



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, AUGUST 17, 2017 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Dan Thiem, Vice-Chair Stuart Lauters, Commissioners Josie Andrews, Steffen Hawkins-Snell, Jason Rainey

APPROVAL OF ACTION MINUTES

1. May 18, 2017
2. June 15, 2017
3. July 20, 2017

REORGANIZATION OF PLANNING COMMISSION – Election of Chair and Vice-Chair

HEARING FROM THE PUBLIC: Comments on items **not on the agenda** are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

ARCHITECTURAL REVIEW

4. 317 Washington Street (St. Canice Church Rectory), Rick Cartocelli, church representative – siding replacement
5. 409 Factory Street, Brendan Fowler, owner – Re-roof to standing seam metal
6. 132 Main Street, City of Nevada City, owner – Re-roof to corrugated metal

OTHER BUSINESS

7. 505 Nursery Street, John Sullivan, prospective owner – Conceptual Restoration Proposal (no action requested)

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

- 411 Sacramento Street– Like-for like Re-roof
- 534 Coyote Street – Replace aluminum windows/door with vinyl.
- 241B Commercial Street – Like-for-like window replacement

CORRESPONDENCE:

ANNOUNCEMENTS:

Other Cannabis Business Application Procedure

LAFCo Meeting- September 21, 2017

Next Regular Meeting – September 21, 2017

ADJOURNMENT



City of Nevada City

PLANNING COMMISSION ACTION MINUTES
THURSDAY, MAY 18, 2017 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Dan Thiem, Vice-Chair Stuart Lauters, Commissioners Josie Andrews, Steffen Hawkins-Snell (absent), Skyler Moon

APPROVAL OF ACTION MINUTES

Motion by S. Moon to approve the April 20, 2017 minutes as presented.

Seconded by J. Andrews

Vote: 4/0, motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

TREE REMOVAL

- 1 720 and 726 Zion Street, Ken Baker, in escrow – Tree removal request of 5 trees
Representative: Charles Vertress

Public: None

Motion by S. Moon to approve the application proposing to remove five trees from the property at 720 and 726 as presented.

Second by J. Andrews

Vote: 4/0, motion carries

SIGN/ARCHITECTURAL REVIEW

- 2 234 Commercial Street, Yves Hottegindre, owner - New Exterior Paint Color
Representative: Roy Lynn Arnold

Public: none

Motion by J. Andrews to approve the new paint palette making findings outlined in the staff report

Seconded by S. Moon

Vote: 3/0/1 recusal (S. Lauters), motion carries

- 3 115 S. Pine Street, Mahna Freeborn, tenant - Signage and New Exterior Paint Color for 'Belle Lumière'

Public: None

Motion by J. Andrews to approve Arch Review using the color palettes as presented at the meeting: "ladybug red" and "Rod Iron"

Seconded by S. Moon

Vote: 3/0/1 recusal (D. Thiem), motion carries

Motion by J. Andrews to approve the signage with colors consistent with paint colors

Seconded by S. Moon

Vote: 3/0/1 recusal (D. Thiem), motion carries

- 4 205 York Street, Rebecca Coffman, owner – CMU Wall construction at the Tinnery
Representative: Kevin Gallino

Motion by S. Moon to approve the Architectural Review application for an entry trellis and a replacement of the fence with a masonry wall as presented with the selected rock face product to be consistent with surrounding area, such as a split granite style

Seconded by J. Andrews

Vote: 3/0/1 recusal (S. Lauters), motion carries

Liaison: D. Thiem to review rock wall face product

- 5 214 Mill Street, Laurie Beacock, owner - Amendment to approved Architectural Review application
S. Moon-recused

Public: H. Bennett; Shelley Salvatore

Motion by S. Lauters to approve the Amended Architectural Review Application as presented.

Seconded by J. Andrews

Vote: 3/0/1 recusal (S. Moon), motion carries

PUBLIC HEARINGS

- 6 Julie Flaherty, 417 Searls Avenue- Variance and Architectural Review Application for new Residence
Representatives: Julia Flaherty, owner and Denis Kutch, architect

Public: None

Motion by S. Lauters to approve the Architectural Review application with Conditions of Approval as modified at the public hearing.

Seconded by J. Andrews

Vote: 4/0, motion carries

Additional Conditions of Approval

- A. All Battens shall be 12-inches on center
- B. Placement and style of the front windows shall be centered on the north-western elevation and shall receive final approval by the appointed liaison
- C. The style of the garage door shall have a traditional style with final approval by the appointed liaison.
- D. The proposed casement windows shall reflect as a single-hung style window with simulated divided lites
- E. Battens shall be 1x2 in size and trim shall be 1x3 in size.
- F. Final approved plans shall incorporate minimum 6-inch eaves at the gable ends.
- G. Applicant shall replace a minimum of 20% of the trees to be removed with ornamental deciduous trees that provide Fall or Spring color.

Liaison: S. Lauters and S. Moon (alternate J. Andrews)

Motion by S. Moon to approve the Variance Application to reduce the front yard setback, with the proposed residence not to be any closer than the existing neighboring garage at 411 Searls Avenue

Seconded by S. Lauters

Vote: 4/0, motion carries

- 7 Other Medical Cannabis Businesses Ordinance Recommendation to City Council

Public: See video record

Motion by S. Moon to adopt PC Resolution 2017-XX recommending that the City Council find the adoption of the ordinance is exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15061(b) (3), Section 15183, Section 15301, and Section 15303, further described in the Resolution.

Seconded by S. Lauters

Vote: 4/0, motion carries

Motion by S. moon to adopt Resolution 2017-XX, and recommend that the City Council adopt the draft Ordinance as modified at the Planning Commission meeting, removing subsection 9.22.120 (C), which would have prohibited use of volatile solvents, and modifying section 9.22.070(A.4) to fix a drafting error referencing a limited number of applicant finalists.

Second by J. Andrews

Vote: 4/0, motion carries

8 Pre-zoning and Annexation – Sugarloaf

Public: none

Motion by J. Andrews recommending that City Council adopt the Ordinance 2017-XX, approving the annexation of 54.32 acres of Nevada County territory into the City of Nevada City and pre-zoning the properties as provided in the Ordinance, with any modifications made at the public hearing, making the findings outlined in the staff report.

Seconded by S. Moon

Motion by J. Andrews recommending that City Council approve Resolution 2017-XX, initiating an annexation application with LAFCo for all that territory delineated in the map known as Annexation #55 (Exhibit B of Resolution) and making the findings outlined in the staff report

Second by S. Moon

Vote: 4/0, motion carries

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

Bonanza Market Lights
325 American Hill Road

STAFF APPROVALS AND DETERMINATIONS – (for information only):

100 Woods Court- Tree removal for one Oak tree and one Cedar tree
356 Alexander Street- Tree removal for one Cedar tree
436 Zion Street – Like-for-like front porch and railing replacement
519 Sacramento Street - Tree removal for one Poplar tree and one Sycamore tree
175 Bost Avenue – In-ground fiberglass pool
409 Factory Street- Remove and reassemble back porch to stabilize
522 Jordan Street – Like-for like roof replacement
228 Reward Street – Re-roof

CORRESPONDENCE

ANNOUNCEMENTS: Next Regular Meeting – June 15, 2017
OLD AIRPORT Workshop- CC 5-24-2017

ADJOURNMENT

Motion by S. Lauters to adjourn at 5:43

Second by J. Andrews

Vote: 4/0, motion carries



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 15, 2017 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission’s decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Dan Thiem, Vice-Chair Stuart Lauters, Commissioners Josie Andrews (absent), Steffen Hawkins-Snell, Skyler Moon (resigned)

APPROVAL OF ACTION MINUTES

1. May 18, 2017

No quorum, no action taken.

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

SIGN APPLICATION

2. 423 Broad Street, Judicael Vales, tenant – New signage for ‘Sacred Skulls’

S. Lauters recused due to proximity of real property.

Applicant Representative: Theodore Meally (shop manager)

Public: None

Motion by S. Hawkins-Snell to approve with an the added conditioned

Seconded by D. Thiem

Vote: 2 ayes/ 0 nos /1 absent/ 1 recusal (S. Lauters), 1 vacancy-Motion carries.

Added Condition: Use the same script for ‘Sacred Skulls’ (upper text) as is proposed for ‘Art Gallery and Tattoo Studio’ (lower text).

Further consultation with the City Attorney has revealed that this action was not valid because a quorum was not established.

ARCHITECTURAL REVIEW

3. 237 Commercial Street, Scott Weidert, tenant - New exterior paint color for ‘Heartwood Restaurant’

Representative: Scott Weidert

Public: None

Motion by S. Hawkins-Snell to approve as presented

Seconded by D. Thiem

Vote: 2 ayes/ 0 nos /1 absent/ 1 recusal/ 1 vacancy, Motion carries.

Further consultation with the City Attorney has revealed that this action was not valid because a quorum was not established.

4. 220 Broad Street, Karen Foley, tenant - New exterior paint color and new signage for ‘Purveyor’s Pantry’

Representative: Karen Foley

Public: None

Motion by S. Lauters to approve as presented
Seconded by S. Hawkins-Snell
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

5. 377 Wyoming Road, Richard Baker, representative – Tree removal and roadside retaining wall

Representative: Richard Baker

Public: See video record

Motion by S. Hawkins-Snell to approve the removal of three trees as presented
Seconded by S. Lauters
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

Motion by S. Hawkins-Snell to approve the Architectural Review application for retaining walls as presented
Seconded by S. Lauters
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

PUBLIC HEARINGS

6. 601 Searls Avenue, Steve Bowden, owner – Proposed Tentative Map for six townhouse units

Motion by S. Lauters to recommend that the City Council find the project is exempt from environmental review pursuant to §15332 of the California Environmental Quality Act (CEQA) guidelines for projects characterized as infill development making findings A-E as outlined in the staff report.

Seconded by S. Hawkins-Snell
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

Motion by S. Hawkins-Snell to recommend that the City Council approve the Site Plan, subject to Conditions of Approval as may be modified at the public hearing, pursuant to Section 17.88.010 of the City Municipal Code, making finding A as outlined in the staff report

Seconded by S. Lauters
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

Motion by S. Lauters recommend that the City Council approve the Tentative Final Map subject to conditions of approval as may be modified at the public hearing, pursuant to Title 16.04 of the Nevada City Municipal Code and California Government Code Sec. 66474 and making findings A-L as outlined in the staff report

Seconded by S. Hawkins-Snell
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

Motion by S. Hawkins-Snell to recommend that the City Council approve the Use Permit allowing a Planned Unit Development to accommodate exceptions to lot size and property line setbacks subject to conditions of approval, or as may be modified at the public hearing, making the findings A through D pursuant to Sections 16.04.700 of the Nevada City Municipal Code

Seconded by S. Lauters
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

Motion by S. Lauters to recommend that the City Council approve the Architectural Review application for the six townhouse units and ancillary improvements, subject to conditions of approval or as may be modified at the public hearing, pursuant to Section 17.88.040 of the City Municipal Code making findings A and B as outlined in the staff report

Seconded by S. Hawkins-Snell
Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

348 Clay Street – Deck addition and window/door replacement

128 Grove Street – Reroof

145 Grove – Replace collapsed garage, like-for-like

400 Providence Mine Road – Cellular antenna replacement

324 Jordan Street – Tree removal (Cedar and Pine)

161 Nevada City Hwy (Searls Library) – Tree removal (two Cedars, one dead Ash)

CORRESPONDENCE: Pauli Halstead

ANNOUNCEMENTS: Next Regular Meeting – July 20, 2017

ADJOURNMENT

Motion by S. Lauters to adjourn at 4:05

Seconded by S. Hawkins-Snell

Vote: 3 ayes/ 0 nos /1 absent/ 1 vacancy, Motion carries.



City of Nevada City

PLANNING COMMISSION ACTION MINUTES
THURSDAY, JULY 20, 2017 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER SWEARING IN

Swearing in ceremony for Jason Rainey conducted by Niel Locke, City Clerk

ROLL CALL Chair Dan Thiem (absent), Vice-Chair Stuart Lauters, Commissioners Josie Andrews, Steffen Hawkins-Snell, Jason Rainey

APPROVAL OF ACTION MINUTES

1. May 18, 2017

No Quorum, no action.

2. June 15, 2017

No Quorum, no action.

Motion by J. Andrews to continue approval of the May and June meeting minutes due to lack of quorum.
Seconded by S. Hawkins-Snell

Vote 4/0/1(Thiem absent), motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

Greg Zaller, Judith Lowry, Rachel, Jessie Gardner, Niel Locke

TRAINING:

3. Recusal Refusal and Quorum Decorum

Planner Wolfson summarized a memorandum prepared by City Attorney DeGraw, which outlines the circumstances that a Commissioner should recuse him/herself, and outlines rules for securing a quorum at a public meeting.

SIGN APPLICATION

4. 423 Broad Street, Judicael Vales, tenant – New signage for ‘Sacred Skulls’ (re-hear)
This item was previously heard at the meeting held on June 15, 2017, but due to a lack of quorum is being re-heard.

Public: None

Commissioner Lauters indicated that he owns property within 500-feet of the subject project, but can act fairly because the added sign is unlikely to have any financial effect on that property.

Motion by S. Hawkins-Snell to approve as conditioned.

Seconded by J. Andrews

Vote: 4/0/1(Thiem absent)

Added Condition: Use the presented script for ‘Sacred Skulls’ (upper text) for ‘Art Gallery and Tattoo Studio’ (lower text).

5. 210 Main Street, Peggy Wright, tenant – New signage for ‘Treats’ ice cream store

Representative: Peggy Wright

Public: None

Motion by J. Andrews to approve as presented

Seconded by S. Hawkins-Snell

Vote: 4/0/1(Thiem absent)

ARCHITECTURAL REVIEW

6. 237 Commercial Street, Scott Weidert, tenant - New exterior paint color for ‘Heartwood Restaurant’ (re-hear)
This item was previously heard at the meeting held on June 15, 2017, but due to a lack of quorum is being re-heard.

Public: None

Motion by S. Hawkins-Snell to approve as presented

Seconded by J. Andrews

Vote: 4/0/1(Thiem absent)

7. 409 Factory Street, Brendan Fowler, owner – Re-roof to standing seam metal

Motion by J. Rainey to continue this item to the August 17, meeting due to lack of a representative

Seconded by S. Hawkins-Snell

OTHER BUSINESS

8. 505 Nursery Street, John Sullivan, prospective owner – Conceptual Restoration Proposal (no action requested)

Mr. Sullivan provided a conceptual proposal for lifting the house at 505 Nursery Street and relocating it on the property.

No action requested

STAFF REQUESTED ITEMS

9. Cottage Housing Development Ordinance – seeking direction on preliminary staff recommendation

Staff presented a conceptual proposal for a Cottage Development Ordinance that would provide incentives for developers to construct small unit complexes where multi-family residences are currently permitted. Commissioners indicated support for the concept and directed Planner Wolfson to further develop a draft Ordinance for formal consideration and provided the following specific direction:

- Further clarify the term “incidental,” referring to common buildings.
- Look into practicality of reducing sewer/water hook-up fees
- Build in higher density for 500 sq ft or smaller units

PUBLIC HEARINGS

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

Commissioner Lauters indicated that he attended a Cannabis conference with CSAC

STAFF APPROVALS AND DETERMINATIONS – (for information only):

100 Willow Valley Road – Tree removal (2 Ponderosa Pines)

116 ½ Orchard Street – Like-for like Re-roof

21 Turpentine Drive - Like-for like Re-roof

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – August 17, 2017

ADJOURNMENT

Motion by J. Andrews to adjourn at 4:03pm

Seconded by J. Rainey

Vote: 4/0/1(Thiem absent), motion carries



City of Nevada City

TO: Planning Commission
FROM: Amy Wolfson, City Planner
MEETING DATE: August 17, 2017
RE: Architectural Review Application for Residing the Rectory storage building;
 317 Washington Street

ATTACHMENT:

- 1) Application for Minor Architectural Approval
- 2) Photograph exhibit
- 3) James Hardie Catalog

ACTION REQUESTED:

- 1) Approve new siding material for the Saint Canice Rectory Storage building at 317 Washington Street

BACKGROUND: The Saint Canice Church dates back to the mid-1800s, but the rectory storage building was built sometime in the 1950s or 1960s. The 1898 Sanborn Map shows that the rectory parcel was developed with a residence and that a stable building was located in the approximate location of the storage building.

APPLICATION: Pastor Robert Brooks of the Saint Canice Catholic Church, represented by Rick Cartoscelli, is requesting to reside the rectory storage building located at the corner of Court Street and Coyote Street. The existing siding is a plaster, “stucco-like” compound that is deteriorating in several places. Brooks is requesting to remove the existing siding, replace support framing where necessary, install a house wrap, and re-side with a Hardie Board material in a “Cloud White” color.

Please note that after reviewing the James Hardie Catalog, staff was unable to find information on a “board” material or on the “Cloud White” color option. Staff was unable to receive clarification from the applicant prior to publishing this report and the options indicated below are staff’s best guess at the applicant’s proposal. The full material catalog is attached for your reference so that it is available for discussion at the meeting whereby the applicant may provide clarification.



 **JamesHardie** **SMOOTH**

Siding Material Option



NAVAJO BEIGE

Color Option

REGULATORY CONSIDERATION:

Architectural Review: Pursuant to Section 17.68.070 of the City Municipal Code, Stylistic conformance of alteration or new construction, all buildings which may hereafter be constructed or altered as to their exterior appearance within the historical district shall substantially conform with the Mother Lode type of architecture with respect to their exterior appearance within public view. Pursuant to Section 17.88.040 of the City Municipal Code, exterior alterations must also be compatible with the surrounding neighborhood.

RECOMMENDED ACTION: In order to approve this application the following finding must be made:

- A. Make a Motion to Approve the Architectural Review Application making the following findings pursuant to Section 17.88.040 of the City Municipal Code:
 - 1) That the proposed replacement siding is generally compatible with Mother Lode style Architecture and with the Historical District
 - 2) That the proposed replacement siding is compatible with the context of the surrounding neighborhood.

CONDITIONS OF APPROVAL

- A. 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.
- B. Paint colors shall substantially comply with the exhibit provided to the Planning Commission
- C. Property owner authorization shall be submitted to City Planner prior to work.
- D. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

Scanned



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

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Saint Canice Catholic Church
 Name
 317 Washington Street
 Address
 Nevada City, CA
 City, State
 530-265-2049
 Phone
 stcanice@sbcglobal.net
 email address

Check all that apply:

- A New Building
 - Changes to Existing
 - In the Historic District
 - Other (Describe)
- Number of existing units _____
 Year of original construction _____ -1960

Supporting data must be attached:

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

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

317 Washington Street
 Street Address

05-370-27-000
 Assessor's Parcel Number

Nearest cross street Coyote Street

New floor area proposed _____ S.F.

Briefly describe proposed project:

RECTORY garage/storage building. South facing wall structural deterioration of siding. The siding is currently a plaster compound and has significant cracking. This siding is not consistent with that of the Rectory or the Church. (Probably about circa-1960 construction). The proposal is to remove the existing siding; examine and replace (if necessary) the support framing; install house wrap and provide a replacement siding: Hardy Board

Number of dwelling units on property One

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over 45 _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: Remove existing siding; dispose

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. If agent, submit letter from property owner.

Pat. Robert Broach
 Signature

7-20-17
 Date

FOR OFFICE USE ONLY

Approved by:

 Signature

Date

Signature

Date

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: _____ Pitch: _____

Siding: **Hardy Board** _____

Windows: _____

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Siding color not to change; comparable to

Trim: _____

Cloud White.

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

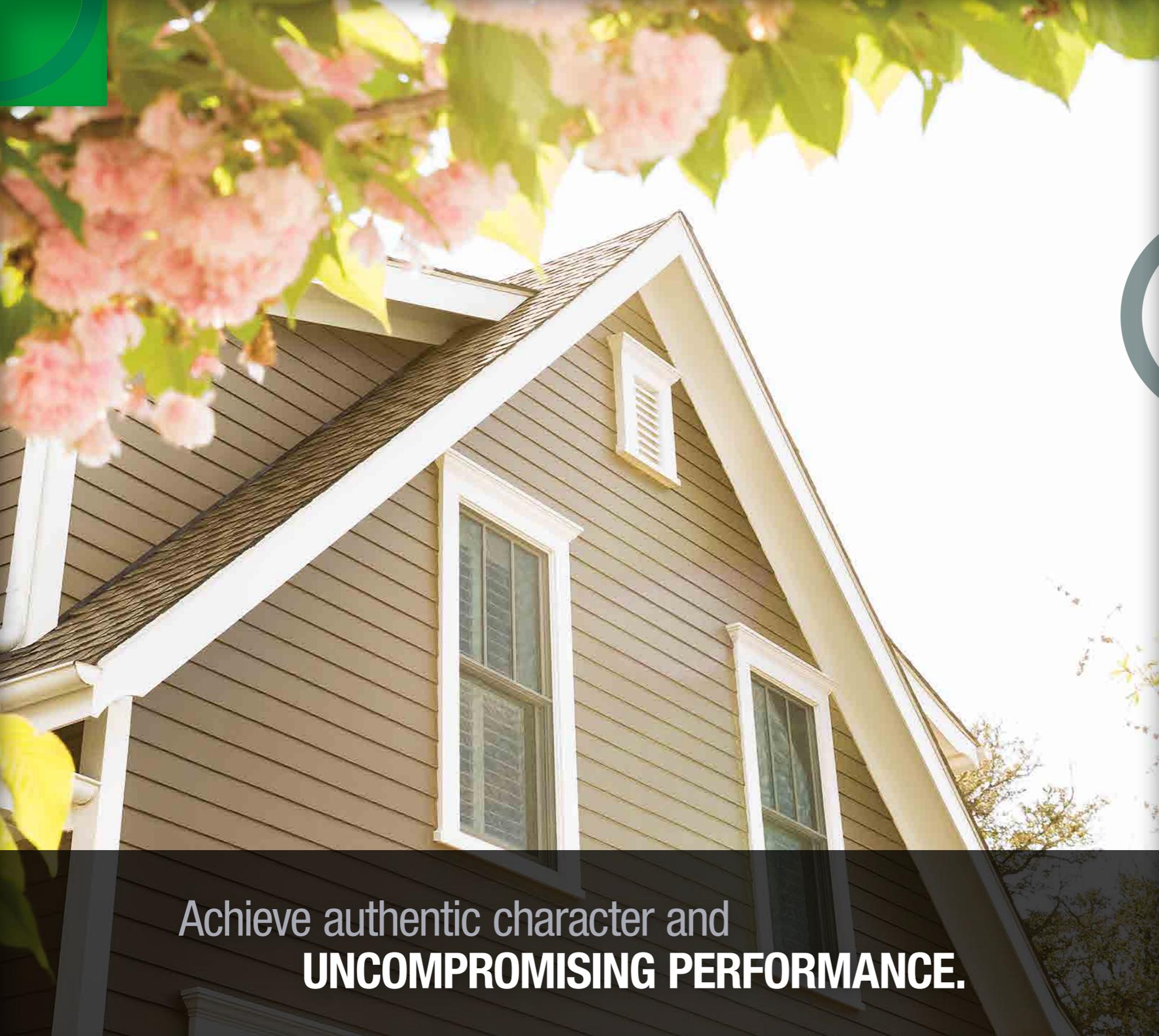
OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

Photographs of existing structure and its current siding.

St. Canice Rectory Storage Building
317 Washington Street
Photographs illustrating existing siding damage





Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

Unique Formulation

Finishing Technology

100% HARDIE
Complete Exterior™

The James Hardie
Difference

Warranty

Endorsements



It's time to
BUILD SOMETHING TIMELESS.

Installed on over 5.5 million homes from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while romancing the senses. Enjoy the warm, natural character of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

COMPLETE EXTERIOR™

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

● HardieZone® System

HZ5® and HZ10® Substrate

HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS



Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

● HardieZone® System

HZ5® and HZ10® Substrate



TOUGHER THAN THE ELEMENTS



Stands up to storms and harsh weather



Water resistant to protect against swelling, warping and cracking; also resists mold damage



Won't be eaten by animals or insects



Fire resistant



Helps reduce time and money spent on maintenance

Resist the elements WITH IRRESISTIBLE CHARM.

HardieZone® System

● HZ5® and HZ10® Substrate

Unique Formulation HZ5® and HZ10® Substrate

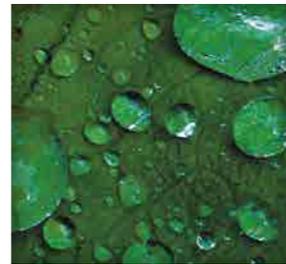
Not all fiber cement is the same. The James Hardie HZ5 and HZ10 products contain the highest quality raw materials. Our unique formulations, combined with innovative product design and manufacturing processes, create two distinct substrates. Each substrate is precisely engineered to resist water absorption, cracking, shrinking and swelling in the specific region for which it is designed.

PROPRIETARY ENHANCEMENTS CREATE THE MOST DURABLE JAMES HARDIE® SIDING EVER MADE



Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the substrate matrix to provide durable moisture resistance.



Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.

Unique Formulation

Finishing Technology

100% HARDIE
Complete Exterior™

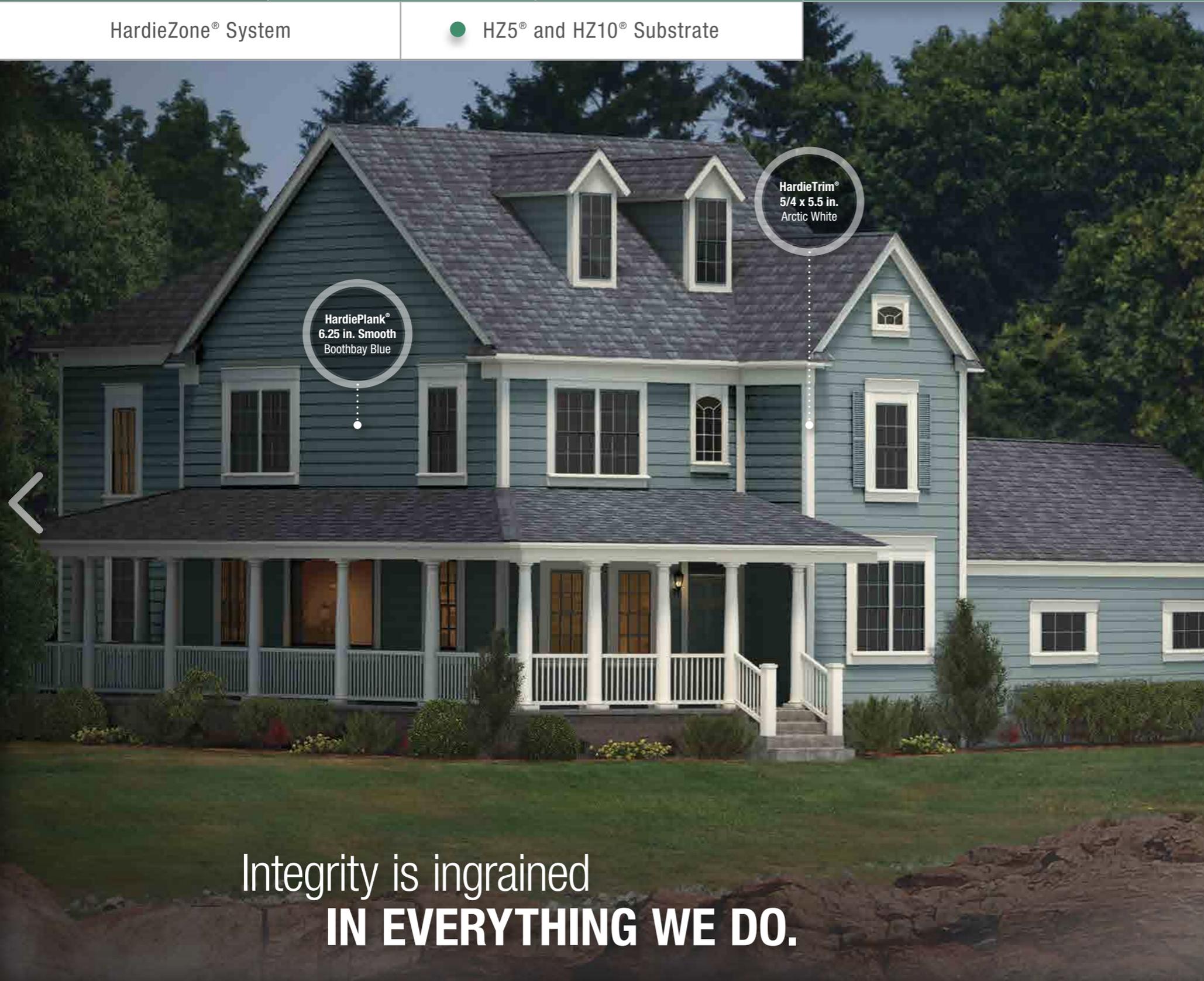
The James Hardie
Difference

Warranty

Endorsements

HardieZone® System

● HZ5® and HZ10® Substrate



HardiePlank®
6.25 in. Smooth
Boothbay Blue

HardieTrim®
5/4 x 5.5 in.
Arctic White



UNMATCHED INVESTMENT IN MANUFACTURING SCALE AND PRODUCT INNOVATION

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers provide dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

YOUR RETURNS ON OUR INVESTMENT

- Superior siding and trim performance for beauty that lasts
- Consistency in appearance from board to board
- Natural-looking profiles for authentic character

Integrity is ingrained
IN EVERYTHING WE DO.

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now – and for years to come. Our primer is climate-tested and engineered for climate and for use with paint on James Hardie fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.



ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.

- Superior finish adhesion
- Superior UV resistance
- Superior color retention
- Year-round installation



Unique Formulation

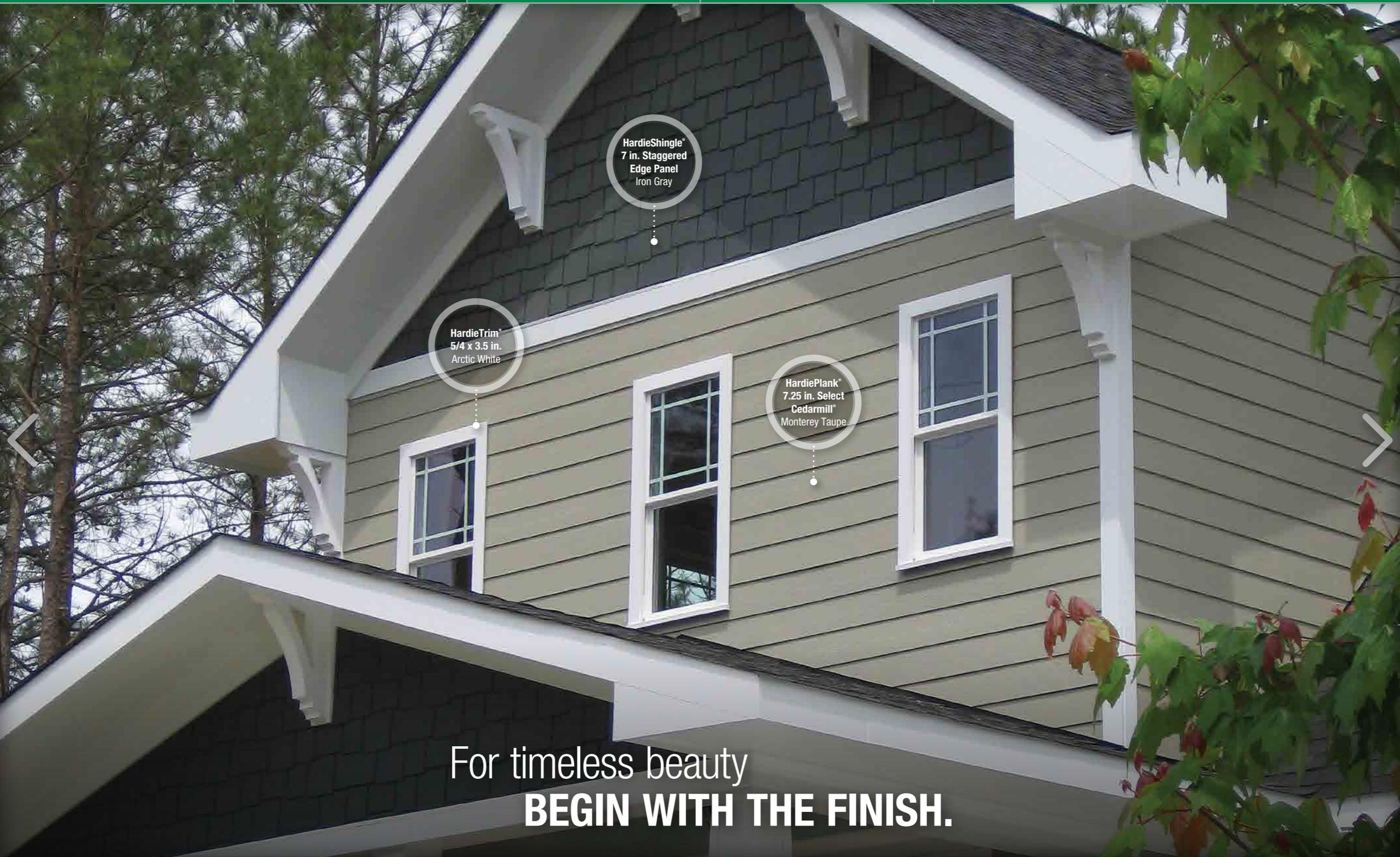
Finishing Technology

100% HARDIE
Complete Exterior™

The James Hardie
Difference

Warranty

Endorsements



For timeless beauty
BEGIN WITH THE FINISH.

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements

100% HARDIE Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



Your homes mean everything
BUILD 100% HARDIE™

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements



HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
7.25 in. Select
Cedarmill®
Timber Bark

See the James Hardie Difference



James Hardie invented fiber cement. Over 5.5 million installations later, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our people, partners and exceptional warranties, we're committed to protecting your customers' homes while helping your business grow.

As unforgettable
AS IT IS UNCOMPROMISING.

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty

Endorsements



Warranty

James Hardie Non-Prorated Siding Warranty Coverage



Protect your home with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding warranty coverage. We stand behind our siding 100% for 30 years.

ColorPlus Technology finishes and HardieTrim boards come with 15-year limited warranties.

Make every home
AN EXPRESSION OF YOUR CHARACTER.

Endorsements – a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.*

BRAND LEADER
Builder
WINNER SINCE 2009

Chosen by builders as a **Brand Leader**
in **Builder Magazine** since 2009



Featured on the **DIY Network's**
Blog Cabin since 2012



#1 Return on Investment every year
since 2005 in **Remodeling Magazine****



HardiePlank lap siding is backed
by the **Good Housekeeping Seal**

*Endorsements are accurate as of 2015.

**Remodeling magazine's 'Cost vs. Value Report' states that re-siding a home with fiber cement siding provides the #1 return on investment for projects in the upscale category.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

SELECT CEDARMILL®

Woodstock Brown



SMOOTH

Countrylane Red



BEADED CEDARMILL®

Khaki Brown



BEADED SMOOTH

Heathered Moss



CUSTOM COLONIAL™ ROUGHSAWN

Mountain Sage



CUSTOM COLONIAL™ SMOOTH

Timber Bark



RUSTIC CEDAR*

Not available with ColorPlus Technology



*Rustic Cedar available exclusively in Washington and Oregon districts. Products are available primed or with ColorPlus Technology finishes. All sizes and textures not available in all areas. For more details, visit jameshardie.com

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SELECT CEDARMILL®

Woodstock Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet		280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*These 9.25 in. and 12 in. are only available primed.

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet		280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*These 9.25 in. and 12 in. are only available primed.



BEADED CEDARMILL®

Khaki Brown

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)



BEADED SMOOTH

Heathered Moss

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)



CUSTOM COLONIAL™ ROUGHSAWN

Mountain Sage

Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

Available Colors



[View all HardiePlank Lap Siding Products](#)



CUSTOM COLONIAL™ SMOOTH

Timber Bark

Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

Available Colors



[View all HardiePlank Lap Siding Products](#)



RUSTIC CEDAR*

Not available with ColorPlus Technology

Thickness	5/16 in.	
Length	12 ft. planks	
Width	6.25 in.	8.25 in.
Exposure	5 in.	7 in.
Prime Pcs./Pallet	308	230
Pcs./Sq.	20	14.3

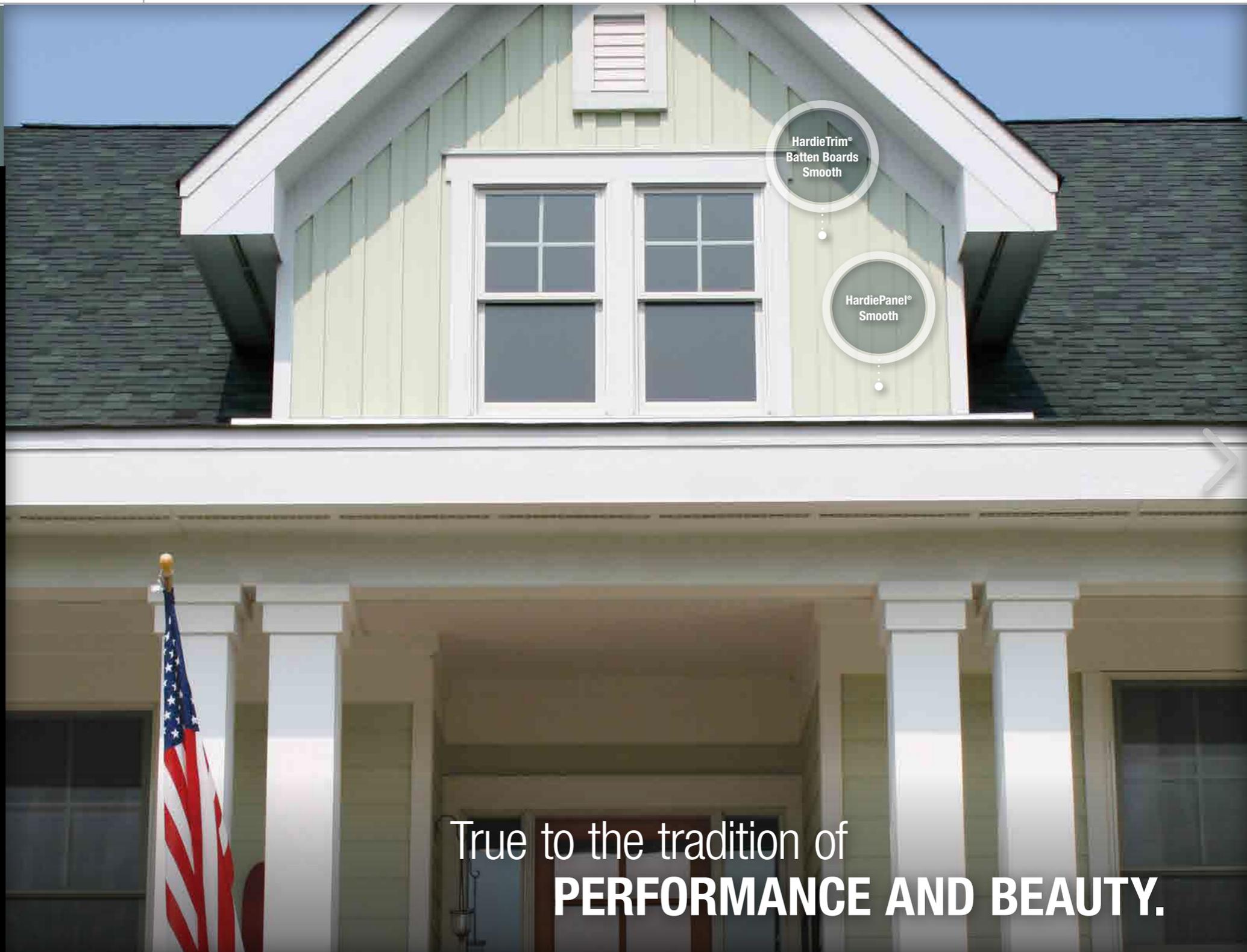
[View all HardiePlank Lap Siding Products](#)

*Rustic Cedar available exclusively in Washington and Oregon districts.

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardieTrim®
Batten Boards
Smooth

HardiePanel®
Smooth

True to the tradition of
PERFORMANCE AND BEAUTY.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding

SELECT CEDARMILL®

Navajo Beige



SMOOTH

Evening Blue



STUCCO

Navajo Beige



SIERRA 8

Not available with ColorPlus Technology



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SELECT CEDARMILL®

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*All 4 ft. x 9 ft. HardiePanel vertical siding only available primed.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*All 4 ft. x 9 ft. HardiePanel vertical siding only available primed.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*All 4 ft. x 9 ft. HardiePanel vertical siding only available primed.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SIERRA 8

Not available with ColorPlus Technology

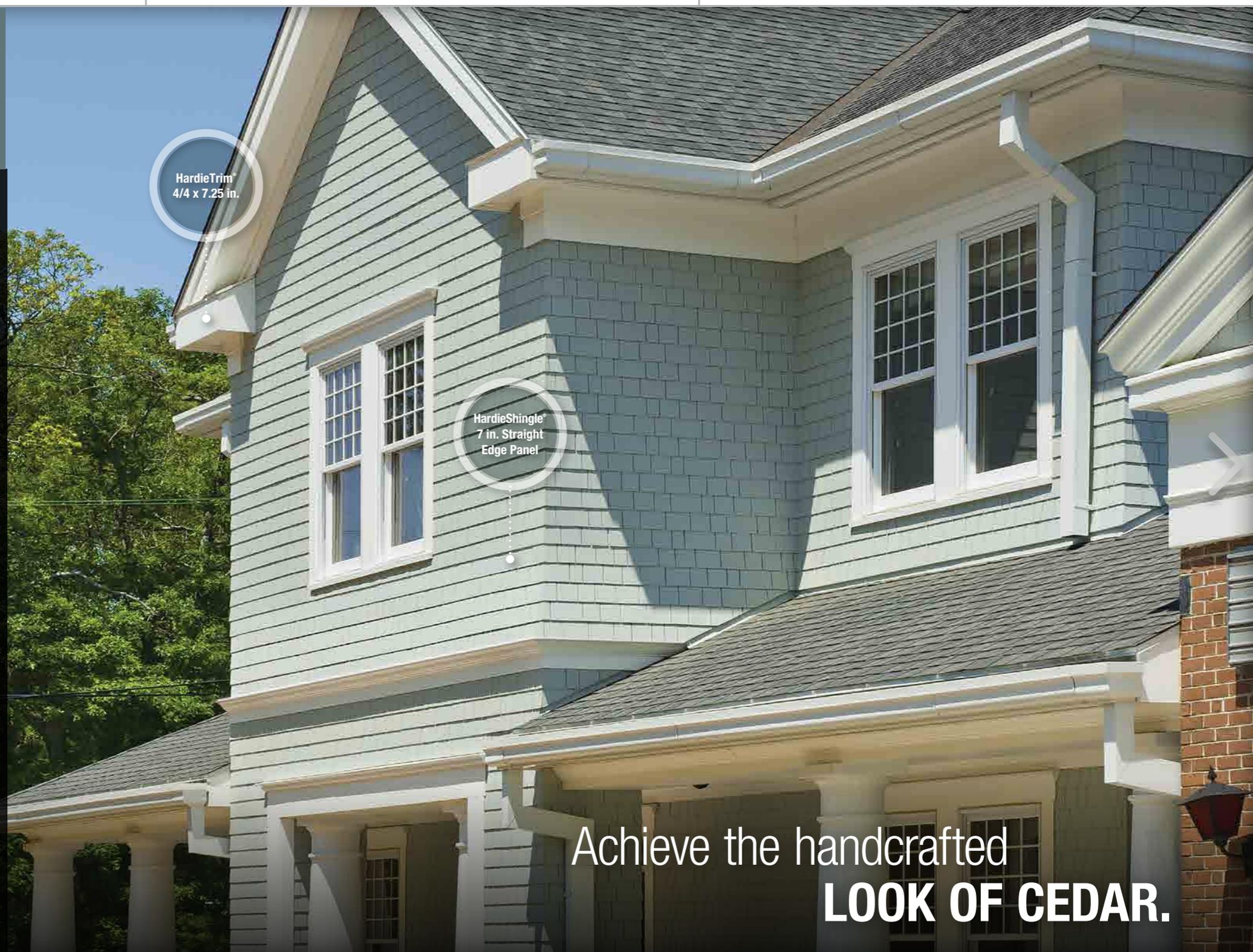
Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

[View all HardiePanel Vertical Siding Products](#)

HardieShingle®

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.



Achieve the handcrafted
LOOK OF CEDAR.

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding

STAGGERED EDGE PANEL

Sandstone Beige



STRAIGHT EDGE PANEL

Iron Gray



INDIVIDUAL SHINGLES*

Monterey Taupe



HALF ROUNDS

Not available with ColorPlus Technology



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



STAGGERED EDGE PANEL

Sandstone Beige

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	6 in.
Pcs./Pallet	100
Sq./Pallet	2
Pcs./Sq.	50

Available Colors



[View all HardieShingle Siding Products](#)

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



STRAIGHT EDGE PANEL

Iron Gray

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43

Available Colors



[View all HardieShingle Siding Products](#)

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



INDIVIDUAL SHINGLES*

Monterey Taupe

- Thickness 1/4 in.
- Length 4.2 in. 5.5 in. 6.75 in. 7.25 in. 10 in.
- Height 15.25 in.
- Exposure 7 in.
- Pcs./Pallet 630
- Sq./Pallet 2
- Pcs./Sq. 315

Available Colors



[View all HardieShingle Siding Products](#)

*Individual Shingles not available in the Denver district.

HardiePlank® Lap Siding

HardiePanel® Vertical Siding

● HardieShingle® Siding



HALF ROUNDS

Not available with ColorPlus Technology

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43

[View all HardieShingle Siding Products](#)

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

● HardieTrim® Boards

HardieTrim® Batten Boards

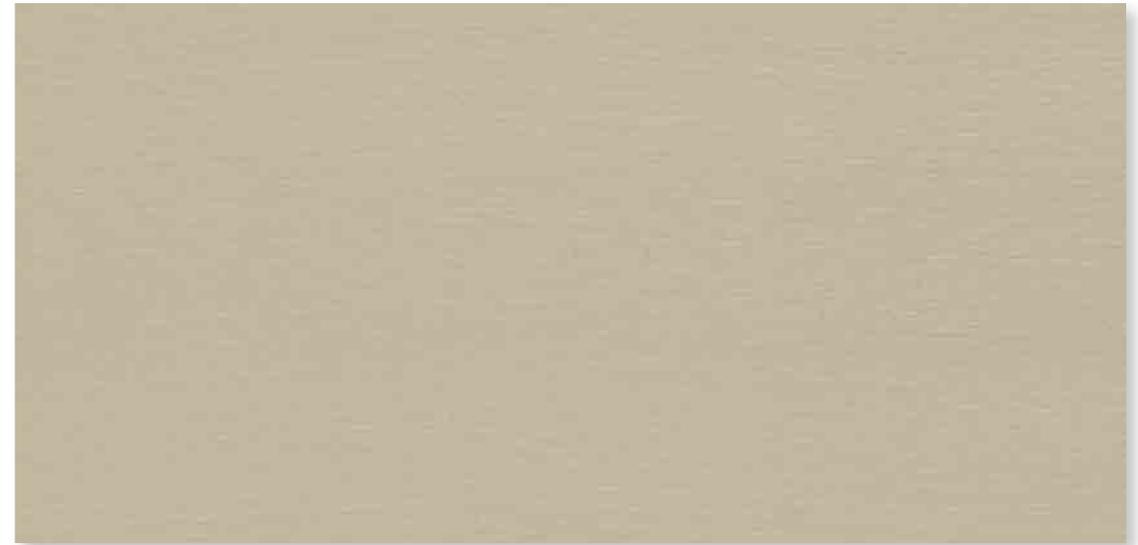
4/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



5/4 RUSTIC GRAIN®

Autumn Tan



5/4 SMOOTH

Autumn Tan



Products are available primed or with ColorPlus Technology finishes. All sizes and textures are not available in all areas. For more details, visit jameshardie.com



4/4 RUSTIC GRAIN®

Autumn Tan

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	322	184	138	115	92

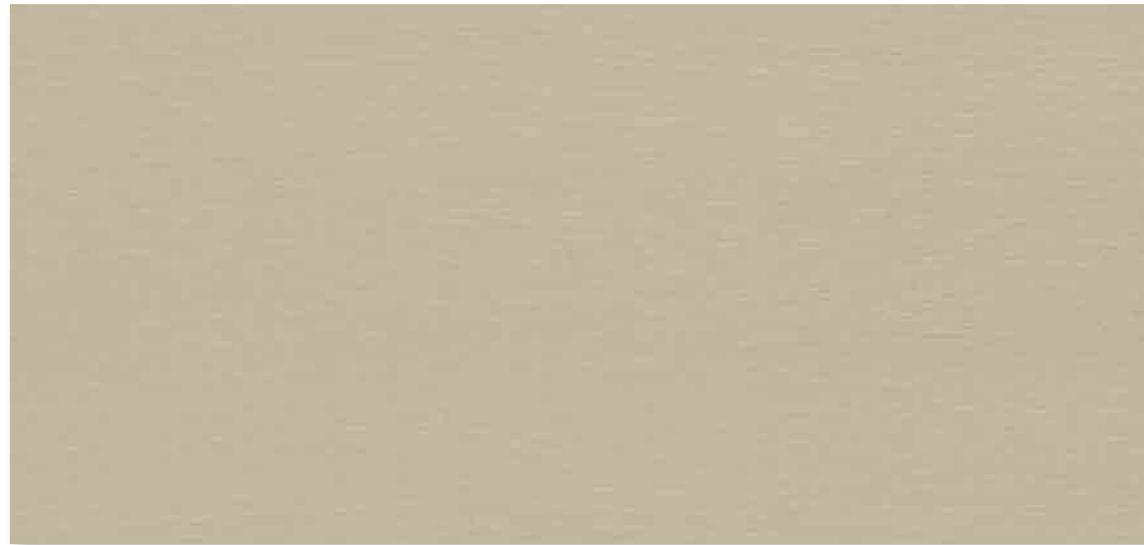
Available Colors



[View all HardieTrim Boards](#)

● HardieTrim® Boards

HardieTrim® Batten Boards



4/4 SMOOTH

Autumn Tan

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	322	184	138	115	92

Available Colors



[View all HardieTrim Boards](#)

● HardieTrim® Boards

HardieTrim® Batten Boards



5/4 RUSTIC GRAIN®

Autumn Tan

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	238*	136*	120*	85*	68*

Available Colors

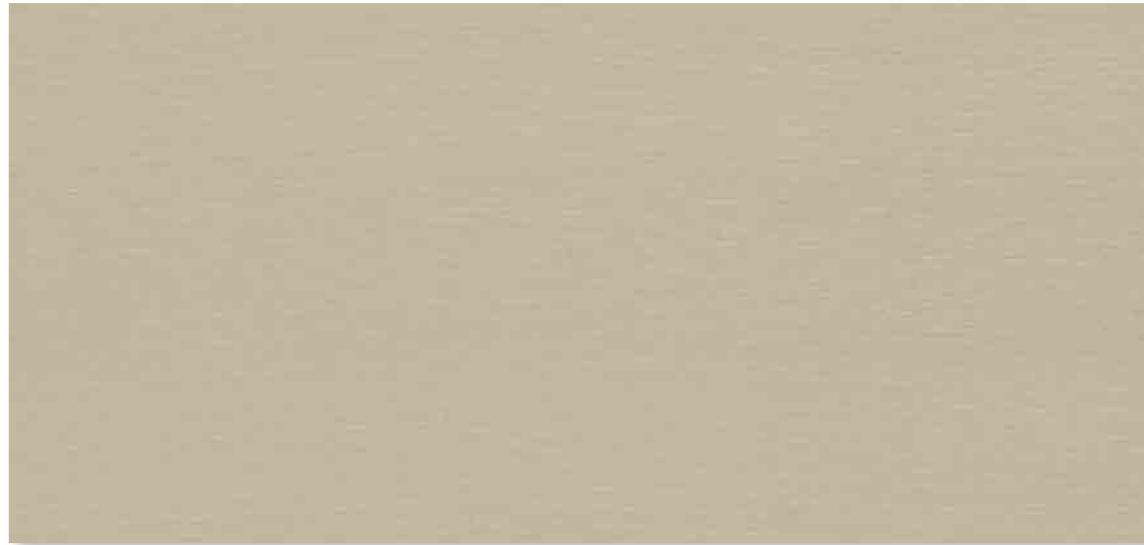


[View all HardieTrim Boards](#)

*Pallet counts shown are for primed HZ10® products. For information on other products, visit jameshardie.com/trim

HardieTrim® Boards

HardieTrim® Batten Boards



5/4 SMOOTH

Autumn Tan

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	238*	136*	120*	85*	68*

Available Colors



[View all HardieTrim Boards](#)

*Pallet counts shown are for primed HZ10® products. For information on other products, visit jameshardie.com/trim

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardieTrim® Boards

● HardieTrim® Batten Boards

RUSTIC GRAIN®

Autumn Tan



SMOOTH

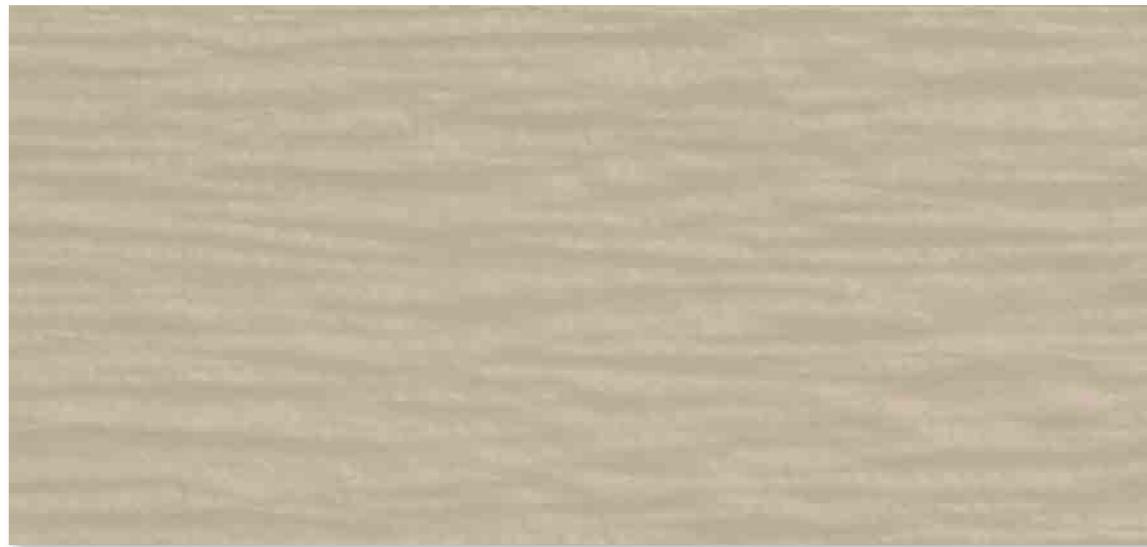
Autumn Tan



Products available primed or with ColorPlus Technology finishes. All sizes and textures not available in all areas. For more details, visit jameshardie.com

HardieTrim® Boards

● HardieTrim® Batten Boards



RUSTIC GRAIN®

Autumn Tan

Thickness .75 in.
Length 12 ft. boards
Width 2.5 in.
Pcs./Pallet 437

Available Colors



[View all HardieTrim Batten Boards](#)

HardieTrim® Boards

● HardieTrim® Batten Boards



SMOOTH

Autumn Tan

Thickness .75 in.

Length 12 ft. boards

Width 2.5 in.

Pcs./Pallet 437

Available Colors



[View all HardieTrim Batten Boards](#)

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.



For complete confidence
EVERY DETAIL MATTERS.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

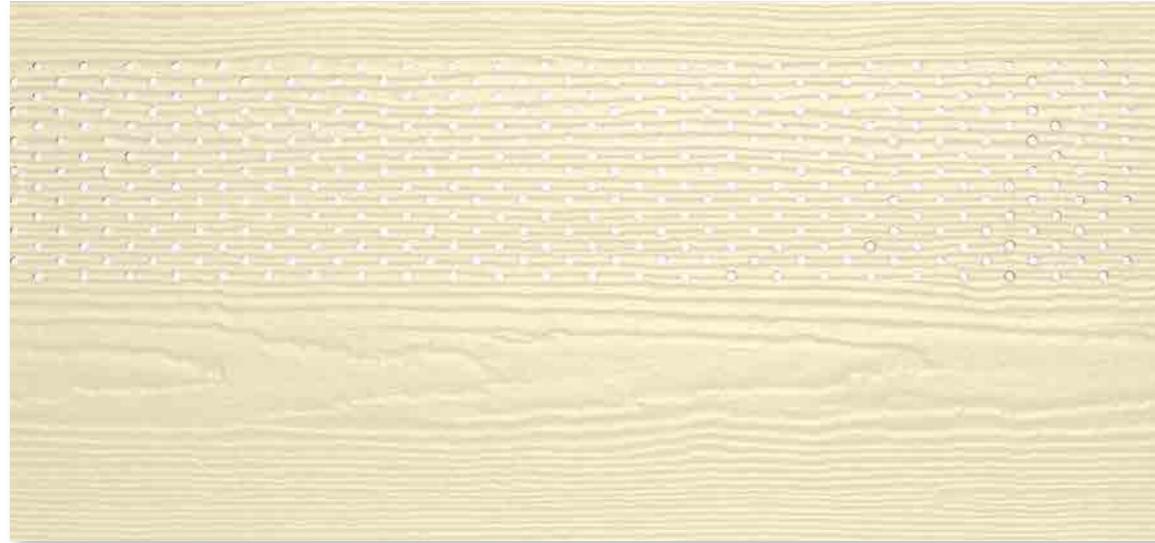
**Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2, with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.**

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT	ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10	1700	82
300	14	1800	86
400	19	1900	91
500	24	2000	96
600	29	2100	101
700	34	2200	106
800	38	2300	110
900	43	2400	115
1000	48	2500	120
1100	53	2600	125
1200	58	2700	130
1300	62	2800	134
1400	67	2900	139
1500	72	3000	144
1600	77	3100	149

VENTED CEDARMILL®

Sail Cloth



VENTED SMOOTH

Not available with ColorPlus Technology



NON-VENTED CEDARMILL®

Sail Cloth

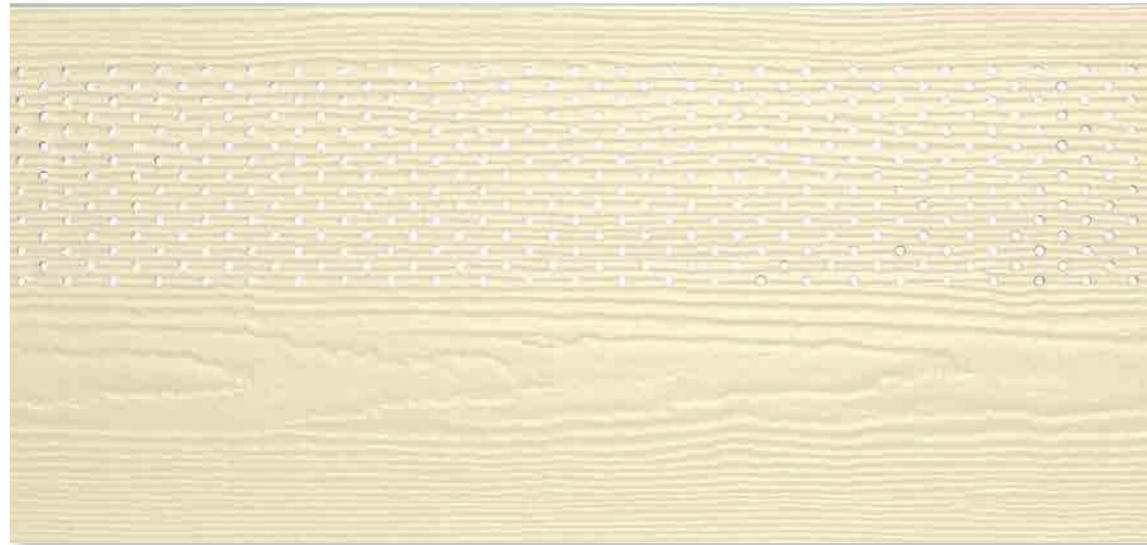


NON-VENTED SMOOTH

Not available with ColorPlus Technology



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



VENTED CEDARMILL®

Sail Cloth

Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

Available Colors



[View all HardieSoffit Products](#)

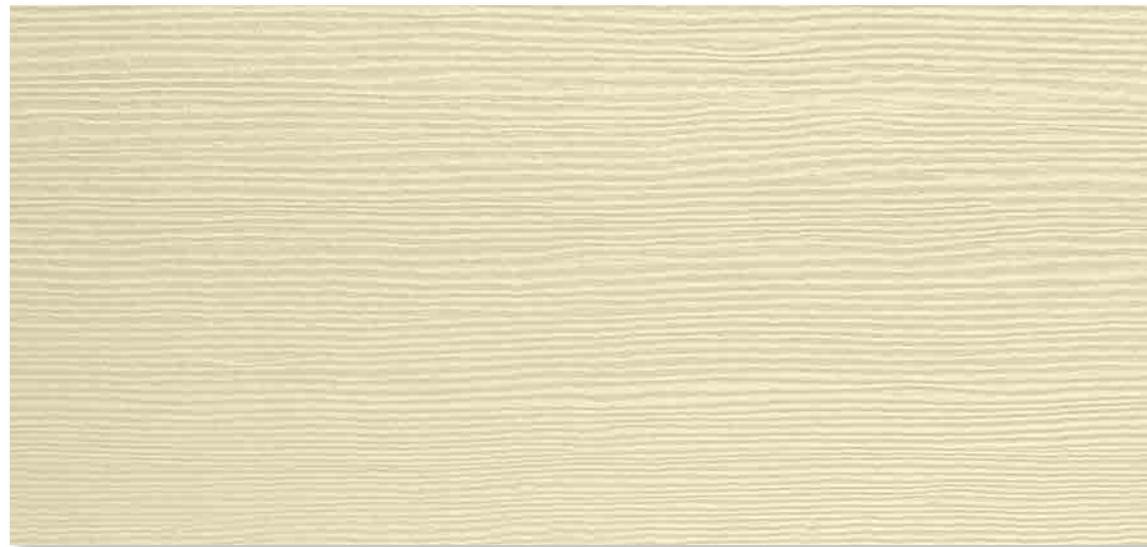


VENTED SMOOTH

Not available with ColorPlus Technology

Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
Pcs./Pallet	200	150	100

[View all HardieSoffit Products](#)



NON-VENTED CEDARMILL®

Sail Cloth

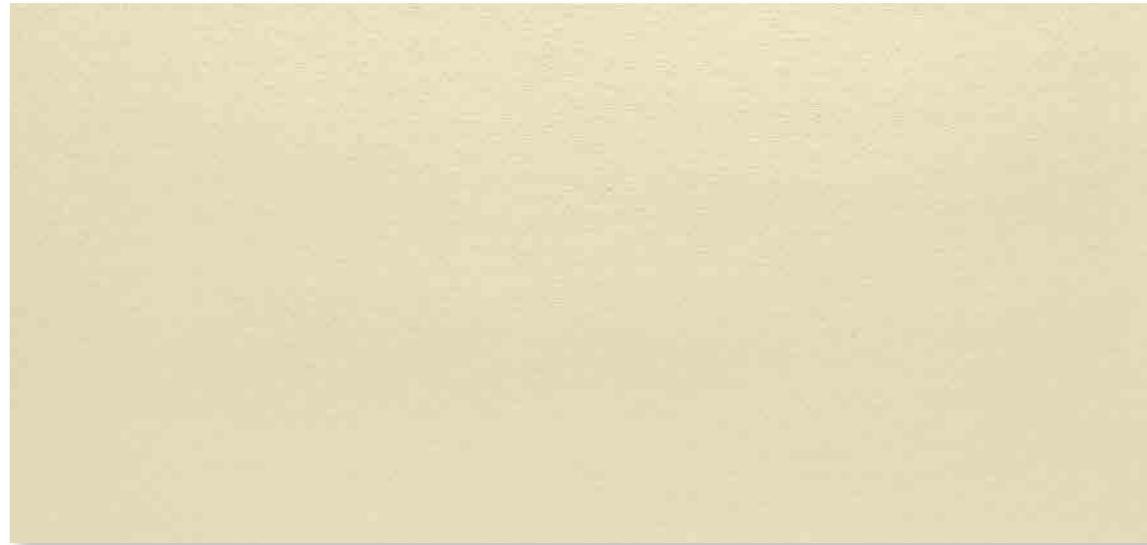
Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.*
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)

*These 48 in. x 8 ft. panels only available primed.



NON-VENTED SMOOTH

Not available with ColorPlus Technology

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.*
Width	12 in.	16 in.	24 in.	48 in.
Pcs./Pallet	200	150	100	50

[View all HardieSoffit Products](#)

*These 48 in. x 8 ft. panels only available primed.

HardieWrap®

No exterior cladding can prevent 100% of water intrusion. Your homes should have an additional line of defense. HardieWrap® weather barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.

INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify



We've got performance covered
FROM THE INSIDE OUT.

WEATHER BARRIER

Thickness	11 mil.			
Length	100 ft.	100 ft.	150 ft.	150 ft.
Width	3 ft.	9 ft.	9 ft.	10 ft.

PRO-FLASHING

Thickness	20 mil.		
Length	75 ft.	75 ft.	75 ft.
Width	4 in.	6 in.	9 in.

SEAM TAPE

Thickness	3 mil.	
Length	165 ft.	
Width	1-7/8 in.	

FLEX FLASHING

Thickness	60 mil.	
Length	75 ft.	75 ft.
Width	6 in.	9 in.



HardieWrap®
Weather Barrier

HardieWrap®
Pro-Flashing

HardieWrap®
Flex Flashing

HardieWrap®
Seam Tape



To learn more about our weather barrier's advantages, visit hardiewrap.com

Finishing Touches

ColorPlus Technology Accessories

TOUCH-UP KITS

Specially formulated to match ColorPlus Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nailheads and very small nicks and scratches.



COLOR-MATCHED CAULK

OSI® QUAD® MAX sealant offers a durable, lower maintenance sealant solution to color match James Hardie ColorPlus products.



Trim Accessories

FLAT TABS

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

CORNER TABS

Use corner tabs to reduce the appearance of nail holes that would detract from the finished look of corner trim installations.



NEXT
SECTION



Find useful job-site tips in our industry-leading Best Practices Guide. For the latest installation instructions, visit [hardieinstallation.com](https://www.hardieinstallation.com)

Color Inspiration

Use deeper body colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.



PREV SECTION

Khaki Brown

Cobble Stone

Timber Bark

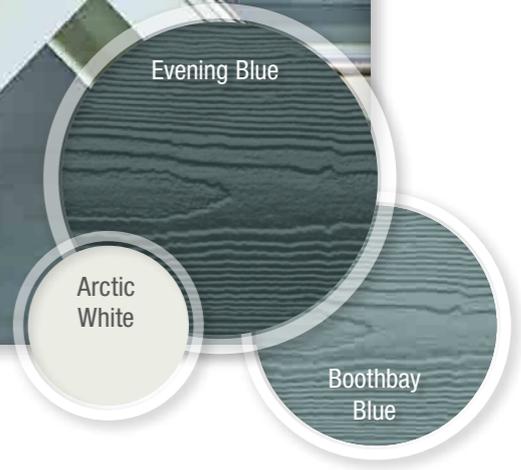
SUBTLE BLENDS

Cast your homes in
THE MOST ROMANTIC LIGHT.

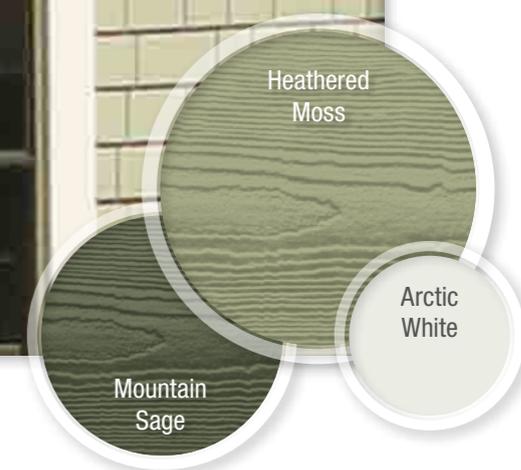


WARM TONES





COOL TONES



COMPLEMENTARY

Color Selection



ARCTIC WHITE



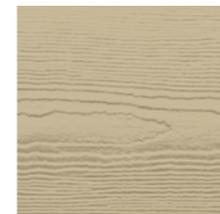
SAIL CLOTH



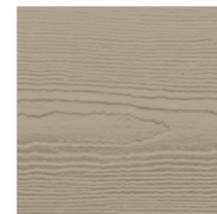
NAVAJO BEIGE



SANDSTONE BEIGE



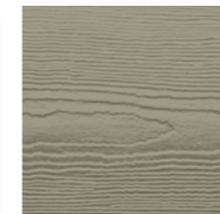
AUTUMN TAN



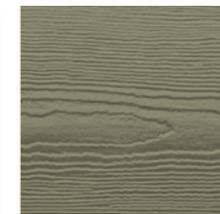
KHAKI BROWN



COBBLE STONE



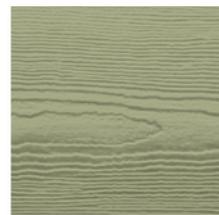
MONTEREY TAUPE



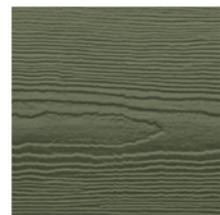
WOODSTOCK BROWN



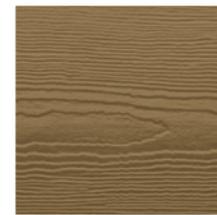
TIMBER BARK



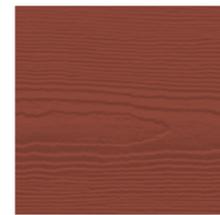
HEATHERED MOSS



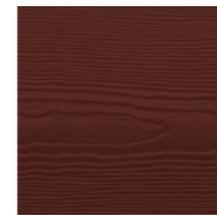
MOUNTAIN SAGE



CHESTNUT BROWN



TRADITIONAL RED



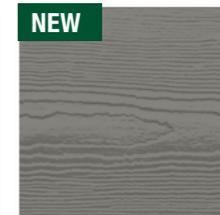
COUNTRYLANE RED



PEARL GRAY



GRAY SLATE



AGED PEWTER



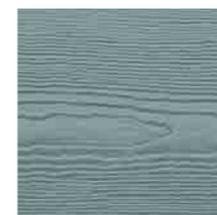
NIGHT GRAY



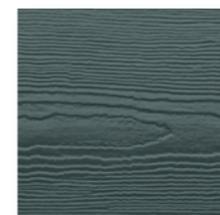
RICH ESPRESSO



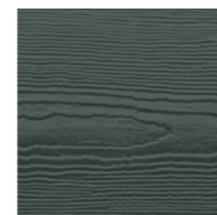
LIGHT MIST



BOOTHBAY BLUE



EVENING BLUE



IRON GRAY

Express the true nature of a home's character with **ColorPlus® Technology**

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Colors may vary due to different monitor settings. Please see actual product sample for true color.



Selecting a color? Request a product sample at [jameshardie.com/samples](https://www.jameshardie.com/samples)



1.888.542.7343 | jameshardie.com

© 2015 James Hardie Building Products Inc. All Rights Reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The , HZ5, HZ10 and ColorPlus Technology logos are registered trademarks of James Hardie Technology Limited. OSI and QUAD are registered symbols of Henkel Corporation. **HS1634 08/15**



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: ~~July 20, 2017~~ **August 17, 2017**

APPLICANT: Brendan Fowler, property owner

RE: Applications for Architectural Review for a Re-roof at 409 Factory Street

ATTACHMENTS:

1. Photographs of existing roof
2. Material Specification Sheets

ACTION REQUESTED

1. Approve the re-roof from composition shingle to standing seam metal

SITE SPECIFICATIONS

Lot Size: 0.21 acres

Zoning: R1-HD: Single Family Residential-Historical District

Setbacks: Front yard: 30 feet, Rear Yard: 25 feet, Interior side yards: 5 feet

Lot Coverage: 50%

Building Height: 35-feet

Historical District: Within

BACKGROUND: At the April 20, 2017 meeting, the Planning Commission approved the property owner's, Brendan Fowler's request to replace the structure's siding, and replace and add some windows and doors.. The Assessor does not have an estimated construction date. In addition to the exterior architectural improvements, Fowler has been in the process of conducting a substantial interior remodel and conducting foundation and plumbing work. The subject residence is shown on the 1898 Sanborn Map in substantially the same location as the current residence.



Existing roof as viewed from Factory Street

PROPOSED RE-ROOF: Property owner, Brendan Fowler is requesting to remove the existing composition shingle material and replace it with a Taylor standing seam metal roof. Fowler is proposing the exact same style and color as the roof at his property at 415 Spring Street.



415 Spring Street

REGULATORY CONSIDERATIONS:

Historical District: Pursuant to Section 17.68.070 of the City Municipal Code, Stylistic conformance of alteration or new construction, all buildings which may hereafter be constructed or altered as to their exterior appearance within the historical district shall substantially conform with the Mother Lode type of architecture with respect to their exterior appearance within public view. The subject residence fronts Factory Street and the exterior alterations will be visible from the road.

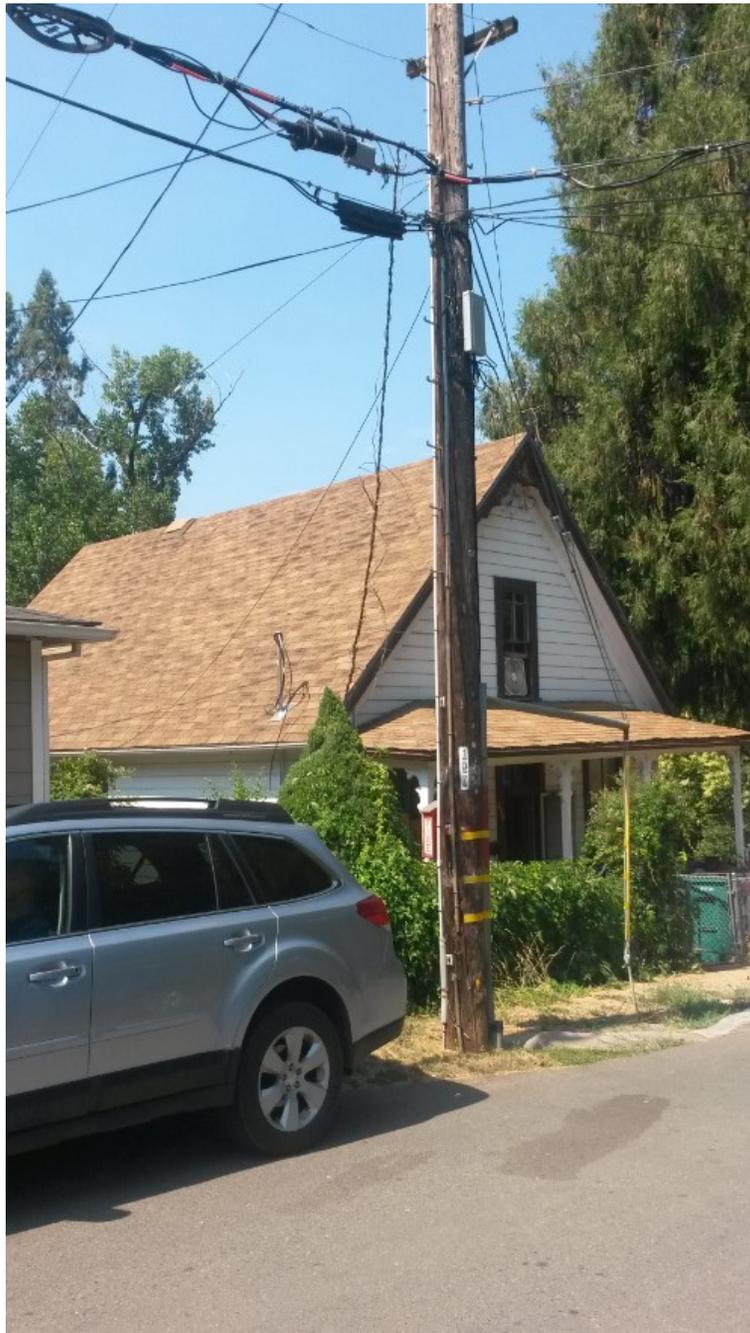
Environmental Review: Because residential use of a structure is an allowed use in the R1 base zoning designation, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED MOTION:

- A. Make a Motion to Approve the Architectural Review Application making the following findings pursuant to Section 17.88.040 of the City Municipal Code:
 - 1) That the proposed re-roof is generally compatible with Mother Lode style Architecture and with the Historical District
 - 2) That the proposed re-roof is compatible with the context of the surrounding neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL:

- 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.
- 2. Final plans shall substantially comply with the material presented to the Planning Commission.
- 3. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.





The StreamLine™ Standing Seam is the only metal roofing panel with a patented no-siphon dry lock seam, with a unique reversing feature to allow installation of panels from both directions starting at any location. The panel is designed with softer, less industrial lines to provide an architecturally pleasing appearance.



- Prevents crowning
- No visible screws required
- Sharp, professional appearance

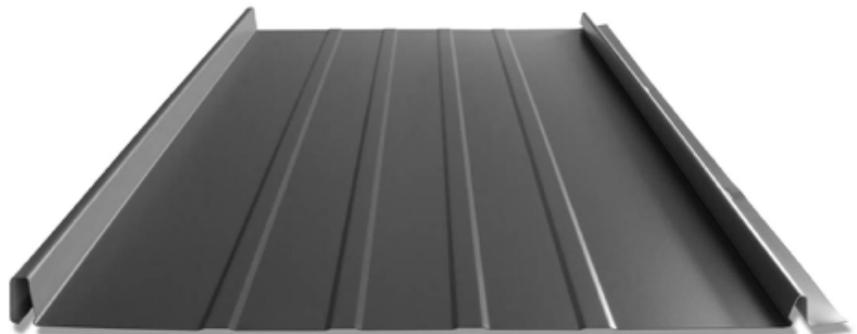
KEY FEATURES

- 16" coverage
- 26 Tru-Gauge™
- Factory-notched panels available
- Vertical interlocking application: allows installation from both directions starting at any location
- Patented no-siphon lock seam
- 1 1/8" vertical rib with 3/8" flat top for ease of flashing attachment
- Concealed fasteners: fasteners cannot leak
- Pre-slotted fastener flange: allows expansion/contraction of panel
- UL580 Class 90 wind uplift
- UL Class A fire rated
- 3:12 minimum pitch recommended: for lower pitches please inquire
- Standard panel lengths 2' to 35': for longer panels, please inquire
- Pan options: Flat pan, Accent ribs, Striations

PANEL PROFILES



FLAT PAN
16" coverage

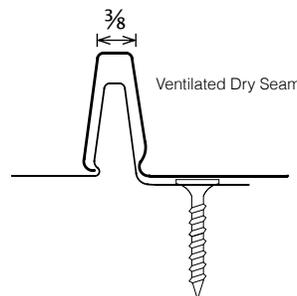


ACCENT RIBS

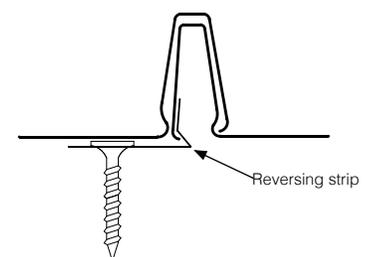


STRIATED

LOCK SEAM DETAIL



REVERSE LAP DETAIL



MATERIAL SPECIFICATIONS

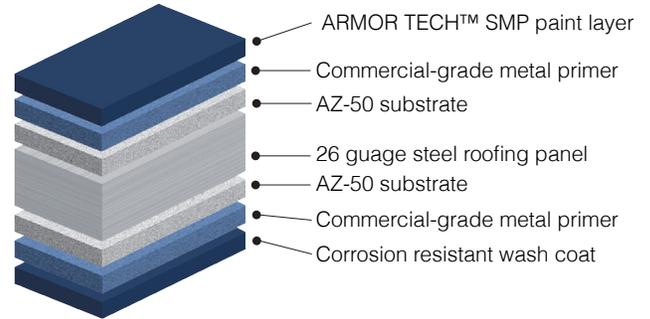
- 26 gauge ARMOR TECH™ SMP Painted Steel .019" (thickness prior to painting) AZ-50 Substrate
- 26 gauge bare Zincalume® Plus with Clear Acrylic Coating AZ-55

Standard Weight

Width	Gauge	Color	LBS SQFT	LBS LF
16"	26	ArmorTech	1.13	1.13

KEY FEATURES

- 15 Standard Colors
- ARMOR TECH™ Paint System-the ultimate in exterior durability
- "Cool" color pigments are specially designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria
- Superior quality, two coat SMP resin system at 1.1 mils
- 40-year residential paint warranty
 - fading
 - chalking
 - chipping
 - cracking
 - peeling



STANDARD COOL ARMOR TECH™ SMP COLORS

40-Year Residential Manufacturer's Limited Warranty



These printed chips provide a close representation of the colors. Metal samples are available upon request. Coatings are low gloss 10-15% sheen.

"Oil canning" is an inherent characteristic of Roof & Wall products, not a defect, and is not a cause for panel rejection.

SRI = Solar Reflective Index. SRI values listed above are in accordance with ASTM E 1980 and are based on actual testing.



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: August 17, 2017

APPLICANT: City of Nevada City, property owner

RE: Applications for Architectural Review for a Re-roof at 132 Main Street

ATTACHMENTS:

1. Photographs of existing roof
2. Material Specification Sheets

ACTION REQUESTED

1. Approve the re-roof from composition shingle to standing seam metal

SITE SPECIFICATIONS

Lot Size: 0.08 acres

Lot Coverage: 100%

Zoning: GB-HD-SC: General Business-Historical District-
Scenic Corridor

Building Height: 40-feet

Setbacks: Front yard: none, Rear Yard: none, Interior side yards:
none

Historical District: Within

BACKGROUND: The Ott's Assay Office located at 132 Main Street, is registered as County Historical Landmark No. 1. It is the site in which J.J. Ott had his office in 1859 where he conducted the assay on silver ore which started the rush to the Comstock Lode. The building was completely restored in 1978 to meet safety standards. It is a brick building with gabled roof and double entry doors. It features a metal-roofed canopy supported by eye-bars and features a false front that conceals the gabled ends and rises to an ornamental iron cornice shipped from St. Louis in 1903.



Existing Building (no change to this face)

PROPOSED RE-ROOF: The City Engineer is recommending that the composition shingle, minimally visible on the east side of the building from the courtyard, be replaced with a standing seam metal roof. The color is proposed to be a brown hue that will complement the brick color on the building and will be consistent with the existing shingle color.



Composition shingles to be replaced (view from east-side courtyard)

REGULATORY CONSIDERATIONS:

Historical District: Pursuant to Section 17.68.070 of the City Municipal Code, Stylistic conformance of alteration or new construction, all buildings which may hereafter be constructed or altered as to their exterior appearance within the historical district shall substantially conform with the Mother Lode type of architecture with respect to their exterior appearance within public view. The subject roof will be minimally visible from the public courtyard at Robinson Plaza.

Scenic Corridor: The subject property is designated with a scenic corridor (SC) combining district. This designation is applied to land areas, which are adjacent to roads, and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council. The Planning Commission may impose special conditions or design features if necessary, regarding the colors, textures, and materials of the exterior walls and roofs, and the roof pitches.

Environmental Review: Because re-roofing is considered general maintenance and the retail use of the existing building is an allowed use in the GB base zoning designation, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED MOTION:

- A. Make a Motion to Approve the Architectural Review Application making the following findings pursuant to Section 17.88.040 of the City Municipal Code:
 - 1) That the proposed re-roof is generally compatible with Mother Lode style Architecture and with the Historical District
 - 2) That the proposed re-roof is compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDITIONS OF APPROVAL:

- 1. Final plans shall substantially comply with the material presented to the Planning Commission.
- 2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

Ott Assay Office, 132 Main Street



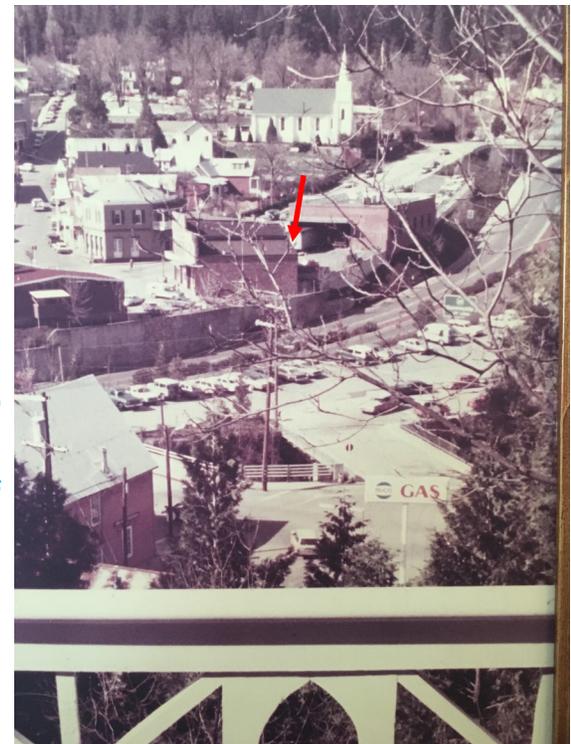
Existing Building (no change to this face)



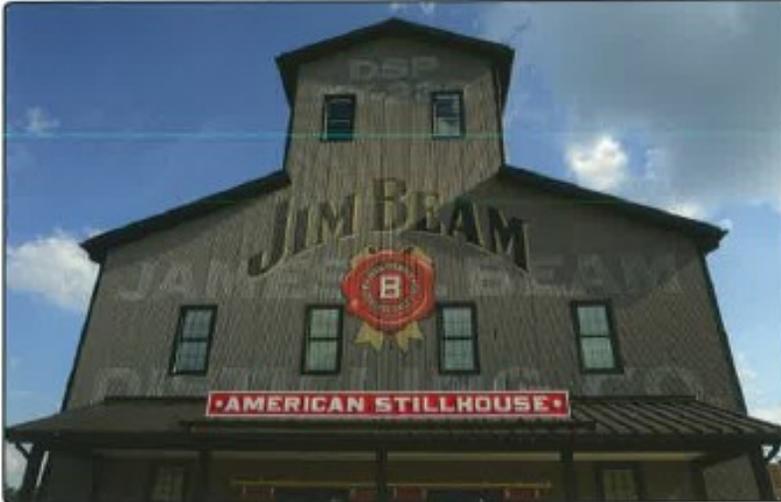
Composition shingles to be replaced (view from east-side courtyard)



North side, view from Post Office parking lot

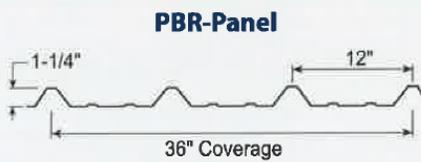


*View from
Red Castle,
Circa 1970s*

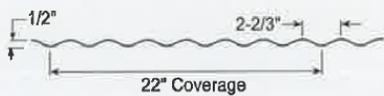


Available Profiles

EXPOSED FASTENER PANELS



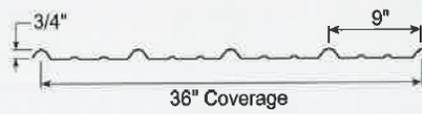
2.5" Corrugated Roof



2.5" Corrugated Wall



Classic Rib®



7/8" Corrugated* Roof



7/8" Corrugated* Wall



Delta Rib



IC72-Panel Roof



IC72-Panel Wall



*Note: Unless otherwise noted, 26 ga. and 24 ga. 7/8" Corrugated has 32" roof coverage and 34-2/3" wall coverage (see back for colors).

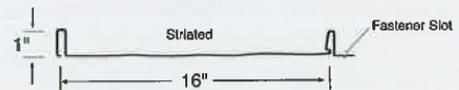
STANDING SEAM ROOF SYSTEMS

Vertical Seam



Available in PVDF finishes/24 gauge only (12" & 16" coverage also available)

Image II™



Minor Rib and Flat profiles also available (12" coverage also available)

Staff will select one of the indicated color choices

Color and Gauge Availability

Color	#	PBR-Panel*	IC72-Panel*	Classic Rib**	7/8" Corrugated*	2.5" Corrugated	Delta Rib	Image II* Vertical Seam*
Antique Bronze	D4	26 Ga.		26 Ga.	26 Ga.**	26 Ga.	26 Ga.	26 Ga.
Ash Grey	25	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Brown	12	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Charcoal	17	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Dark Brown	44	26 Ga.		26 Ga.	26 Ga.**	26 Ga.	26 Ga.	26 Ga.
Fern Green	07	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Forrest Green	26	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Light Stone	63	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Mocha Tan	22	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Ocean Blue	35	26 Ga.		29 Ga. / 26 Ga.	26 Ga.**	26 Ga.	26 Ga.	26 Ga.
Polar White	80	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Red	24	26 Ga.	26 Ga.	29 Ga. / 26 Ga.	26 Ga.	26 Ga.	26 Ga.	26 Ga.
Sierra Green	20	26 Ga.		26 Ga.	26 Ga.**	26 Ga.	26 Ga.	26 Ga.
Taupe	74	26 Ga.		26 Ga.	26 Ga.**			26 Ga.

Other Finishes								
Galvalume®	41	26 Ga.	29 Ga. / 26 Ga.	29 Ga. / 26 Ga.	26 Ga. / 24 Ga.	29 Ga. / 26 Ga.	29 Ga. / 26 Ga.	26 Ga.
Galvanized	00	26 Ga.		26 Ga.	26 Ga. / 20 Ga.	29 Ga. / 26 Ga. / 24 Ga.	26 Ga.	26 Ga.
Weathering Steel	90				22 Ga.	22 Ga.		

* PBR-Panel, IC72-Panel, Classic Rib, 7/8" Corrugated, Image II, and Vertical Seam panels are also available in 24 gauge with a PVDF finish.
 * 29 ga. Classic Rib Colors: Bright White (39), White (30), Light Stone (63), Mocha Tan (22), Red (24), Burnished Slate (49), Brown (12), Ocean Blue (35), Charcoal (17), Forest Green (26) and Galvalume (41)
 ** 7/8" Corrugated: 29-1/4" roof coverage or 32" wall coverage for select colors.

A complete line of trims, accessories, and fasteners are available for all panels. Please inquire.

800.759.6019 • metalsales.us.com

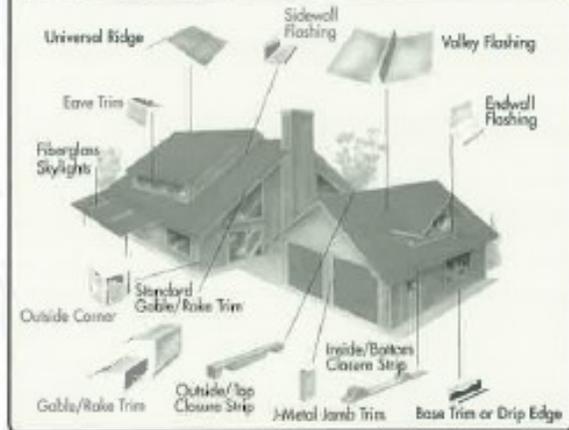
STANDARD COLORS

MS Colorfast45[®] Paint System / 26 Gauge Colors

Polar White (80) Mocha Tan (22) Light Stone (63) Red (24) Dark Brown (44)
 Forest Green (26) Fern Green (07) Sierra Green (20) Brown (12) Taupe (74)
 Ocean Blue (35) Charcoal (17) Ash Grey (25) Antique Bronze (D4)

ENERGY STAR PARTNER
 All colors meet or exceed ENERGY STAR[®] requirements

Trim Application for Exposed Fastener Panels



1173 ©MS/05-15

PVDF Paint System / 24 Gauge Colors

Linen White (81) Taupe (74) Khaki (88) Hemlock Green (M7) Mansard Brown (133) Dark Bronze (50) Ash Grey (25) Brandywine (P8) Matte Black (106)
 Patriot Red (73) Colonial Red (W75) River Teal (59) Felt Green (W66) Classic Green (66) Aged Copper (65) Patina Green (W58) Old Zinc Grey (W29) Weathered Copper (W50)
 Old Town Grey (W25) Regal Blue (W35) Parchment (W74) Snowdrift White (W81) Tahoe Blue (W71) Medium Bronze (H4) Slate Grey (W36) Terra Cotta (W72) Sandstone (W51)
 Ocean Blue (35) Antique Patina (M1) Mistique Plus (W31) Copper Penny (W92) Metallic Silver (K7) Champagne Metallic (168)

ENERGY STAR PARTNER
 All colors meet or exceed ENERGY STAR[®] requirements

aluminum, galvanized steel, Galvalume[®] Steel, copper, Weathering Steel, and Rheinzink. Please inquire regarding availability. Consult your Metal Sales representative for more information.



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: August 17, 2017

RE: Residence Restoration and Re-orientation - Request for Guidance – 505 Nursery Street

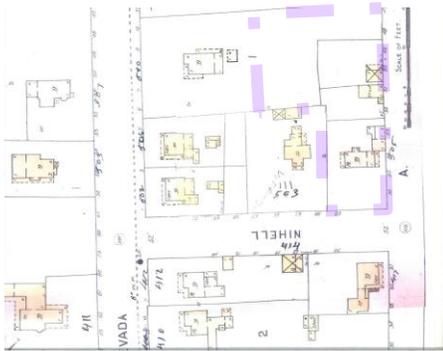
ATTACHMENTS:

1. See website: <http://jsullivan.com/persephone.html>.

ACTIONS REQUESTED

Review and provide direction on the presenter’s re-evaluated conceptual plan to restore, remove portions, and make additions to the residence at 505 Nursery Street.

BACKGROUND / DISCUSSION: John Sullivan is considering the purchase of the property at 505 Nursery Street. The residence is depicted on the 1898 Sanborn Map, though Sullivan believes it dates back to at least the mid-1800s.



Excerpt from the 1898 Sanborn Map, Page 3



View from Nihill St.



View from Nursery St.

The site is overgrown with trees and shrubs and the house is in severe disrepair. Sullivan first presented a conceptual proposal to the Planning Commission at their July 21, 2017 meeting which included substantial improvements, including lifting the house and re-orienting it. After receiving comments from commissioners and also from surrounding neighbors, Mr. Sullivan has re-evaluated his conceptual proposal. He is now looking for feedback on concept that does not involve relocating historic structures. It does involve removing more recent improvements that currently encroach in the rear yard and proposes new development within the R1 setback constraints.



Re-evaluated conceptual proposal

The structure is considered legal, non-conforming as the garage is situated nearly, directly on the property line along Nursery Street. Because the restoration will involve exterior changes, the proposal will also be subject to Architectural Review. Mr. Sullivan has updated his webpage that describes the current condition of the residence and describes his overall new vision: <http://jsullivan.com/persephone.html>.

REGULATORY CONSIDERATIONS:

Architectural Review: The Planning Commission, in their role as the Architectural Review Committee, is required to review proposals for the erection or exterior alterations of any structure, or the remodel, demolition, or razing of any structure. Findings must be made that the structure is generally compatible with Nevada City style architecture and compatible with the surrounding neighborhood.

Legal Non-Conforming Structure: Pursuant to Municipal Code Section 17.76, no non-conforming building may be enlarged or substantially altered except when the alteration is for a minor addition to a non-conforming single-family residence, so long as the specific findings can be made as outlined in Section 17.76.020, and listed below. Staff has included an analysis in *italics* immediately following each finding as it relates to the subject property.

1. The single-family residence being altered, remodeled or accessory building added to was constructed prior to December 27, 1973, the date of the original adoption of the zoning ordinance;
2. The proposed addition will not increase the existing floor area of the structure being altered by more than twenty percent (in the case of the construction of a new accessory building, there is no size limitation);
3. The nonconformance of the existing residence is based on existing setback encroachments and/or lot area, lot width or lot frontage deficiencies;

4. No portion of the proposed new addition or new accessory building will encroach into the setbacks currently required by this title in the base or combining district regulations;
5. The property is used expressly for a single-family dwelling use and the base zoning district is R1 or R2, and no conditional uses, such as guest houses, second housing units or bed and breakfast uses exist on the property.

RECOMMENDATION: No action is being requested at this time. Mr. Sullivan is seeking general guidance on his re-evaluated conceptual proposal before he closes escrow. In guiding the applicant, staff recommends that the Planning Commission advise as to how a specific proposal might meet the Architectural Review requirements and standards for alteration of a legal non-conforming structure.