



Planning Commission Meeting Agenda

Monday, February 09, 2026 at 6:00 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 Planning Commission meeting will be available in person and LIVE on YouTube at <https://www.youtube.com/@CityofSutterCreek>.

You can also watch the meeting on Zoom (please note Zoom participation is only available for viewing.

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

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

A. Chair and Vice Chair Elections

Recommendation: Conduct annual nomination and election process for Planning Commission Chair and Vice-Chair.

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 12, 2026

Recommendation: Approval of Minutes

B. 46 Main Street Sign Permit- Taylered Marketing

Recommendation: Approve Sign Permit Application.

C. Sign- MACT 321 Highway 49

Recommendation: Approve Sign Permit Application for MACT.

5. Public Hearings

A. Site Plan- 551 Highway 49 (Italian Benevolent Society (Justin Velasquez): 2,062 square foot metal patio cover.

Staff recommends the following:

1. Conduct a public hearing and receive public input, and

2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and

*3. Adopt Resolution 25-26-** approving a Site Plan Permit for Italian Benevolent Society to construct a 2,062 square foot metal patio cover, based on the proposed Findings and subject to the proposed Conditions of Approval for APN 044-020-086.*

6. Adjournment



Planning Commission Meeting Minutes (AMENDED)

Monday, January 12, 2026 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

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

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

The meeting was called to order at 6:00 PM.

PRESENT: Chair Michael Kirkley, Vice Chair Thomas Baggett, and Commissioner Laura Damiani
ABSENT: Commissioner Robert Trudgen and Commissioner Lucy Mulvey
STAFF: Contract Planner Erin Ventura, City Manager Tom DuBois, and
City Clerk Pam Caronongan

2. Pledge of Allegiance to the Flag

Chair Kirkley led the Pledge of Allegiance.

3. Public Forum

Zero (0) public comments were received.

4. Consent Agenda

A. Planning Commission Minutes of December 8, 2025

Recommendation: Approval of Minutes

B. 18 Boston Alley - Sign Permit

Recommendation: Approve Sign Permit for 18 Boston Alley.

C. 2026 Schedule of Meeting for Planning Commission

Recommendation: Approve the 2026 Schedule of Meetings for the City of Sutter Creek's Planning Commission.

Motion made by Vice Chair Baggett, seconded by Commissioner Damiani. **Motion passed 3-0 to approve all Consent Agenda items.**

AYES: Chair Kirkley, Vice Chair Baggett, and Commissioner Damiani

NOES: None

ABSENT: Commissioner Trudgen and Commissioner Mulvey

5. Public Hearings

None

6. Adjournment

The meeting was adjourned at 6:04 p.m.



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: FEBRUARY 9, 2026
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
46 MAIN STREET- TAYLERED MARKETING
APN 018-161-008

RECOMMENDATION:

Approve the sign permit application for 46 Main Street (Taylered Marketing), for a double sided sign.

BACKGROUND:

Christian Cardona, submitted an application for a Sign Permit (Exhibit A) for 46 Main Street, Sutter Creek. They are proposing a new hanging sign. The sign has already been installed.

See Table 1 for the proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	46 Main Street (018-161-008)
Building Plan	N/A
Lot Size	.10 acres / 4,402 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	10
Sign Preparer	Merzlak Signs
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 10 feet	Proposed: 7 sq. ft., Allowed: 16 sq. ft.
	Total Proposed: 14 sq. ft., Allowed: 30 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Section 4, Item B.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
Sage Green and white wooden sign	36" x 24" =	7 sf	Double sided	14 sf
Hanging above walkway				
			Total Square Feet	14 sf

The proposed sign will serve Taylered Marketing, a business located on Main 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.

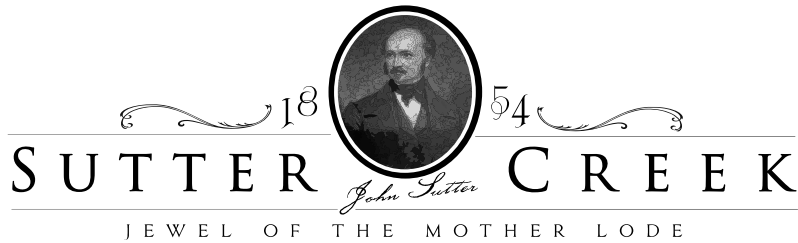
* * * *

EXHIBIT A
46 MAIN STREET SIGN APPLICATION

Section 4, Item B.

<p>City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org</p>	<p>RECEIVED: <u>1/12/2026</u> FEE PAID: <u>OK</u> <u>\$100 Paid</u></p>
<p>Submission Requirements</p> <p>1- Application* 2- Map* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) *All documentaion must be submitted via the application portal on the City website</p>	
<p>SIGN PERMIT APPLICATION</p>	
<p>Page 1 of 9</p>	
<p>Project Applicant: <u>Christian Cardona</u></p> <p>Project Address: <u>46 Main St. Sutter Creek, CA 95685</u></p> <p>Phone: <u>209-361-4203</u> Email: <u>tailoredmarketing@gmail.com</u></p> <p>APN: <u>018-161-008-000</u></p>	
<p>Is this located in the Historic District? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>If yes, please see checklist for Design Review.</i></p> <p>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"/></p>	
<p>Property Owner:</p> <p>Name: <u>Byron + Laura Damiani Jr</u> Phone: <u>(916) 425-0077</u> Mailing Address: <u>P.O. Box 1574</u> Email: <u>info@suttercreektheatre.com</u> City: <u>Sutter Creek</u> State: <u>CA</u> Zip: <u>95685</u></p>	
<p>Is this person the project contact? If not, please specify who the contact person is. Name: <u>CHRISTIAN CARDONA</u></p> <p>Mailing Address: <u>██████████ 2107 Canyon Creek Dr. Stockton, CA 95207</u></p> <p>Phone: <u>209-361-4203</u> Email: <u>tailoredmarketing@gmail.com</u></p>	
<p>SIGNS TO BE PREPARED BY: <u>MerzLak signs</u></p> <p>BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>10</u> in LINEAL FEET</p> <p>EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)</p>	
<p>PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)</p> <p><input checked="" type="checkbox"/> Sign design: _____ (Attached lettering and graphics, drawn to scale)</p> <p><input checked="" type="checkbox"/> Total signage requested: <u>7</u> Sq.Ft.</p> <p><input type="checkbox"/> Total allowable signage: _____ Sq.Ft. (Per Sign Ordinance)</p> <p><input checked="" type="checkbox"/> Location of sign(s): <u>FRONT OVERHANG</u></p> <p><input checked="" type="checkbox"/> Type of Materials to be used <u>WOOD</u> (briefly describe)</p> <p><input checked="" type="checkbox"/> Method of attachment: <u>Chain Suspension</u></p> <p><input checked="" type="checkbox"/> Total number of sides: <u>2</u></p> <p><input checked="" type="checkbox"/> Colors: <u>usage green + white</u> (Including letters, graphics, & background)</p>	
<p>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.</p>	
<p><u>Wtr</u> APPLICANT'S SIGNATURE <u>10/30/25</u> DATE</p> <p><u>Byron Damiani</u> PROPERTY OWNER SIGNATURE <u>11/3/25</u> DATE</p>	
<p>PLANNING COMMISSION ACTION: APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____</p>	





STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: FEBRUARY 9, 2026
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
321 HIGHWAY 49- MACT
APN 018-010-025

RECOMMENDATION:

Approve the sign permit application for 321 Highway 49 (MACT), for a monument sign.

BACKGROUND:

MACT Health Board, Inc. submitted an application for a Sign Permit (Exhibit A) for 321 Highway 49, Sutter Creek. They are proposing to install a monument sign at the entrance of the site.

See Table 1 for the proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	321 Highway 49 (018-010-025)
Building Plan	N/A
Lot Size	.83 acres / 36,154 sq. ft.
Zoning	C-2
General Plan Land Use Designation	Commercial
Main Street Historic District	No
Historic District	No
Building Frontage in Lineal Feet	164 ft
Sign Preparer	Capital Neon Signs
Code Section	15.16 – Signs,
15.16.080 – Signs in Commercial and Industrial Zones	
A. Frontage length: 164 feet	Proposed: 57 sq. ft., Allowed: 99 sq. ft. (2/3s of total allowable)
	Total Proposed: 114 sq. ft., Allowed: 150 sq. ft. (all signs on site)
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.
Monument sign on a natural stone base	7.125' x 28' =	57 sf	Double sided	114 sf
			Total Square Feet	114 sf

The proposed sign will serve MACT Health Board, Inc. The monument sign will be installed at the entrance of the site. It will be placed on an 18" high natural stone base. The sign will be lit from the inside.

The existing temporary sign will be removed.

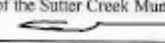
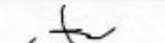


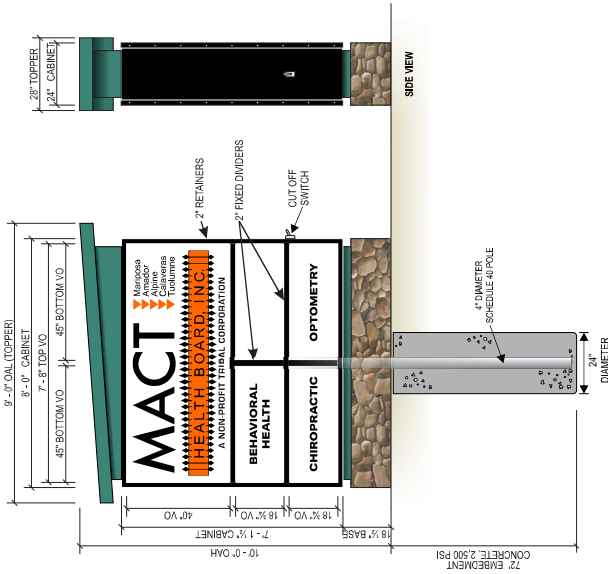
ENVIRONMENTAL:

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

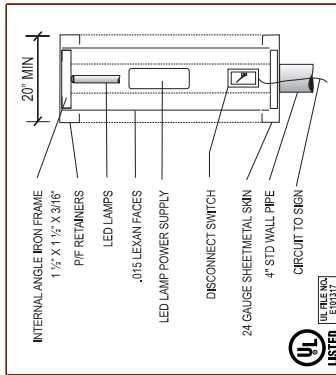
BUDGET IMPACT:

**EXHIBIT A
321 HIGHWAY 49 SIGN 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- Sketch or Image of Sign(s)* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) *All documentaion must be submitted via the application portal on the City website		
SIGN PERMIT APPLICATION		
Page 1 of 9		
Project Applicant: <u>Alex Leon</u>		
Project Address: <u>321 Highway 49 Sutter Creek Ca 95685</u>		
Phone: <u>916-342-6902</u>	Email: <u>alexleon@capitolneonsigns.com</u>	
APN: _____	Is this located in the Historic District? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, please see checklist for Design Review.</i>	
	Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>	
Property Owner:		
Name: <u>John Dunlap</u>	Phone: <u>209-674-6186</u>	
Mailing Address: <u>PO Box 939</u>	Email: <u>john.dunlap@macthealth.com</u>	
City: <u>Angels Camp</u>	State: <u>Ca</u>	Zip: <u>95222</u>
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Alex Leon</u>		
Mailing Address: <u>11379 Pyrites Way ste B Rancho Cordova Ca 95670</u>		
Phone: <u>916-342-6902</u>	Email: <u>alexleon@capitolneonsigns.com</u>	
SIGNS TO BE PREPARED BY: <u>Capitol Neon Signs</u>		
BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>160</u> in LINEAL FEET		
EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN) <u>NA</u>		
PROPOSED SIGNS: 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 _____ (briefly describe)	
<input type="checkbox"/> Total signage requested: _____ Sq.Ft.	<input type="checkbox"/> Method of attachment: _____	
<input type="checkbox"/> Total allowable signage: _____ Sq.Ft. (Per Sign Ordinance)	<input type="checkbox"/> Total number of sides: _____	
<input type="checkbox"/> Location of sign(s): _____	<input type="checkbox"/> Colors: _____ (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	1/28/26 DATE
	 PROPERTY OWNER SIGNATURE	1/28/26 DATE
PLANNING COMMISSION ACTION:		
APPROVED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	MEETING DATE: _____



THIS SIGN TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2025 CBC (CALIFORNIA BUILDING CODE) AND CEC 2025 (CALIFORNIA ELECTRICAL CODE)



DOUBLE FACED CABINET

TITLE 24 COMPLIANT	INTERMATIC K4121C STEM MOUNT, (15 AMP)
BALLASTS	ELECTRONIC FUNDAMENTAL OUTPUT FREQUENCY ABOVE 20 KHZ

SCOPE OF JOB

(A) FABRICATE ONE D/F MONUMENT SIGN.
 (B) SECURE PERMIT, CITY OF SUTTER CREEK.
 (C) INSTALL SIGNAGE ON SITE.

D/F MONUMENT SIGN - INT ILLUM

CABINET SIZE - 7'-1 1/2" x 8'-0" x 24" WIDE
 CABINET - 24 GA SMETAL, TEXCOAT & PTM SW TRICORN BLACK, SEMIGLOSS LATEX
 TOPPER - 24 GA SMETAL, TEXCOAT & PTM SW FOREST GREEN SEMIGLOSS LATEX
 BASE - 24 GA SMETAL, TEXCOAT & PTM SW FOREST GREEN SEMIGLOSS LATEX
 (REFER TO ORDER # CEO184289A708082, 06/25/24) & STONE OVERLAY
 FACE TYPE - INDIVIDUAL, REMOVABLE PANELS
 FACE MATERIAL - .150 WHITE LEXAN
 BACKGROUND COLOR - 015 WHITE
 COPY COLOR - 220-22 MATTE BLACK AND 230-44 ORANGE VINYL
 RETAINERS - 2" - PICTURE FRAME TYPE
 DIVIDER(S) - FIXED - 2"
 ILLUMINATION - LED LAMPS AND POWER SUPPLIES
 ALL SIGNAGE TO BE UNDERWRITERS LABORATORIES LISTED
 PROPERTY FRONTAGE - 100+ FEET SETBACK - 10'

CAPITOL NEON TO FABRICARE, PERMIT & INSTALL SIGN



PROPOSED SIGNAGE A SOUTH ELEVATION

CAPITOL NEON
 SACRAMENTO'S PREMIER SIGN MANUFACTURER

11379 Pyrites Way, Suite B
 Rancho Cordova, CA 95670
 PHONE • 916-349-1800
 EMAIL • info@capitolineosigns.com
 WEBSITE • capitolineosigns.com

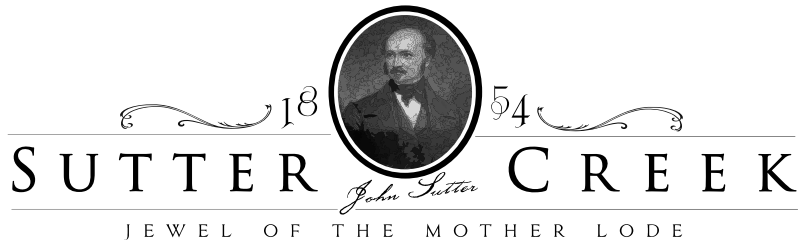
ACCOUNT: MACT
ADDRESS: 321 Highway 49
 Sutter Creek, CA 95685
SALES REP: Alex Leon

CONTACT: John Dunlap
PHONE: (209) 674-6186
DATE: 01-19-2026
PERMIT: City of Sutter Creek

DESIGNER: [Signature]
REVISION: 01.26.26
FILE NAME: MACT Sutter Creek Monument
SCALE: 1/4" = 1' (1:48)

APPROVED BY: _____
CUSTOMER: _____
LANDLORD: _____

Section 4, Item C.



TO: CITY OF SUTTER CREEK PLANNING COMMISSION
MEETING DATE: FEBRUARY 9, 2026
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: SITE PLAN PERMIT, 551 HWY 49, ITALAIN BENEVOLENT SOCIETY (APN 044-020-086) **NOTE: THE ADDRESS ON THE APPLICATION IS INCORRECT**

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and
3. Adopt Resolution 25-26-** approving a Site Plan Permit for Italian Benevolent Society to construct a 2,062 sf metal patio cover, based on the proposed Findings and subject to the proposed Conditions of Approval for APN 044-020-086.

BACKGROUND:

The applicant has submitted a Site Plan Permit application to construct an 84’ by 24’ metal patio cover, attached to an existing building on the property, located at 551 Highway 49 in Sutter Creek (Italian Benevolent Society). The proposed patio cover is 2,062 sf.

The reason the applicant is required to obtain approval from the Planning Commission is because the property is located within the C-2 zoning district and they are constructing a patio cover.

Table 1. Relevant Summary of Proposed Site

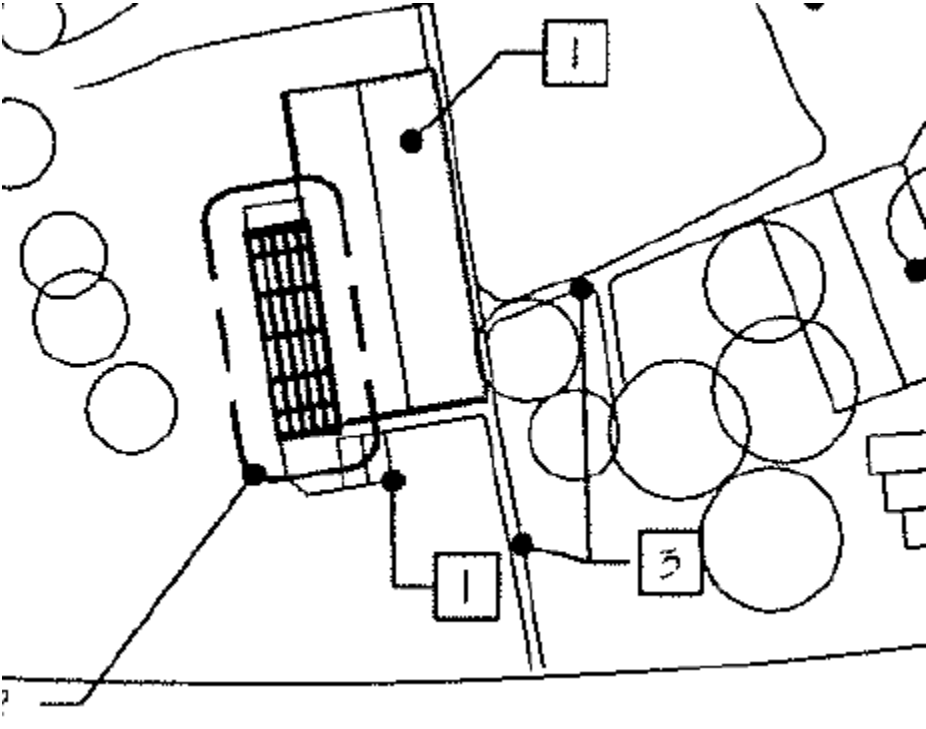
Description	Proposed	Meets Requirements?
Site	551 Highway 49	-
Building Plan	Approximately 84’ x 24’ (2,062 sf)	Yes
Lot Size	.31 acres	Yes
Zoning	C-2	Yes
General Plan Land Use Description	Commercial	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	No impact to parking	-
Access	Existing	Yes
Fencing	None proposed	-
Trees and Landscaping per 13.24.120	none	-

Map 1. Aerial Photo



DISCUSSION:

The proposed patio cover will be attached the existing hall on the rear of the property.



General Plan: The use of the site is not changing and is consistent with the General Plan Land Use of Commercial.

Zoning: The site is zoned C-2 and the existing use is permitted. The proposed use is consistent with the uses of neighboring properties.

Parking: Not applicable.

Access: Access is off of Highway 49 from an existing driveway.

Landscaping: At this time the applicant is not changing the existing landscaping.

California Environmental Quality Act (CEQA) Guidelines: This application qualifies for a Categorical Exemption under 15303 (New Construction or Conversion of Small Structures).

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 Commercial C-2 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 C-2 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. Obtain a building permit prior to starting construction.

RESOLUTION 25-26-*

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN
FOR APN 044-020-086 AT 551 HIGHWAY 49**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday February 9, 2026, hold a public hearing for a Site Plan application for the construction of a 2,062 sf metal patio cover located at the Italian Benevolent Society, 551 Highway 49, Sutter Creek;

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 15303 (New Construction or Conversion of Small Structures) 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 044-020-086 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 Commercial C-2 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 C-2 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. Obtain a building permit prior to starting construction.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 9th day of February, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

Michael Kirkley, Chairman

ATTEST:

Pam Caronongam, City Clerk

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED:
FEE PAID: 11/12/25

Submission Requirements

- 1- Application*
 - 2- Map*
 - 3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall*)
- *All documentaion must be submitted via the application portal on the City website*

SITE PLAN APPLICATION

Page 1 of 8

Project Applicant:

Name: Justin Velasquez
Mailing Address: 655 S. Herold Ave.
City: Lincoln State: CA

Phone: 949-209-7641
Email: justinv@channeldesign3.com
Zip: 95648

Property Owner:

Name: SOCIETA DI UNIONE E BENEFICENZA ITALIANA, INC.
Mailing Address: P.O. Box 2132
City: Jackson State: CA

Phone: 808-634-7174
Email: markgowan53@msn.com
Zip: 95642

Is this person the project contact? If not, please specify who the contact person is.

Name: Justin Velasquez
Mailing Address: 655 S. Herold Ave.

Email: justinv@channeldesign3.com

Project Location:

APN: 044-020-086-000
Project Address: 581 CA - 49

Is this located in the Historic District? Yes No
If yes, please see checklist for Design Review.

Deed References (book and page): BK. 44 PG. 02

General description of location: Event Center located between Ridge Rd and Hwy. 49

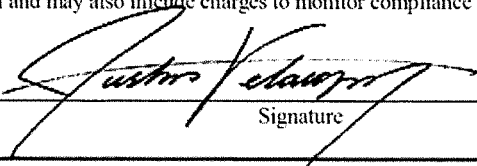
Zoning District: C-2 General Plan Land Use Designation: _____

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.

Justin Velasquez
Printed Name



Signature

11/12/25
Date

ENVIRONMENTAL INFORMATION

1. Describe Project: 2062 sf. metal patio cover.

2. Existing use of property(ies): Event Center

3. Will grading occur on slopes of 10% or more? No

4. Will any springs or wet areas be affected as a result of this project? No

5. Estimated length of proposed roads and driveways: N/A

6. Estimated type and amount (acreage or number) of vegetation to be disturbed for grading, roads, driveways, building sites, or other alteration. (Examples: Approx. 1 acre of Manzanita and other Brush to be cleared for building pads; over 100 small shrubs and oak trees to be cleared, etc.):
No disturbance

7. Project description: Use space below and/or attach additional sheets giving project description in sufficient detail to allow adequate evaluation of potential effects.

a. Proposed facilities: Patio Cover

b. Building Sizes: 2062 sf.

c. Access: N/A

d. Parking: N/A

e. Water Source: N/A

f. Estimated Water Consumption: N/A

g. Method of Sewage Disposal: N/A

h. Nature of Business: _____

i. Estimated Daily Volume of Traffic: Varies

j. Estimated Number of Employees: Varies

k. Estimated Energy Consumption: _____

l. Percentage of lot to be covered by buildings/paving: .2% / _____

m. Construction schedule: No

n. Any historical/archaeological features on property: No

o. Other (please explain): _____

8. Describe special circumstances of the project or project site which may result in problems or adverse environmental effects. (Example: steep slopes, drainages, noisy equipment, hazardous access, lack of services.): _____

9. Indicate mitigation measures which may lessen problems or adverse environmental effects (including energy conservation) to be incorporated into project to eliminate or reduce adverse effects):
Cover will contain Solar Panels

10. Describe most logical alternatives to project and how these alternatives would change the problems or effects discussed in items 13 and 14 above (include the alternative of "no project"): _____

Solar Patio Cover

581 CA-49
Sutter Creek, CA 95685
Amador County

CHANNEL DESIGN 3
949-209-7641
Revision dates

SOLAR PATIO COVER
581 CA-49
Sutter Creek, CA 95685

APR. 04-00-06-000
OWNER:

TITLE SHEET

Section 5, Item A.
A100

SHEET INDEX

ARCHITECTURE	Cover Sheet Sheet Index / Vicinity Map
A100	Architectural Plan
A200	Foundation/Roof Plan
A400	Elevations
STRUCTURAL	
SS-1	Cover Sheet
SS-2	Structural Details

PROJECT CONTACTS

DESIGNER: Justin Velasquez
CONTACT: 949-209-7641

SCOPE OF WORK

* 2802 sq metal patio cover

PROJECT INFORMATION

All work to conform to the following California Codes and Regulations and 2022 CBC Section R104.1.1, 2014
2022 Building Energy Efficiency Standards
2022 California Fire Code Part 9
2022 California Electrical Code Part 3
2022 California Mechanical Code Part 4
2022 California Plumbing Code Part 5
2022 California Fire Protection Code Part 6
2022 National Fire Protection Association 130

BUILDING INFORMATION PATIO COVER
PROJECT DESCRIPTION: PATIO COVER
CONSTRUCTION TYPE: II
NO
SPRINKLERED

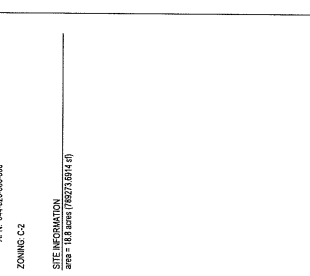
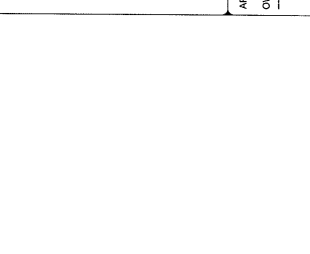
SITE INFORMATION

PROJECT ADDRESS: 581 STATE HIGHWAY 49
SUTTER CREEK, CA 95685
PROPERTY LEGAL DESCRIPTION: APR. 04-00-06-000
ZONING: C2

DEFERRED SUBMITTALS

NOTE

1. ALL WORK CONSTRUCTION AND MATERIAL SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, CONSTRUCTION OR BOTH TO VERIFY THAT ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE BUT NOT BE LIMITED TO CALIFORNIA BUILDING CODES.
2. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR FOR COORDINATION WITH PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THIS COORDINATION.
3. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL WASTE DURING CONSTRUCTION EACH DAY ON SITE.
4. VERIFY ALL EXISTING ROOF SLOPES.



ABBREVIATIONS

1/4" CONC	1/4" CONCRETE
1/2" CONC	1/2" CONCRETE
3/4" CONC	3/4" CONCRETE
1" CONC	1" CONCRETE
1 1/2" CONC	1 1/2" CONCRETE
2" CONC	2" CONCRETE
2 1/2" CONC	2 1/2" CONCRETE
3" CONC	3" CONCRETE
4" CONC	4" CONCRETE
5" CONC	5" CONCRETE
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2016" CONC	2016" CONCRETE
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2232" CONC	2232" CONCRETE
2238" CONC	2238" CONCRETE
2244" CONC	

A200

Scale: 1/4" = 1'-0"

FOUNDATION & ROOF PLANS

APN: 060300000000

OWNER:

SOLAR PATIO COVER

581-CA-49

Sutter Creek, CA 95685

CHANNEL DESIGN 3

949-201-7641



GENERAL NOTES

- 1. CONTRACTOR VERIFY BIDDING SPEC.
- 2. PLANS ARE PRELIMINARY

FOUNDATION KEYNOTES

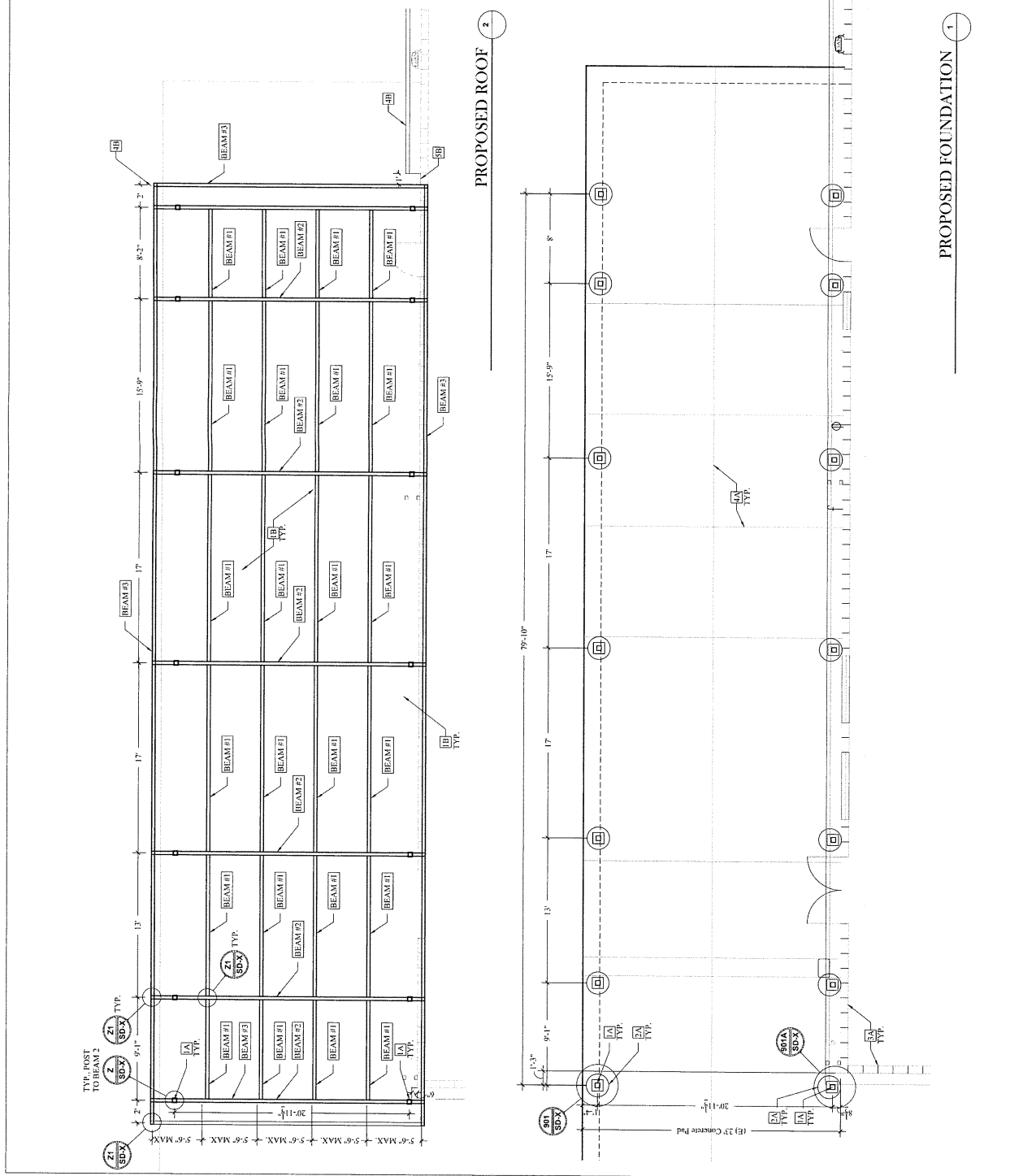
- 1A. HHS 3052' COLLARS
- 2A. 2" DIA. X 37" FIBER LOGGING METAL 90 OR 90/A
- 3A. 6" CONC. BUILDING
- 4A. 10" CONTROL JOINTS

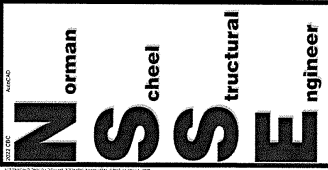
ROOF FRAMING

- 1B. ALL ROOF FRAMING SHALL BE MANUFACTURED WITH 2X6 OR 2X8 LUMBER
- 2B. NOT USED
- 3B. 2X6A, CORRUGATED METAL SYSTEM
- 4B. 10" GUTTER WITH DOWNSPOUTS TO DRAIN
- 5B. 1" AIR GAP UNDER BEAMS, GUTTERS AND HEADS WHERE APPLICABLE



10-2-05
STRUCTURAL
ONLY



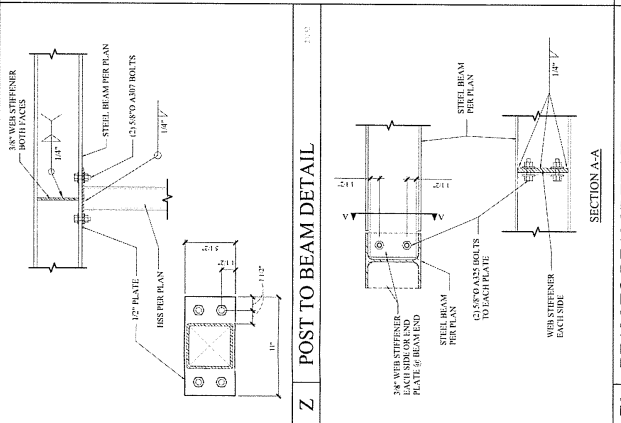
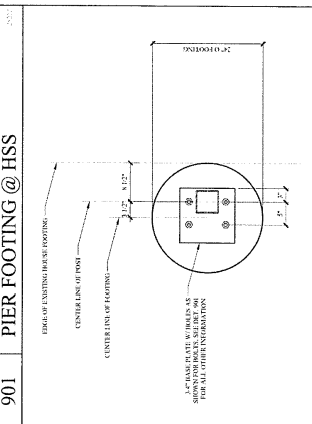
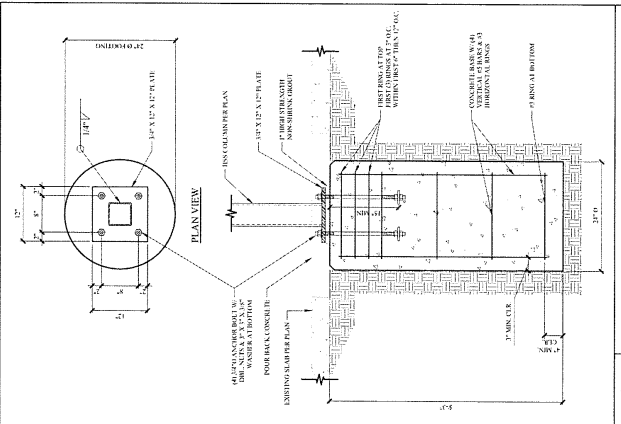


Norman Scheel Structural Engineer
 Sacramento Office
 5022 Sunrise Blvd.
 Fair Oaks, CA 95628
 (916) 536-9585
 info@nsse.com


CHANNEL DESIGNS 3 - JUSTIN
 581 CA-49
 SUTTER CREEK, CA 95685
 655 S. HAROLD AVE
 LINCOLN, CA 95648

PROJ. MGR.	JM
DESIGNER	JM
CHECKED BY	JM
ISSUE DATE	10/21/2015
REVISIONS	

10/21/2015
 SHEET
SD-1
 STRUCTURAL DETAILS
 JOB NO. 23252



901	PIER FOOTING @ HSS
901A	PIER FOOTING NEXT TO EXISTING STRUCTURE



CHANNEL DESIGN 3
585-289-7641

revision dates:


SOLAR PATIO COVER
 581-CA-49
 Sutter Creek, CA 95685

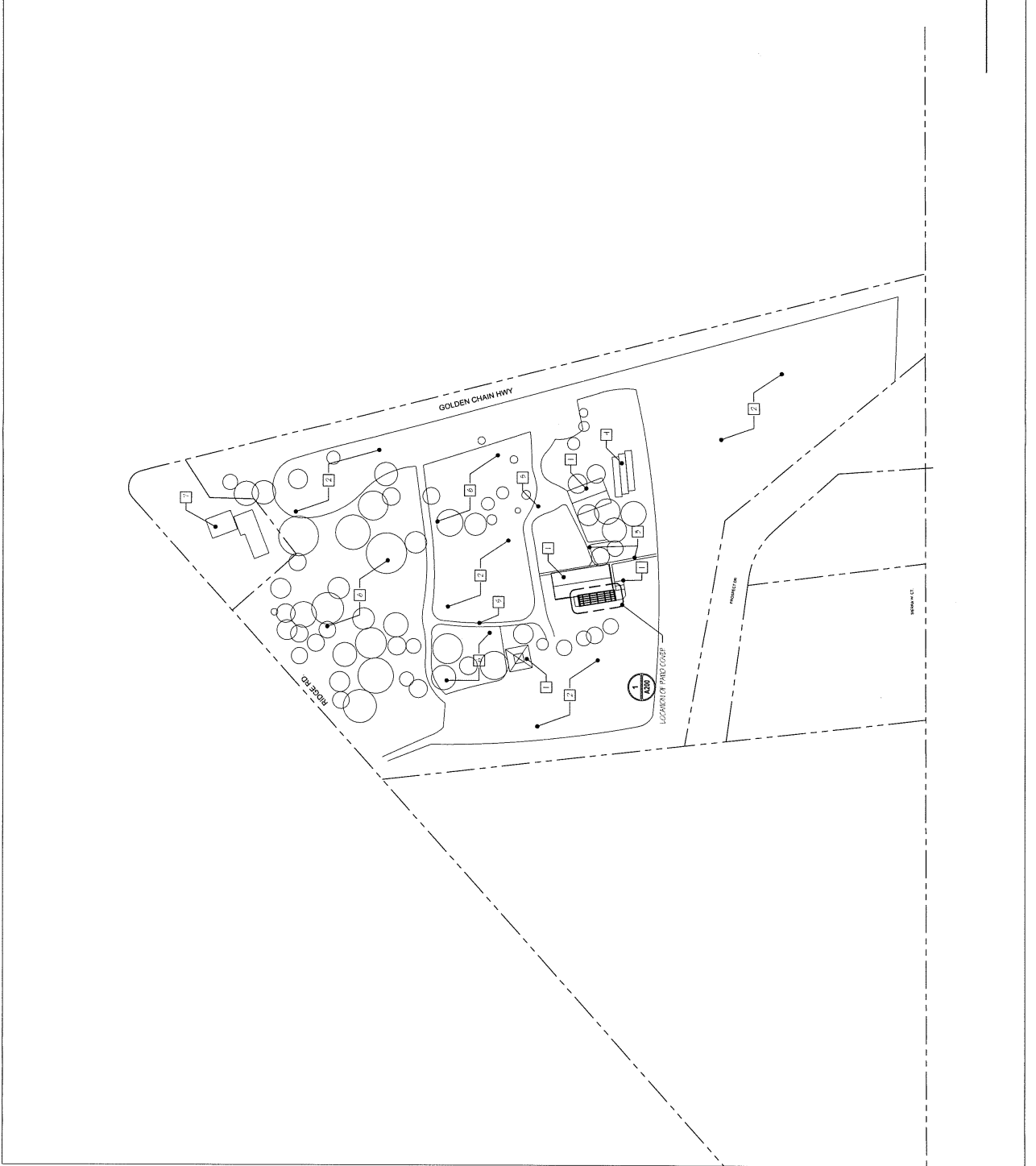
APN: 04420904600
 OWNER:

SITE PLANS
 Scale: 1" = 100'

A101


- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ROOF SLOPE.
 2. ALL MATERIALS AND DIMENSIONS ARE TYPICAL TO THIS COUNTY UNLESS NOTED OTHERWISE.
 3. ROOF MATERIAL - ASPHALT/FLY ASH TO MATCH EXISTING ROOF PER MANUFACTURER'S SPECIFICATIONS.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. CONDITIONS SHALL BE AS SHOWN TO THE RECORDS AT THE TIME OF CONSTRUCTION.
 - 5.
 - 6.

- SITE PLAN KEYNOTES**
1. (B) BUILDINGS
 2. (B) GRAVEL PARKING
 3. (B) PATIO/DECK
 4. (B) SOLAR PANELS
 5. (B) PAVED ROADS
 6. (B) TREES
 7. (B) ADJACENT GAS STATION



SITE PLAN 1
