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Planning Commission Staff Report

Meeting Date: September 3, 2024

Prepared By: Kristen Hunter, Associate Planner

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 24-07 – Historic District Review
2895 Bedford Avenue / APN 002-011-019

Request: Consideration of a Site Plan Review application within the 6,000 Single-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Remove the existing sliding door on the west elevation; (2) Install a vinyl horizontal sliding window to match existing; (3) Install wood siding to match existing; and (4) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331.

Summary Recommendation: Staff recommends conditional approval of the request as proposed.

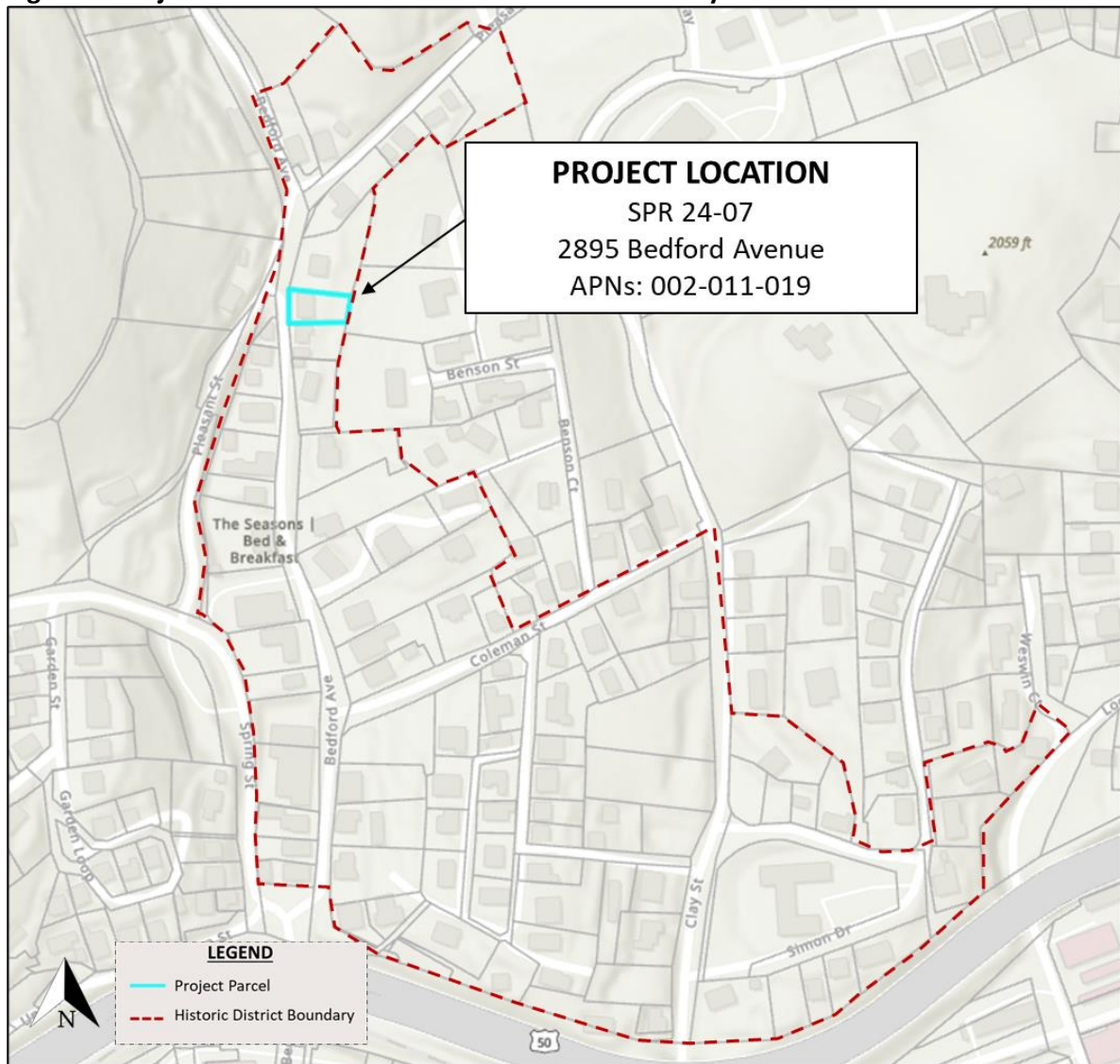
<u>Property Owner/Applicant:</u>	Lauralee Green
<u>Address:</u>	2895 Bedford Avenue
<u>APN:</u>	002-011-019
<u>Lot Area:</u>	0.16 acres
<u>General Plan:</u>	Medium Density Residential (MDR)
<u>Zoning:</u>	6,000 Single-Family Residential / Historic (R1-6 / H)
<u>Existing Use:</u>	Single-family residential
<u>Environmental Document:</u>	Categorically Exempt per §15301 and §15331 of the CEQA Guidelines

Decision Making Authority: The Planning Commission is authorized under Zoning Ordinance Sections 10-4-9 (Site Plan Review) and 10-4-10 (Historical Buildings in the City) to review and approve, approve with conditions, or disapprove applications for projects located in any of the City's historical districts.

SITE DESCRIPTION

The site is a 0.16-acre parcel located on the east side of Bedford Avenue, approximately 30 feet from its intersection with Pleasant Street (Figure 1). The property is developed, with a single-story single-family dwelling, and is located within the Bedford Avenue – Clay Street Historic District. The structure is not included in the City of Placerville Historic Resource Inventory.

Figure 1. Project Location within the Bedford Avenue – Clay Street Historic District



Background

The subject 1,110 square foot dwelling, addressed 2895 Bedford Avenue, was constructed in 1965. Based on a review of City records, the dwelling has been minimally modified since its original construction, including Building Permit (BP) 5936 in 1980 for construction of a carport, BP 12011 in 1999 for LPG pipe, heater, and tank installation, and BP 16989 in 2013 for a re-roof of the single-family dwelling.

Code Compliance

In early June 2024, Development Services Department (DSD) Staff became aware of construction without a permit on the subject parcel. A stop work was issued and the property owner was instructed to submit a remodel permit. Following submittal of the building permit application on June 24, 2024, Planning Division identified the need for a Historic District Review.

The subject application was submitted on July 23, 2024.

PROJECT DESCRIPTION

The proposed project includes the following:

1. Removal of the pressboard siding on the northern and eastern elevations of the subject structure to reveal the existing wood siding (Figure 3 and Attachment 2).
2. Patch, repair, and replace original wood siding to match as necessary, using milled wood.
3. Remove and replace existing contemporary security screen and aluminum door with a solid wood door in an Arts and Crafts bungalow style (Figures 3-4 and Attachment 2).

Figure 2. Picture of Western Elevation Prior to Work



Figure 3. Picture of Western Elevation Following Work



PROJECT ANALYSIS

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

General Plan Consistency:

Part II – Section II: Housing

Goal F: To preserve the existing housing stock.

4. *The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts.*

The project is consistent with Goal F, Policy 4 in that the applicant, through the proposed exterior modifications, will continue the life and existing use of the subject dwelling.

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.*

The modifications to the exterior of the dwelling include the addition of a window matching the style of existing windows along the same elevation and the continuation of wood siding to match existing. Overall, it is Staff's opinion that the proposed project will be consistent with Goal I, Policy 1, will enhance the pedestrian orientation of the dwelling and will be a benefit to the City.

Part II – Section V: Natural, Cultural and Scenic Resources

Goal G: To preserve and enhance Placerville's historical heritage.

6. *The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where buildings cannot be preserved intact, the City shall seek to preserve the building facades.*

The subject dwelling is not included in local, state or federal listings for historic structures. The modifications will create consistency along the front elevation of the dwelling and unify features.

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 the 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.*

The proposed project shall result in windows and siding consistent with existing and will create a cohesive façade that maintains pedestrian orientation. Furthermore, the proposed project would not detract from neighboring structures within the Bedford Avenue – Clay Street Historic District.

Goal 1: To promote architectural quality throughout Placerville.

3. *The City shall encourage the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.*

The project is consistent with Goal 1, Policy 3, in that the project includes the restoration and continued use of an older building within the City. The project would visually enhance the exterior of the dwelling.

Zoning Classification and Regulation Consistency:

Section 10-4-9: Site Plan Review

Under subsections (C) 6 and (H), exterior alterations of a building located in a Historic District and visible from the street require Planning Commission review and approval prior to undertaking such activity. Further analysis is provided below.

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

Under subsection (B) Historical Criteria, the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards and Guidelines) is the criteria to be used by the Commission in reviewing a Site Plan Review within a City Historic District. Per Subsection (F) Construction and Repairs, alterations to the exterior appearance of buildings within Historic Districts, where the alteration architecture is visible from the street, must conform to the historical criteria under Subsection (B). Per Subsection (H), no construction permit may be issued for an alteration to a building within a Historic District until the plans have been approved the Planning Commission.

As previously discussed, the subject dwelling is not included in the City's Historic Resource Inventory and is also not included on either the State or National Register of Historic Places. However, given the location of the dwelling within the historic district, Staff has evaluated this Site Plan Review request with respect to the compatibility with the SOI Standards and Guidelines per Section 10-4-10(B) and (F). This analysis is provided below.

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 proposed project would not alter the historic use of the home, maintaining the existing single-family residential use.

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.*

The project does not include the removal of distinctive features or materials. The proposed project includes the removal of a contemporary sliding glass door from the front elevation of the dwelling and replacement with a horizontal sliding vinyl window matching the two (2) existing windows on the same elevation and the use of wood siding to match.

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 project as proposed would not add conjectural features to the structure.

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

The project would not impact historically significant features. The proposed project seeks to modify the exterior in a manner that creates consistency with existing materials.

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

The project does not include the removal of distinctive materials, features, or examples of craftsmanship. As previously discussed, replacement windows and siding are consistent with the remainder of the dwelling.

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

As previously mentioned, the project does not include the removal of distinctive materials, features, or examples of craftsmanship.

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 applicants do not propose the use of treatments that would result in damage to historic materials.

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

There are no known archaeological resources associated with the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work*

shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project does not include any additions or related new construction.

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 project does not include any additions or adjacent or related new construction.

Placerville Development Guide Consistency:

Section IV. Architectural Design Guidelines

C. Design Factors

1. Scale and Proportion

- a. Historic buildings, which are renovated or modified in any way, should retain the height, mass, and overall dimension 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.*

The proposed project would not modify height, mass, or overall dimensions of the structure and would retain the vertical and horizontal proportions of the dwelling as well as the style and pitch of the roof.

2. Pedestrian Orientation

- a. Recessed entries, framed windows and ledges and other elements of façade articulation such as reveals or corbels or cornices should be retained whenever possible or duplicated if necessary in buildings and incorporated into new construction as appropriate.*

The front and side elevations of the dwelling are visible from the right-of-way (Bedford Avenue). The project will maintain the existing overall architectural style and character through the removal of a sliding glass door from the front elevation of the dwelling and replacement with a horizontal sliding vinyl window matching the two (2) existing windows on the same elevation and the use of wood siding to match.

3. Façade Treatments and Exterior Elements

- a. 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.*
- b. Historic elements and details of existing buildings should be retained wherever 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.

- f. All sides of buildings which are visible from any public right-of-way will incorporate façade treatments, finishes and features which reflect the quality of the overall design.*

The proposed project would maintain the front entrance and overall architectural style. It is the opinion of Staff that the project would maintain the pedestrian orientation and complement the surrounding neighborhood.

4. *Materials and Finishes*

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

As previously mentioned, the project does not include the removal of distinctive materials, features, or examples of craftsmanship. The proposed project includes the removal of a sliding glass door from the front elevation of the dwelling and replacement with a horizontal sliding vinyl window matching the two (2) existing windows on the same elevation and the use of wood siding to match.

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 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation), in that the project involves modifications to the exterior that will result in no expansion of the existing residential use to a structure not listed on local, state, or federal historic resource inventories.

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 in support of the SPR 24-07 request:
 1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301 and Section 15331, as the project includes the modification of an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.
 2. The project site, APN 002-011-019, addressed 2895 Bedford Avenue, contains a single-family residential dwelling that is located within the Bedford Avenue – Clay

Street Historic District. The subject 1,100 square foot single-family dwelling is not included in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are compatible with the visual attributes of neighboring structures within the Historic District. The project is consistent with Goal I of the Community Design Element in that it includes the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.
 4. The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing structure within the Bedford Avenue – Clay Street Historic District.
 5. The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.
 6. The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.
- III. Conditionally approve SPR 24-07 based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment 1 of the Staff Report dated September 3, 2024.

ATTACHMENTS

1. [Recommended Conditions of Approval](#)
2. [Applicant Submittal Package](#)