

**MEETING OF THE DESIGN REVIEW COMMITTEE
TUESDAY, OCTOBER 10, 2023**

5:00 P.M.

**Community Building
33 Church Street
Sutter Creek, CA 95685**

THE DESIGN REVIEW COMMITTEE WILL BE AVAILABLE VIA ZOOM AND IN PERSON.

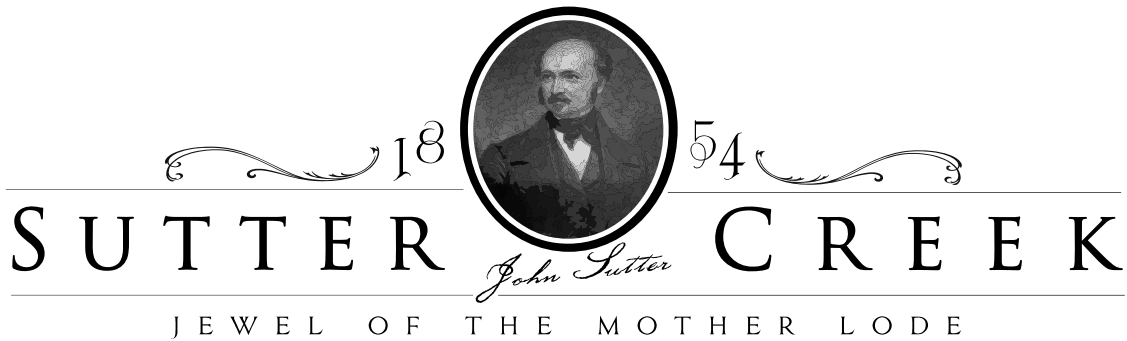
Join Zoom Meeting

<https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the meeting.

Public comment will not be taken from Zoom.

- 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING-5:00 P.M**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. PUBLIC FORUM** – *Any person may address the Committee regarding matters not on the agenda and within their purview.*
- 4. CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - * A. Approval of Design Review Committee Minutes of September 20, 2023.
- 5. DESIGN CLEARANCE APPLICATIONS:**
 - * A. 480 Broadmeadows; Applicant: Rutherford
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.
- 6. ADJOURNMENT**
 - * *Attachments*



**MINUTES OF THE DESIGN REVIEW COMMITTEE
September 20, 2023**

Committee Members:
Baracco, Brown, O’Neill and Peters
Absent: Otto
Staff present: Erin Ventura and Karen Darrow

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR THE SPECIAL MEETING-1:30 P.M**
Chairperson Peters called the meeting to order.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
Chairperson Peters led the pledge.
3. **PUBLIC FORUM- None.**
4. **CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - A. Approval of Design Review Committee Minutes of July 5, 2023.

M/S Baracco/Brown to Approve the Design Review Committee Minutes of September 6, 2023, as amended.

AYES: Baracco, Brown, O’Neill and Peters
NOES: None
ABSTAIN: None
ABSENT: Otto
MOTION CARRIED

5. **DESIGN CLEARANCE APPLICATIONS**
 - A. Valley View Way and Bowers Rd; Applicant: DANCO
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

City Planner Erin Ventura presented.

M/S Baracco/O’Neill to Approve Design Clearance for Valley View Way and Bowers Rd., with the condition to remove the decorative element on the roof.

AYES: Baracco, Brown, O’Neill and Peters
NOES: None
ABSTAIN: None
ABSENT: Otto
MOTION CARRIED

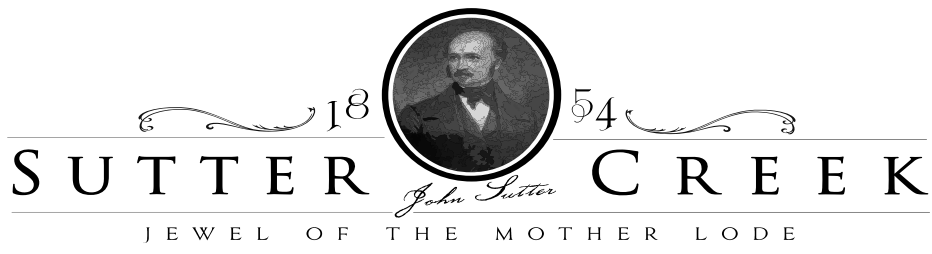
6. ADJOURNMENT

The meeting was adjourned at 2:00 p.m.

Karen Darrow, City Clerk

Susan Peters, Chairperson

Date Approved:



DATE: OCTOBER 10, 2023

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 480 Broadmeadows Court- Design Clearance for a metal carport/garage
 (APN: 040-232-008)
 Zoning: R-1 One Family Dwelling
 Design Standard District: Outside of the Historic District
 Owner/Builder: Zach Rutherford

RECOMMENDATION:

Approve Design Clearance, with conditions, for the construction of a detached metal carport/garage structure on an existing developed lot.

BACKGROUND:

The applicant, Zach Rutherford, is proposing to construct a detached metal carport/garage structure on an existing developed lot. The lot is currently developed with a single-family home. The detached structure is proposed to be located to the side of the home.

	<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-1	R-1	Yes	
District:	Outside of Historic District			
Lot Size:		24,829 sf	N/A	
Set Back requirements:				
Front	25'	89'	Yes	
Side	5'	20'	Yes	
Rear	10'	--	Yes	
Lot coverage	50%	11.6%	Yes	
Are there existing historic features?		No	N/A	
Structure Type		Detached	Yes	
Max Building height	35'	12' 5"	Yes	

DISCUSSION:

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. The design standards that have been applied to this project are the General Site Design Standards. The General Site Design Standards cover a wide range of project types and only the design standards pertaining to this project have been included in this report.

The sighting on the site, circulation pattern and access to the existing driveway, and the development standards like height and setbacks have all met.

Staff sees the greatest inconsistency with the proposed structure and the Design Standards in the following areas: screening, architectural style, and building materials.

2.2.6 Screening

The applicant has not proposed any screening between the proposed structure and the neighboring property. They have proposed to set the structure back 20'-30' which leaves sufficient area for landscape screening. Additional landscape screening will help to reduce the visibility from the neighboring property.

2.3.1 Architectural Style

The applicant proposes a metal building with a metal roof. Based on the prefabricated nature of the building, there are no distinguishing architectural features. These types of structures are not uncommon in Sutter Creek as they are affordable to construct.

Extending the roof overhangs may help to reduce the plain boxy look of the structure. Based on the manufacturer's website, it does not appear that is an option.

2.3.9 Building Materials

The structure is a metal building which will be painted brown and light brown. The color scheme is in keeping with the desirable colors of the community. It would not be appropriate to add additional façade treatment to the outside of the structure.

Staff recommend that the Design Review Committee consider the following condition.

1. Provide landscape screening along the nearest property line.

Figure 1- Application 480 Broadmeadows Court

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED

SEP 18 2023

Submit completed application and three (3) sets of plans at:
City Hall, 18 Main St., Sutter Creek

City of Sutter Creek
PERMIT #:
DATE RECEIVED:

APPLICATION FOR PERMIT

Page 1 of 2

Project Applicant: _____

✓ Project Address: 480 Broadmeadows Ct

✓ APN: APN 040-232-008 Is this located in the Historic District? Yes No

If yes, please see checklist for Design Review.
(*) Design Standards apply

Property Owner: _____

✓ Name: Zach Rutherford Phone: 209-256-2946
Mailing Address: 480 Broadmeadows Ct Email: z_ruth26@hotmail.com
City: Sutter Creek State: CA Zip: 95685

Is this person the project contact? If not, please specify who the contact person is.

Name: _____ Email: _____
Mailing Address: _____

Licensed Contractor: _____

Name: Owner Builder Phone: _____
Mailing Address: _____ Email: _____
City: _____ State: _____ Zip: _____
State License # & Class: _____
City Business License #: _____ Exp. Date: _____

PROJECT INFORMATION

Project Type:

New Construction: Commercial: Residential:
Alteration: Addition: Tenant Improvement:
Demolition: Other: _____

Fire Sprinkler? Yes No

Area Determination:

1st Floor: _____ sf 2nd Floor: _____ sf Total: _____ sf
Garage: 551 sf Patio/Porch: _____ sf Deck/Balcony: _____ sf

Job Description: construct a 19x29x10 metal carport garage

The applicant shall provide an estimated permit value at time of application. **VALUATION: \$**

Permit valuations shall include total value of work, including materials and labor.
Valuations shall be based on FAIR MARKET VALUE for labor and materials, even if performing the work yourself.
Final building permit valuation shall be set by the building official.

Figure 2- Site Plan
480 Broadmeadows Court

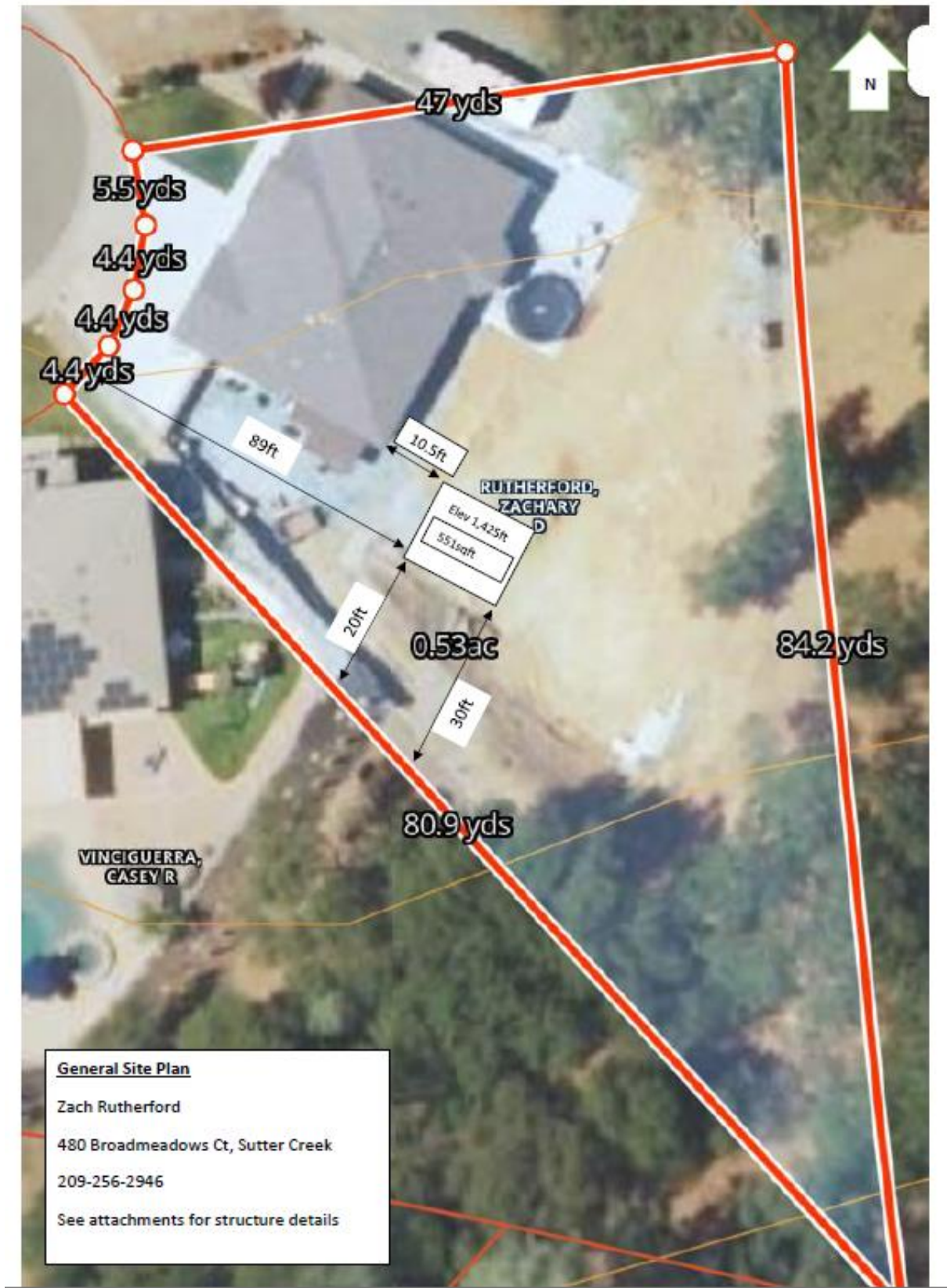


Figure 3- Rendering/Elevation
480 Broadmeadows Court

