



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

Planning Commission Staff Report

Meeting Date: December 7, 2021

Prepared By: Andrew Painter, City Planner

Item 3: 779 Chamberlain Street - Site Plan Review (SPR) 21-02

Project Description: Property owners, Nolan and Maudi Sundrud, request Site Plan Review approval to add two hipped dormers to the roof of an existing single-family residence along the front (south) and right (east) elevations. Each dormer would have concrete roof tiles that match the existing roof material of the home. Dormer walls would be finished using stucco to match the stucco used along the lower floor of the home. The front dormer would have two divided light windows hung side-by-side. The right dormer would have one divided light window. Proposed improvements to the home's upper floor space would be utilized as a master suite, to include bathroom and closet storage.

Building elevations, site plan, completed application and project request description are provided as **Attachment 1. Applicant Submittal Package.**

Project Data:

Applicants / Owners:	Maudi and Nolan Sundrud
Project Location:	779 Chamberlain Street, Placerville (Figure 1)
Assessor Parcel No.:	003-071-021
Parcel Area:	0.52 acres
General Plan Designation:	Medium Density Residential
Zoning Designation:	R-1, 6,000 - H (Single-Family Residential Zone / Historic District)
Adjacent Zoning & Land Use:	<p>North: CBD, with existing single-family residential and commercial uses;</p> <p>East: R1-6,000 – H (Single-Family Residential Zone - Historic District), with existing residential uses;</p> <p>South: R1-20,000 – H (Single-Family Residential Zone - Historic District), with existing residential uses;</p> <p>West: R1-6,000 – H (Single-Family Residential Zone - Historic District), with existing residential uses.</p>

Project Site Characteristics and Background: Site improvements include one 2,380 square foot, two floor, single-family home, one detached two car garage, three additional accessory structures, with extensive landscaping and gardens surrounding the home. The home fronts and has driveway access to Chamberlain Street. See Figure 2. Adjacent and west of the project site is Lillian Court, a private drive serving four residential units.

The El Dorado County Assessor's records estimate the home was built in 1931. The home has a hipped roof with concrete roof tiles. Front porch wraps around the home to the east elevation. Building exterior is brick and stucco. Windows are a combination of divided lite windows on both the upper and lower floors.

The home and site is located within the Sacramento Street – Chamberlain Street Residential Historic District. The home is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places. The site has no prior Historic District Review applications on record.

Figure 1. Project Site and Vicinity

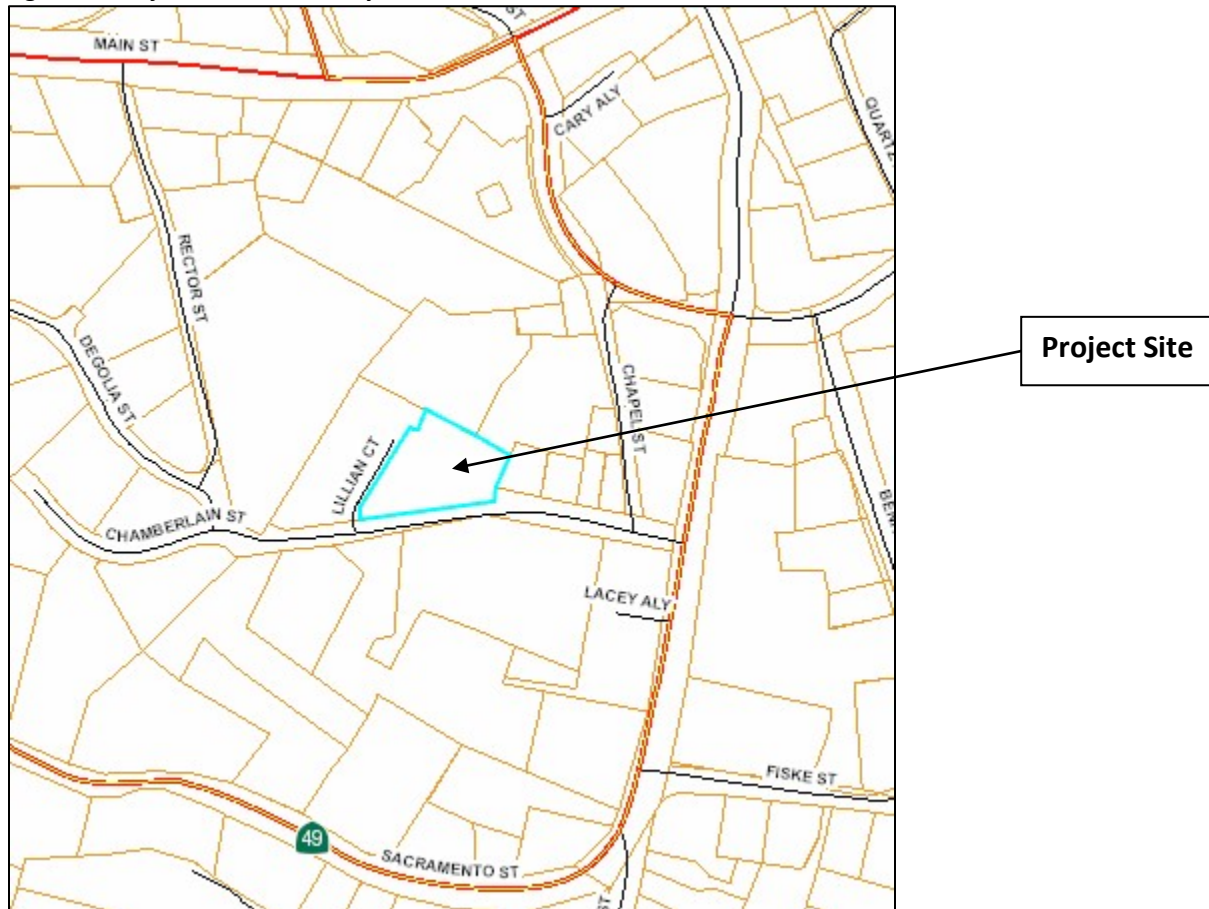


Figure 2. Street View 779 Chamberlain Street



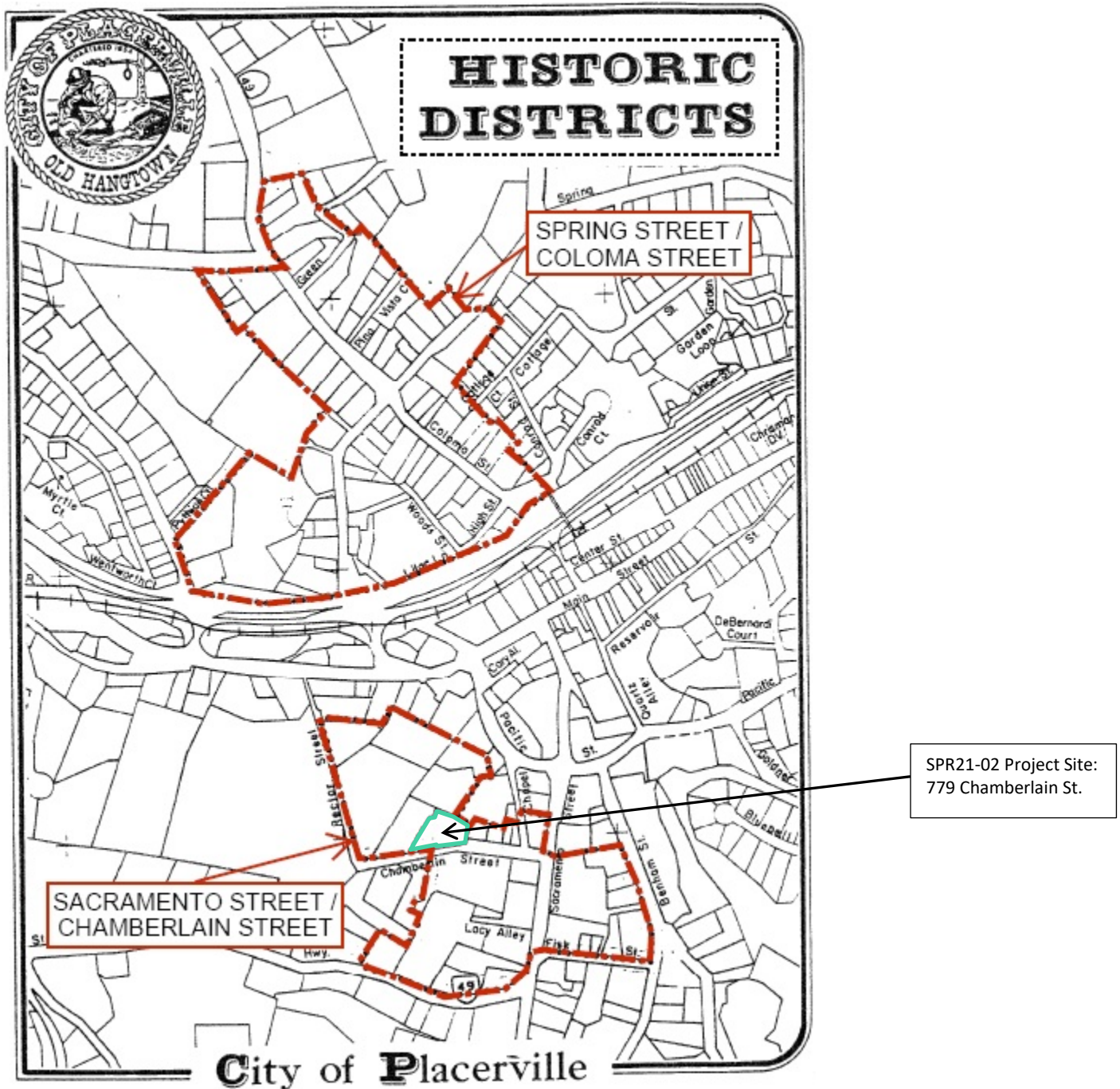
Historic Resource Regulations: Exterior alterations that are visible from a public street to a building located within a City designated historic district requires Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in City Code 10-4-9 and City Code 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 City Code 10-4-10 (B) are the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards), and the *City of Placerville Development Guide* (Development Guide).

Environmental Review: Staff has reviewed this request and has determined that it would be categorically exempt from environmental review pursuant to Section 15301 (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to the upper floor of an existing structure allowing the property owners to utilize this space as a master suite, a negligible interior expansion of the existing residential use.

Staff Evaluation: The proposed work involving dormer additions would be visible from Chamberlain Street and would be consistent with the design criteria within City Code 10-4-10 of the Zoning Ordinance, including the Secretary of Interior Standards & Guidelines.

The following section evaluates project consistency with applicable City goals, policies and regulations.

Figure 3.



General Plan Consistency

The following goals and policies of the Placerville General Plan Community Design Element appear applicable to the request.

Goal C states, “To protect and enhance the visual quality and neighborhood integrity of residential areas.”

Policy 2 of Goal C states, “New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated historic neighborhoods.”

Goal C is achieved under Policy 2. The proposed hipped dormer work is consistent with the above goal and policy, in that the appearance of proposed materials are architecturally compatible to and consistent with the existence of hipped roof dormers that exist in the surrounding neighborhood at 3188 Sacramento Street, located south of the project site. There are additional homes with hipped dormers located within the nearby Spring Street / Coloma Street Residential Historic District: along Coloma Street are the homes at 2889, 2904, 2920, 2941, 2955 and 2961 Coloma Street; along Spring Street is 850 Spring Street.

Zoning Ordinance Consistency

City Code 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.

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.”

Evaluation Analysis: The proposal maintains the existing residential use. The project therefore is compliant with Standard 1.

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.”

Evaluation Analysis: The primary character defining features of the property would not be eliminated. Proposed project activities would alter the appearance of the hipped roof with the addition of dormers. However this request would not remove in its entirety the hipped roof feature. Proposed dormers are designed with hipped roof architecture, with roof pitch to match that of the home. Proposed dormer roof tiles, stucco walls and

divided lite windows materials will match those found on the home. The project therefore is compliant with Standard 2.

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.”

Evaluation Analysis: The project does not alter the home in a manner that would confuse its historical development as a single-family residence with a hipped room. The appearance of proposed dormer materials and architecture is compatible to and consistent with the existence of hipped roof dormers that exist in the surrounding neighborhood at 3188 Sacramento Street that is located south of the project site, and as mentioned on homes within the nearby Spring Street / Coloma Street Residential Historic District at 2889, 2904, 2920, 2941, 2955 and 2961 Coloma Street; along Spring Street is 850 Spring Street. The project therefore is compliant with Standard 3.

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

Evaluation Analysis: The applicant’s research into the property history revealed that the existing concrete roof tiles can be aged to no earlier than the 1970s. Although the project dormers will alter the roof appearance, the project will utilize the same roof tiles for the hipped roof dormers, thus retaining material consistency throughout. The project is therefore compliant with Standard 4.

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

Evaluation Analysis: Proposed dormer roof tiles, stucco walls and divided lite windows materials will match those found on the home. The project is therefore compliant with Standard 5.

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

Evaluation Analysis: Project does not involve the rehabilitation of deteriorated historic features. The project is therefore compliant with Standard 6.

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.”

Evaluation Analysis: No chemical or physical treatment to the building’s exterior is proposed. The project is therefore compliant with Standard 7.

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

Evaluation Analysis: There are no known archaeological resources associated with the site. The project involves changes to an existing structure on the project site. There are no changes to site grounds. The project is therefore compliant with Standard 8, as the site grounds would not be disturbed to potentially affect archaeological resources.

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.”

Evaluation Analysis: The request activities would alter the appearance of the hipped roof with the addition of hipped roof dormers. However this request would not destroy historic materials and features in their entirety. Proposed dormers are designed with hipped architectural features and roof pitch that match that found on the home. Proposed dormer materials would consist of concrete roof tiles, divided lite windows, and stucco wall finish that match materials that exist on the home. Materials therefore are compatible with the materials on the home, and would therefore complement the home and the surrounding historic district. The project is therefore compliant with Standard 9.

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.”

Evaluation Analysis: Modifications described herein do not negatively affect the property or the surrounding property within the Sacramento Street – Chamberlain Street Residential Historic District. New construction would be completed in a manner that if removed in the future, the form and integrity of the property could be rehabilitated. The project is therefore compliant with Standard 10.

City Code 10-4-9: Site Plan Review Criteria

Criteria 8. Community Design, of the Site Plan Review Ordinance (City Code 10-4-9) states as follows, “All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan.”

Evaluation Analysis: As stated above, the proposed maintenance of an existing residence was evaluated and appears to be consistent with Goal C and Policy 6 of the Community Design Element of the General Plan. Therefore, the project appears consistent with the Site Plan Review Ordinance.

City of Placerville Development Guide Consistency

The following guidelines of the Development Guide appear applicable to the request due to its location within a City Historic District.

Chapter IV.C.1.a. “Historic buildings, which are renovated or modified in any way, should retain the height, mass, and overall dimensions of the existing structure. In all cases, retain the vertical and horizontal proportions of the overall structure, as well as the proportions of individual elements such as windows and doors. The style and pitch of the structure’s original roof should be maintained.”

Chapter IV.C.3.b. “Historic elements and details of existing buildings should be retained whenever possible, rather than removing or replacing them. If it is impossible to retain such a feature, it should be duplicated in terms of location, size, material and method of construction.”

Chapter IV.C.4.b. “Materials and finishes should be compatible with those used in surrounding architecture of historical value. Renovations or rehabilitations of historic buildings that introduce new materials most often destroy the integrity of their historical character, and this approach is discouraged.”

Chapter IV.C.4.c. “Acceptable materials and finishes are dictated by each individual project based on history, surroundings, and whether the building is new or existing. Use materials that are suited to the area and reflect the quality of Placerville’s historic buildings, such as indigenous rock or cobble, brick, appropriately finished exterior plaster, or high quality woods.”

Chapter IV.C.4.d. “Some new materials are inappropriate for old buildings and are discouraged, such as imitation masonry, corrugated fiberglass, simulated wood siding or reflective glass.”

Evaluation Analysis: The request would not change the existing home’s height, mass or overall dimensions. Proposed dormers are designed with hipped architectural features and roof pitch that match the style and pitch found on the home. The dormers are also proposed below the roof ridge of the existing home. Dormer materials would consist of concrete roof tiles, divided lite windows, and stucco wall finish that match materials that exist on the home. The project is therefore consistent with Guidelines IV.C.1.a.; IV.C.3.b.; IV.C.4.b.; IV.C.4.c.; and IV.C.4.d.


Public Notice & Comment: Public Notice was provided through direct mail to property owners within 300' of the project site, posted on the City's website and published in the Mountain Democrat on November 19, 2021. As of the distribution of this staff report on December 2, 2021, no public comments were received.

Conclusion and Recommendation: The subject home 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 in fact will complement the site and surrounding area through the use of materials that match the appearance of those existing on the site.

Staff recommends that the Planning Commission take the following action:

- I. Enter staff's report, applicant submittal package and exhibits into the public record.
- II. Make the following findings:
 - A. The SPR21-02 project request is categorically exempt from environmental review pursuant to Section 15301 (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to the upper floor of an existing structure allowing the property owners to utilize this space as a master suite, a negligible interior expansion of the existing residential use.
 - B. The SPR21-02 project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations, involving new hipped dormers and accompanying window and wall materials are compatible with the visual attributes of neighboring structures, and other residential structures within the City's historical districts.
 - C. 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 Criteria 8. Community Design, of the Site Plan Review Ordinance (City Code 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.
 - D. 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 purpose, intent and criteria of Zoning Ordinance City Code 10-4-9: Site Plan Review, City Code 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 SPR21-02 subject to the Conditions of Approval provided in Attachment 1.



Andrew Painter, City Planner

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.

Attachment

1. 779 Chamberlain Street - SPR21-02 Conditions of Approval
2. Application, Supplemental Plan Documents

Attachment 1

779 Chamberlain Street - SPR21-02 Conditions of Approval

1. Approval. SPR21-02 is conditionally approved, a request by property owners Nolan and Maudi Sundrud, of 779 Chamberlain Street, APN 003-071-021, to add two hipped dormers to the roof of an existing single-family residence along the front (south) and right (east) elevations. Each dormer would have concrete roof tiles that match the existing roof material of the home. Dormer walls would be finished using stucco to match the stucco used along the lower floor of the home. The front dormer would have two divided light windows hung side-by-side. The right dormer would have one divided light window. Proposed improvements to the home's upper floor space would be utilized as a master suite, to include bathroom and closet storage.

The project is approved as shown in staff's December 7, 2021 staff report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except where deviated under a separate Condition of Approval, and all other conditions of approval set forth herein, and as conditioned or modified below:

2. Project Location. The Project site is located at 779 Chamberlain Street, Placerville. APN: 003-071-021. SPR21-02 shall apply only to the project location and cannot be transferred to another parcel.
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Site Plan Review Expiration. The approval of the SPR21-02 shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
6. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.

7. Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.
8. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.
9. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed dormers and all interior work to meet all the 2019 California Building Codes shall be submitted to the Development Services Department for processing.

Attachment 2

Application, Supplemental Plan Documents

779 Chamberlain Street

Historical District Review Application

Proposed Development Summary

Our home on 779 Chamberlain Street was built in 1931. It has character and charm, and has been an important part of Placerville's history since it was built.

The existing rooms in the home reflect its original character, with original white oak wood floors and wood windows that look over the wide concrete porch. The bedrooms are small, and only half of them have closets. To bring this home up to date and aligned with current standards and expectations, we want to add a dedicated master suite on the top floor with an ensuite restroom and walk-in closets.

The top floor appears to have been designed with future development in mind. The staircase from the main floor to the upper floor is finished in oak with a wrought-iron and wood railing. The space itself has 9' ceilings and strong, closely-spaced floorboards. What the upper space lacks are windows.

According to the Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, page 65, "Some exterior and interior alterations to a historic building are generally needed to assure its continued use... Alterations may include...cutting new entrances or windows on secondary elevations; inserting an additional floor..."

Instead of adding skylights to the roof which would detract from the unique character of this property, we propose adding windowed dormers to the upper level to bring in more light and air.

This project will preserve the hipped tile roof that is so unique to this building and a main part of its character. In researching the property, we learned these tiles are not original to the building. According to marks on the tiles themselves, these concrete tiles were manufactured by Burlingame Industries, a company that started in the early 1970s. This tile roof could not have been installed in its current form prior to 1970.

Despite being newer than the rest of the structure, the tile roof of 779 Chamberlain Street is still a highly recognized structure that should be maintained as part of the history of the city. For this renovation, we will use existing tiles from the roof, along with extra tiles we found stored on the property – no new materials will be introduced with the roof construction. The walls of the dormers will be finished using the same concrete stucco as the lower half of the home in matching colors.

The style of hipped dormers on a hipped roof is not unique to early 1900 construction nor to the Placerville area. More than 8 other prominent homes within the historic district have hipped roofs with hipped dormers. Adding dormers to this roof will not introduce new architectural features to the area nor replicate a unique feature of some other area home.

This renovation will be designed and built by Lowell and Willard Smith, members of a family that has lived and built homes and commercial building in the Placerville area for more than 75 years.



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 9/27/21
Zoning: RI-6/H GP: _____
File No: SPR21-02
Filing Fee (PZ) \$400.00
Filing Fee (EN) _____
Receipt No: 4999

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:

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 Nolan and Maudi Sundrud
MAILING ADDRESS 779 Chamberlain Street
Placerville, CA 95667
PHONE (303) 731-7254
EMAIL nsundrud@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Nolan and Maudi Sundrud PHONE 303-731-7254
MAILING ADDRESS 779 Chamberlain Street, Placerville, CA 95667
EMAIL ADDRESS nsundrud@gmail.com

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

NAME (owner/builder) _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 779 Chamberlain Street, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 003-071-021-000
Above described property was acquired by owner on _____

May 28 2021
Month Day Year

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

RECEIVED

SEP 27 2021

**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.
Planning Application 11.2018**

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.

No CCRs for this property.

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

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

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

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


Applicant's Signature

Nolan Sundrud
Printed Name of Applicant(s)

9/27/2021
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.


Signature of Property Owner

Nolan Sundrud
Printed Name of Property Owner

9/27/2021
Date


Signature of Property Owner

Maudi Sundrud
Printed Name of Property Owner

9/27/2021
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: SPR21-02

Date Filed: 9-27-21

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

RECEIVED

SEP 27 2021

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

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: Dormer addition

City: Placerville, CA

Name of Owner: Nolan and Maudi Sundrud Telephone: 303-731-7254

Address: 779 Chamberlain Street, Placerville, CA 95667

Name of Architect, Engineer or Designer: (owner/builder)

Address: _____ Telephone: _____

Project Location: 779 Chamberlain Street, Placerville, CA 95667

Assessor's Parcel Number(s): _____

General Plan Designation: _____

Zoning: _____

Property size

Gross (sq. ft./acre): 2380 sq. ft. (home) 1/2 acre (property)

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: Adding dormers to attic space

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

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

4. Site Size: 1/2 acre

5. Square footage of each use: 2,380 sq. ft. with 400 sq. ft. proposed

6. Number of floors of construction: (no additional floors)

7. Amount of off-street parking provided: 6 slots (existing)

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 patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

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

The project will not affect any existing landscaping or other structures. The only change is to the roof of the house by adding dormers to the existing attic space.

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. _____

Properties in the vicinity will all be unaffected, and the existing property will only have a change in the visual appearance of its roof. Height of the roof won't change.

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? none

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: none

DRAINAGE AND HYDROLOGY

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

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

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

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

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

VEGETATION AND WILDLIFE

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

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? none

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
Hydrant
42. What is the distance to the nearest fire station? 0.2 miles
43. Will the project create any dead-end roads greater than 300 feet in length? no
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? Highway 50 within 0.5 miles
46. What types of noise would be created by the establishment of this land use, both during and after construction? Typical light residential construction noise during daylight hours

AIR QUALITY

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

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): residential

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? no

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.

9/27/2021
Date


Signature



City of Placerville
Planning Department

Historical District Review
Application

Application No: SPR21-02

Date: 9/27/21

Filing Fee: \$400.00

Received By: Lmtt

Legal Owner: Nolan and Maudi Sundrud

Address: 779 Chamberlain Street, Placerville, CA 95667

Applicant: Nolan and Maudi Sundrud

Address: 779 Chamberlain Street, Placerville, CA 95667

Telephone Number: 303-731-7254

Email: nsundrud@gmail.com

Location Of Site: 779 Chamberlain Street, Placerville, CA 95667

Land Use Zone: _____

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

Build out existing attic space into a master bedroom, changing the roof line by adding two dormers to the room,
with the goal of bringing more light into the space through windows in the new dormers. See complete project
narrative on the attached sheet.

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);

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- 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 _____	Type _____ V-1 Hr.
Group(s) _____	Group(s) _____ B-2
No. Stories _____ 3	No. Stories _____ 2
Basement Floor Area _____	1 st Floor Area _____ 5,000 sq. ft.
1 st Floor Area _____ 1,100 sq. ft.	2 nd Floor Area _____ 2,500 sq. ft.
2 nd Floor Area _____ 1,280 sq. ft.	Total Floor Area _____ 7,500 sq. ft.
3 rd Floor Area _____ 400 sq. ft. (estimated)	
Total Floor Area _____ 2,780 sq. ft. (estimated with addition - 2,380 sq. ft. currently)	

b. Existing and Proposed Exterior Walls

Structure

3rd floor existing _____ Wood Framed
 _____ Steel Framed
 _____ Masonry
 _____ Concrete
 2nd floor, existing _____ Brick
 1st floor, existing _____ Concrete
 _____ Poured
 _____ Tilt-up

Covering

_____ Wood
 _____ Plywood Siding
 _____ Wood Siding
 _____ Shingles
 1st floor existing, _____ Stucco
 new dormers proposed _____ Veneer
 2nd floor (existing, solid) _____ Brick (Thin)
 _____ Tile
 _____ Other _____
 _____ Metal
 _____ Other _____

c. Existing and Proposed Roof

Structure

existing and proposed _____ Wood Framed
 _____ Steel Framed
 _____ Concrete

Covering

_____ Asphalt Shingles
 _____ Built-Up
 _____ Metal
 existing and proposed _____ 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.

The property was built as a single-family home in 1931. Our proposal will add an important modern amenity (a master suite) that supports its historical use as a family home and increases its value and appeal to families. It avoids remodeling of the character-defining main-level rooms.
It will remain a single-family dwelling.

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.

The distinctive hipped tile roof will be preserved, maintaining the character of the property. We will use existing concrete roof tiles, along with extra, identical concrete tiles found stored on the property. No new materials will be introduced, and the beautiful gardens, brick porches and corrugated metal outbuildings will remain.

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.

We look forward to maintaining the unique nature of the tile roof of the property, even if the tile wasn't originally installed in 1931. We recognize its current unique character as part of the historic variety within Placerville. The new dormers will blend harmoniously with the existing roof, and are designed to reflect historic styles on similar Placerville structures. They are not unique or unusual features to add to a home of this style and period.

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

The distinctive tile roof on 779 Chamberlain Street isn't original to the home, but it has gained significance and is highly recognized. The new dormers will use the same tiles for their roofs, and the walls will be made with stucco that will match the style and color of the lower half of the existing building.

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

The distinctive concrete tiles used in the roof will be retained and re-purposed for use as roofs of the new dormers. Additional, identical roof tiles not used during the installation of this roof were found stored on the property, and will be used if needed for the dormers. Design and construction will be by Lowell and Willard Smith, designers and contractors who have lived and built homes and commercial buildings in the Placerville area for more than 75 years.

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.

The proposed changes are to upgrade the top floor of the structure (currently a built-out attic space), using the same tile roofing materials and stucco exterior. We are fortunate that the roof has not deteriorated and no repairs will be needed.

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.

It is our intent to remove and preserve the existing roof tiles to use on the roof of the new dormers. We plan not to introduce any new materials or treatments to the roof of this home. A stockpile of matching tiles not used during the original roof remodel will fill if more tiles are needed.

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

We do not anticipate encountering any archaeological resources as we renovate the upper floor.

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.

The new dormers to be added to the roof won't impact any other features on the property except the portions of the roof we need to remove and replace. Existing tiles and wood will be used, where possible, to finish the new sections.

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 addition of the roof dormers could be reversed in the future if one desired to restore the existing roof shape by removing the windows, rebuilding the rafters, and removing, then replacing the tiles back onto the roof shape.

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.

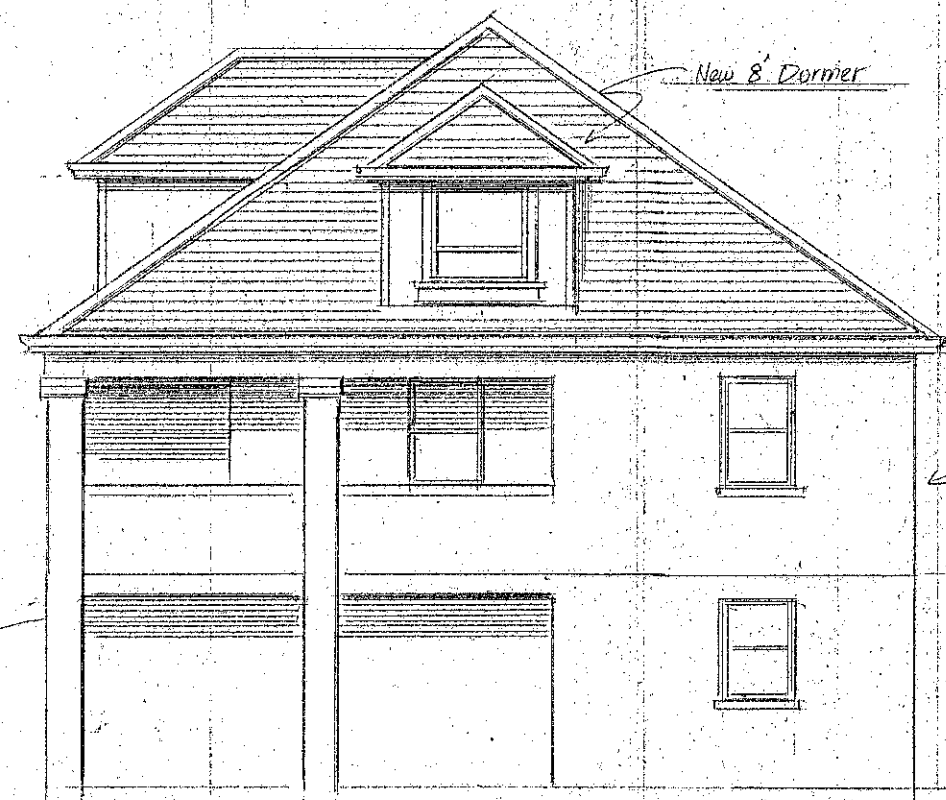
Applicant Signature: 

Date: Mandi Sandhu

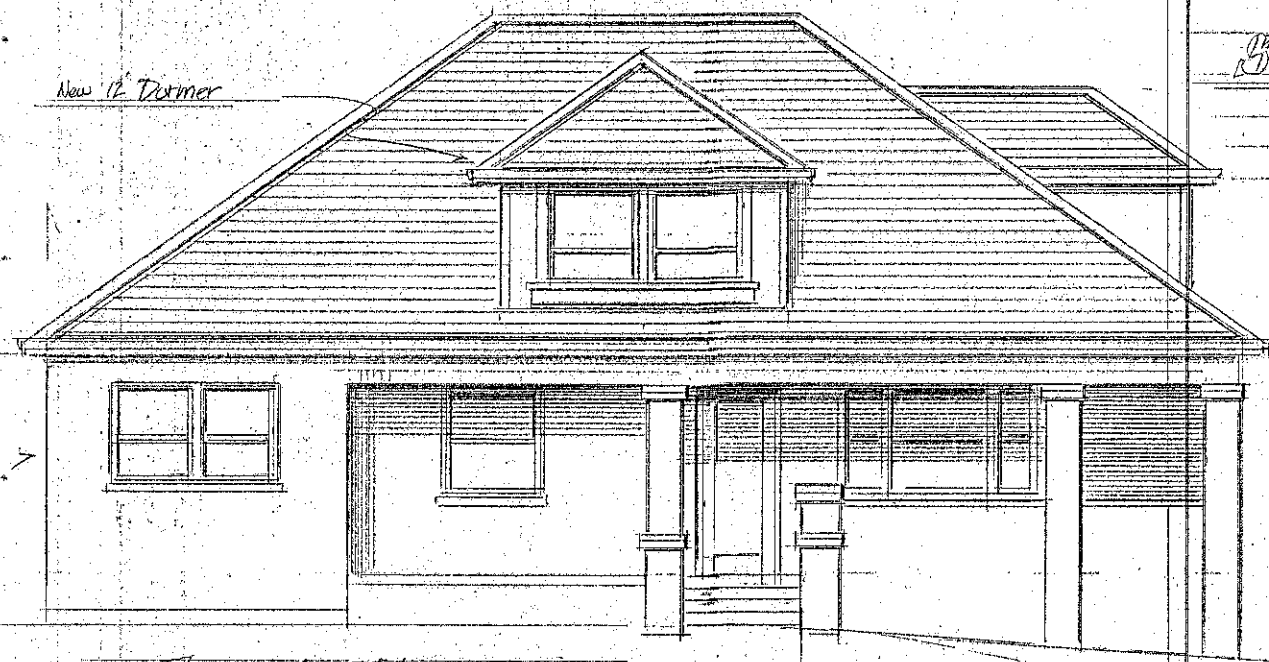
Date: 9/27/2021

owner:
Mauldi and Nolan Structural
779 Chamberlain Street Placerville CA 95667

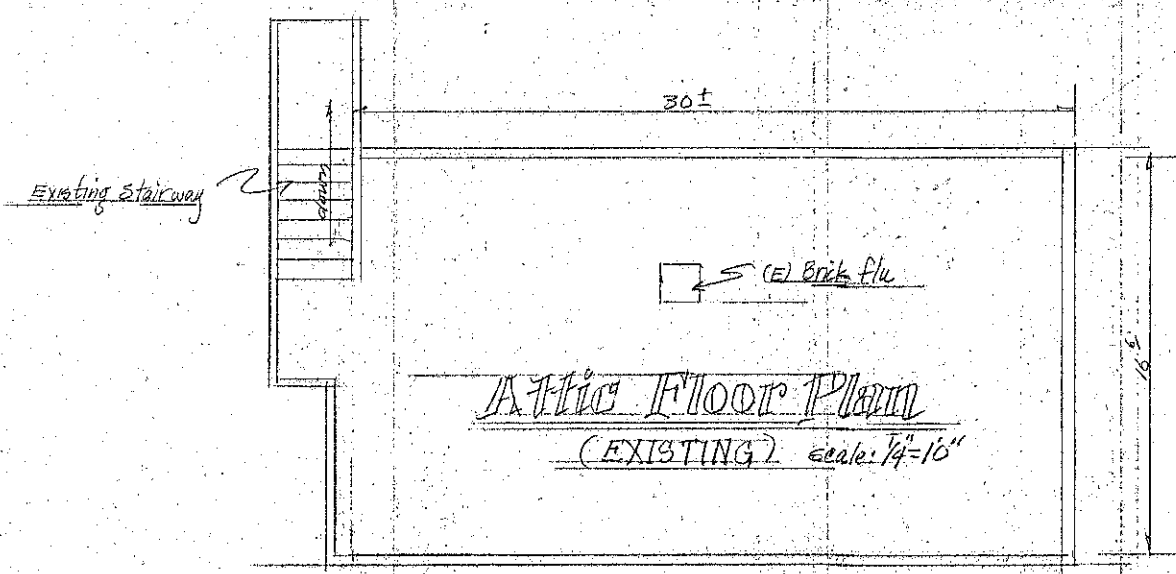
Scope of Work:
convert existing attic space
to Master Bed/Bath Suite.
Add (2) dormers: (1) 8x7
on East side (1) 12x7 on the
south side



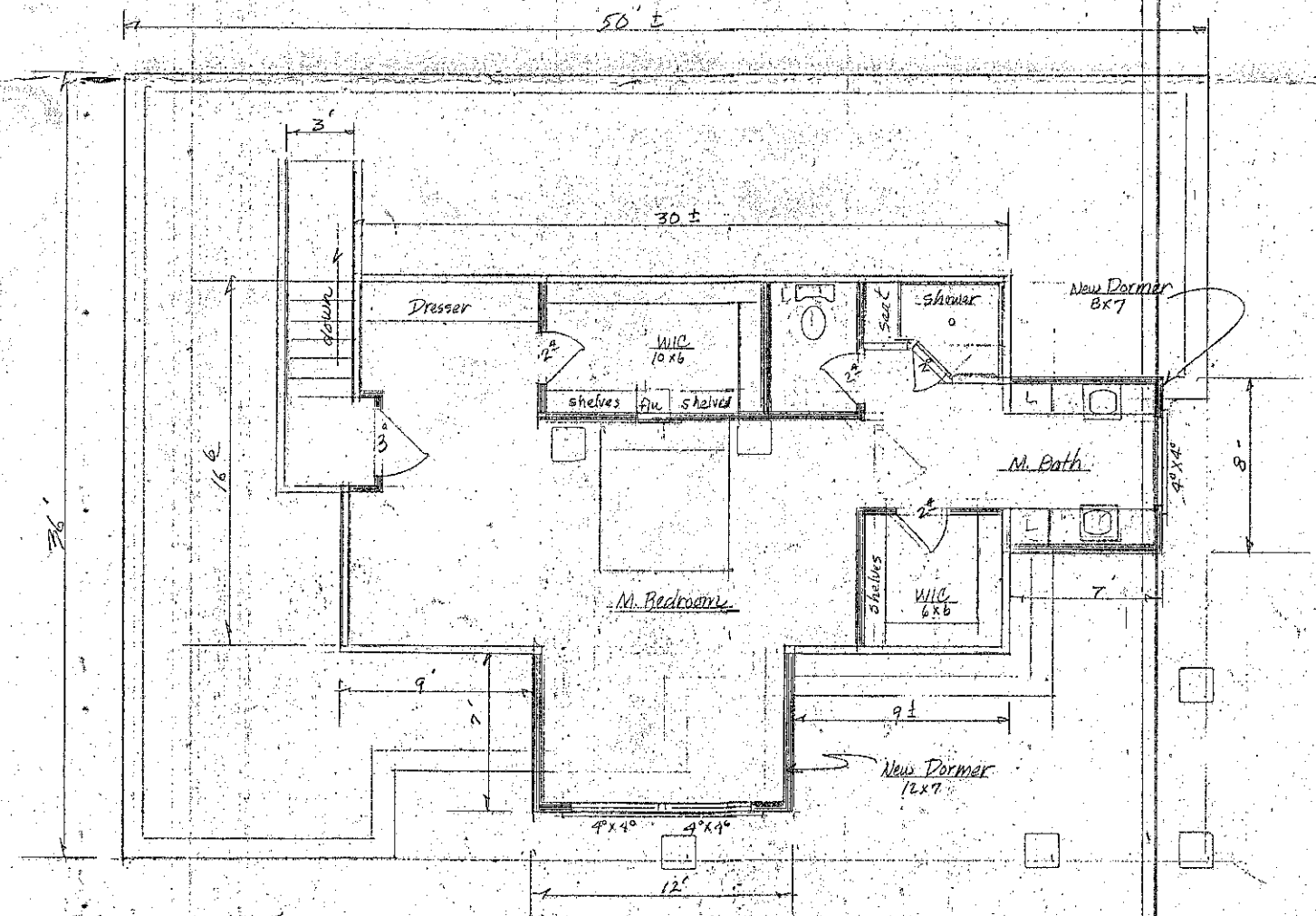
Right Elevation scale: 1/4"=16"



Front Elevation scale: 1/4"=16"



Attic Floor Plan
(EXISTING) scale: 1/4"=16"



Floor Plan scale: 1/4"=16"
unshaded = existing walls
shaded = new walls

Design/Plans by:
DesignSmith
530-409-5854 1480 Canyon Falls Road
Placerville CA 95667

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779 Chamberlain Street Site Plan

Assessor ID Number: 003-071-021-000



POR 12

22

Lillian Court

134.40'

43.70'

27

150.84'

POR 13

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205.86'

Chamberlain Street