



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: June 21, 2022

Prepared By: Kristen Hunter, Associate Planner

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 22-04 – Historic review

Request: Consideration of the request for a Site Plan Review to: (1) Remove existing siding Vertical T1-11 and James Hardie Vertical panel siding and replace with new James Hardie Vertical panel siding; (2) Install new pre-primed "vintage" trim to match existing; (3) Replace existing aluminum sliding windows with new vinyl sliding windows; and (4) Paint exterior, including trim, gutters, and door of the existing single-family residence at the existing single-story single-family residence, within the Bedford Avenue – Clay Street Historical Residential District.

Summary Recommendation: Staff recommends approval of this request.

Project Site, Size, Location and Parcel Number:

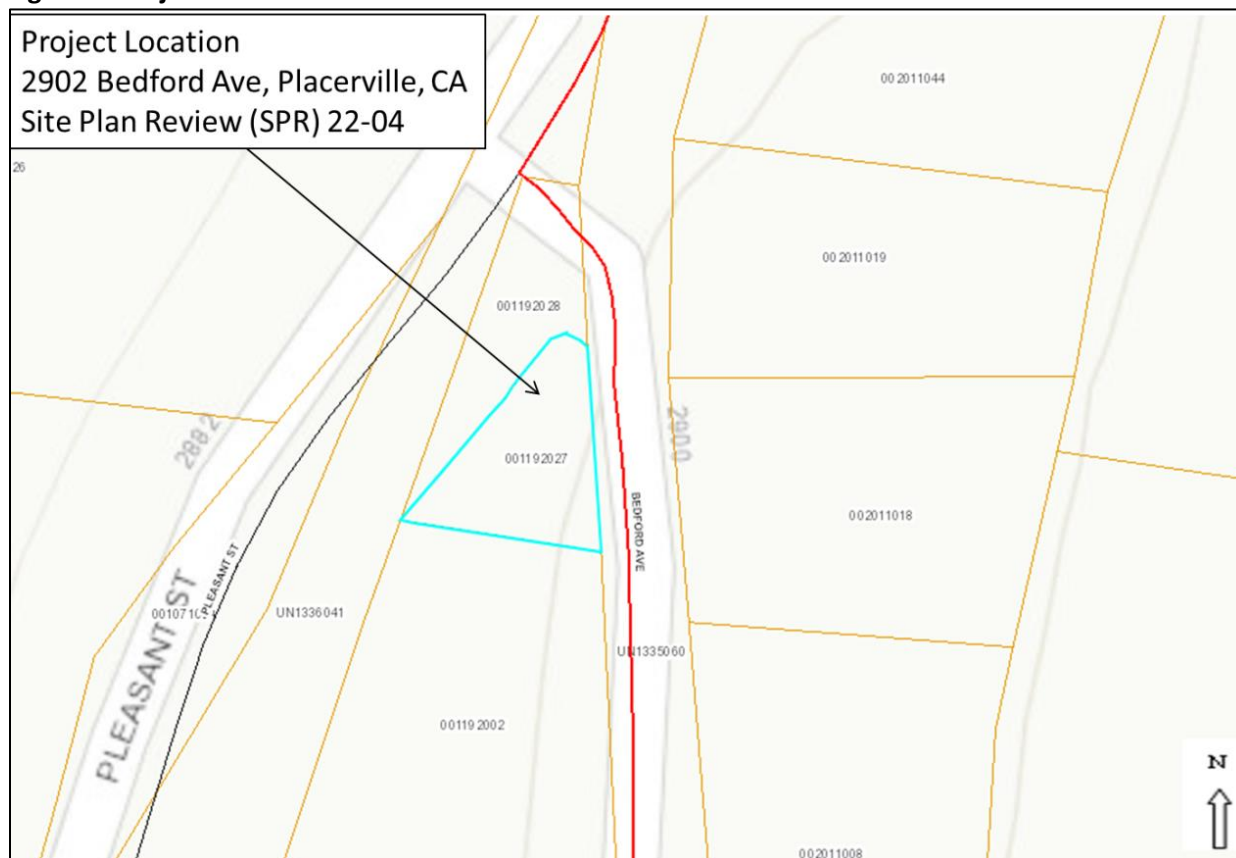
<u>Property Owner/Applicant:</u>	Michelle Spremich
<u>Agent:</u>	Rachel Moore, Taylor Made Construction
<u>Address:</u>	2902 Bedford Ave, Placerville, CA
<u>APN:</u>	001-192-027
<u>Lot Area:</u>	1,742 sf
<u>General Plan:</u>	Medium Density Residential (MDR)
<u>Zoning:</u>	Single-Family Residential/Historical (R-1, 6,000 – H)
<u>Existing Use:</u>	Single-Family Dwelling
<u>Environmental Document:</u>	Categorical Exemption (Cat. Ex.) pursuant to CEQA Guidelines §15301

Decision Making Authority: Placerville Zoning Ordinance 10-4-9 (Site Plan Review), and 10-4-10 (Historical Buildings in the City).

BACKGROUND

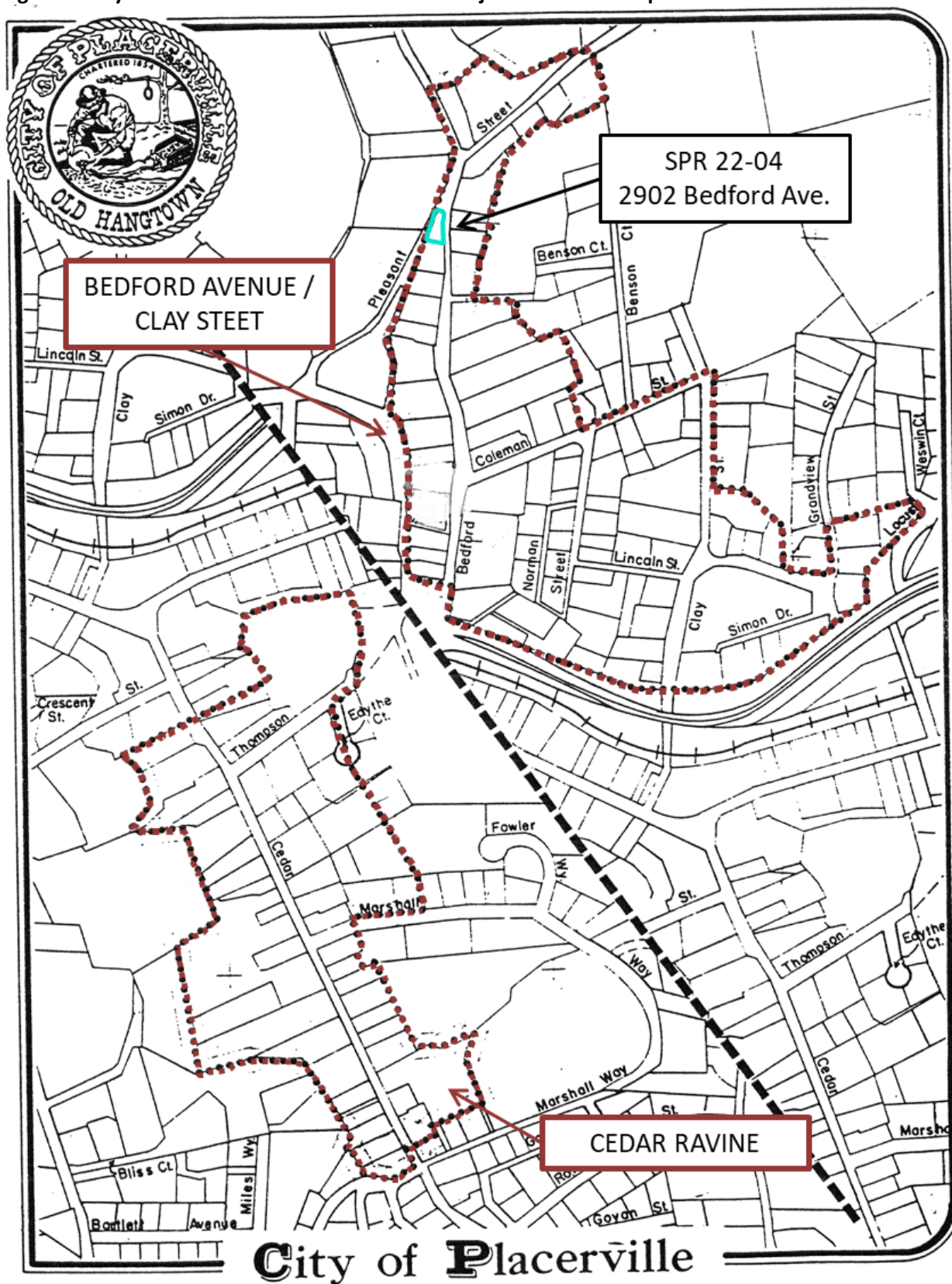
The site is a 1,742 sf parcel in the area located at the corner of Bedford Avenue and Pleasant Street (Figure 1). The property is developed with a 576 sf single-story single-family home. The single-family dwelling was built in 1936, constructed as a bungalow style home, and is within the City's Bedford Avenue – Clay Street Historic Residential District, as shown in Figure 2. However, the subject dwelling is not listed as a historic resource in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places. Further, since its construction, the house has been significantly modified over time, removing all original exterior features.

Figure 1. Project Location



The front of the house is oriented towards, and is visible from, Bedford Avenue with limited visibility from Pleasant Street, which is obscured through a combination of vegetation and the road elevation. The existing siding is a combination of Vertical T1-11 and Vertical James Hardie Board colored light beige while the existing windows are aluminum trimmed with orange. The front door, located in the front center of the dwelling, is white with a window inset along the top portion.

Figure 2. City of Placerville Historic District and Project Location Comparison



PROJECT DESCRIPTION

Attachment A contains the Applicant Submittal Package consisting of the request application, photos of the existing shed, garage, and house; and exhibits of the proposed siding, windows, and paint colors. The view from Bedford Avenue is shown in Figure 3 below.

Figure 3. Street View - 2902 Bedford Avenue



Specific Applicant proposed modifications include:

Siding:

- Removal of existing contemporary Vertical T1-11 and James Hardie vertical panel siding and installation of approximately 1,024 sf (complete home) of new James Hardie vertical panel siding over Tyvek or similar house wrap.

Trim:

- Removal of existing trim and installation of new pre-primed “vintage” 1x and 2x trims, to match existing trim.

Windows:

- Remove existing aluminum windows and replace with 7 vinyl Anlin white, dual glazed with argon, low E, Sun coat XO sliding windows.
- Bathroom window to have obscured glass.

Additional actions include the following:

- Detach and reset fence at the right side of the house for access to the back.
- Detach and reset air conditioner and associated lines.
- Detach and reset gutters.
- Detach and reset lattice at back of the house.
- Remove dirt and debris from areas where it has washed down on to the existing siding.
- Paint exterior siding, trim, gutters, and door.

As proposed, the request would replace the existing aluminum windows with Anlin white vinyl windows. These sliding windows are dual glazed with argon, low energy, and coated with SunCoatMAX®. In addition, the existing siding would be replaced with new Vertical James Hardie siding. Following these replacements, the applicant proposes to paint the siding in Benjamin Moore® Bermuda Turquoise (728), the trim, gutters and fascia Pearly Gates (190), and the front door Blue Macaw (784) (Figure 4).

Figure 4. Proposed Paint Colors and Locations



Photo Source: Samplize.com

HISTORIC RESOURCE REGULATIONS: Exterior alterations to a building that is visible from a public street and is located in a City designated historic district require Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in §10-4-9 and §10-4-10(B) (Historical Buildings in the City) of the Zoning Ordinance. The criteria used when involving modifications to buildings within a City historic district per Zoning Ordinance §10-4-10(B) are the Secretary of the Interior standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Placerville Development Guide.

As the home exterior has been modified over time to eliminate any historically significant exterior features, the proposed modifications are not subject to the Secretary of the Interior Standards; however, the changes are subject to the guidelines contained in the Placerville Development Guide.

GENERAL PLAN CONSISTENCY

The following goals and policies within the Community Design Element of the General Plan address residential architectural integrity and visual quality within the City, and are applicable to the request.

Community Design Element Goal C: *To protect and enhance to the visual quality and neighborhood integrity of residential areas.*

Policy 2 of Goal C states as follows:

New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated historic neighborhoods.

Policy 6 of Goal C states as follows:

The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.

Goal C is achieved under Policies 2 and 6. The proposed alteration of the siding would replace the existing Vertical T1-11 and Vertical James Hardie Board to similar Vertical James Hardie Board and the existing trim would be replaced with a similar 'vintage' trim. Further, replacement of the existing aluminum sliding windows with vinyl sliding windows would be compatible with the surrounding neighborhoods.

APPLICABLE CITY ZONING ORINANCE, CITY HISTORIC RESOURCE, AND CITY OF PLACERVILLE DEVELOPMENT GUIDE

Section 10-4-9: Site Plan Review: Under subsections (C)6 and (H), exterior alterations of a building located in a historic district and visible from the street require Planning Commission review and approval prior to undertaking such activity. Minor repair and maintenance to buildings using the same material and color are an exempt activity per subsection (H)1.

Section 10-4-10: Historical Buildings in the City: Under subsection (B) Historical Criteria, the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards and Guidelines) is the criteria to be used by the Commission in reviewing a Site Plan Review within a City historic district. Per subsection (F) Construction and Repairs, alterations to the exterior appearance of buildings within historic districts, where the

alteration architecture is visible from the street, must conform to the historical criteria under subsection (B). Per subsection (H), no construction permit may be issued for an alteration to a building within a historic district until the plans have been approved the Planning Commission.

SOI Standards and Guidelines

The SOI Standards and Guidelines contain ten standards and numerous guidelines of “recommended” and “not recommended” treatments for a rehabilitation process/activity.

The Guidelines state, “Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building’s historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows...”

Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation

The City Code referenced above requires that buildings that are altered as to their exterior appearance visible from the street shall conform to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Although the single-family dwelling is not subject to the Secretary of Interior Standards for Rehabilitation, as the project is a replacement of contemporary features, the below responses are a good analysis of what is proposed in comparison with the neighborhood in which the project is located, which is consistent with the intent of Zoning Code Section 10-4-10(G) which states: *It is the intent of this Section not to require new construction to duplicate historic-type construction and/or historical architecture. However, it is a requirement that new construction be compatible with historical architecture.* Staff evaluated this request with respect to the compatibility with the modifications with the building and the historic district.

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

The existing residential use will remain.

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

There are no historical defining features of the property that would be altered.

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.*

The proposed project will not alter existing elements or add conjectural features or elements from other historical properties.

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

The project does not involve the removal of alterations that have acquired historic significance.

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

The overall character-defining features will be maintained. There are no distinctive examples of craftsmanship that characterize the dwelling.

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 the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations would replace the existing vertical siding and replace with new, similar vertical James Hardie siding, existing aluminum windows with new vinyl windows, and existing trim with similar trim with matching vintage appearance. Once completed, the exterior will be painted with a new color scheme. The scheme as proposed is consistent with the City of Placerville's Development Guide.

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.*

Chemical and/or physical treatments to the building's exterior include painting of new siding and windows, as well as painting of gutters, trim, and front door. The treatments would not cause harm to historic materials.

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

There are no known archaeological resources associated with the site.

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.*

The proposed modifications described herein and included in Attachment A are expected to complement and enhance the building and the surrounding area.

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.*

The modifications described herein do not negatively affect the property or the surrounding property, further noting that the property is not listed on City of Placerville Historic Resource Inventory.

City of Placerville Development Guide: The City's Development Guide was adopted by City Council in 1993, updated in 2016 to include more guidance for historic structures and historic neighborhoods (City Resolution No. 8434), to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

Section IV. Architectural Design Guidelines

B. Design Factors

3. Façade Treatments and Exterior Elements

- e. *Building facades adjacent to the right-of-way must demonstrate a pedestrian orientation, with a well-defined entry, windows, decorative elements, and appropriate ornamentation regardless of zoning classifications.*

As proposed, the proposed alterations would improve pedestrian oriented aesthetics.

5. Color Selections

- a. *Color schemes should be relatively simple. Use of a single base color for a building is preferred. Use of only one or two major accent colors is encouraged, except where precedent has been set for using more than two colors as in some architectural styles. The complexity of the accent color scheme should be appropriate to the architectural style and period of the building.*

As proposed, there is one base color (Benjamin Moore® Bermuda Turquoise (728)) and two accent colors (Pearly Gates (190) and Blue Macaw (784)). The color scheme would visually enhance the structure.

- b. Color schemes should be developed that coordinate and unify all façade and roofline elements such as signs, ornamentation, vents, chimneys, gutters, downspouts, cornices, awnings, windows, entrances, etc.*

The proposed exterior alterations would clearly define, in a coordinated manner, the exterior façade and roofline elements including gutters, trim, and the front door.

ENVIRONMENTAL ASSESSMENT

The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (existing structure), in that it involves minor alterations to an existing structure that is not listed on City, State or Federal historic resources inventories, and that no expansion of use is proposed.

CONCLUSION

The subject dwelling is not listed as a historic resource. However, any exterior work visible from a publicly maintained street is evaluated for its overall consistency with the Historic District. Staff finds that the proposed work will not diminish the historic integrity of the District, and would complement and enhance the residence, site, and surrounding area.

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the Public Record.
- II. Make the following findings of fact in support of SPR 22-04 request:
 - 1. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline Section 15301, in that the project involves minor alterations to an existing residence that is not listed on City, State, or Federal historic resources inventories, and that no expansion of the residential use is proposed.
 - 2. The project site, APN 001-192-027, 2902 Bedford Avenue, contains a single-family dwelling with 576 sf of floor area, but is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District.
 4. The project request is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
 5. The project request is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.
- III. Conditionally approve SPR 2022-04 located at 2902 Bedford Avenue, APN 001-192-027, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.
1. Approval of SPR 22-04 to replace the existing vertical T1-11 and James Hardie panel siding with new James Hardie vertical panel siding; replace existing trim with new pre-primed “vintage” trim; replace existing aluminum sliding windows with new vinyl sliding windows; and painting the siding in Benjamin Moore® Bermuda Turquoise (728), the trim, gutters and fascia Pearly Gates (190), and the front door Blue Macaw (784). Approval is based upon the analysis provided in Staff’s June 21, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package, and all other conditions set forth herein.
 2. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations from the above described approval will constitute a violation of permit approval.
 3. The applicant shall obtain a building permit from the Building Division prior to any construction pursuant to the approved project.

Attachment:

- A. Applicant Submittal Package

ATTACHMENT A

APPLICANT SUBMITTAL PACKAGE

RECEIVED

MAY 2 5 2022

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Rachel Moore
Taylor Made Construction
Lic 1067462
5145 Golden Foothills Parkway Ste 190
El Dorado Hills, CA 95762

Site Address: 2902 Bedford Ave
Homeowner: Michelle Spremich
415-408-8445

2902 Bedford Ave Project Summary

Windows

- Remove windows and replace with 7 Anlin white, dual glazed with argon, low E, Sun coat XO sliding windows. Existing windows are aluminum, new windows to be vinyl.
- Bathroom window to have obscured glass. Detach & reset air conditioner & lines. Detach & reset gutters. Detach & reset lattice at back of house. Remove dirt & debris from areas where it has washed down on to the existing siding. Detach & reset fence at right side of house for access to the back of the house.

Siding

- Install appx 1024 sq/ft (complete home) of new Hardi Vertical Panel siding over Tyvek or similar house wrap. Install new pre primed "Vintage" 1X & 2X trims to match existing. Prime end cuts of trim. Existing material is Vertical T1-11 and Vertical James Hardie. Replacing like for like.

Finish paint to be done by others. Customer color selections provided in the application packet.

For any questions please contact Rachel Moore at 530-558-0566, rachel@thetmcfamily.com



2902 Bedford Ave

Existing Ave

2902 Bedford Avenue

HardiePanel®

Thickness 5/16 in

Proposed Siding

SELECT CEDARMILL®

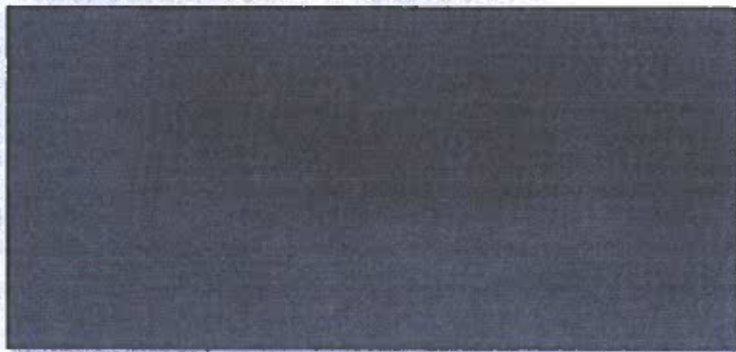


SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	—	—	50
Pcs/Sq	3.2	2.8	2.5

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



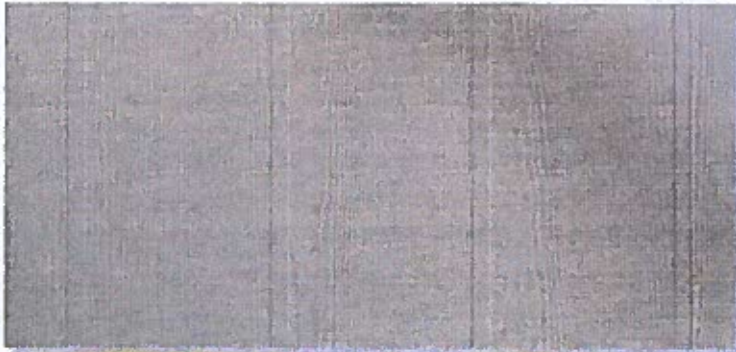
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO

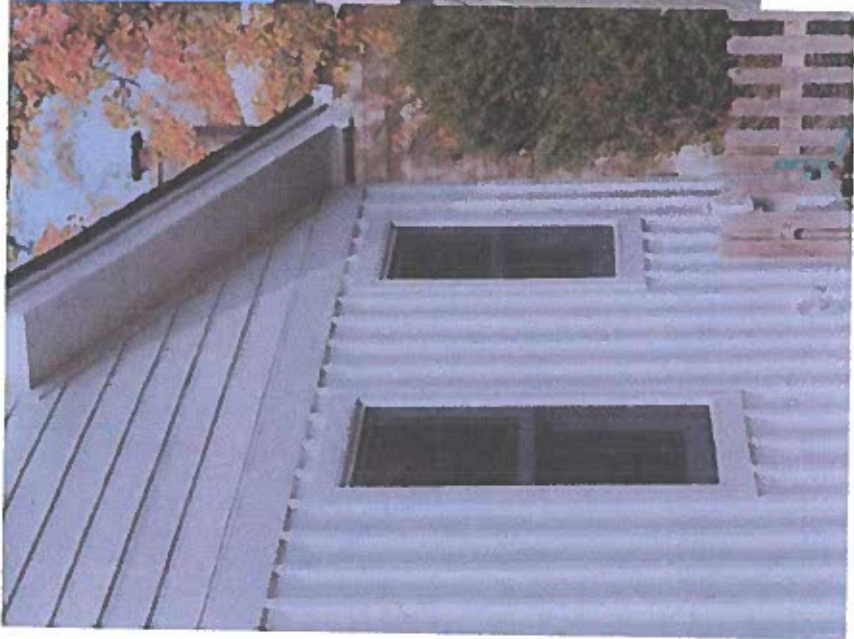


Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓



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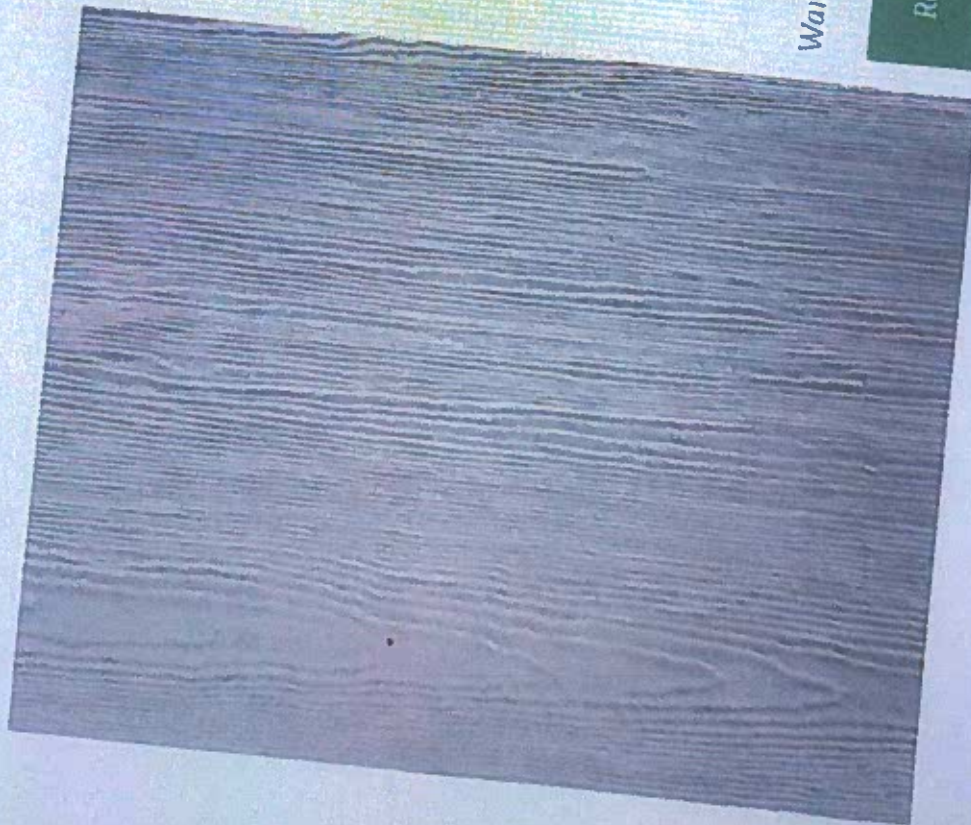
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PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS: 0.312"

**LENGTH:
WIDTHS:**

108"	120"
48"	48"
96"	
48"	

[Warranty Information >](#)

[Request a Quote >](#)

[Request a Sample >](#)

2902 Bedford Avenue



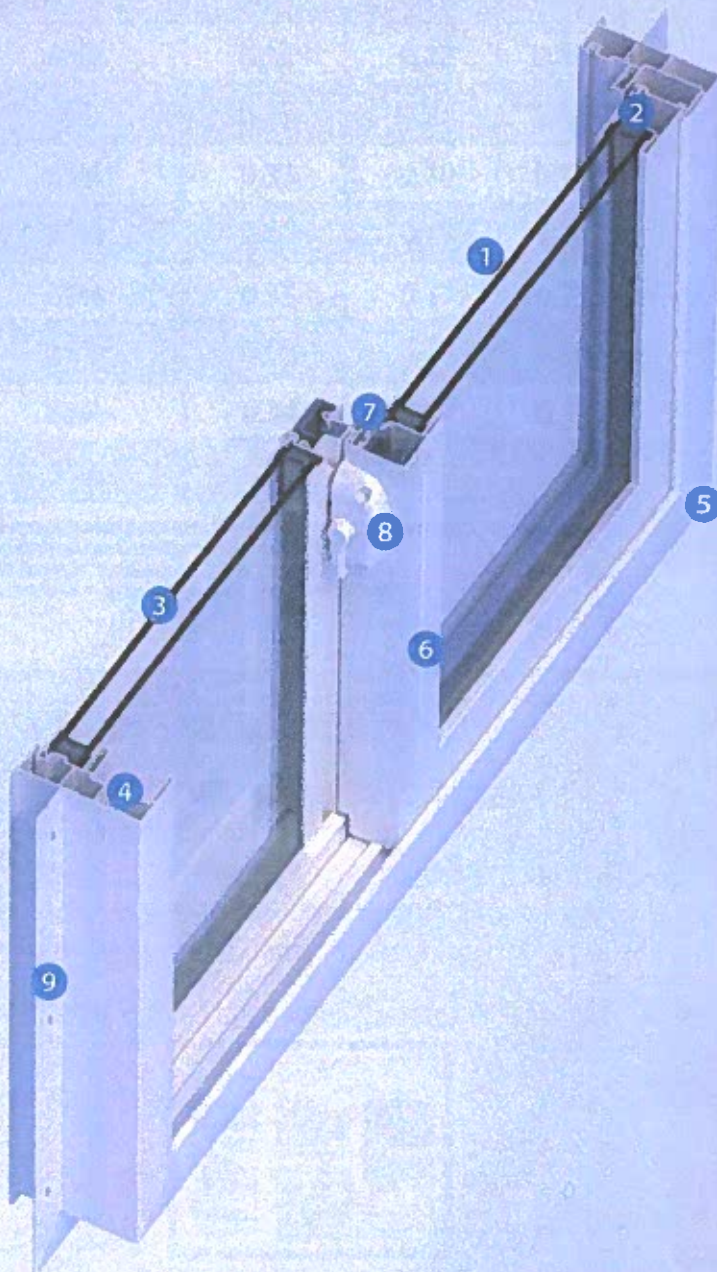
Monte Verde windows and doors offer the best quality and performance at a value cost. In addition, all Monte Verde products exceed Energy Star requirements and are backed by a limited lifetime warranty.

Proposed Windows



Features

- 1 **SolarGuard®**
High performance triple silver Low-E glass maximizes energy efficiency.
- 2 Low conductance warm-edge spacer reduces heat transfer and condensation.
- 3 Double strength glass provides durability and better sound control.
- 4 Multi-chambered hollow frame provides dead air space for better insulation.
- 5 Fusion-welded frame and sash corners for structural strength and watertight seal.
- 6 Integral pull rail provides easy open and close operation.
- 7 Sash interlocks for added security and thermal efficiency.
- 8 Pull-tight cam lock and keeper are securely fastened to metal reinforcement for increased security.
- 9 Nail fin 1" or 1 3/8" setback with pre-drilled holes for easy installation.



Monte Verde Thermal Performance

Window Style	UV Block ¹	Visible Light Transmittance ²	Total Unit U-Factor ³	No Grids SHGC ⁴	Grids SHGC
Single Hung - (triple Low-E, air fill)	95%	65%	0.32	0.22	0.20
Single Hung - (triple Low-E, argon fill)	95%	65%	0.28	0.22	0.20
Single Slider - (triple Low-E, air fill)	95%	65%	0.33	0.22	0.20
Single Slider - (triple Low-E, argon fill)	95%	65%	0.28	0.22	0.20
Picture Window - (triple Low-E, air fill)	95%	65%	0.30	0.25	0.22
Picture Window - (triple Low-E, argon fill)	95%	65%	0.25	0.24	0.22
Casement - (triple Low-E, air fill)	95%	65%	0.29	0.18	0.16
Casement - (triple Low-E, argon fill)	95%	65%	0.26	0.18	0.16
Sliding Patio Door - Standard - (triple Low-E, air fill)	95%	65%	0.33	0.22	0.19
Sliding Patio Door - Standard - (triple Low-E, argon fill)	95%	65%	0.28	0.21	0.19
Sliding Patio Door - French Style - (triple Low-E, air fill)	95%	65%	0.33	0.19	0.17
Sliding Patio Door - French Style - (triple Low-E, argon fill)	95%	65%	0.29	0.19	0.16
Out-swing French Door - (triple Low-E, air fill)	95%	65%	0.35	0.17	0.15
Out-swing French Door - (triple Low-E, argon fill)	95%	65%	0.32	0.17	0.15
In-swing French Door - (triple Low-E, air fill)	95%	65%	0.34	0.17	0.15
In-swing French Door - (triple Low-E, argon fill)	95%	65%	0.31	0.17	0.15

¹ Ultraviolet (UV) light block calculations performed using Lawrence Berkeley Laboratories Window 4.1 program. Percentages indicate amount of UV transmittance blocked from the interior using a 3/4" glazing unit.

² Visible light transmittance indicates the amount of outside light reaching the interior as calculated using center of glass. Higher percentages mean more outside light reaches interior.

³ U-factor represents the amount of heat transfer as measured in accordance with NFRC 100-2001, calculation uses total window unit, and assumes 3/4" glazing with a 1/2" airspace. Lower is better.

⁴ Solar heat gain coefficient (SHGC) measures the amount of solar radiation entering the building. As measured per NFRC 200-2001 with the Window 4.1 and Frame 4.1 modeling programs. Lower is better.

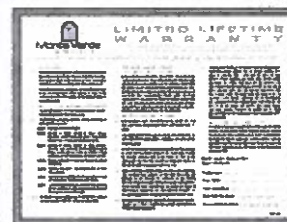
AAMA, NFRC and ENERGY STAR Certified

Monte Verde products are tested and certified by the American Architectural Manufacturers Association (AAMA), National Fenestration Rating Council (NFRC) and ENERGY STAR. All certification assures homeowners that our windows and patio doors are manufactured to the highest quality and energy standards.



Limited Lifetime Warranty

Monte Verde windows and patio doors are backed by a Limited Lifetime Warranty on parts and labor. So along with beauty, performance and energy efficiency, Monte Verde products also provide peace of mind.



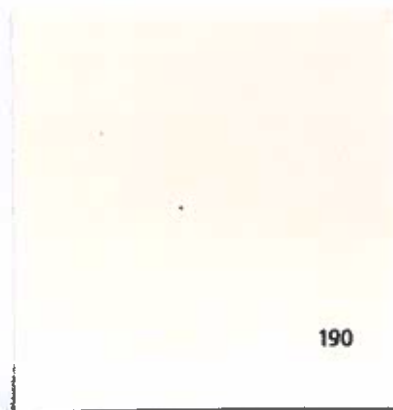
2102 Bedford Ave

2902 Bedford Ave

Proposed Paint
Colors



Body (siding)



Trim, gutters
& fascia



Front door



RECEIVED

MAY 25 2022

City of Placerville
Planning Department

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Historical District Review
Application

Application No: SPR22-04

Date: 5/25/22

Filing Fee: \$ 400.00

Received By: KH

Legal Owner: Michelle Spremich

Address: 2902 Bedford Avenue, Placerville CA 95667

Applicant: Rachel Moore

Address: 5145 Golden Foothills Parkway Ste 190

Telephone Number: 530-558-0566 Email: hmconstruction95@gmail.com

Location Of Site: 2902 Bedford Avenue

Land Use Zone: _____

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

Install approx 1024 sq ft of new Hardie Vertical panel siding to complete home, closely matching existing product. Install 7 anlin white vinyl windows. Like for like sizes. Product to be dual glazed w/ Argon, LOWE suncoat max.

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 James Hardie
 Fiber cement

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.

N/A

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, all products to be installed will closely match the look of existing. No cosmetic or structural changes.

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.

No additional features

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.

N/A Yes

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:

Rachel Moore

Date:

01/25/22

Date:

ATTACHMENT

10-4-10: HISTORICAL BUILDINGS IN THE CITY:

- (A) Purpose: The purpose of this Section is to provide conditions and regulations for the protection, enhancement and perpetuation of the old and historical buildings in historical districts of the City and the perpetuation of historic-type architecture within historical districts, which has special historical and aesthetic interest and value.
- (B) Historical Criteria: Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (Ord. 1640, 11 Jan 2011)
- (C) Historical District: Said Historical District shall include all of the territory bounded as shown in Exhibit A, which is on file in the office of the City Clerk. An historical district shall predominantly comply with this Historical Ordinance.
- (D) Existing Historical Buildings Preserved: No presently existing building of special historical or aesthetic value or of the historic-type of architecture situated within that portion of an historical district described in subsection (C) of this Section, shall be torn down, demolished or otherwise destroyed without conforming to this Section.
- (E) Building Removal; Permit Required: In the event that any building of historical value or interest is damaged by fire, act of God, or in any other manner, or becomes unsafe as defined in the adopted City building codes, or in such state of disrepair or dilapidation as to be untenable by reason of any cause that it cannot with reasonable diligence be repaired and restored, the same may be removed upon issuance of a permit for removal as hereinafter provided.
- (F) Construction and Repairs; Conformity Required: All buildings which shall be hereinafter constructed or altered as to their exterior appearance (within the historical districts described in subsection 10-4-10(C)) shall, as to their exterior architecture visible from the street, conform to the historical criteria described in subsection 10-4-10(B).
- (G) Removal or Permit Issuance: No permit for demolition or removal of any building of historical architecture or special historical or aesthetic interest situated within the area set forth in subsection (C) hereof shall be issued without the approval of the Planning Commission.

It is the intent of this Section not to require new construction to duplicate historic-type construction and/or historical architecture. However, it is a requirement that new construction be compatible with historical architecture.

- (H) Construction and Repairs; Permit Issuance: No permit for construction or alteration of any building within the area set forth in subsection (C) hereof shall be issued until the plans for construction or alteration have been approved by the Planning Commission. Notwithstanding anything contained in this Section to the contrary, in cases requiring any repair to prevent substantial loss or damage to property, emergency repairs to adequately provide for health and safety, may be made prior to the obtaining of a permit as required by this Section.
- (I) Notice: The Planning Commission secretary shall notify the Historical Advisory Committee of any application which is related to this Section.
- (J) Appeal to City Council: Appeals of Planning Commission decisions shall be in such manner as provided in Section 10-3-7 of the City Code.
- (K) Minor and Major Changes: Any minor changes to an approved plan shall follow the procedure established in Section 10-4-9(P) of the City Code.
- (L) Violation of Permit: It shall be unlawful for any person to proceed under any permit in a manner which

constitutes a material variance from the terms of the permit or the representations on which it was issued, and in the event of such a violation, the permit may be canceled forthwith by action of the Planning Commission.

- (M) Scope of Section: The regulations contained in this Section are additional to Title 10 of the City Code as amended, and other sections; provided, however, that in the event of any conflict, the provisions of this Section shall prevail.
- (N) Penalties: Every person violating any of the provisions of this Section shall be guilty of a misdemeanor, and, upon conviction thereof, shall be punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment for a term not to exceed three (3) months, or by both such fine and imprisonment, and such person deemed guilty of a separate offense for each day, or portion thereof, during which any violation of this Section is committed or continued. (Ord. 1474, 8 Jan 1991)



CITY OF PLACERVILLE PLANNING APPLICATION

Date: 5/25/22
Zoning: RLH/H GP: _____
File No: SPR22-04
Filing Fee (PZ) \$400.00
Filing Fee (EN) _____
Receipt No: 20701

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:

Install James Hardie Vertical panel siding to complete home. Product to be primed. Finish paint by others.
Replace existing vinyl windows w/ white vinyl windows, dual glazed with argon, LowE, Sun coat max, total of 7 windows. No size change.

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 Rachel Moore
MAILING ADDRESS 5115 Golden Foothills
Kankinay St
PHONE 530-558-0566
EMAIL thmconstruction95@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Michelle Spremich PHONE 415-408-8445
MAILING ADDRESS 12062 Bedford Ave
EMAIL ADDRESS mspremich@gmail.com

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

NAME N/A PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2902 Bedford Ave
ASSESSOR'S PARCEL NO.(S) 001-192-027
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

RECEIVED
MAY 25 2022

CITY OF PLACERVILLE
Planning Application Service Dept.

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.

Rachel Moore
Applicant's Signature

Rachel Moore
Printed Name of Applicant(s)

5/18/2022
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.

Michelle Sprelich
Signature of Property Owner

Michelle Sprelich
Printed Name of Property Owner

5/18/22
Date

Jonathan Sprelich
Signature of Property Owner

Jonathan Sprelich
Printed Name of Property Owner

5/18/22
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.

File Number: SPR22-04

Date Filed: 5/25/22

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: 2902 Bedford Avenue

City: Placerville

Name of Owner: Michelle Spremich Telephone: _____

Address: 2902 Bedford Avenue

Name of Architect, Engineer or Designer: N/A

Address: _____ Telephone: _____

Project Location: 2902 Bedford Avenue

Assessor's Parcel Number(s): _____

General Plan Designation: _____

Zoning: Residential

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: Residential Alteration

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: _____

6. Number of floors of construction: 1

7. Amount of off-street parking provided: _____

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: _____

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: _____

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 patterns.	<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. _____

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. _____

GEOLOGY AND SOILS

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

___ 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? _____

If yes, please explain: _____

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

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. _____

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

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? _____

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? _____

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? _____ 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: _____

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

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.): _____
42. What is the distance to the nearest fire station? _____
43. Will the project create any dead-end roads greater than 300 feet in length? _____
44. Will the project involve the burning of any material, including brush, trees and construction materials? NO

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? N/A
46. What types of noise would be created by the establishment of this land use, both during and after construction? General Construction Noise

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? NO

WATER QUALITY N/A

48. What is the proposed water source: N/A ☐ EID ☐ City of Placerville ☐ Well ☐ Other
49. What is the water use? (residential, agricultural, industrial or commercial): _____

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO
- If yes, what is the regulatory identification number: _____
- Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): NO

SEWAGE

53. What is the proposed method of sewage disposal? N/A ☐ Septic System ☐ City Sewer ☐ Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

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: N/A

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.

04/25/21

Date

Rachel Moore

Signature

CD-021-P

3/15

For _____