



"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."

Planning Commission Staff Report

Meeting Date: October 4, 2022

Prepared By: Kristen Hunter, Associate Planner

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 22-06

Request: Consideration of a request for Site Plan Review to construct a residential duplex comprising 1,196 sf and 2,691 sf within the Cedar Ravine Historic District.

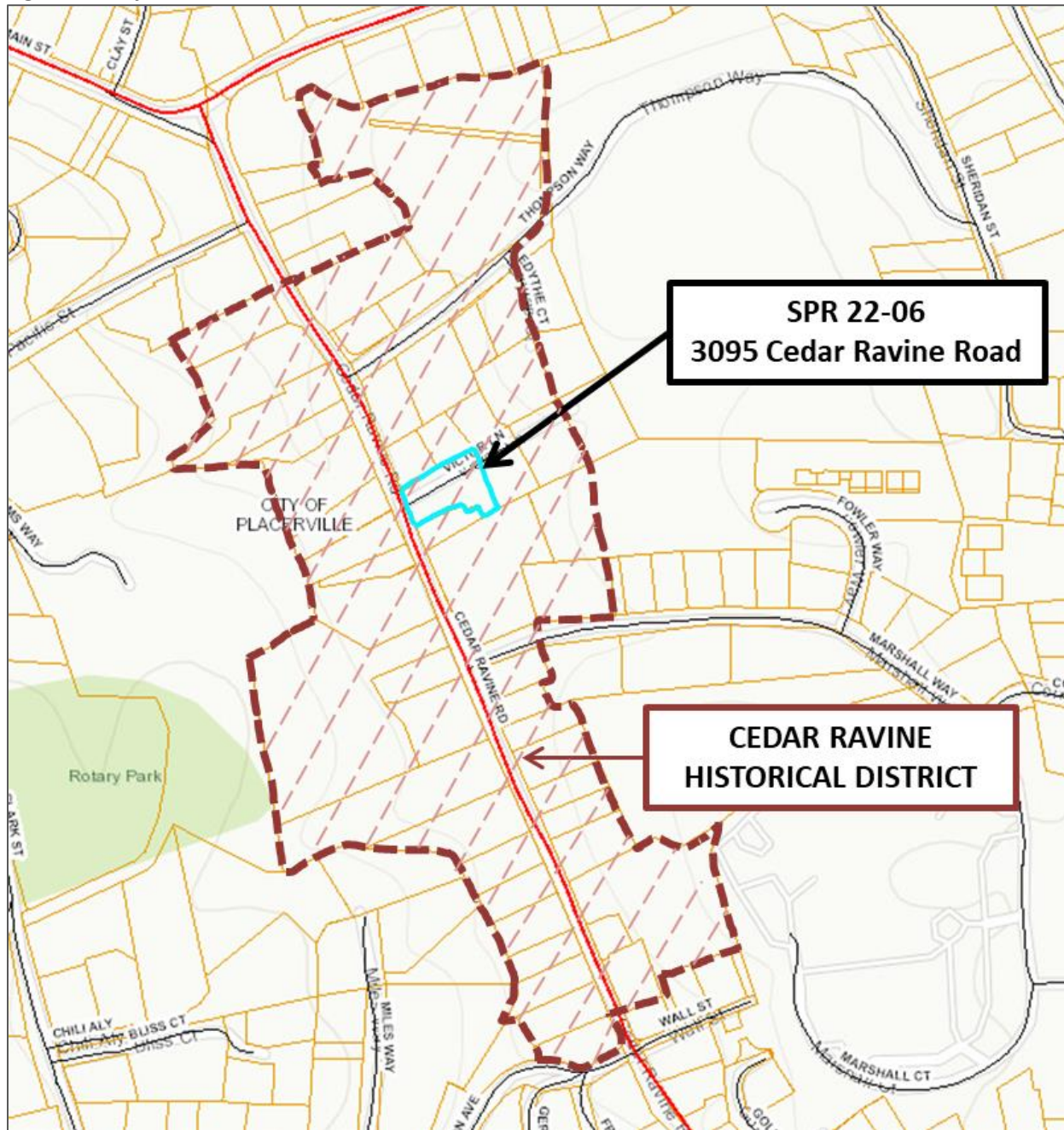
Summary Recommendation: Staff recommends approval of the requests as conditioned.

<u>Property Owner / Applicant:</u>	Michael McDermott
<u>Agent:</u>	Jim Mault, Snowline Construction
<u>Address:</u>	3095 Cedar Ravine Road, Placerville, CA
<u>APN:</u>	004-011-054
<u>Lot Area:</u>	14,374 square feet (0.33 acres)
<u>General Plan:</u>	High Density Residential (HDR)
<u>Zoning:</u>	Medium Density Residential / Historic (R-3/H)
<u>Existing Use:</u>	Residential; Empty Lot
<u>Environmental Document:</u>	Categorical Exemption (Cat. Ex.) pursuant to CEQA Guidelines §15303(b), New Construction or Conversion of Small Structures, and §15332, Infill Development.
<u>Decision Making Authority:</u>	Placerville Zoning Ordinance §10-4-9 (C).1.

BACKGROUND

The project site is located within the center of the City of Placerville Cedar Ravine Historical District, as shown in Figure 1 below. A road and public utility easement runs through the northern portion of the parcel along Victor Lane.

Figure 1. Project Location Within Historical District

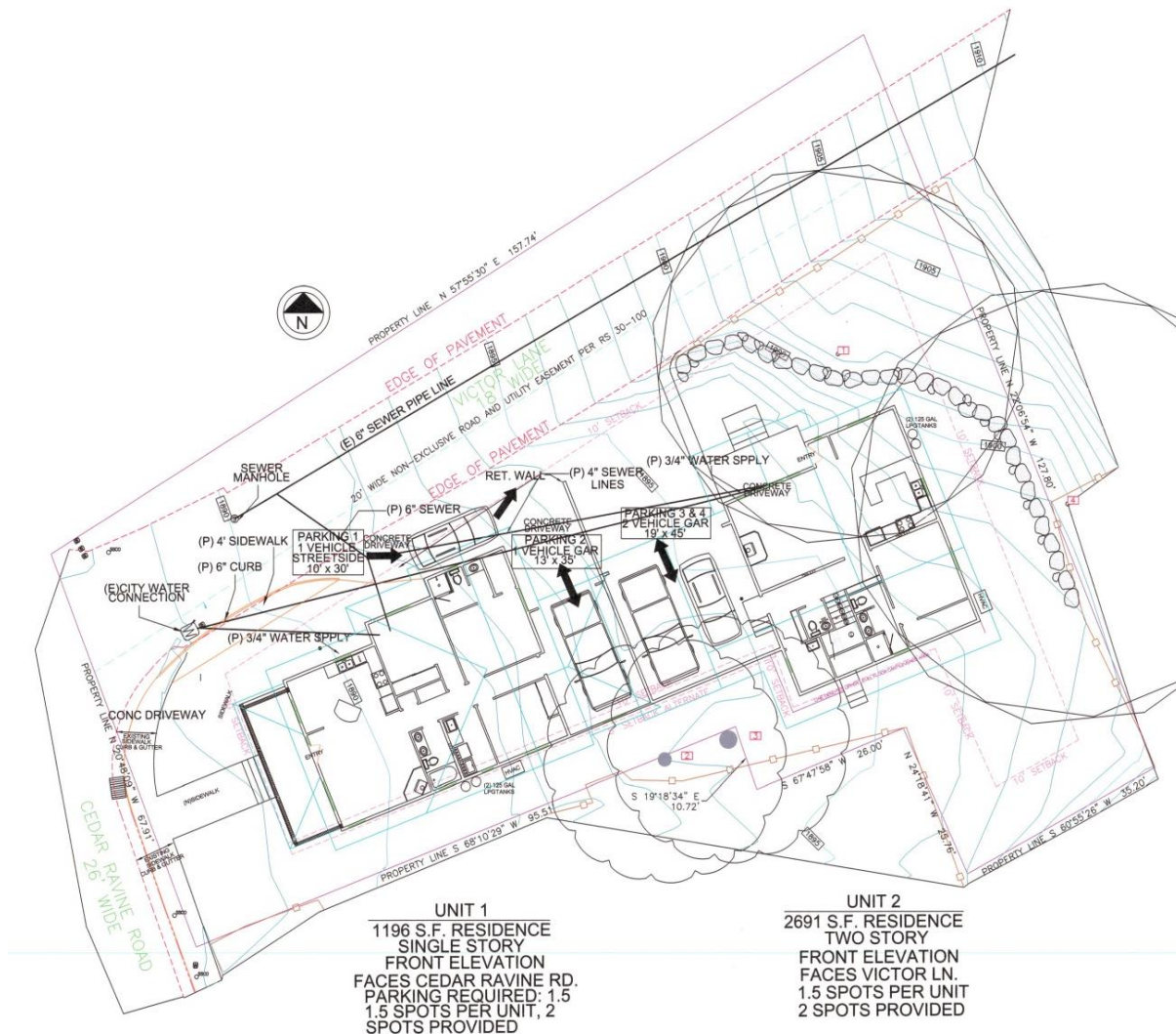


The parcel was once the location of the Janet Blair Turney house, a single-family dwelling built in the late 1860s and heavily modified during the 1900's. While located within one of the City's historical districts, a survey conducted by PAR Environmental Services, Inc. and recorded with the California Department of Parks and Recreation in early 2020 found that the structure did not have any contributing features to the historic district, did not meet the criteria to be included on the California Register of Historical Resources, and did not qualify as a resource under the California Environmental Quality Act (CEQA). The house was deemed derelict and unsafe to the public and subsequently demolished shortly after approval of Site Plan Review (SPR) 20-02 by both the Placerville Planning Commission and City Council.

PROJECT DESCRIPTION

As proposed, the project includes preparation of the parcel located at 3095 Cedar Ravine Road, including grading, paving, and construction of a retaining wall, for construction of a multi-family residential duplex. The first unit (Unit 1) fronts Cedar Ravine Road and the second (Unit 2) Victor Lane. Figure 2 below provides the Preliminary Site Plan for the project (full scale provided in Attachment C).

Figure 2. Preliminary Site Plan Review

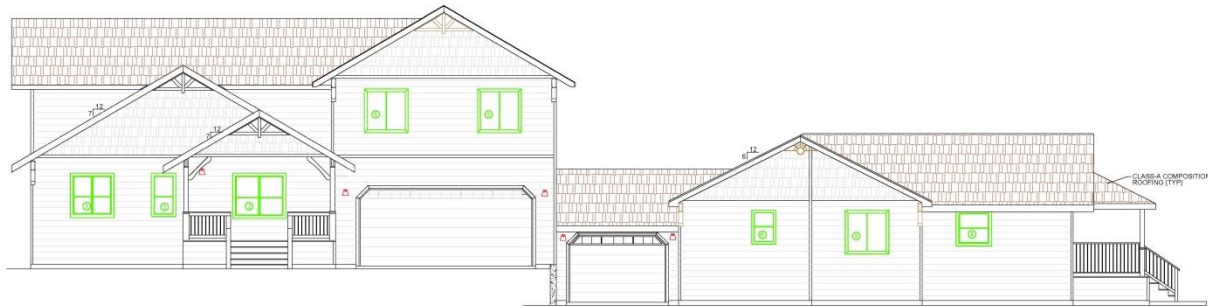


Site Preparation

Preparation of the site includes grading to permit laying the pad for each Unit as well as construction of a retaining wall between Units 1 and 2 and to the north east of Unit 2. In addition, the existing curb, gutter and sidewalk along Cedar Ravine Road would be extended up Victor Lane approximately 20 feet. To allow access to the garage of each Unit, a concrete driveway would be laid between the proposed structure and Victor Lane (see Figure 2 and Preliminary Site Plan in Attachment C).

Duplex

Unit 1 is a single story, single-family dwelling of 1,196 sf with three (3) bedrooms, two (2) bathrooms, and a single-car garage accessed from Victor Lane. The front entry, facing Victor Lane, has a covered porch. Unit 2 is a two (2) story, single-family dwelling of 2,691 sf with three (3) bedrooms, three and a half (3.5) bathrooms, and a two (2) car garage accessed from Victor Lane. Similar to Unit 1, the front entrance, fronting Cedar Ravine Road, has a covered patio.

Figure 3. Elevation of Duplex from Victor Lane**Figure 4. Elevation of Duplex from Cedar Ravine Road**

The exterior of each unit will be painted using Sherwin Williams Rare Gray (SW 6199), Casa Blanca Cream (SW 7571), and Pewter Green (SW 6208) as shown in Figure 5 below.

Figure 5. Proposed Color Scheme for McDermott Duplex

	BODY	TRIM	ACCENT
UNIT 1	SW 6199 Rare Gray Interior / Exterior Location Number: 216-C3	SW 7571 Casa Blanca Interior / Exterior Location Number: 264-C4	SW 6208 Pewter Green Interior / Exterior Location Number: 217-C5
UNIT 2	SW 7571 Casa Blanca Interior / Exterior Location Number: 264-C4	SW 6199 Rare Gray Interior / Exterior Location Number: 216-C3	SW 6208 Pewter Green Interior / Exterior Location Number: 217-C5

Outdoor lighting fixtures proposed for the duplex are both similar, with a carriage lantern style sconce for each. The two styles are shown in Figure 6.

Figure 6. Proposed Outdoor Lighting



The complete Application Submittal Package can be found in Attachment C of this Staff Report.

PROJECT ANALYSIS

The following section provides an overview of relevant City of Placerville General Plan Goals, Zoning Ordinance(s), and Development Guide Sections. Staff responses are provided below each italicized Goal, Ordinance, and Guideline.

General Plan Consistency:

Part II, Section VII: Community Design

Goal C: To protect and enhance the visual quality and neighborhood integrity of residential areas.

- 2. New construction shall be architecturally compatible with surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated historic neighborhoods.*
- 6. The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.*

Staff interpretation of the proposed plans and structure elevations, provided in Attachment C of this Staff Report, is that the architecture is compatible with neighboring residential and professional buildings. Architectural style proposed for the duplex includes a cross-gable roof, pitched roof, double-hung windows, horizontal wood lap siding, and covered patios for the front entrance. Further, the project will enhance and increase the visual quality of the neighborhood by developing a currently empty lot.

Goal I: To promote architectural quality throughout Placerville.

- 1. The City shall ensure that new development will be a positive addition to the City's environment and not detract from the nature and character of appropriate nearby established development because of architectural style, scale, or location.*
- 2. The City shall encourage all new development to respect distinctive land forms and significant plants and plant groups in its design.*
- 4. The City shall condition development projects to minimize grading due to building and foundation construction.*

As previously mentioned, the duplex will contain stylistic elements that complement the surrounding district. Selected colors for the exterior, trim and accents are earth tones that will

not detract from the surrounding residential and professional buildings. The proposed project would leave existing, mature trees (refer to Figure 1). There are no other distinctive land forms or plants on the parcel. Additionally, grading on the parcel is minimal and does not alter the topography of the site. Therefore, it is Staff's opinion that the proposed project will be a positive addition to the City.

Zoning Classification and Regulation Consistency:

Section 10-4-4: Parking and Loading

(E) The following minimum number of parking stalls shall be required, to serve the uses or buildings listed:

10. Multiple uses shall be the sum of the requirements for each individual use.

20. Single-family residence: two (2) spaces; multi-family: one and one half (1.5) spaces per dwelling unit.

For each unit of the proposed duplex, one and one half (1.5) parking spaces is required. This requirement is met through the proposed four (4) vehicle parking areas, three (3) within the proposed garages and one (1) onsite street side space.

Section 10-4-9: Site Plan Review

(C) Site Plan Review Required: The Planning Commission shall review each application for a building permit in the following land use categories:

c. All new construction of commercial structures; or multi-family structures, including duplexes, located within R-2, R-3, and R-4 zones.

8. All new construction of single-family attached dwellings.

Staff has conducted a thorough evaluation in preparation of this Staff Report per the Site Plan Review ordinance.

(I) New Buildings in Historical District: All buildings situated within the boundaries of historical district which are hereafter constructed shall conform to the provisions of Section 10-4-10, "Historical Buildings in the City."

Staff has analyzed the new construction plans with respect to the Secretary of Interior's (SOI) Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, please see below SOI analysis. As per Zoning Ordinance 10-4-10 (G), it is not the intent of the City to require the applicant to duplicate historic construction and architecture, but only to have the duplex to be compatible with the surrounding historic architecture located in the Cedar Ravine Historic District.

Section 10-4-10: Historical Buildings in the City

(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: ... 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.

As previously mentioned, staff have analyzed the new construction plans with respect to the Secretary of Interior's (SOI) Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, please see below SOI analysis. As per Zoning Ordinance 10-4-10 (G), it is not the intent of the City to require the applicant to duplicate historic construction and architecture, but only to have the duplex to be compatible with the surrounding historic architecture located in the Cedar Ravine Historic District through the incorporation of architectural features and design elements.

Section 10-5-10: R-3, Medium Density Multi-Family Residential Zone:

(A) Purpose: The purpose of this Zone is to:

- 1. Provide for the development of duplexes and other types of residences, and multi-family dwellings in garden apartments, in areas properly located in relation to commercial and other residential areas, and where utilities, streets, sidewalks, transit, bikeways, schools, recreation areas and other necessary facilities can feasibly serve a high population density.*

The proposed project sufficiently achieves the primary objectives of the R-3 Zone as it will provide a multi-family duplex located approximately 0.3 miles from historic Main Street, 0.2 miles from Sierra Elementary School, and 0.4 miles from Marshall Medical Center.

The parcel originally contained a single-family dwelling. Therefore the public utility infrastructure is already in existence serving the site. Additionally, the property includes a road and public utility easement which runs directly through the parcel roughly parallel and adjacent to the northern property line.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

2. Multi-family dwelling units

The proposed project is permitted by right within the R-3 zone and does not require a Conditional Use Permit (CUP).

(D) General Regulations:

1. Maximum Density: Twelve (12) dwelling units per acre.

The project area is a total of 0.33 acres with a total of two (2) dwelling units proposed. Using this maximum density, Staff calculates that the property is within the allowable amount of dwelling units, approximately four (4) dwelling units. This calculation is provided below.

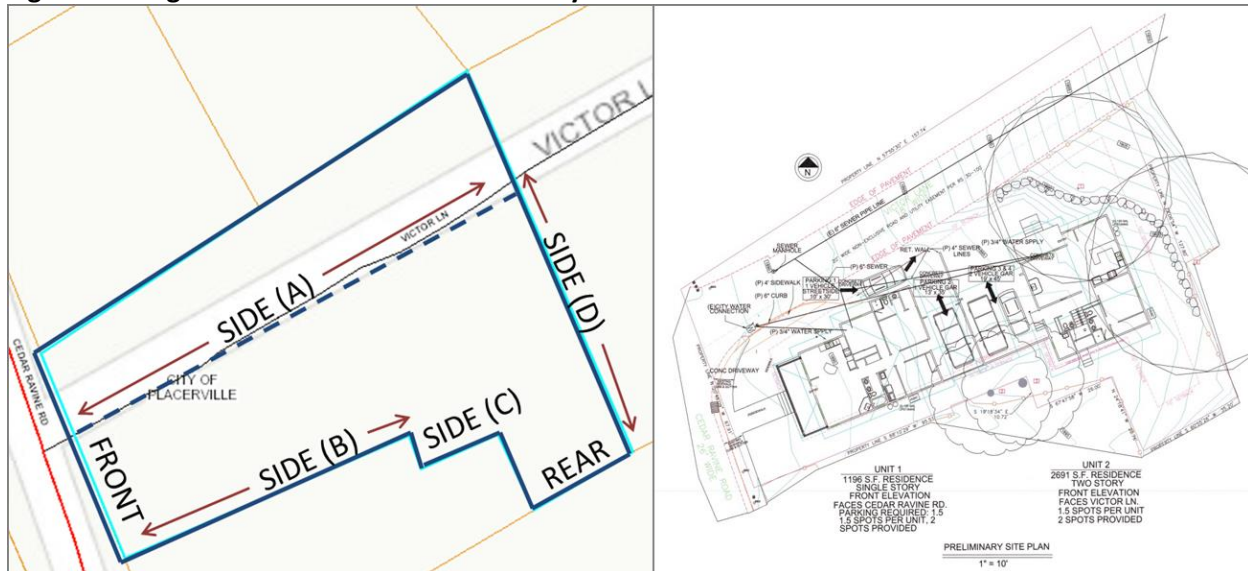
$$\frac{12 \text{ du}^1}{1 \text{ ac}^2} \times 0.33 \text{ ac} = 3.96 \text{ du}$$

2. Minimum Yards: Front, twenty feet (20'); sides, ten percent (10%) of the parcel or ten feet (10') whichever is less; rear, fifteen feet (15'); or zero feet (0') setback for all yards where common wall or party wall exist with attached single-family dwellings.

Assigned yards for the parcel are shown in Figure 7.

¹ Du = Dwelling Units

² Ac = Acres

Figure 7. Assigned Parcel Yards and Preliminary Site Plan

As allowed per Zoning Ordinance 10-4-3 (A), if [a] parcel fronts streets on two (2) adjoining sides, the minimum front yard required in all residential zones is reduced to ten feet (10') on one of the streets. Therefore, the front along Victor Lane, identified as Side (A) in Figure 7 and Table 1, has a reduced required front yard of 10 feet.

Table 1 below provides a comparison of requisite yards per R-3 zoning requirements and the proposed yards shown in the Preliminary Site Plan included in Attachment C of this Staff Report.

Table 1. Required Vs Proposed Yards

Yard	Required	Proposed
Front (along Cedar Ravine Road)	20 ft	20 ft
Side (A)	10 ft	10 ft
Side (B)	6.7 ft	8 ft
Side (C)	6.7 ft	10 ft
Side (D)	6.7 ft	> 10 ft
Rear	15 ft	> 15 ft

Per City Code Section 10-4-3 (F) and 10-3-4 (G), Staff applied a more liberal application of required setbacks (Side B, C, and D) due to the narrow and unique parcel shape and that the road (Victor Lane) traverses through the parcel.

Secretary of Interior (SOI) Standards:

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

Although the duplex is not subject to the Secretary of Interior Standards for Rehabilitation, as the project is new construction, 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 of the new residential structure with 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 multi-family 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 as part of the project. The original structure on the property, built in the late 1860s, was demolished in 2020 following Planning Commission approval of SPR 20-02 in October 2020 and upheld by the City Council November 2020. As part of the SPR for demolition, an evaluation of the property was completed and, through this evaluation, it was determined that the structure did not have any contributing features to the historic district, did not meet the criteria to be included on the California Register of Historical Resources, and does not qualify as a resource under the California Environmental Quality Act (CEQA).

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 since this is new construction.

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 proposed project is new construction. The parcel currently has no structures with distinctive materials, features, finishes, and construction techniques to be preserved.

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 project is new construction. The parcel currently has no structures. Therefore, there are no historic features to be repaired or replaced.

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.*

The proposed project is new construction. Therefore, there are no historical elements that will receive chemical or physical treatments.

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 C are expected to complement and enhance the surrounding neighborhood. The proposed structure will have horizontal wood siding and a complex roofline with similar pitch to the directly adjacent structures.

- 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.*

It is Staff's opinion that the proposed duplex will be compatible with other structures in the vicinity of the project site and therefore would not degrade the historic environment within the Cedar Ravine Historic District.

Placerville Development Guide Consistency:

Chapter IV: Architectural Design Guidelines

C. Design Factors

1. Scale and Proportion

- b. New buildings must be compatible in scale and proportion with surrounding structures. In the Main Street historic area in particular, new buildings should be no more than one story higher or lower than adjacent buildings, and should continue the established pattern of vertical and horizontal proportions of the individual elements of the building façade such as windows and doors.*

The project design features include building height that is comparable with residential and professional buildings in the project vicinity and within the Cedar Ravine Historic District. The two-story Unit 2 and single-story Unit 1 is similar to and in scale with neighboring structures and residential uses located adjacent to 3095 Cedar Ravine Road.

The architectural style contains cross-gabled roof design and a pitched roof that are common in neighboring structures. In addition, decorative trim and railing components, use of horizontal lap siding, and double-hung windows are materials and features that are characteristic in appearance to those residences in the project vicinity.

3. Façade Treatments and Exterior Elements

- c. New buildings should emulate the area's historic architecture using contemporary design elements. Entry features, balance, and proportion.*
- 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.*

- g. The roof style and pitch of new buildings should complement the types found in the surrounding neighborhood.*

The proposed McDermott Duplex is located within the Cedar Ravine Historic District. Architecture in this district is Victorian, primarily constructed with wood and characterized with ornate trim, towers, turrets, wrap-around decks, and complex, often steep, rooflines. This is represented by the Combellack-Blairs House located 3059 Cedar Ravine Road (found north of project site) and the Sheppard House located at 3116 Cedar Ravine Road (south of the project site).

The exterior of the structure will have horizontal wood lap siding, which is the dominant style of exterior siding within the district. Historically, Victorian style homes in the Western United States were constructed with wood. Similar structures with horizontal siding include, but are not limited to, 3059, 3097, and 3116 Cedar Ravine Road. Furthermore, lighting proposed for the exterior of each unit is a stylistic hanging lantern (Figure 5) similar to sconces seen on 3062 Cedar Ravine Road, 3079 Cedar Ravine Road, and 990 Thompson Way.

The roof of the proposed duplex is characteristically cross-gabled and pitched similar to neighboring structures. Additionally, the front entrance of both units has a staircase leading up to a covered porch. Similar covered porches can be found on the structure directly across Cedar Ravine Road at 3098 Cedar Ravine Road and just south of the project parcel at 3097 Cedar Ravine Road.

4. Materials and Finishes

- b. Materials and finishes should be compatible with those used in surrounding architecture of historic value.*

It is Staff's opinion that the proposed duplex will be compatible with other structures in the vicinity of the project site, based on a combination of the following characteristics: exterior siding, roof design, and windows.

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 accent color scheme should be appropriate to the architectural style and period of the building.*

- 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 color selections for the duplex are shown in Figure 4, and include three (3) colors, one for the base, one for the trim, and one for accents. These colors include Sherwin Williams Rare Gray, Casa Blanca Cream, and Pewter Green.

It is Staff's opinion that the color scheme will complement the structure and unify all façade and roofline elements while allowing each unit to be distinct from the other. This is completed by using the same color (Pewter Green) for accents on both units, while alternating Rare Gray and Casa Blanca cream for the base and trim colors.

Environmental Review: 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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).

Section 15303 allows for construction and location of limited numbers of new, small facilities, or structures, including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. Per the guidelines, in urbanized areas, this exemption applies to duplexes and similar structures designed for not more than six dwelling units. Grading to be completed for the construction of the structure exempted by Section 15303 is considered part of the project, regardless of the slope, and is exempt under §15303 for slopes that are 10% or more. For the proposed project, approximately 60% of the parcel is 10%, 30% of the parcel 11%-15% slope, and the remainder 16%-20%.

Section 15332 allows for in-fill development projects that:

- Are consistent with the applicable General Plan and zoning designations and policies;
- Occur on lots less than five (5) acres;
- Occur on lots surrounded by urban uses;
- Occur on lots that have no value as habitat for endangered, rare, or threatened species;
- Approval would not result in significant effects relating to noise, air quality, water quality, and traffic; and
- The site can be served by required utilities and public services.

As the project is proposed for an urban, multi-family 0.33 acre lot that was previously the site of a single-family dwelling connected to utilities, Staff finds the project meets the qualifications for In-Fill Development.

Conclusion: Staff believes that the request is an infill development project on a parcel zoned for multi-family development, served by existing utilities within Placerville, close to downtown amenities, a local school and Marshall Medical Center. Architectural style, scale and mass are similar to and compatible with those of the immediate vicinity of the site and therefore consistent with City design criteria for new development within a historic district.

RECOMMENDED PLANNING COMMISSION ACTION

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 22-06 request:
 1. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, meets the qualifications for a Categorical Exemption under Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines.
 2. The project site has a zone designation of R-3 (Zoning Ordinance Section 10-5-10).
 3. The project site is located within the Cedar Ravine Road Historic District.
 4. The maximum density under the R-3 Zone is twelve (12) dwelling units per acre (Section 10-5-10(D) 1).
 5. The number of units proposed for the 0.33 acre parcel is within the allowable density for the R-3 Zone.
 6. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the General Plan Community Design Element goals and policies and the Zoning Ordinance relative to architectural design.
 7. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with design guidelines within the Development Guide relative to architectural design that is compatible with residential and business professional buildings in the project vicinity and within the Cedar Ravine Road Historic District.

- III. Conditionally approve SPR 22-06 to grade and construct a two (2) unit multi-family residential structure located at 3095 Cedar Ravine Road, APN 004-011-054, based on the project information and findings included in the Staff report and subject to the recommended Conditions of Approval included in Attachment A.

ATTACHMENTS

- A. [Recommended Conditions of Approval](#)
- B. [Placerville Engineering Department Comments](#)
- C. Application Submittal Package ([Part 1](#) & [Part 2](#))