



Lic # 959403
P.O. Box 549
Diamond Springs CA 95619
Phone: 530-647-0653 / Fax: 530-644-5727

**Proposed Development summary of re-roofing project located at 2913 Norman Street
Placerville Ca, 95667**

Removal of the existing composition and wood shingle roofing, Any exposed dry rot will be replaced with like materials. Installation of new OSB roof sheathing to entire roof surface per code. Current building has a mixture of gutters in different sizes/styles. New gutters will be at all eaves and in a 5" fascia style material, white in color to match trim. Current building has a partial wrap over of the roofing ridge material at gable ends and some areas that have none. New roof will have this ridge material at all gable ends to match throughout. Installation of Owens Corning dimension composition shingles in the duration cool line color to be Night Sky. Installation of new 2"x3" downspouts at all gutter locations. Removal and disposal of all debris from premises.



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: _____
Zoning: _____ GP: _____
File No: _____
Filing Fee (PZ) _____
Filing Fee (EN) _____
Receipt No: _____

REQUEST FOR:

- Annexation
- Boundary Line Adjustment
- Certificate of Compliance
- Conditional Use Permit
- Environmental Assessment
- Environmental Impact Report
- Final Subdivision Map
- General Plan Amendment
- General Plan Consistency
- Historic District Review
- Landscape Plan Review
- Map Amendment
- Merger
- Minor Deviation
- Planned Development
- Preliminary Plan Review
- Sign Package Review / Amendment
- Site Plan Review
- Temporary Commercial Coach
- Temporary Use Permit
- Tentative Parcel Map
- Tentative Subdivision Map
- Variance
- Zone Change

DESCRIPTION:

Removing 2 layers of existing composition roofing and replacing with Owens Corning shingles - color charcoal

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Dena Reed
MAILING ADDRESS Po Box 949
Diamond Springs
PHONE 530-645-0653
EMAIL Contact@mountainroofing
systems.net

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Mark Hegarty PHONE 530-320-8000
MAILING ADDRESS 2913 Norman St.
EMAIL ADDRESS hegartylaw@gmail.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (if applicable)

NAME NA PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2913 Norman
ASSESSOR'S PARCEL NO.(S) 002-122-011-000

Above described property was acquired by owner on _____
Month Day Year

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.


Applicant's Signature

Dawn Reed
Printed Name of Applicant(s)

3-8-25
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Mark Hegarty
Mark Hegarty (Mar 28, 2023 13:31 PDT)
Signature of Property Owner

Mark Hegarty
Printed Name of Property Owner

Mar 28, 2023
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

RECEIVED
MAR 20 2023

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.



City of Placerville
Planning Department

Historical District Review
Application

Application No: SPR 23-04

Date: 03/20/2023

Filing Fee: \$400

Received By: K Hunter

Legal Owner: Mark Hegarty

Address: 2913 Norman St.

Applicant: Mountain Roofing Systems

Address: Po Box 549 Diamond Springs, CA 95619

Telephone Number: 530-647-0653 Email: contact@mountainroofingsystems.net

Location Of Site: 2913 Norman St.

Land Use Zone: _____

Proposed Development Summary (A Complete Project Narrative On Separate Sheet(S) Is Recommended):

See attached

INTRODUCTION:

Historical District Review: In addition to the policies and regulations for the protection, enhancement and perpetuation of the old and historical buildings in the designated Historic Districts of the City, applications for a building permit in the following categories shall require review and approval of the Planning Commission:

1. **Building Removal:** All reasonable effort shall be made to repair and restore any building of historic value or interest within the Historic District. Any structure determined to be of historic merit shall require approval of the Planning Commission prior to permit issuance.
2. **Construction and Repairs:** No permit for construction or alteration of any building within the Historic District shall be issued until the plans for construction or alteration have been approved by the Planning Commission.

SUBMITTAL REQUIREMENTS:

1. Planning Application form and Application Fee Set by Ordinance
2. Environmental Information Form
3. Site Plan - Ten (10) prints drawn at not less than 1"= 50' with the criteria to be shown as follows:
 - a. lot lines and dimensions;
 - b. location and size of all existing and proposed buildings (include building or structures that are proposed for demolition or relocation);

- c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways);

4. Elevation Plan - Ten (10) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:

- a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
- b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
- c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.

5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - California Building Code

Example

Type _____
 Group(s) _____
 No. Stories _____
 Basement Floor Area _____
 1st Floor Area _____
 2nd Floor Area _____
 3rd Floor Area _____
 Total Floor Area _____

Type V-1 Hr.
 Group(s) B-2
 No. Stories 2
 1st Floor Area 5,000 sq. ft.
 2nd Floor Area 2,500 sq. ft.
 Total Floor Area 7,500 sq. ft.

b. Existing and Proposed Exterior Walls

Structure

_____ Wood Framed
 _____ Steel Framed
 _____ Masonry
 _____ Concrete
 _____ Brick
 _____ Concrete
 _____ Poured
 _____ Tilt-up

Covering

_____ Wood
 _____ Plywood Siding
 _____ Wood Siding
 _____ Shingles
 _____ Stucco
 _____ Veneer
 _____ Brick (Thin)
 _____ Tile
 _____ Other
 _____ Metal
 _____ Other

c. Existing and Proposed Roof

Structure

Wood Framed
 _____ Steel Framed
 _____ Concrete

Covering

Asphalt Shingles
 _____ Built-Up
 _____ Metal
 _____ Tile
 _____ Wood
 _____ Shingles
 _____ Shakes
 _____ Class B
 _____ Other

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit <http://www.cityofplacerville.org/civica/filebank/blobdload.asp?BlobID=5129>. Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

yes

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

yes

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

yes

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

yes

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Changing roof to dimensional composition shingles. Addition of High Profile Ridge to gables. Addition of rain gutters at all eaves to prevent dry rot and add proper drainage.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

yes

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

yes

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

yes

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

yes

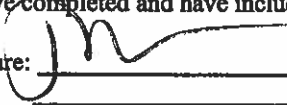
Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

yes

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature:



Date:

3-8-23

Date:

File Number: SPR 23-06

Date Filed: 03-20-2023

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: Hegarty Reroof

City: Placerville

Name of Owner: Mark Hegarty Telephone: 530-590-4000

Address: 2913 Norman St

Name of Architect, Engineer or Designer: _____

Address: _____ Telephone: _____

Project Location: 2913 Norman St

Assessor's Parcel Number(s): 002-122-016-000

General Plan Designation: _____

Zoning: _____

Property size

Gross (sq. ft./acre): _____

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Removal of existing roof and installation of new like roof.

2. What is the number of units/parcels proposed? 1

3. What is the gross number of units per acre? 1

4. Site Size: _____

5. Square footage of each use: 3000

6. Number of floors of construction: 1

7. Amount of off-street parking provided: 4

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: April 2023

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: Neighborhood

12. If industrial, indicate type, estimated employment per shift, and loading facilities

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

2 Story Apartments / Duplex, commercial / residential Rental Property

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Residential Neighborhood

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

10 0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? NO

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: 0

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. NO

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: N/A

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? NO

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NO

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: N/A

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? 0

TRANSPORTATION

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO
- 57. Will the project change the L.O.S. on any existing roads? NO

GROWTH INDUCING IMPACTS

- 58. Will the project result in the introduction of activities not currently found within the community? NO
- 59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO
- 60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: _____

GENERAL

- 61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO
- 62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO
- 64. Will the project displace any community residents? NO

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: _____

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

3-6-23 _____
Date Signature

CD-021-P For _____
3/15

SUBMITTAL REQUIREMENTS

- 1. Complete Historic District Review Application, including:**
 - a. Construction Development Data (pg 2)**
 - b. Historic District Review Criteria Questions (pg 3-4); if needed, you may answer questions on a separate piece of paper**
 - c. Planning Application (pg 7-8)**
 - d. Environmental Information Form (pg 9-13). For this part of the application, answer what you can; not all information pertains to your project. If not applicable, please put 'N/A.'**

- 2. Site Plan, including:**
 - a. Scale (no less than 1" – 50')**
 - b. Lot lines and dimensions**
 - c. Location and size of all existing and proposed buildings**
 - d. Location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways)**

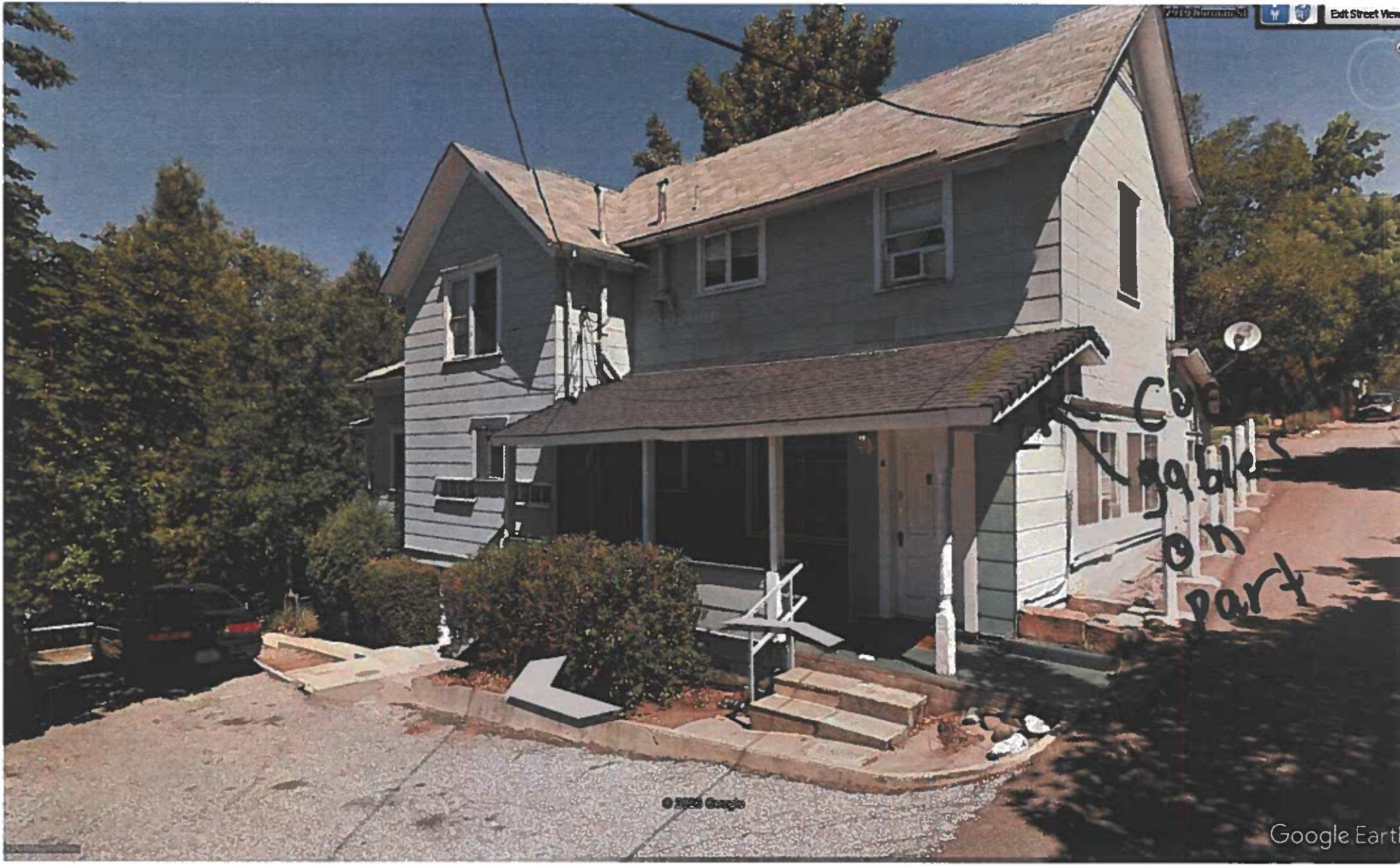
- 3. Elevation Plan**
 - a. Scale (no less than 1/8" = 1')**
 - b. Exterior elevations of all sides of the proposed new buildings, and additions and alterations to existing buildings; Photographs of the exterior may be acceptable.**
 - c. Exterior treatment and color scheme; written description and/or samples of the colors, materials, roofing, doors, including manufacturers**
 - d. Photographs of the existing buildings (may also include photos of buildings on adjacent properties)**

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View





Cables
on
party

© 2020 Google

Google Earth

80.60'

17

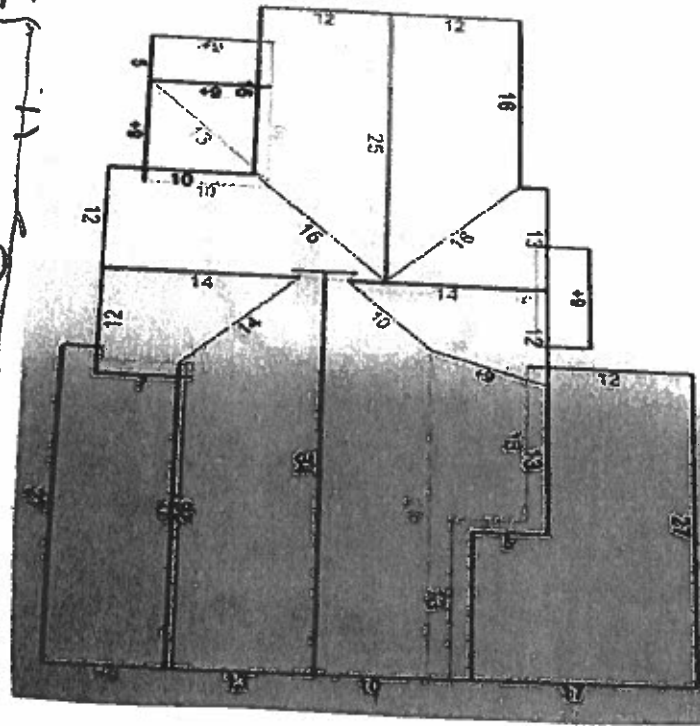
Existing Building

56.40'

46'

60'

25'x50'
parking



Approximately 80'

98.90'

12'x20'
parking

4/5'

64.60'

Norman St.

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

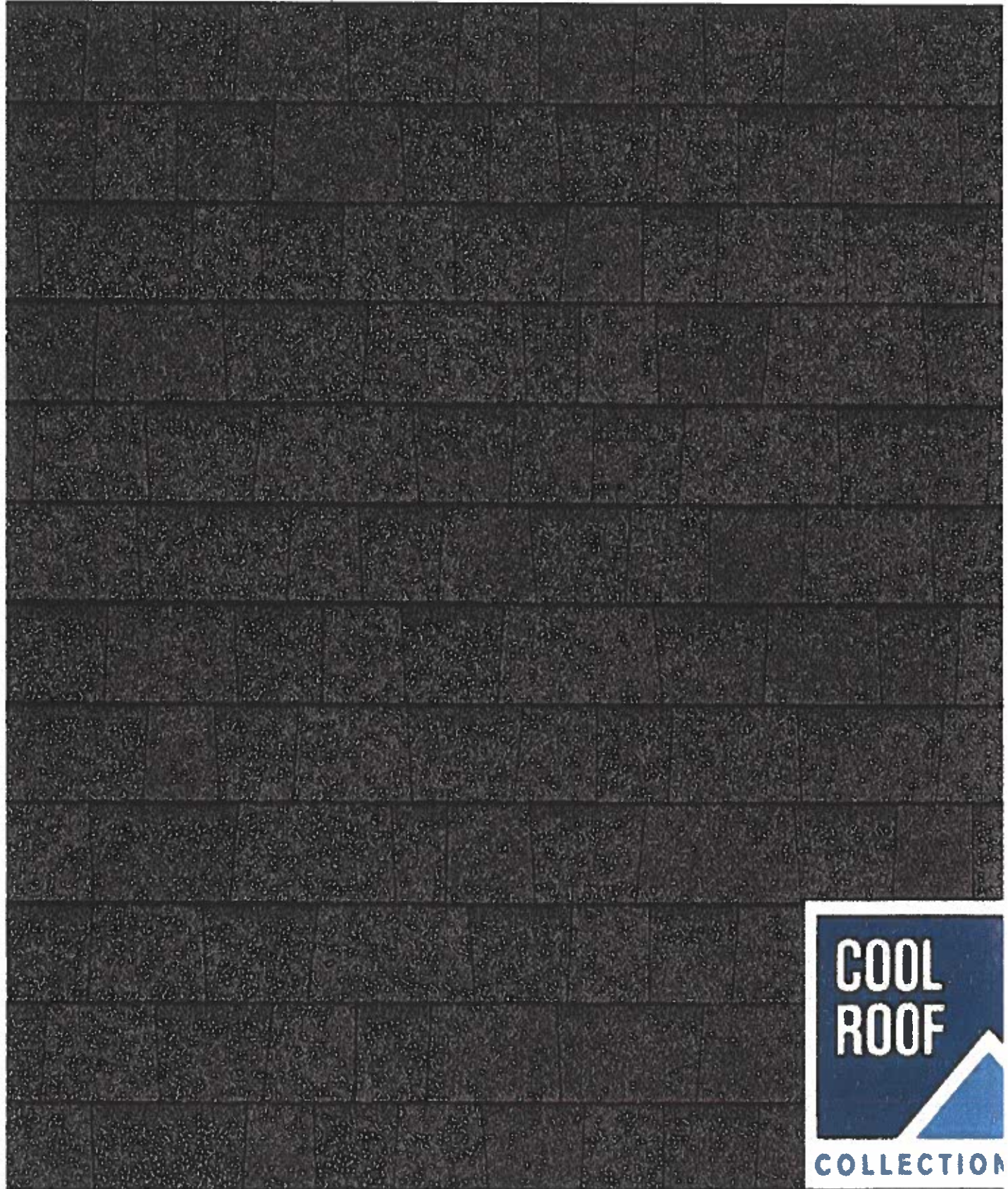
North Side



South Side



Proposed roofing material Duration cool Night Sky



Proposed Gables materials



Proposed gutter material 5" seamless fascia in white



Alternate gutter material 5" OG style in white

