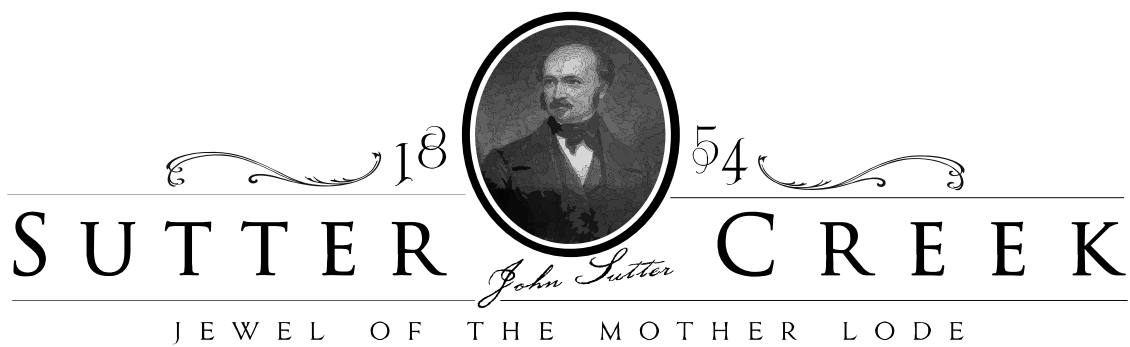




Thank you for investing in Sutter Creek. We understand that you are making a commitment by investing in your property and we are here to help you understand the City's Design Review process.

The City of Sutter Creek and its residents are very proud of the city and its heritage. We have a passion for the area's history and strive to preserve the historic nature of the city and ensure that projects are compatible with others in the area. We too love Sutter Creek and want to continue to add value through implementation of our adopted design standards. To that end, we are here to help guide you through the process of improving your property while meeting the applicable City design standards.

Before permitting may begin, your application must meet the Design Standards, which can be found here: <https://cityofsuttercreek.org/2015-forms-documents/Complete%20Design%20Standards102315.pdf>. Your project will be reviewed by the Design Review Committee (DRC), which is responsible for reviewing your application to determine whether or not it conforms to the Design Standards.

The City's Design Standards apply to every project in the City that requires a building permit and/or a planning entitlement, unless exempted pursuant to Section 1.3.1, including but not limited to all of the following:

- a. New construction;
- b. Alteration to the exterior of an existing structure;
- c. Repair of exterior features on an existing structure;
- d. Addition to the exterior of an existing structure;
- e. Moving an existing structure;
- f. Demolition of an existing structure;
- g. New subdivisions.

In addition, within the Main Street Historic District, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. *Every applicable project requires Design Clearance before it can move forward to permitting.*

By investing in our community, we are together ensuring that the look and feel of Sutter Creek remains intact and Sutter Creek continues to be the charming place we all love.

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 02-28-2025
TO: DESIGN REVIEW COMMITTEE
FROM: STANTEC ARCHITECTURE
Project Address: 40 GOLD DUST TRAIL, SUTTER CREEK, CA 95685
REVIEWED and SUBMITTED BY: BRIAN RENO, RA

#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning		R-E	R-E (EXISTING, NO CHANGE)		
2.		District:	Historic	HISTORIC	HISTORIC		
3.		Lot Size:	N/A	0.72 ACRES (31,267 S.F.)	(EXISTING, NO CHANGE)		
4.		Set Back requirements:					
5.		Front	25'	40'-0"	38'-0"		
6.		Side	5'	11'-0"	11'-0" (EXISTING, NO CHANGE)		
7.		Rear	10'	13'-0"	13'-0" (EXISTING, NO CHANGE)		
8.		Siting:		PORTION OF BUILDING BEING REMOVED FACES STREET	REPLACEMENT BUILDING HAS SAME SITE LOCATION (PER 3.4.1)		
9.		Lot coverage		10.12%	10.1%		
10.		Are there existing historic features?		MASONRY BEARING WALL WITH EXPOSED STONE FOUNDATION, WOOD TRUSS ROOF FRAMING, AND CORRUGATED METAL ROOFING	STUD FRAMED BEARING WALL WITH EXPOSED STONE FOUNDATION, WOOD TRUSS ROOF FRAMING, AND CORRUGATED METAL ROOFING		
11.		Structure Type		MASONRY & WOOD FRAMED	WOOD FRAMED		
12.		Max Building height	35'	25'-0"	25'-0"		

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

13.	Roof pitch	In new construction, reflect historic style				
#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?
						Recommendations, if any to meet Design Criteria:
14.			National, Victorian, or craftsman shotgun, or	EXISTING BUILDING SIMPLE NATIONAL STYLE. SINGLE STORY COMMERCIAL BUILDING - POSSIBLE A PRIOR BANK OR GOLD REPOSITORY	NATIONAL STYLE MOTHER LODE INSPIRED DESIGNED WITH SIDING AND CORBELS TO COMPLEMENT SURROUNDING RESIDENTIAL DEVELOPMENT	
15.	3.4.2	Style		HISTORIC STRUCTURE - BRICK PREVIOUS ADDITION STRUCTURE - WOOD FRAMED & STUCCO	EXISTING STUCCO STRUCTURE TO BE REFINISHED WITH NEW STUCCO. ADDITION CEMENT BOARD WOOD TEXTURED SIDING/SHINGLE SIDING. (SEE MATERIAL BOARD FOR COLORS) + OPTION FOR LAP SIDING REPLACEMENT WITH STUCCO (SEE ELEVATIONS)	
16.	3.4.3	Exterior Finish and color scheme		STANDARD HOLLOW METAL DOORS (3X7) + EXISTING MAIN ENTRY METAL DOOR WITH FAUX METAL STRAP ACCENTS	REPLACEMENT OF STANDARD SINGLE HOLLOW METAL DOORS. + NEW HOLLOW METAL DOOR (WITH FULL TEMPERED GLASS) DOUBLE DOORS AT ENTRY	
17.	3.4.4	Doors	Consistent in shape and scale with building's style.	NONE - HISTORIC WINDOWS INFILLED WITH MASONRY AND METAL SHUTTERS WITH STEEL STRAP HINGE ACCENTS	TWO NEW ALUMINUM WINDOS WITH CEMENT BOARD TRIM SURROUNDS	
18.	3.4.5	Windows	Match historic style with panes and trim.	EXISTING LIGHT POLES. EXISTING BUILDING MOUNTED LED FIXTURES (NON HISTORIC)	EXISTING LIGHT POLES TO REMAIN. NEW BUILDING MOUNTED LED FIXTURES WITH DOWNWARD FACING LENSES.	
19.	3.4.6	Lighting	Match architecturally	WOOD & CHAINLINK FENCING	WOOD & CHAINLINK FENCING (EXISTING TO REMAIN)	
20.	3.4.7	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone	3 EXISTING GROUND UNITS ON NORTH EAST SIDE OF BUILDING - NON-VISIBLE FROM STREET	3 REPLACEMENT GROUND UNITS ON NORTH EAST SIDE OF BUILDING - NON-VISIBLE FROM STREET	
21.		Mechanical Equipment		N/A	WOOD LOOK CEMENT BOARD LAP SHINGLE SIDING. AND TRIM (OR STUCCO OPTION IN LIEU OF SIDING PER PROVIDED ELEVATIONS)	
22.		Siding	Match historic style	CORRUGATED METAL	NEW CORRUGATED METAL TO MATCH EXISTING STRUCTURE TO REMAIN.	
		Roofing material	Match historic style			

City of Sutter Creek
Design Review Application

For Commercial Projects
Within the Historic District

23.	Porches	Match the building in historic character	EXISTING METAL NON HISTORIC CANOPY STRUCTURE TO BE REMOVED	PORCH CREATED WITH ROOF INTEGRATED 4'-0" OVERHANG OVER ACCESSIBLE ROUTE TO PARKING SPACES (SEE KEYNOTES ON ELEVATIONS)		
24.	Does the structure blend as proposed?			THE PROPOSED STRUCTURE LAP SIDING, SHINGLE AND CORRUGATED METAL ROOF OR ALTERNATE OPTION BLENDS WITH EXISTING AND NEIGHBORING BUILDINGS, IN FORM, TEXTURE, AND COLOR.		

Other Comments:

ATTACHED DRAWING ELEVATIONS SHOW AN ALTERNATE STUCCO OPTION IN LIEU OF THE LAP SIDING.

Contact:

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