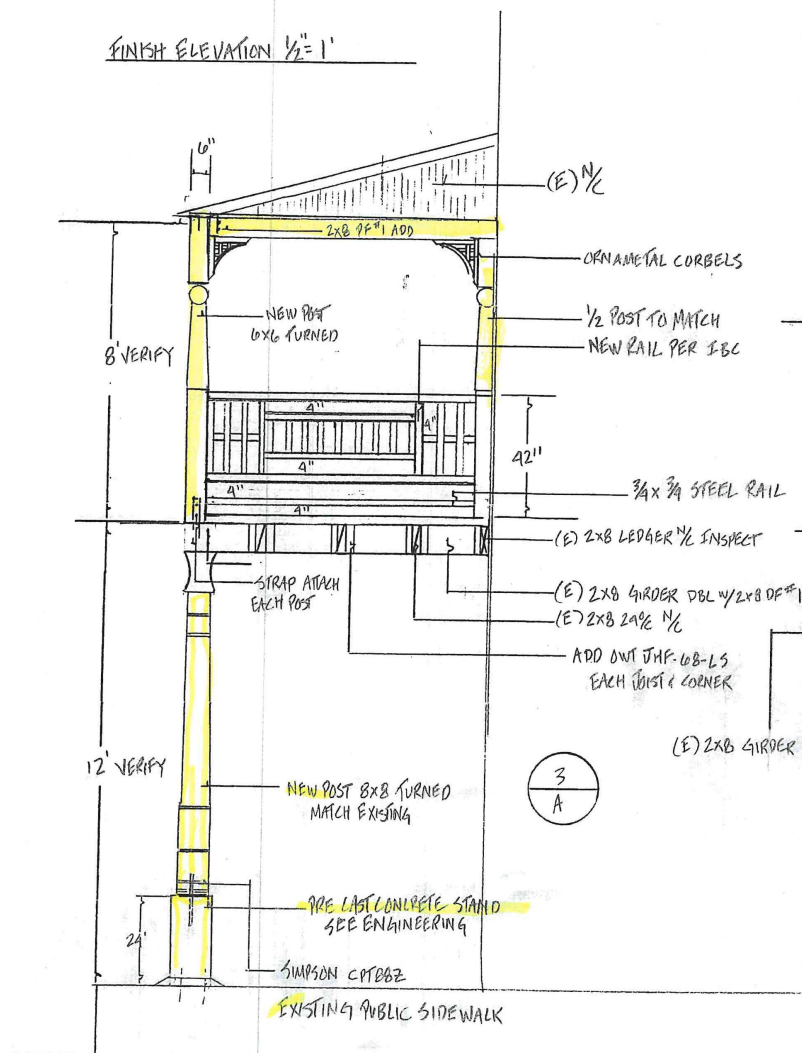
2

KING 2x6 T&G PINE OR SPRUCE
N/C



SEE ATTACHED CALCULATIONS
FOR TYPICAL MINIMUM
STRUCTURAL REQUIREMENTS.

13



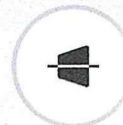
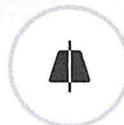
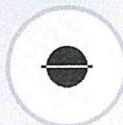
Cancel

Done

Section 5, Item A.



AUTO



Live



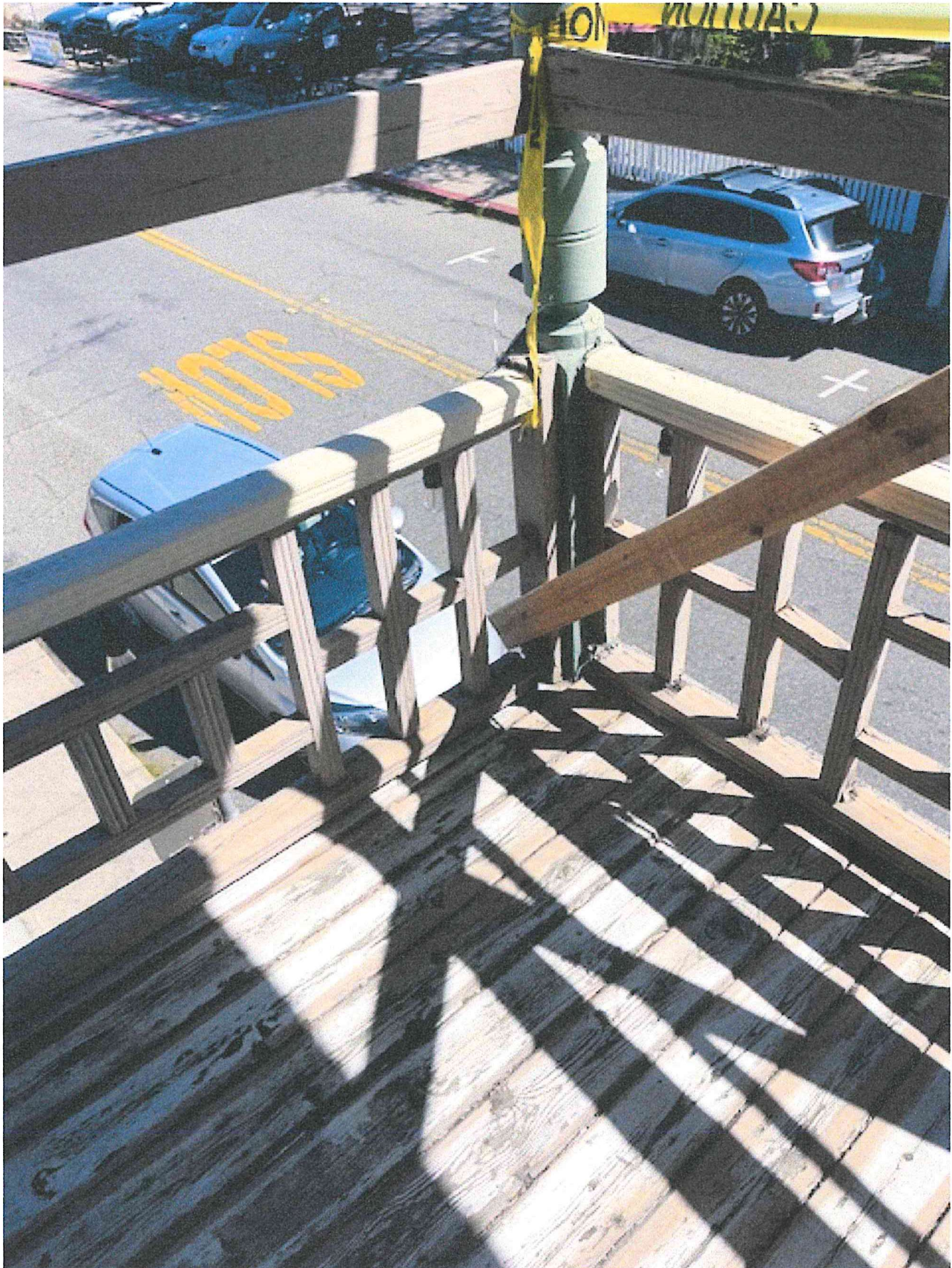
Adjust



Filters

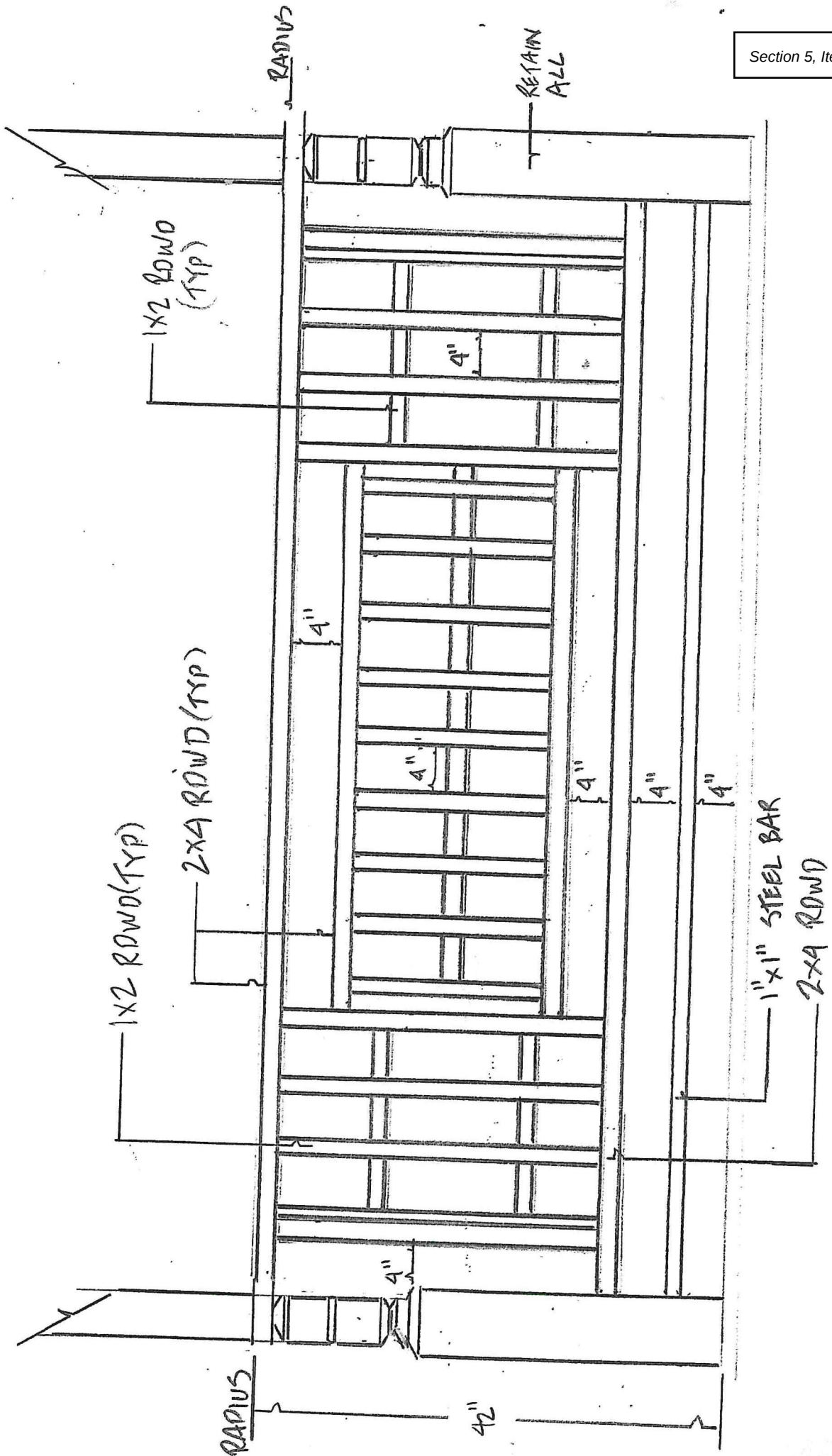


Crop



VOLUNTARY
FOR

79 MAIN ST SUPER CREEK LA.





SW 9581
Cotton

Section 5, Item A.

Room 1
Wash
Existing

Emerald®
DESIGNER EDITION™

SW 9633
Silver Lake

Trim
match
existing

Section 5, Item A.

Emerald®
DESIGNER EDITION™

SW 7014
Eider White

Section 5, Item A.

Booy
Match
Existing