



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: JANUARY 12, 2026
FROM: ERIN VENTUA, PLANNIGN CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
18 BOSTON ALLEY (Gold Country Modern Real Estate)
APN 018-161-007

RECOMMENDATION:

Approve the sign permit application for 18 Boston Alley, for a sign located on the exterior of the building.

BACKGROUND:

Gold Country Modern Real Estate submitted an application for a Sign Permit (Exhibit A) for 18 Boston Alley, Sutter Creek.

They are requesting approval of one sign. The sign will be wall mounted on the exterior of the building. The proposed sign will be muted earth tones. See attachment for rendering.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	18 Boston Alley
Building Plan	N/A
Lot Size	--
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	Yes
Building Frontage in Lineal Feet	25ft
Sign Preparer	Merzlak Signs
Code Section	15.16 – Signs
15.16.080 – Signs in commercial and industrial zones	
A. Frontage length: 30 feet (approximately)	Proposed: 8.33 sq. ft., Allowed: 16 sq. ft.
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.
Wall Sign	30" x 40"	8.33 sf	Single Sided	8.33 sf
			Total Square Feet	8.33 sf

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.

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**EXHIBIT A
18 BOSTON ALLEY**

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org	RECEIVED: <u>12/22/25</u> FEE PAID: <u>\$100</u> cash
Submission Requirements	
1- Application* <input checked="" type="checkbox"/> 2- Sketch or Image of Sign(s)* <input checked="" type="checkbox"/> 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) *All documentation must be submitted via the application portal on the City website	
SIGN PERMIT APPLICATION	
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Project Applicant: <u>GOLD COUNTRY MODERN REAL ESTATE</u> Project Address: <u>18 BOSTON ALLEY, SUTTER CREEK, CA 95685</u> Phone: <u>209-425-4700</u> Email: <u>Barry@BayAreaModern.com</u> APN: <u>018-161-007-000</u>	
Is this located in the Historic District? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please see checklist for Design Review. Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>	
Property Owner: Name: <u>JAY MICHEL</u> Phone: <u>209-256-3658</u> Mailing Address: <u>75 MAIN STREET</u> Email: <u>AddArtToYourLife@gmail.com</u> City: <u>SUTTER CREEK</u> State: <u>CA</u> Zip: <u>95685</u>	
Is this person the project contact? If not, please specify who the contact person is. Name: <u>BARRY ADELMANN</u> Mailing Address: <u>2144 4TH STREET, LOWER SUITE, SAN RAFAEL, CA 94901</u> Phone: <u>415-378-8522</u> Email: <u>BARRY@BAYAREAMODERN.COM</u>	
SIGNS TO BE PREPARED BY: <u>Merzlak Signs (or similar licensed sign contractor)</u> BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>approximately 25 linear feet</u> in LINEAL FEET EXISTING SIGNS TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)	
PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)	
<input checked="" type="checkbox"/> Sign design: <u>Rectangular 30" x 40" wall-mounted sign identifying on-site business.</u> (Attached lettering and graphics, drawn to scale)	<input checked="" type="checkbox"/> Type of Materials to be used: <u>Flat, non-illuminated metal panel</u> (briefly describe)
<input checked="" type="checkbox"/> Total signage requested: <u>8.33</u> Sq.Ft.	<input checked="" type="checkbox"/> Method of attachment: <u>Flush-mounted to exterior wall using concealed fasteners</u>
<input checked="" type="checkbox"/> Total allowable signage: <u>16</u> Sq.Ft. (Per Sign Ordinance)	<input checked="" type="checkbox"/> Total number of sides: <u>One (1)</u>
<input checked="" type="checkbox"/> Location of sign(s): <u>Exterior wall of building at 18 Boston Alley</u>	<input checked="" type="checkbox"/> Colors: <u>Muted earth-tone colors including deep wine/maroon, warm natural gold/wheat tones, and white.</u> (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.	
Designated by: <u>BARRY ADELMANN</u> <u>BARRY ADELMANN</u> 12/18/2025 APPLICANT'S SIGNATURE DATE <u>Jay Michel</u> Jay Michel 12/18/2025 CA PROPERTY OWNER SIGNATURE DATE	
PLANNING COMMISSION ACTION: APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE:	



GOLD COUNTRY MODERN

RESIDENTIAL REAL ESTATE

GOLDCOUNTRYMODERN.COM

209-425-4700

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