

MEETING DATE: 8/6/2025
FILE NO.: 25-1249
PROJECT: DR25-0003 - Pony Express Station
APPLICANT: Steve Sutton- Sutton & Associates, Inc. / Singh Satnam (not present at meeting)

DESIGN REVIEW COMMITTEE COMMENTS

☐ Cameron Park ☒ Pollock Pines ☐ Staff Review

Setbacks:

Landscaping And Existing Growth:

Fencing:

Mail Boxes:

Signs:

Lighting:

Parking:

Trash Areas:
My biggest concern is the access for cars see general comments

Vehicular Access:

Siding Or Exterior:

Colors:

Roofing Materials:

Air Conditioning:

Roof-Mounted Items:

General Comments:

The access to this bldg now is a very narrow driveway with quite an incline entering my concern is that This will Be even further worsened by constant traffic going in and out of the parking lot Also for trucks with trailers, boats , Trucks delivering to other business – these plans only show 1 way in 1 way out and I think that is going to be an issue

Also why do we need 2 Chevrons and a total 3 gas stations in very close proximity

Recommendation:

MEETING DATE: 8/6/2025

FILE NO.: 25-1249

PROJECT: DR25-0003 - Pony Express Station

APPLICANT: Steve Sutton- Sutton & Associates, Inc. / Singh Satnam (not present at meeting)

DESIGN REVIEW COMMITTEE COMMENTS

☐ Cameron Park

☒ Pollock Pines

☐ Staff Review

Setbacks:

Landscaping And Existing Growth:

Fencing:

Mail Boxes:

Signs:

Lighting:

Parking: Is there thought put into deliveries to the store/restaurant, as well as the gas delivery trucks? My concern would be that when delivery trucks were in the parking lot it would, pretty much, impede traffic in the parking lot.

Trash Areas:

Vehicular Access: Will the entrance to the center be modified to accommodate larger vehicles & trailers?

Siding Or Exterior:

Colors:

Roofing Materials:

Air Conditioning:

Roof-Mounted Items:

PAGE 2

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MEETING DATE: 8/6/2025

FILE NO.: 25-1249

PROJECT: DR25-0003 - Pony Express Station

APPLICANT: Steve Sutton- Sutton & Associates, Inc. / Singh Satnam (not present at meeting)

DESIGN REVIEW COMMITTEE COMMENTS

☐ Cameron Park

☒ Pollock Pines

☐ Staff Review

Setbacks:

Landscaping And Existing Growth:

Fencing:

Mail Boxes:

Signs: OK to move to new location. I hope they improve the “look” of the sign. Currently it looks a bit run down and tired.

Lighting:

Parking:

Trash Areas:

Vehicular Access: One participant suggested widening entry off Pony Express for larger vehicles, trucks pulling boats etc as it is currently tight.

Siding Or Exterior: OK but isn’t the “Mountain Look” that the community prefers. It’s boring, I understand the Cement Siding for fire safety, but perhaps a darker brown color with green trim and I am not keen on the bricks at bottom, river rock type of look is appealing to a mountain community. This look can be seen at the Freshpond Station (Chevron) and appeals to the Mountain community.

Colors:

Roofing Materials: Metal is Good although if you did what I suggested previously Green Metal would look better

Air Conditioning:

Roof-Mounted Items:

PAGE 2

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.