



**City of Placerville
Planning Department**

**Historical District Review
Application**

Application No: _____

Date: _____

Filing Fee: _____

Received By: _____

Legal Owner: _____

Address: _____

Applicant: _____

Address: _____

Telephone Number: _____ Email: _____

Location Of Site: _____

Land Use Zone: _____

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

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.

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.

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.

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

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

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.

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.

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

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.

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.

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: _____
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:
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:

[Empty box for description]

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:
MAILING ADDRESS:
PHONE:
EMAIL:

APPLICANT'S REPRESENTATIVE (if different)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME:
MAILING ADDRESS:
EMAIL:

PHONE:

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

NAME: PHONE:
MAILING ADDRESS:
EMAIL:

DESCRIPTION OF PROPERTY (Attach legal deed description) []

STREET ADDRESS:
ASSESSOR'S PARCEL NO.(S):

Above described property was acquired by owner on

Month Day Year

List or attach any Covenants, Conditions or Restrictions (CC&Rs), concerning use and restrictions placed on a property; as well as yard setbacks or other development requirements that were placed on the property by an approved planned development or subdivision. 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 understand that pursuant to Government Code §65105, planning agency personnel may enter upon any land and make examinations and surveys as related to my project. These entries, examinations, and surveys shall not interfere with use of the land by those persons lawfully entitled to the possession thereof.

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	Printed Name of Applicant(s)	Date
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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.

Signature of Property Owner	Printed Name of Property Owner	Date
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Signature of Property Owner	Printed Name of Property Owner	Date
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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: _____

Date Filed: _____

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: _____

City: _____

Name of Owner: _____ Telephone: _____

Address: _____

Name of Architect, Engineer or Designer: _____

Address: _____ Telephone: _____

Project Location: _____

Assessor's Parcel Number(s): _____

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: _____

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

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

4. Site Size: _____

5. Square footage of each use: _____

6. Number of floors of construction: _____

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 type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input 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? _____

NOISE

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

AIR QUALITY

- 47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? _____

WATER QUALITY

- 48. What is the proposed water source: 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? _____
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? _____

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.): _____

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? _____
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? _____
- 57. Will the project change the L.O.S. on any existing roads? _____

GROWTH INDUCING IMPACTS

- 58. Will the project result in the introduction of activities not currently found within the community? _____
- 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)? _____
- 60. Will the project require the extension of existing public utility lines? ___ 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? _____
- 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)? _____
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? _____
- 64. Will the project displace any community residents? _____

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.

Date

Signature