

**STAFF REPORT**

**TO: PLANNING COMMISSION**  
**MEETING DATE: FEBRUARY 9, 2026**  
**FROM: ERIN VENTURA, PLANNING CONSULTANT**  
**SUBJECT: SIGN PERMIT APPROVAL**  
**321 HIGHWAY 49- MACT**  
**APN 018-010-025**

**RECOMMENDATION:**

Approve the sign permit application for 321 Highway 49 (MACT), for a monument sign.

**BACKGROUND:**

MACT Health Board, Inc. submitted an application for a Sign Permit (Exhibit A) for 321 Highway 49, Sutter Creek. They are proposing to install a monument sign at the entrance of the site.

See Table 1 for the proposed sign checklist.

**Table 1. Proposed Sign Checklist**

Site	321 Highway 49 (018-010-025)
Building Plan	N/A
Lot Size	.83 acres / 36,154 sq. ft.
Zoning	C-2
General Plan Land Use Designation	Commercial
Main Street Historic District	No
Historic District	No
Building Frontage in Lineal Feet	164 ft
Sign Preparer	Capital Neon Signs
Code Section	15.16 – Signs,
15.16.080 – Signs in Commercial and Industrial Zones	
A. Frontage length: 164 feet	Proposed: 57 sq. ft., Allowed: 99 sq. ft. (2/3s of total allowable)
	Total Proposed: 114 sq. ft., Allowed: 150 sq. ft. (all signs on site)
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.
Monument sign on a natural stone base	7.125' x 28' =	57 sf	Double sided	114 sf
			Total Square Feet	114 sf

The proposed sign will serve MACT Health Board, Inc. The monument sign will be installed at the entrance of the site. It will be placed on an 18" high natural stone base. The sign will be lit from the inside.

The existing temporary sign will be removed.



**ENVIRONMENTAL:**

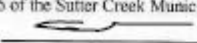
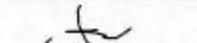
The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

**BUDGET IMPACT:**

None.

\* \* \* \*

### EXHIBIT A 321 HIGHWAY 49 SIGN APPLICATION

<b>City of Sutter Creek</b> 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		<b>RECEIVED:</b> _____ <b>FEE PAID:</b> _____
<b>Submission Requirements</b> 1- Application* 2- Sketch or Image of Sign(s)* 3- Fees ( <i>Refer to current fee schedule. All Fees must be paid at City Hall</i> ) <i>*All documentaion must be submitted via the application portal on the City website</i>		
<b>SIGN PERMIT APPLICATION</b>		
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<b>Project Applicant:</b> <u>Alex Leon</u>		
Project Address: <u>321 Highway 49 Sutter Creek Ca 95685</u>		
Phone: <u>916-342-6902</u>	Email: <u>alexleon@capitolneonsigns.com</u>	
APN: _____	Is this located in the Historic District? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, please see checklist for Design Review.</i>	
	Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>	
<b>Property Owner:</b>		
Name: <u>John Dunlap</u>	Phone: <u>209-674-6186</u>	
Mailing Address: <u>PO Box 939</u>	Email: <u>john.dunlap@macthealth.com</u>	
City: <u>Angels Camp</u>	State: <u>Ca</u>	Zip: <u>95222</u>
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Alex Leon</u>		
Mailing Address: <u>11379 Pyrites Way ste B Rancho Cordova Ca 95670</u>		
Phone: <u>916-342-6902</u>	Email: <u>alexleon@capitolneonsigns.com</u>	
<b>SIGNS TO BE PREPARED BY:</b> <u>Capitol Neon Signs</u>		
<b>BUILDING FRONTAGE @ PRIMARY ENTRANCE:</b> <u>160</u> in LINEAL FEET		
<b>EXISTING SIGNS:</b> TO BE UTILIZED FOR THIS BUSINESS: ( <i>INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN</i> ) <u>NA</u>		
<b>PROPOSED SIGNS:</b> FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: <i>(CHECK EACH BOX UPON COMPLETION)</i>		
<input type="checkbox"/> <b>Sign design:</b> _____ <i>(Attached lettering and graphics, drawn to scale)</i>	<input type="checkbox"/> <b>Type of Materials to be used</b> _____ <i>(briefly describe)</i>	
<input type="checkbox"/> <b>Total signage requested:</b> _____ Sq.Ft.	<input type="checkbox"/> <b>Method of attachment:</b> _____	
<input type="checkbox"/> <b>Total allowable signage:</b> _____ Sq.Ft. <i>(Per Sign Ordinance)</i>	<input type="checkbox"/> <b>Total number of sides:</b> _____	
<input type="checkbox"/> <b>Location of sign(s):</b> _____	<input type="checkbox"/> <b>Colors:</b> _____ <i>(Including letters, graphics, &amp; background)</i>	
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.		
 APPLICANT'S SIGNATURE		1/28/26 DATE
 PROPERTY OWNER SIGNATURE		1/28/26 DATE
<b>PLANNING COMMISSION ACTION:</b> APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____		