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Planning Commission Staff Report

Meeting Date: May 19, 2026

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PROJECT INFORMATION SUMMARY

Case File: Historic Design Review (HDR) 26-02
3148 Sacramento Street / APN 003-091-012

Request: Consideration of a Historic Design Review application within the Single-Family Residential / Historic District Zone for modifications to an existing single-family residence, including: (1) replacement of three (3) deteriorated picture windows, and (2) replacement of deteriorated siding with like-for-like materials. The project also includes a request to find it categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.

Summary Recommendation: Staff recommends approval of the requests, subject to the conditions of approval in Attachment A.

<u>Property Owner/Applicant:</u>	Lori Lee Voelker
<u>Address:</u>	3148 Sacramento Street
<u>APN:</u>	003-091-012
<u>Lot Area:</u>	0.10 acres
<u>General Plan:</u>	Low Density Residential, LDR
<u>Zoning:</u>	R-1, 20,000 Single Family Residential)
<u>Existing Use:</u>	Single-family Residential
<u>Environmental Document:</u>	Categorically Exempt per §15301 of the CEQA Guidelines

Decision Making Authority: The Planning Commission is authorized under Zoning Ordinance Sections 10-4-9(H) (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 INFORMATION

The site is an irregularly shaped parcel of approximately one-tenth acre in area. Per El Dorado County Assessor's records, the onsite residence appears to have been originally constructed in 1936. It encompasses approximately 1,000 sq. ft. floor area. It is rectangular in shape, with simple north and south elevation roof gables, and a garage below the home. Wood frame picture windows with divided lights, likely original, are visible along the south and east elevations. An additional picture window with divided lights, French doors and deck exist along the north elevation. A pair of vinyl slider

windows frames the southeast corner of the home. Additional vinyl slider windows are located along the east and west elevations. Horizontal lap siding, likely original, wraps the building's exterior.

Concrete stairs provide access to the recessed covered front door entry that faces east. A paved driveway provides access to Sacramento Street. Curb, gutter and sidewalk adorn the site's Sacramento Street road frontage. The structure is located within the City's Sacramento Street/Chamberlain Street Residential Historic District (see Attachment E). It was not surveyed as part of the City's Historic Resources Survey in 2018. It is not listed on the State Register of Historic Resources or the National Register of Historic Places.

BACKGROUND

Building permit history for the residence is limited. City records include:

- 1961: Permit to remodel the home, but no specifics as to extent of the remodeling work were provided;
- 1993: Expired permit for a gas furnace, propane tank and an electrical service upgrade. Attachment B contains the Building Division's comments regarding the SPR20-01 request and concerns that require immediate action by the Applicant/Property Owner of the home's electrical service panel; and,
- 2013: Permit for a rear deck.

PROJECT DESCRIPTION

The proposed project includes the following upgrades:

1. **Window Replacement:** Replacement of three (3) deteriorated picture windows with new like-for-like units matching the existing size, configuration, and appearance. The windows to be replaced are:
 - One (1) picture window on the south (front/street-facing) side overlooking the garden, visible to the public;
 - One (1) picture window on the west side facing the street, visible to the public;
 - One (1) picture window on the north (rear) side (less visible to the public).

The line-item quote details the specific dimensions and configurations for the replacement windows.

2. **Siding Replacement:** Replacement of the deteriorated existing siding with new James Hardie fiber cement products, including:
 - HardiePlank Smooth Lap Siding (primed, HZ10),
 - HardiePanel Smooth Siding (primed), and
 - Hardie Trim Smooth Batten Trim Boards.

These materials provide a durable, low-maintenance, wood-grain-like appearance that is compatible with the horizontal siding character of the 1936 residence and the surrounding historic district.

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 buildings.*

The project is consistent with Goal F, Policy 4 in that the project would maintain the existing single-family residential use.

Part II – Section VII: Community Design

Goal C: To protect and enhance to 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 subject dwelling is not listed as a historic resource. However, any exterior work visible from the right-of-way within a Historic District is evaluated for overall consistency with Zoning Ordinance 10-4-10 (Historic Buildings in the City). The project includes the replacement of windows and siding at 3148 Sacramento Street.

The project as proposed does not diminish the historic integrity of the District and continues the single-family residential use of the property.

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 by the Planning Commission.

As previously mentioned, the structure is not included in the City's Historic Resources Inventory. However, 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 single-family residential use is unchanged.

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 remove any remaining distinctive historic features.

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 does not introduce conjectural historic features.

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

The Sacramento Street/Chamberlain Street Historic District contains a mix of architectural styles. The subject dwelling, constructed in 1936, is classified as Mid-Century Ranch/Post-War Traditional with Craftsman influences. The project does not involve changes to elements that have acquired historical significance.

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

The project does not impact any remaining distinctive historic materials or features of the subject property.

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

The existing three picture windows and siding are deteriorated and beyond reasonable repair. They are being replaced with new materials that match the original in design, size, configuration, color, and texture (like-for-like). James Hardie fiber cement lap siding and trim

were selected to replicate the existing horizontal siding appearance. Documentation of existing conditions is provided via photographs and product specifications. These replacements are necessary due to the state of deterioration of the existing materials and are visually compatible with the historic character of the residence and the surrounding Sacramento Street /Chamberlain Street Historic District.

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 project did not include chemical/physical treatments that would damage historic materials.

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

There are no known archaeological resources associated with the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed replacements are differentiated from the historic fabric while remaining compatible in scale, proportion, and massing.

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 proposed modifications will not negatively affect the property or surrounding properties.

Placerville Development Guide Consistency:

Section IV. Architectural Design Guidelines

C. Design Factors

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, materials 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 project maintains a pedestrian-oriented façade with a well-defined entry and consistent window rhythm. Deteriorated windows and siding are replaced with materials that duplicate the existing size, location, horizontal emphasis, and appearance (James Hardie fiber cement lap siding and matching windows). All publicly visible sides will incorporate compatible, high-quality finishes that reflect the overall design quality of the residence and the historic district.

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.

The proposed James Hardie fiber cement lap siding and trim, along with the matching replacement windows, are visually compatible with the horizontal siding and window patterns of the surrounding historic homes. The new materials replicate the existing design, texture, and scale while providing improved durability appropriate for long-term preservation of the property.

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), in that it involves minor alterations to an existing structure that is not listed on City, State, or Federal historic resources inventories, and that would not result in an expansion of the single-family residential use.

RECOMMENDED PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission take the following action:

- I. Make the following findings in support of the HDR 26-01 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 (Existing Facilities), in that it involves minor alterations to an existing structure that is not listed on City, State, or Federal historic resources inventories, and that would not result in an expansion of the single-family residential use.
 2. The project site, 3148 Sacramento Street (APN 003-091-012), contains a single-family residential dwelling constructed in 1936 that is located within the Sacramento Street/Chamberlain Street Historic District and could be classified as a non-contributor per the City’s historic survey.
 3. The project request is consistent with Placerville General Plan Housing Element Goal F, Policy 4 in that the project preserves existing housing stock and improves the condition of an aging structure within the Sacramento Street/Chamberlain Street Historic District.

4. 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 and will improve the overall appearance and maintenance of the property.
 5. The project request is consistent with the purpose, intent, and criteria of Zoning Ordinance §10-4-9 (Site Plan Review) and §10-4-10 (Historical Buildings in the City), including the Secretary of the Interior’s Standards for Rehabilitation, as the proposed work does not remove distinctive historic features and utilizes materials and detailing that are compatible with the historic character of the district.
 6. The project request is consistent with the City of Placerville Development Guide Architectural Design Guidelines, particularly Section IV, C.3 (Façade Treatments and Exterior Elements) and C.4 (Materials and Finishes), in that the building façade maintains a pedestrian orientation, historic elements are retained where possible, and all visible sides incorporate compatible façade treatments and finishes.
- II. Conditionally approve HDR 26-02 located at 3148 Sacramento Street, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment A of the Staff Report dated May 19, 2026.

ATTACHMENT

- A. Draft Conditions of Approval
- B. Applicant Package
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Sacramento Street/Chamberlain Street Historic District Map
- F. Aerial Photograph