



City of Nevada City

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
DATE: May 12, 2011
FROM: Cindy Siegfried, City Planner

RE: 315 Clay Street – Proposed remodel of existing foot home. The home was built in the early 1900's and the property is within the "R1" Single-family Residential zoning district.

ZONING:	R1- Single-Family Residential
SETBACKS:	Front Yard: 30 feet, Rear Yard: 25 feet, Side Yard: 5 feet
OTHER:	The permitted lot coverage is 50% of the site. The building height limit is 35 feet.

PROJECT

The project includes replacement of existing hip roof with a gable roof with two new dormers to the attic. The project includes new wood windows in the dormers, and replacement of an existing window with a door (right elevation). Also proposed is replacement and slight enlargement of the existing deck. Any replacement of materials will match those that exist. The home was built in the early 1900's and the property is within the "R1" Single-family Residential zoning district, and contains 1.0 acre.

The applicant has submitted a detailed project description and elevations.

This application was distributed to staff for comments and any staff conditions are listed under Conditions of Approval.

BACKGROUND

A review of the Planning Department base files indicates a lot line adjustment was approved for this property in 1999 where property lines were adjusted with parcels on Parkside Place which resulted in enhanced parking configurations.

In 2009, Mr. Tomb submitted a pre-application proposal which was reviewed by City staff for consideration of a clustered development by adding three new homes on the 1.0 acre site. Staff comments were submitted however no formal application was filed.

Staff has talked several times with the owner regarding the regulations for a second dwelling unit, which is a permitted use and could be approved at staff level.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15301 – Existing Facilities

PROPOSED CONDITIONS OF APPROVAL

After hearing from the public and consideration the Commission votes to approve the project, the following conditions would be included in the approval:

CITY PLANNER / CITY ENGINEER

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, Prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures. In some instances, an additional signature from the Nevada City Fire Department will be required and if so, the City Planner will direct you to the City Fire Department. After the City's review you can obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.
2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

FIRE DEPARTMENT

1. Addresses must be posted per California Building Code which reads "Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property".
2. All portions of the building shall remain within the 150' arc of the Department Access.
3. All access roads must have a minimum of unobstructed width of not less than 14 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The access road shall be an all weather surface capable of supporting fire apparatus
4. Dead-End Fire apparatus access roads in excess of 150 feet in length shall be provided with approved area for turning around fire apparatus
5. All buildings shall comply with Public Resource Code Section 4290 and 4291 defensible space standards
6. All materials and construction methods shall comply with California Building Code Chapter 7A and Chapter 47.

Attachments



CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

OFFICE USE ONLY	
CITY OF NEVADA CITY	
Filing Fees	
Chk	Cash
MAY 03 2011	
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

ERIC TOMB

Name

315 CLAY ST / 70 BOX 457

Address

NEVADA CITY CA 95959

City, State

265-2850 h, 273-4002 w

Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe)

Number of existing units _____

Year of original construction 1900-1910

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans - 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

315 CLAY STREET

Street Address

05-460-58

Assessor's Parcel Number

Nearest cross street WILK

New floor area proposed _____ S.F.

Briefly describe proposed project:

- Replace + slight enlarge existing deck
- Add dormers to attic + replace roof

Number of dwelling units on property 1

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: _____

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the **existing and proposed building setbacks** from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property.

Eric Tomb

Signature

3 May 2011

Date

-----FOR OFFICE USE ONLY-----

Approved by:

Signature

Date

Signature

Date

WE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

**CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing and proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

If no, please explain _____

VOLUME AND MASSING

Lot Size _____ SF

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| Will the proposed building or changes have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the site plan provide a private yard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion, if needed:

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: green composition shingles, as now in place Pitch: _____
Siding: any changes will be built/painted to match the walls they're in
Windows: WOOD EXISTING SIDING = WOOD

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

DOOR = wooden w/glass.

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Trim: _____

Accents: _____

Railings/Decks: _____

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Please complete the attached location key, Use the space below to provide any additional information for the Planning Commission.

An overview of the work I'd like to do on my house at 315 Clay Street

Several parts of my house are due for major repairs: the back deck is 35 years old, the roof almost 20 years old. While fixing these structures, I'd like to make some small but worthwhile changes to those parts of the house.

While rebuilding the back deck as it is (like for like), I'd like to add a smaller deck along the south (right) side of the house. This will allow me to replace what is now a bathroom window with the wooden door that was in that location when I bought the house. I would also replace the double hung wooden window in the pantry with a smaller higher wooden window.

While replacing the roof, I'd like to add some dormers or gables to increase the amount of usable space in the attic. I'll list these in the order of importance they have for me:

I'd like to extend the roofline of the house about 8 feet to the east (rear), replacing the back hip roof with a vertical wall at the east edge and extending the gable roof to that point.

I'd like to add two 6 foot wide gable dormers on the south (right) side of the house.

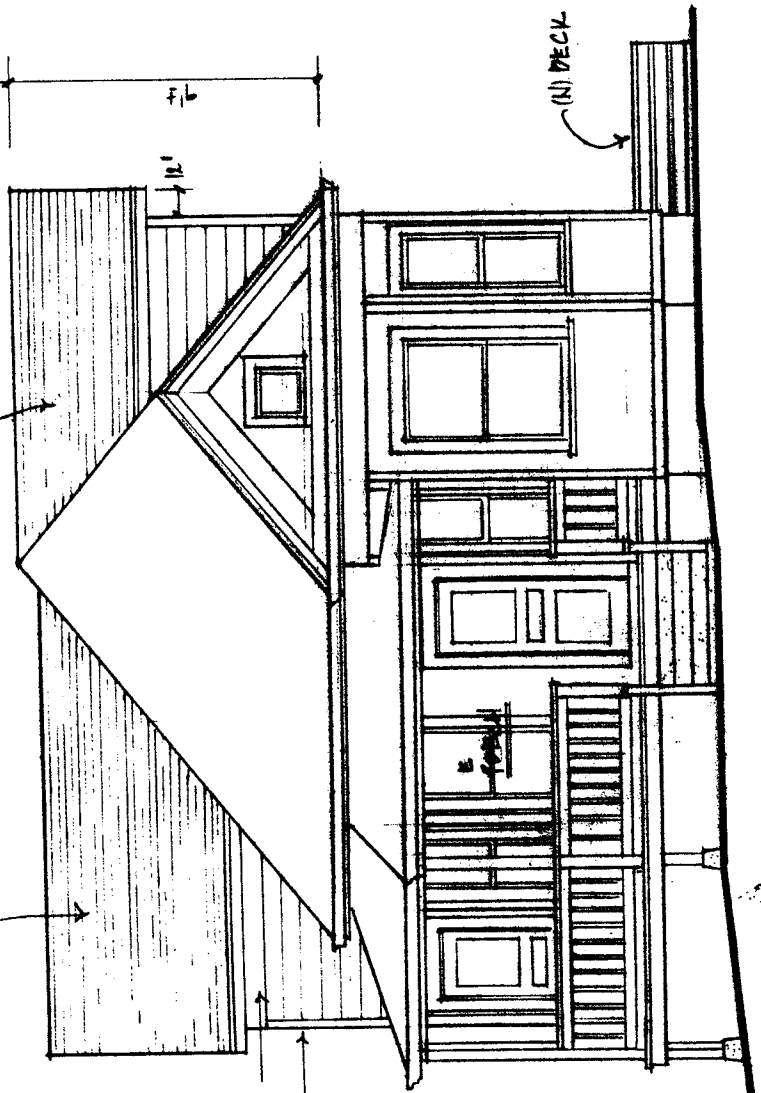
I'd like to raise the existing gable dormer on the north (left) side of the house so that its ridge matches the ridge of the main gable roof.

Replacing the roof will require that I demolish an upper deck I built 25 years ago on the east (rear) side of the house. I would like to replace this with a smaller deck sometime in the future but have no firm plans right now. If I extend the gable roof to the east (back) I would demolish a small gable dormer I built 25 years ago in the center of that space.

There is another double hung wooden window on the south (right) side of the house that is in very bad shape. I'd like to replace it with an equivalent double hung wooden window.

PROPOSED:
REBUILD W/ 4' HIGH
PONY WALL

PROPOSED BARRIER

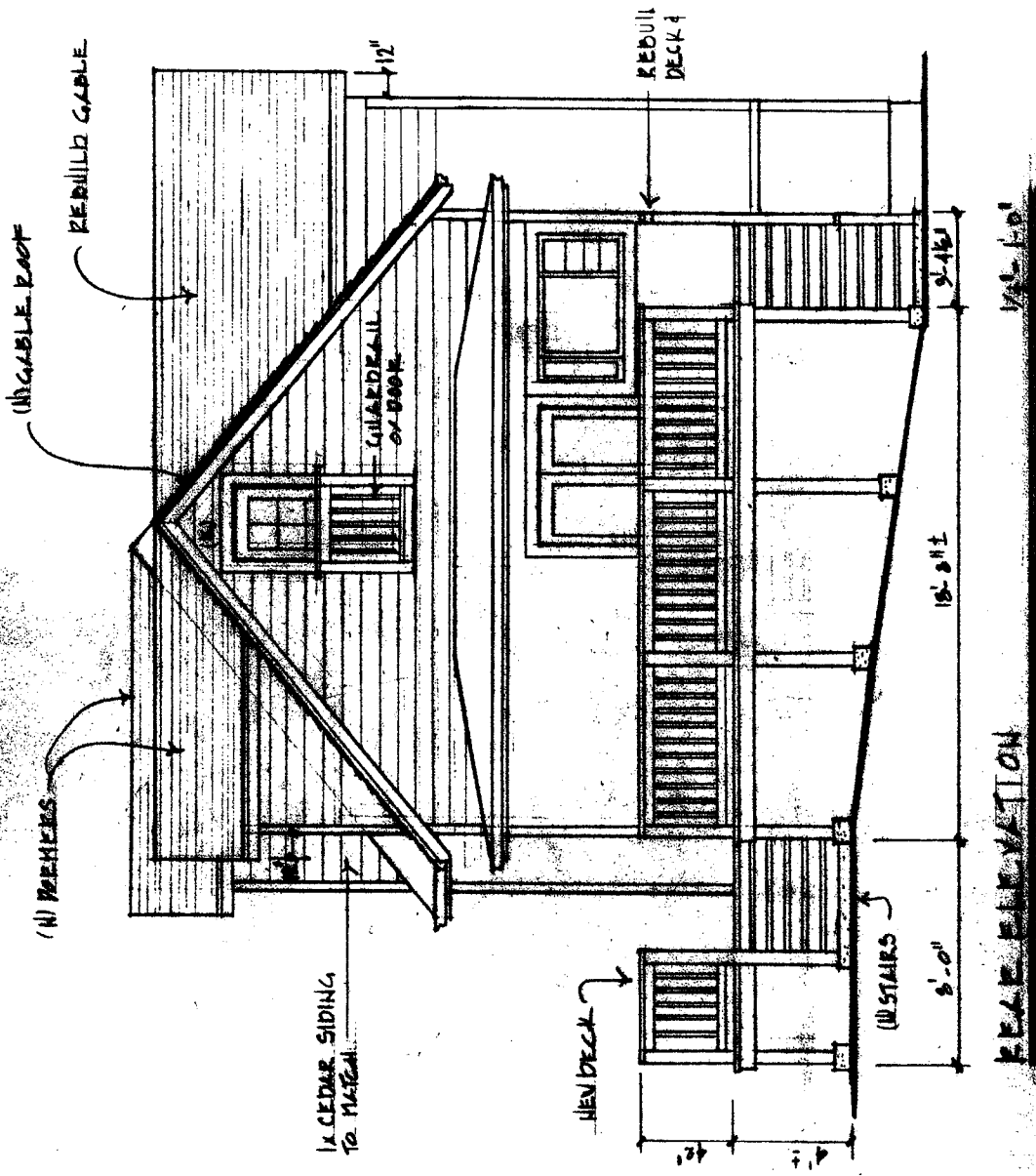


1x10 TRIM DB.

1x4 TRIM

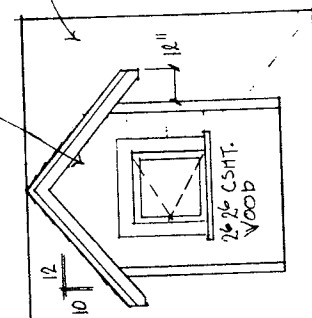
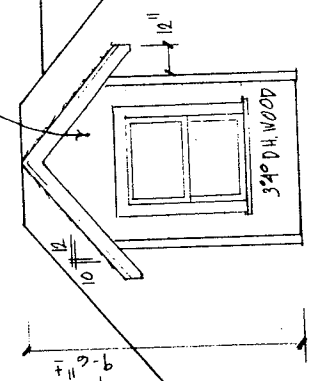
1/4" = 1'-0"

FRONT ELEVATION

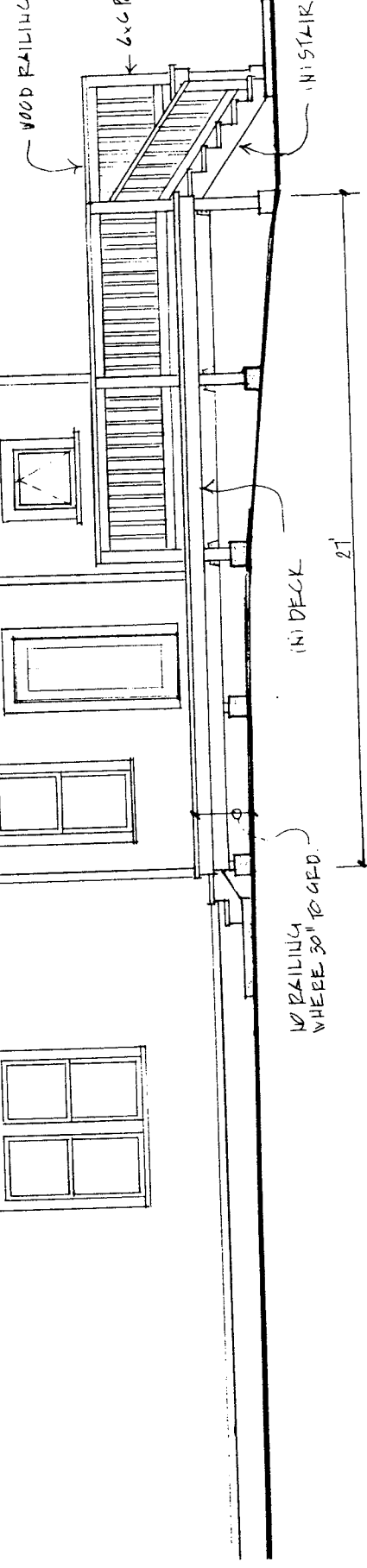
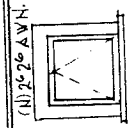
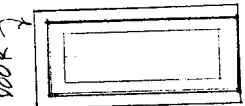
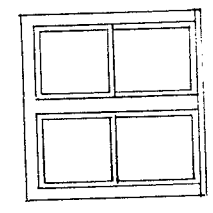


PROPOSED 6' DORMER

PROPOSED 6' DORMER
PROPOSED GABLE (REMOVE HIP ROOF)

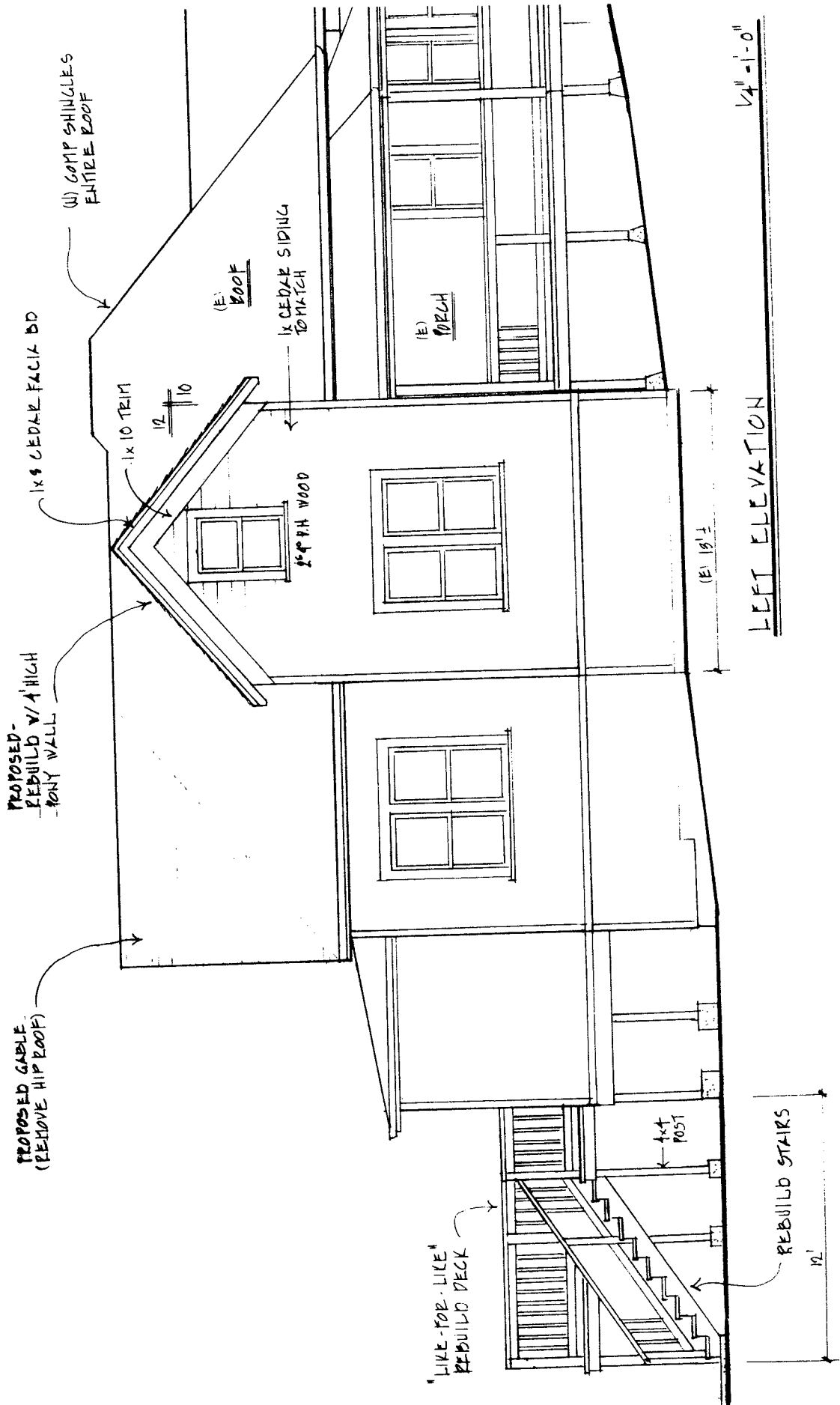


REPLACE WINDOW W/ 2' ROOK

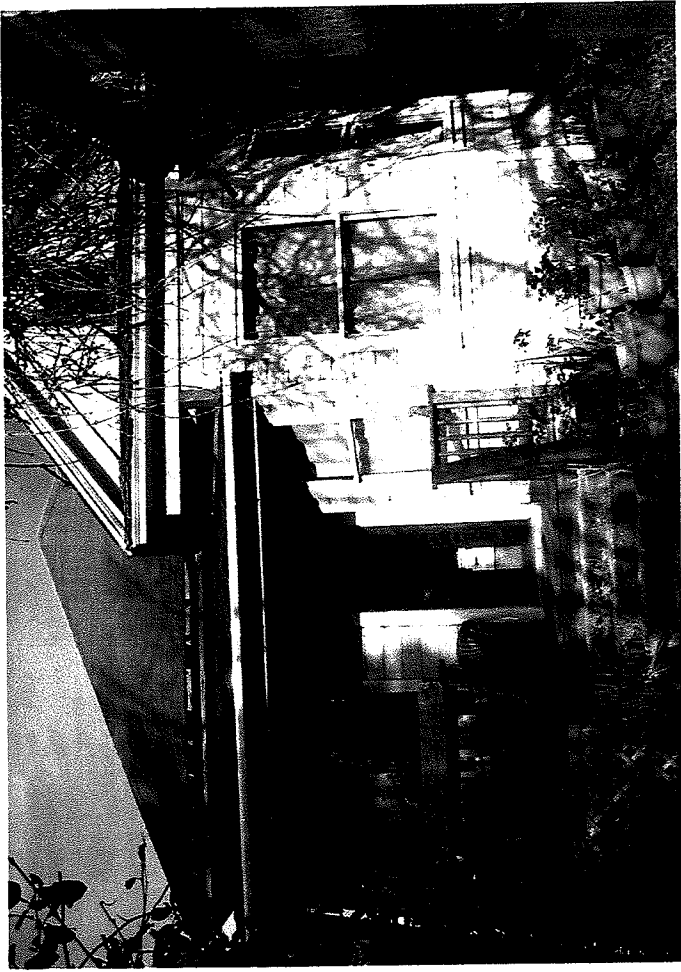


1/4" = 1'-0"

RIGHT ELEVATION



Clay St



front



right

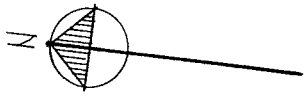
315



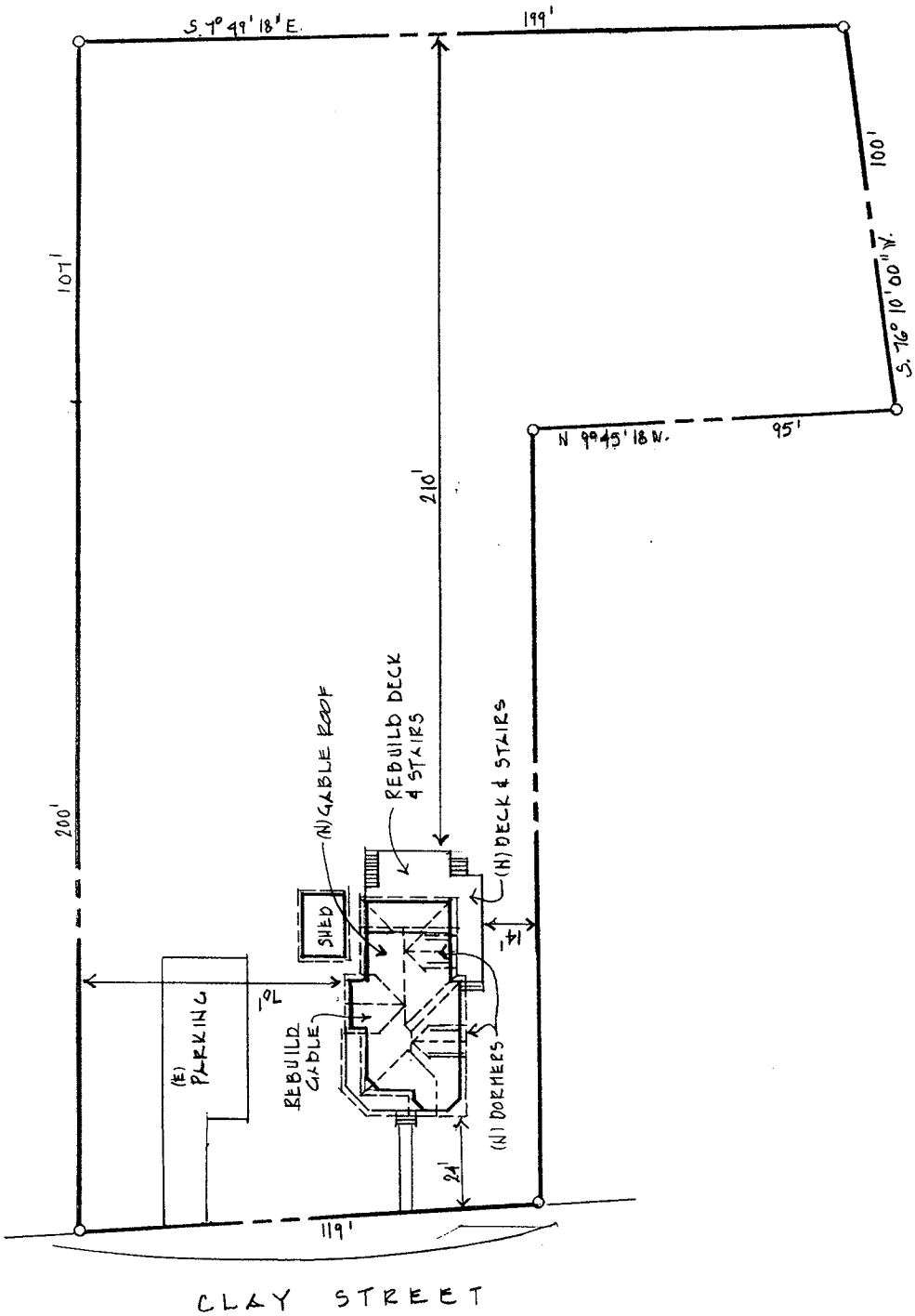
rear



left



OWNER
ERIC TOMB
315 CLAY ST.
NEVADA CITY, CA 95959
AP No. 05-460-58



SITE PLAN
1" = 30'