

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 71 Main Street- Design Clearance for alterations to railing on an existing building (APN: 018-154-001)  
 Zoning: DTC- Downtown Commercial  
 Design Standard District: Main Street Historic District  
 Applicant: Stark Construction

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**RECOMMENDATION:**

Approve Design Clearance for alterations to existing railings of an existing building within the Main Street Historic District.

**BACKGROUND:**

The applicant, Stark Construction, is proposing to make modifications to existing railings on an existing building located within the Main Street Historic District:

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	DTC	DTC	Yes	
<b>District:</b>	Main Street Historic District			
<b>Lot Size:</b>	--	--	N/A	
<b>Set Back requirements:</b>				
<b>Front</b>	--	--	N/A	
<b>Side</b>	--	--	N/A	
<b>Rear</b>	--	--	N/A	
<b>Lot coverage</b>	--	--	N/A	
<b>Are there existing historic features?</b>		Yes	Yes	
<b>Structure Type</b>			Yes	
<b>Max Building height</b>	--	--	--	

## **DISCUSSION:**

The existing wooden railing is in a state of disrepair. The applicant is proposing to redo the railing in the same style as it currently exists and is proposing to add a black metal pole below the decorative railing to increase the overall height of the guard to meet the 2022 California Building Code requirement of 42”.



### 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 Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

### 3.3 Design Standards That Apply to All Historic District Project

#### 3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is not proposing to change any of the historic features on the front of the building. The addition of the metal pole will not take away from the historical features of the existing railing.

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

**Figure 1- Front Elevation  
71 Main Street**

