

Project Title

Sutter Trading Post Fuel Canopy Replacement

Project Location

APN: 018-122-038-000

Address: 121 Hanford, Sutter Creek, CA

Applicant

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1. Project Summary

This document proposes the replacement and architectural enhancement of the existing fuel canopy and associated site improvements at the Sutter Trading Post fuel and convenience store. The intent of the project is to modernize the facility while maintaining compatibility with the historic and rural character of Sutter Creek, consistent with the City of Sutter Creek Design Standards.

The project focuses on improved architectural quality, safer site circulation, and visual cohesion between the fueling area and the primary retail structure.

This submission and all accompanying illustrations, renderings, and conceptual materials are provided for illustrative and preliminary planning purposes only. The intent of this submittal is to demonstrate general design compliance with applicable City and County Design Standards and to confirm the feasibility of the proposed improvements.

This illustrative review is requested solely to support due diligence, escrow progression, and project planning. Final construction documents, engineered plans, and permit-ready drawings will be submitted following property acquisition.

2. Existing Site Conditions

The subject property is an existing operating fueling station and convenience store. The site includes a paved fueling forecourt, multiple fuel dispensers, a single-story commercial building, and a canopy structure. The canopy lacks architectural detailing and does not fully reflect the character encouraged in the City's design guidelines.

No expansion of the building footprint or fueling capacity is proposed as part of this application.

3. Proposed Improvements

The project proposes the following improvements:

- Replacement of the existing fuel canopy
- Introduction of an architecturally detailed canopy roof form
- Updated finishes and materials for visual consistency
- Improved lighting and pedestrian clarity within the fueling area

All improvements are limited to the existing developed area of the site.

4. Fuel Canopy Design and Architecture

The proposed fuel canopy design incorporates a low-profile, pitched roof with tile roofing to reflect traditional architectural forms found within Sutter Creek. This approach is consistent with Design Standards encouraging roof articulation, non-flat roof forms, and materials that complement historic building styles.

Structural columns are positioned to minimize visual clutter and are finished in neutral tones to blend with the overall site design.

5. Materials and Finishes

Roofing: Decorative tile roof consistent with historic and rural architectural references

Columns: Painted columns with smooth finish

Canopy Underside: Flush-mounted, recessed lighting fixtures

Signage: Integrated and scaled signage consistent with sign ordinance requirements

Materials have been selected to avoid high reflectivity and excessive contrast, consistent with design standard guidance on visual compatibility.

6. Lighting Design

Under-canopy lighting is designed to provide adequate illumination for safety while minimizing glare and light spillover. Lighting levels and fixture placement are consistent with design standards related to pedestrian comfort, safety, and dark-sky considerations.

7. Site Circulation and Pedestrian Access

The fueling layout maintains clear vehicular circulation patterns while providing defined pedestrian paths between the fuel dispensers and the store entrance. These improvements align with design standards emphasizing safe vehicle-pedestrian interaction and clear site organization.

8. Conformance with Design Standards

The proposed project is consistent with the intent of the City of Sutter Creek Design Standards, including but not limited to:

- Architectural compatibility with surrounding development
- Use of traditional roof forms and materials
- Minimization of visual impacts from commercial elements
- Enhanced site safety and usability

The project represents an overall aesthetic improvement over existing conditions.

9. Landscaping and Site Enhancements

Minor landscape enhancements are proposed where feasible to soften paved areas and improve the overall appearance of the site. Plant materials will be drought-tolerant and consistent with local water conservation policies.

10. Signage

Signage associated with the project will comply with applicable size, placement, and illumination standards. No new pole signage or off-site advertising is proposed.

11. Conclusion and Justification

The proposed improvements enhance the visual quality, safety, and functionality of an existing commercial site while remaining consistent with adopted design standards. The project represents reinvestment in the community and supports long-term viability of the site without intensifying use.

Attachments

1. Conceptual Fuel Canopy Rendering

Signature

Applicant / Representative: Charanjit Singh

Date: January 5, 2026