



DATE: October 13, 2026

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 140 Hanford Street (Sutter Trading Post)- Design Clearance for a proposed shed
APN: 018-061-015
Zoning: C-2
Design Standard District: Historic District
Applicant: Sabrina Sabbaghain

RECOMMENDATION:

Approve a Design Clearance for exterior improvements to an existing building located at 140 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:	--	.54	yes	
Set Back requirements:				
Front	5'	NA		
Side	5'	NA		
Rear	10'	NA'		
Lot coverage	85%	--		
Are there existing historic features?		No	--	
Structure Type	Commercial	Commercial	--	
Max Building height	35 Ft.		--	

DISCUSSION:

The applicant, Sabrina Sabbaghain, requests design clearance for exterior improvements to an existing commercially used building. The previous business has since relocated, and the applicant is proposing to make façade changes to the exterior of the building. The footprint of the building is not changing.

The existing building is a two story building with painted wood siding. The siding has been damaged. The applicant is proposing to replace the wood siding with a warm colored stone veneer and dark wood

trim. They are also proposing to replace the existing roof with a non-reflective brown metal roof. The project also includes the upgrades to the existing windows and entry door.

The applicant provided the following renderings:



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 muted brown metal roof which is consistent with the City's Design Standards.

2.3.10 Colors. The proposed color is consistent with the Design Guidelines.

3.4 Additional Design Standards for Commercial Structures in the Historic Zone

3.4.2 Exterior Finishes and Color Schemes

The design standards suggest a mix of wood and masonry exteriors for commercial buildings within the Historic District. The applicant is proposing a thin stone veneer for the building.

The colors proposed for the building are consistent with the Design Guidelines, as is the roof material and color.

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