



DATE: January 12, 2026

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 121 Hanford Street (Sutter Trading Post)- Design Clearance for a proposed shed
 APN: 018-122-038
 Zoning: C-2
 Design Standard District: Historic District
 Applicant: Charanjit Singh

RECOMMENDATION:

Conditionally approve a Design Clearance for a new fueling canopy and architectural enhancements to the existing building located at 121 Hanford Street.

BACKGROUND:

	<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:	--	.62	yes	
Set Back requirements:				
Front	5'	NA		
Side	5'	NA		
Rear	10'	NA'		
Lot coverage	85%	--		
Are there existing historic features?		No	--	
Structure Type	Canopy	Canopy	--	
Max Building height	35 Ft.		--	

DISCUSSION:

The applicant, Charanjit Singh, requests design clearance to construct a new fueling canopy and modify the existing building on site. During removal of the underground fuel tank, the existing canopy was

damaged and could not be reinstalled. As a result, the applicant proposes a new canopy design and associated building modifications.

The proposed color scheme includes clay barrel-style roof tiles in a terracotta or reddish-brown earth tone with a matte, non-reflective finish; white to off-white painted fascia and soffits; and painted support columns matching the canopy trim.

The scope of this request is limited to the fueling canopy and existing building. Any future signage changes or installation of above-ground fuel tanks would require separate review and approval.

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

2.3.4 Roofs and Rooflines. The applicant is proposing a tile roof which is not consistent with the City's Design Standards.

- Staff recommends the Committee conditional approval of the application with an alternative roof material

2.3.10 Colors. The proposed color is in keeping with the style of the existing buildings and will blend in.

Staff recommend that the Design Review Committee approve the proposed application with the above-mentioned condition.