



DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 53 Main Street (Hotel Sutter)- Design Clearance for the installation of an outdoor seating area
 (APN: 018-155-001)
 Zoning: DTC- Downtown Commercial
 Design Standard District: Main Street Historic District
 Applicant: Rebecca Collins

RECOMMENDATION:

Approve Design Clearance for the installation of decorative railings in front of Hotel Sutter to accommodate outdoor diners.

BACKGROUND:

The applicant, Rebecca Collins, is proposing an outdoor dining space along the front of the existing Hotel Sutter which is located within the Main Street Historic District. A Design Clearance was issued on August 17, 2022, by the Design Review Committee. The applicant never implemented those plans and has revised the outdoor dining plans.

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

DISCUSSION:

The applicant is requesting Design Clearance to install dark brown powder coated railings in the area on the sidewalk on the front of the building. The proposed project would provide additional capacity for the restaurant and also provide an area for guests to dine outside on the sidewalk. Clearance will be maintained so that people on the sidewalk can still maneuver by. Five (5) feet is required to be maintained as a clear path for those walking on the sidewalk. The Building Department has reviewed the plans and is satisfied with accessibility.

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.

Staff recommend that the Design Review Committee approve the proposed design as presented. Once the applicant has Design Clearance the City Manager has the authority to issue an outdoor dining encroachment permit (Ordinance No. 371)

