CITY OF ANGELS
PLANNING COMMISSION

A G E N D A

February 14, 2019
6:00 p.m.

City of Angels Fire House
1404 Vallecito Road
Angels Camp, California

The Planning Commission appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

Note: The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or other Commission Members. All request shall be directed to the Chair who, at his/her discretion, will refer to staff.

Recording: All meetings are tape-recorded pursuant to Municipal Code Section 17.85.170.B.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair John Broeder, Vice-Chair Gary Gordon, Commissioner Patsy Gonzalez, Commissioner Robert Moncada, and Commissioner Jessica Johnston

APPROVAL OF AGENDA

Approval of Regular Agenda for February 14, 2019.

APPROVAL OF MINUTES

1. Approval of Regular Meeting Minutes of January 10, 2019.

PUBLIC COMMENTS

At this time any person may comment on any item that is not on the agenda. Please state your name and address for the record, and write your name and address on the sign-up sheet (you may decline to provide this information). Action will not be taken on any item. If a non-agendized item requires action, it will be referred to staff and/or placed on the next agenda.
PUBLIC HEARING
833 Pioneer Court, Greenhorn Creek. Variance – Carroll Deck Expansion. Assessor’s Parcel Number: 058-073-010
Variance to expand an existing deck by 7 inches into the rear setback and add a landing and stairs extending an additional 3’8” into the setback for a total encroachment of 4’3” into the rear setback. The General Plan land use designation is Single-Family Residential (SFR). The parcel is zoned Single-Family Residential: Planned Development Combining District (R-1:PD).

PLANNING COMMISSION MATTERS
1287 S. Main Angels Hotel Repair/Maintenance - Assessor’s Parcel Number: 062-004-030.
Review and provide an advisory opinion on proposed repairs and maintenance of the Angels Hotel including the addition of gutters and replacing decking, deck railings, and support posts. The zoning and general plan land use designations are Historic Commercial (HC).

COMMITTEE REPORTS
Information item only, no action will be taken

COMMISSIONER’S REPORTS
Information items only, no action will be taken

STAFF REPORTS
Information items only, no action will be taken

ADJOURNMENT
The next regularly scheduled meeting of the Planning Commission is March 14, 2019.

Availability of Public Records: All public records relating to this notice, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public review at the Community Development Dept, 358 North Main, Angels Camp (Note: Temporary offices) for 10 days prior to the public hearing date.

Accessibility: In compliance with Title II of the Americans With Disabilities Act, 28 CFR Part 36, if you require any disability related modification or accommodation, including auxiliary aids or services in order to participate in this meeting, please contact Angels Camp City Hall at (209)736-2181 or fax your request to (209)736-0709. Notification must be made 72 hours in advance of the hearing to ensure accessibility. Agendas and other writings may also be requested in alternative formats, as outlined in Section 12132 of the Americans with Disability Act.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council with 15 days of final action, by submitting a written request and applicable fee to Angels Camp City Hall.
CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Vice-Chair Gordon, Commissioner Gonzalez, Commissioner Moncada and Commissioner Johnston

Commissioners Absent: None

Staff Present: City Planner Amy Augustine and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE THE JANUARY 10, 2019 PLANNING COMMISSION AGENDA AS PRESENTED.

APPROVAL OF MINUTES


MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 13, 2018 AS PRESENTED.

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

None

CLOSED AT 6:03 P.M.
PUBLIC HEARINGS

None

PLANNING MATTERS

1. 404 S. Main Street – Dollar General APN 058-025-016.
   Conditional Use Permit pursuant to the City of Angels Municipal Code Section 17.06.130 to allow the sale of beer and wine at the Dollar General Store. In addition, a finding of Public Convenience and Necessity is required to sell beer and wine for off-site consumption (ABC Type 20 License) because the Census District in which Dollar General is located has reached the state established limit of 11 licenses issued. The Zoning and General Plan land use designations are Central (Community) Commercial.

Planner Amy Augustine presented the staff report and Resolution 2019-01 a resolution for a conditional use permit pursuant to the City of Angels Municipal Code Section 17.06.130 to allow the sale of beer and wine at the Dollar General Store. In addition, a finding of Public Convenience and Necessity is required to sell beer and wine for off-site consumption (ABC Type 20 License) because the Census District in which Dollar General is located has reached the state established limit of 11 licenses issued.

PUBLIC HEARING OPENED: 6:07 P.M.

Steve Rawlings – Dollar General Representative.
Mr. Rawlings handed out an information packet regarding Dollar General (attachment 1). Mr. Rawlings stated that that Dollar General has been in California since 2012. Dollar General has over 15,000 stores in the United States and over 200 in California. The chain started on the east coast and the stores average 10,000 square feet in size. Dollar General is an all-around grocery store and sales other items. Dollar General tries to have competitive prices on brand name items and for customers to get in and out quickly as possible. Most Dollar General stores are stand-alone properties that way they can control the property maintenance. Dollar General sells beer and wine in most of its stores. This Dollar General will have 2 to 4 coolers and 2-4 shelves of beer and wine that are sold in bulk items only, no single sales. Dollar General is a large corporation and all employees are properly trained on the sale of alcohol items. The employees are responsible community members.

John Conagitar – 314 S. Main Street.
Mr. Conagitar stated that he doesn’t believe that another store that sells alcohol across the street from the high school is a good idea. The liquor store that he works at was grandfathered in when the City adopted their zoning ordinance. Mr. Conagitar stated that he believes that another store that sells alcohol will only thin out other store’s bottom lines. Mr. Conagitar stated that teenagers are always trying to use phony I.D.’s and trying to steal alcohol. Giving Dollar General this use permit is a disservice to other companies here. Dollar General will not help the tax base of the City.
Ramesh Patel – Owner of the Travelodge.  
Mr. Patel stated that he welcomes Dollar General to the City. Mr. Patel stated that he doesn’t think that another store that sells beer and wine across from the high school is good for the City. In the future, Mr. Patel stated that the Travelodge will consider a conditional use permit to have wine tasting and other functions at the hotel and he hopes that the commission will give him the same courtesy as they are giving Dollar General.

Mr. Rawlings stated that employees are trained on how not to sell to intoxicated people or to minors. Dollar General has a point of sale system that the employee has to enter a date of birth before the transaction can be completed. Mr. Rawlings stated that he is not aware of any violations that Dollar General has regarding this issue. Mr. Rawlings stated that if someone does sell to a minor, the store will get a citation and also the employee will receive a citation as well and the employee will then be terminated due to a no tolerance policy.

Harjit Shergill – Owner of business that sells alcohol.  
Mr. Shergill stated that he would like to know the benefit to the City by issuing the conditional use permit. Mr. Shergill stated that usually the more you sell beer the more crime you will get in the city and he would like to know what the police have to say about this permit. Mr. Shergill stated that he has lived in the city for over 20 years and he doesn’t want to see more crime brought to the city. Mr. Shergill stated that he has three boys and he doesn’t want to tell his boys that Angels Camp is an alcoholic city.

PUBLIC HEARING CLOSED: 6:30 P.M.

Ms. Augustine stated that she wanted to let the commission know that if the liquor store were to burn down, the owners have up to one year to rebuild with the same use.

Commissioner Gonzalez stated that she would like to add a condition of approval to say “Total beer and wine sales shall be limited to 48 square feet of floor space as stated in the application. Any increase to that amount shall require an amendment to this conditional use permit”.

No other corrections to Resolution 2019-01.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 5-0 TO APPROVE RESOLUTION 2019-01 A RESOLUTION FOR DOLLAR GENERAL CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE LOCATED AT 404 SOUTH MAIN STREET APN 058-025-016 AS AMENDED.

COMMITTEE REPORTS

GPI - General Plan Implementation Committee – Amy Augustine, Contract Planner

None
COMMISSIONER’S REPORTS

Commissioner Moncada stated that Commissioner Gordon’s clean-up for his next door property is going well and it has been a good year so far.

Commissioner Gonzalez stated that she walked around the Utica Hotel and it is nice to see that construction is moving along.

Commissioner Gordon stated that competition is good for all and that he will be looking forward to what the Travelodge will submit for a permit.

Chair Broeder stated that he read that there is legislation about giving cities 200,000 for park improvements.

City Administrator Melissa Eads stated that staff is keeping track of the website regarding that issue, the City has not received anything in writing yet to state what the City might receive in grants for parks.

Chair Broeder stated that he would like to thank Kevin Silva regarding a complaint for clearing a culvert, which Kevin had completed the next day after the complaint was made.

Ms. Eads stated that it is very important for council, commission and residents to let City staff know that they are appreciated.

Commissioner Gonzalez stated that her daughter is a professor at UC Merced and her department received a grant for the study of tobacco and cannabis. Her daughter was appointed to the board for tobacco for California and she tries to make sure that she includes Calaveras County into the studies being completed.

STAFF REPORTS

Ms. Augustine stated that she went into the liquor store and they have a nice selection of sporting goods. Tractor Supply has completed their demo of the property. Mark Twain Medical has been installing the footings for the building. Ms. Augustine stated that this will be Jennifer Preston’s last meeting and she will be working for Adventist Health in Sonora.

MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 7:12 P.M.

__________________________________________
John Broeder, Chairman

ATTEST:

__________________________________________
Jennifer Preston, Deputy City Clerk
ITEM NO. 1
DATE: February 14, 2019
FROM: Amy Augustine, AICP – City Planner
OWNER/APPLICANT: Patrick and Debra Carroll
LOCATION: 833 Pioneer Mine Court, Greenhorn Creek Subdivision
ASSESSOR's PARCEL NUMBER: 058-073-010
GENERAL PLAN/ZONING: Single Family Residential (SFR) / Single-Family Residential: Planned Development Combining District (SFR: PD)
PROJECT DESCRIPTION: Variance to allow an encroachment of 7 inches into the rear yard setback and add a landing and stairs extending an additional 3’8” into the setback for a total encroachment of 4’3” into the rear setback (leaving a 5’9” setback over a distance of 9’2”) as illustrated in Figure 2.

The applicant’s statement in support of the Variance follows (Figure 1).
Figure 1: Applicant Statement in Support of Variance

I would like to propose that since the rear of the house extends about 10 feet into the setback that that should be the assumed rear setback line and the deck could extend flush to the back of the house. The short stair would then encroach into the setback 3 ½ feet. The picture below shows the Carroll residence with fire department access on two sides and the area where the expanded deck is proposed open to the golf course. The expansion does not impose on fire department access to the Carroll residence or any of the neighbors. The deck expansion also does not impose any more on any of the neighbors.

Hopefully you will reconsider the deck expansion. I will be happy to meet with you on site to have a better look if it helps.

Thanks.

Feel free to contact me if you have any questions.

Rob Westerhoff Architect
PO Box 1046
Murphys CA 95247
209-768-6085 cell
209-728-9045 office
Figure 2: Applicant Proposed Variance

APN 058-073-010

Variance – Carroll Deck – 3
Figure 3: Project Site
Figure 4: Project Surroundings
ANALYSIS:
Pursuant to Angels Camp Municipal Code (AMC) Section 17.75.030, findings required for a variance are as follows:

A. Special characteristics are applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification; and

B. The variance is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

C. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

FINDING A: Special characteristics are applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.

Pursuant to AMC Section 17.19.070, site development standards in the R-1: PD zoning district require a rear setback of twenty feet. This setback may be reduced, without a variance, to ten feet where the parcel has a common boundary on the golf course. A reduction in the rear setback to ten feet was permitted by the City due to the lot's partial common boundary with the golf course.

When initial site development was completed, a portion of the home encroached 7 inches into the 10-foot rear setback. Because the home was approved and given a final occupancy permit by the City with the 7-inch encroachment into the rear setback, the encroachment of one wall of the home into the rear setback is being allowed to continue.

Based on the preceding, the zoning code already accommodates a special characteristic of the site based on its location and surroundings (i.e., adjacent to the golf course). The reduced setback allows decks throughout Greenhorn Creek to access or overlook the golf course. Other homes in the vicinity of the proposed variance that border on the golf course have not required a variance to further reduce the setback. The homeowner currently has a deck; therefore, approval of a variance would not deprive the owner of privileges enjoyed by other properties in the vicinity under the same zoning district.

Planning files show one variance was issued for a deck in Greenhorn Creek in the past—not located in close proximity to the proposed variance location. The deck was approved with a zero-foot setback at Blair Mine Road adjacent to the golf course. That deck did not encroach towards the home of an adjoining parcel owner. Therefore, the homeowner would not be deprived of privileges enjoyed by other properties in the vicinity under an identical zoning classification.

Variance – Carroll Deck – 6
Based on the preceding, Finding A cannot be made. Therefore, Staff recommends denial of the Variance as proposed.

The potential health and safety benefits of constructing a stairway off the rear deck to accommodate home evacuation from the back of the home during an emergency is encouraged by the City. However, the 10-foot rear setback required for the parcel would allow for an extension to the existing deck of 2’10”. Re-configuring a portion of the existing deck to accommodate stairs could also occur without the necessity for a variance.

Because a portion of the house already encroaches 7” into the ten-foot rear setback, it may be argued that a special characteristic applicable to the property exists sufficient to accommodate a 7” variance. Therefore, staff finds that an alternative variance allowing a 7” encroachment into the rear setback would allow for Finding A to be made.

Finding A can be made to allow a variance for a 7” encroachment into the rear setback (Figure 5).

FINDING B: The variance is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Neighboring landowners and the Greenhorn Creek Homeowner’s Association were notified of the proposed project. As of November 8, 2019, two responses had been received from adjoining landowners. One response from a neighbor located on Smith Flat Road expressed no objections and indicated the project would be a nice upgrade. The other response came from the neighbor located at 831 Pioneer Mine Court which faces the rear of 833 Pioneer Mine Court. The neighbor indicated that extending the deck further would encroach closer to the front of their home “into the front of her house” and that back-deck lights from the neighboring property are frequently left on and shine into her home.

To address these concerns, conditions of project approval include limiting the encroachment to 7” so that no encroachment would extend further than the outer wall of the existing residence, and to require new lighting to be aimed downward or placed on a timer. Proper implementation of these condition would ensure that the grant of a 7” encroachment would not constitute a grant of special privileges inconsistent with the limits placed on other properties in the vicinity and in the R-1: PD zoning district.

FINDING B can be made subject to the attached conditions.

FINDING C: The variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The variance allows encroachment into a setback. Encroachments into setbacks are permitted to certain limits pursuant to the zoning code. Therefore, the variance does not authorize a use or activity which is not otherwise expressly authorized.
Finding C can be made.

ENVIRONMENTAL FINDINGS:
Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is categorically exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities, because the Project involves the minor expansion of an existing deck.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(b-f) of the guidelines (i.e., does not contribute cumulatively to a significant impact, will not result in any potentially significant impact, will not impact a scenic highway, does not involve a hazardous waste site, and will not create a substantial adverse change to the significance of a historical resource).

RECOMMENDATION:
Staff recommends the Planning Commission Deny the proposed variance. Staff recommends that the Planning Commission adopt Resolution 2019-002 approving an alternative to the proposed Variance allowing an encroachment not to exceed 7 inches into the rear setback to assist with accommodating stair construction subject to the attached conditions.

ATTACHMENT:
Planning Commission Resolution 2019-002 and Conditions of Project Approval
Figure 5: Staff Recommended Alternative

- 7" encroachment

NEW STAIRS
WHEREAS, the City received an application for a Variance to allow an extension of an existing deck into the rear setback.

WHEREAS, the City of Angels Municipal Code requires that such development requires a Variance; and

WHEREAS, the City of Angels Municipal Code establishes that a Variance requires review by the City of Angels Planning Commission, and;

WHEREAS, it has been determined that the alternative Project as proposed by Staff complies with the applicable sections of the City of Angels Municipal Code and is consistent with the City of Angels General Plan subject to the conditions contained herein; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state guidelines for the implementation of CEQA Section 15301, Class 1; and

WHEREAS, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby deny the Variance as proposed and approve instead a variance allowing a 7-inch encroachment into the rear setback based on the following findings A through D and subject to the attached conditions 1 through 3:

A. Special characteristics are applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification; and
B. The variance is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

C. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

D. The proposed use is in compliance with the general plan and this title.

The foregoing resolution was introduced and moved for adoption February 14, 2019 by ________________ and duly seconded by Commissioner ________________.

PASSED AND ADOPTED THIS 14th day of February, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____________________________
John Broeder, Chairman

ATTEST:

__________________________________________
Amy Augustine, City Planner
City of Angels

Variance – Carroll Deck – 11
CONDITIONS OF PROJECT APPROVAL
PROJECT # 19-003  VARIANCE – CARROLL DECK
LOCATED AT 833 PIONEER MINE COURT, GREENHORN CREEK SUBDIVISION
APNS: 058-073-010

1. To the fullest extent permitted by law, Applicant shall defend, indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, “City’s Agents”) from any and all liability arising out of a claim, action, or proceeding against City, or City’s Agents, to attack, set aside, void, or annul an approval concerning the project, any applicable Permit, or subsequent City approvals. Applicant’s duty to indemnify and hold harmless shall not extend to any claim, action, or proceeding arising from the gross negligence or willful misconduct of City or City’s Agents.

Upon receiving notice of a claim, action, or proceeding, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys’ fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City’s counsel in defending such an action. City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter. The modification of a proposal by the applicant or the imposition of conditions by the City shall not alter the effectiveness of this indemnity obligation.

2. All construction shall comply with the plans approved February 14, 2019 by the City of Angels Planning Commission. Specifically, encroachment into the 10-foot rear yard setback shall be limited to 7 inches.

3. Any additional lighting placed on the deck shall be aimed downward and shielded so that it does not glare towards APN 058-073-009 (831 Pioneer Mine Court). Any new lighting shall be placed on a timer so that it does not remain on between 10 p.m. and 6 a.m.
Attached are plans to repair the front supports, decking and, potentially, the deck railing (balusters) for the Angels Hotel. Rain gutter installation also is proposed.

Because there are minor changes to the exterior design of what is one of the City’s historically most important buildings, your input is being requested.

Pursuant to the Angels Municipal Code (AMC) Section 17.26.080, the construction or alteration of buildings in the historic commercial district are subject to the following standards:

All buildings which may hereafter be constructed or altered as to their exterior appearance, situated within the historical district and fronting upon the streets or alleys within or bounding said district, shall as to their exterior appearance within public view substantially conform with the Mother Lode type of architecture.

Mother Lode type of architecture involves the use of wood, stone and brick as primary materials, and is generally characterized by such design features, among others, as gabled or shed roofs, tall and narrow windows and doors, dormer windows, iron or wooden shutters, balconies, wooded or canvas-like awnings and ornamental scroll work.

The determination of whether a building conforms with the Mother Lode type of architecture shall include all factors which affect the external appearance of the building, including, without limitation, architectural elevations, building materials, colors, finish, lighting, ornamental devices and signs as described in the Secretary of the Interior’s Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings manual with corresponding color charts. (Ord. 460 §8, 2012)

Staff recommends that the Commission provide guidance to the applicants relative to the consistency of the proposed changes pursuant to the Secretary of the Interior’s Standards for treatment of Historic Properties and conformity with Mother Lode type architecture for:

1. The design of the vertical support posts
2. The design of the vertical slats in the railings (balusters)
3. The addition of gutters

An historical photo of the Angels Hotel is included for reference.
RECOMMENDATION: Based on staff review, the proposed changes appear to be consistent with Mother Lode type architecture and the Secretary of the Interior’s Standards for Treatment of Historic Properties provided the following conditions are implemented and maintained:

1. The color of the proposed gutters blends with (rather than contrasts with) the roofline.

2. The design of the existing deck railing balusters (turned) is retained as nearly as possible. Simple (square) balusters should not be substituted.

3. Simplify or eliminate the proposed gingerbread beneath the top story roofline.

4. Repainting shall be in colors on the City’s pre-approved historic district color palette.
Figure 1: Historic Angels Hotel - Source: *Images of America Angels Camp and Copperopolis.* Marvin, Judith et al. 2009. Arcadia publishing.
Figure 2: February 6, 2019 Angels Hotel Photos
Figure 3: Elevation Option A
Figure 4: Elevation Option B
Figure 5: Existing Deck/Existing Foundation and Post Layout
Figure 6: Proposed Gutter/Roof Line
Turned Hemlock Balusters | Buy Online | Premium Quality

Symbols:
- Spindle and Baluster
- Stair Parts: Interior
- Turned Fans
- Trim Beads
- Vents, Louvers
- Wagon Wheel Balusters
- Yardwood Pressure Treated
- The Bargain Room
- More...

HELP Desk
Product Options
Ordering Info
Shipping & Returns
New To Information
FAQ
Gift Certificates
Our Company

24" 30" 36" 42"

3" MS-Traditional - A

3" SM-Traditional - B

3" MS-Designer

18" 24" 30" 36" 42"

2" GM-Traditional - A

2" GM-Traditional - B

To see PRICES please make a selection from the Design & Size dropdown below.
Nominal (inside) sizes are listed on the actual sizes listed just below and in the Design & Size dropdown.

Actual Cross Section Sizes (at square tops and bottoms) for the Balusters on this page. Actual Lengths are listed in the Design & Size dropdown below:
- 1" MS Traditional & Designer = 2-3/8" x 2-3/8" actual
- 1" SM Traditional = 2-1/4" x 2-1/4" actual
- All 2" Hemlock Balusters = 1-5/8" x 1-5/8" actual
See Hemlock Turning Diameter Measurements Chart for length of tapers and square tops and bottoms.

Quantity Based Pricing
Price is per Baluster, based on TOTAL quantity of Balusters in this order (sizes and designs combined):
Example: On an order for 12 Balusters (such as 6 @ 24" and 6 @ 30"), you should select “Creating a TOTAL of 12 or more Balusters” from the Quantity Based Pricing dropdown BOTH times you make a Design & Size selection.

IMPORTANT! Price is calculated using QUANTITY of Balusters in this order (sizes and designs combined).

ORDER HERE: (Please select options to calculate Price)
Design & Size:
- Select one
Quantity Based Pricing:
- Select one
Bottom Notching:
- Select one

http://www.vintagewoodworks.com/turned-hemlock-balusters.html?gclid=EAIaIQobChM... 2/26/2018
20"

20"