



DATE: November 20, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 110-165 Bryson Court - Design Clearance for 12 Single Family Residences
 Zoning: R-3 Multi-Family Dwellings
 Design Standard District: Outside of the Historic District
 Applicant: Heather Westaby

RECOMMENDATION:

Approve Design Clearance for 12 single family residential units located at 110-165 Bryson Court.

DISCUSSION:

The applicant, Heather Westaby, is proposing to construct twelve single-family homes within an existing, undeveloped subdivision. The subdivision was originally approved for twelve single-family units in 2009, and the street, curb, gutter, parking, and utility infrastructure have already been installed.

The proposal includes three floor plans, each offered in two elevation styles, resulting in six total elevation options to be distributed across the twelve homes.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-3	R-3	Yes	
District:	--	--		
Lot Size:	3,500 sf	4,483 sf – 8,332 sf	Yes	
Set Back requirements:				
Front	10'	15'	Yes	
Side	5'/10'	5'	Yes	
Rear	10'	10'	Yes	
Lot coverage	75%	24.4%- 11.4%	Yes	
Are there existing historic features?	No			
Structure Type	SFR	SFR	Yes	
Max Building height	40ft	24' 7" 25' 5"	Yes	

Plan 1625
Living Area: 1,627 sf
Garage: 267.56 sf
Covered Porch: 49.33 sf

Plan 1808
Living Area: 1,808 sf
Garage: 436 sf
Covered Porch: 26 sf

Plan 2016
Living Area: 2,016 sf
Garage: 457 sf
Covered Porch: 20-25 sf

Design Standards

The City’s Design Standards provide additional guidance related to compatibility with adjacent development, building and parking placement, landscaping, accessory structures, and overall building design. While this project is located outside the Historic District and may be approved at the staff level, staff is referring it to the DRC for review due to its scale. Chapter 2.0, *Design Standards That Apply to All Projects*, should be applied to this proposal.

2.0 Design Standards That Apply to All Project

2. 1 Overall Design Objectives

a. Keep it simple:

The proposed building designs are consistent in size and scale.

d. Ensure compatibility with existing context:

The 12-lot subdivision is located adjacent to a park and within an established neighborhood that represents one of the newer residential areas in Sutter Creek. The surrounding homes include a mix of single-story and two-story units, with many being duplexes.

2.2 General Site Design

2.2.1 Adjacent Development

The applicant’s home designs are intended to complement existing development. The surrounding lots are relatively small, and the proposed structures are arranged to provide off-street parking and adequate yard space.

2.2.2 Building and Parking Locations

Setbacks vary based on road orientation and lot frontage, resulting in a visually interesting and varied streetscape.

2.2.3–2.2.8

These standards will be reviewed in detail when the applicant submits for a Site Plan Permit.

2.3 General Building Design Standards

2.3.1 Architectural Style

The applicant has incorporated several desirable design elements. For example, plan 1808A features vertical wood siding; Plans 1625B, 1808B, and 2016B incorporate stone accents; and all models include multi-pane windows.

Each design provides a defined focal-point entry consistent with Section 2.3.7.

CONCLUSION:

Staff finds that the applicant has made a meaningful effort to integrate the City’s Design Standards into the project. The existing lot configuration presents challenges, as does the applicant’s goal of producing for-sale “workforce” housing; however, the submittal reflects thoughtful consideration of both the standards and site constraints.