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CITY OF NEVADA CITY

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

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Still View Properties, LLC - Steve Bowden
Name

255 Elm Avenue
Address

Auburn, CA 95603
City, State

530-308-6230
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 _____

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):

601 Searls Avenue
Street Address

05-280-08
Assessor's Parcel Number

Nearest cross street Bost Avenue

New floor area proposed 7,800 S.F.

Briefly describe proposed project:

New R-2 residential development for six single family town home units, each 1,300 square feet in size; accompanied by site development including driveway, parking, enclosed garage for six vehicles (one per unit), landscaping, walkways and other amenities.

Number of dwelling units on property 6

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. If agent, submit letter from property owner.

Signature _____ Date 8/9/16

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Approved by:

Signature _____ Date _____

Signature _____ Date _____

PLEASE 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 any 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.

See accompanying tree removal application and see accompanying site development plans

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

Please explain how it is compatible The site coverage and setbacks are in full compliance with the City R-2 development ordinances. The building "massing", orientation to adjacent streets and building overall heights are comparable to adjacent property structures.

VOLUME AND MASSING

Lot Size 33,864 SF

Will the proposed building or changes	Yes	No
Have a larger floor plan than surrounding buildings?	☐	☒
Be taller than surrounding buildings?	☐	☒
Block views or sunshine from existing buildings?	☐	☒
Does the site plan provide a private yard area?	☒	☐

Discussion, if needed:

See accompanying "Project Description Narrative"

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: SEE ATTACHED LIST OF MATERIALS Pitch: _____

Siding: _____

Windows: _____

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

		Color brand, name, number
Roof:	SEE ATTACHED LEGEND OF EXTERIOR MATERIAL COLORS	
Trim:		
Accents:		
Railings/Decks:		

DETAILS

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

SEE ATTACHED DRAWINGS, AND DETAILS ON DRAWING 36

- 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.

See accompanying drawings, list of building finishes and project specifications

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CHECKLIST FOR ARCHITECTURAL REVIEW APPLICATIONS

This packet contains filing forms and instructions for completing an architectural review application. Architectural review applications apply to:

1. New Construction – inside or outside of the Historical District
2. Alterations to buildings within Historical District
3. An addition of new floor area that is greater than 25% of the existing, conditioned living area of the residence.

The Planning Commission acts as the Architectural Review Committee for all applications for architectural changes to any buildings and structures, or the removal or demolition of any structures.

Please review the following ordinances which will provide the City's goals in preserving the character of Nevada City architecture in terms of historical value, site coverage and planning, as well as volume and massing, materials, color, general design and details. These ordinances also discuss the standards of architectural review within the Historical District and the definition of "Mother Lode Era" architecture. Even though a property is outside of the Historical District, City Ordinances provide standards for architectural review "in keeping within the context of the neighborhood."

1. ***Ordinance 90-01***
2. ***Ordinance 92-06***
2. ***Historical District Ordinance 338***
3 ***Nevada City Design Guidelines***

PROCESS: Once a complete application has been submitted, it will be scheduled for Planning Commission review. Some applications, such as new construction or major renovations, will require distribution by the City Planner to staff such as the City Engineer, Director of Public Works, Police Chief and the Fire Chief. This can take up to two or three weeks for their review and to provide comments and any conditions. **The City Planner will then schedule the application before the Planning Commission, who meets on 3rd Thursday of each month at 1:30 p.m. at City Hall.** The applicant or their representative MUST be present to discuss the application at this meeting. The applicant will receive a copy of the agenda and staff report prior to the meeting. Once approval has been obtained, a building permit can be obtained from the Nevada County Building Department. The Building Department will require 2 sets of plans that include two City staff signatures (usually City Planner and City Engineer).

Checklist for application submittal: Please include the following items as applicable:

(✓) 1. Architectural Review application, signed by owner. If signed by a representative, include a letter of authorization from the property owner(s).

(✓) 2. Project Description – please submit a written description of the work proposed.

(✓) 3. Filing fee of **$200** if the construction is less than 25% of the original area of the existing home OR **$800** for new construction, or if the construction is greater than 25%

(✓) 4. Ten folded copies of Site Plan and Elevations – see attached ***"Guidelines for Submitting Site Plans and Elevations"*** **INCLUDING ONE 8-1/2 X 11" REDUCTION OF SITE PLAN and ONE 8-1/2 X 11" REDUCTION OF THE ELEVATIONS**

(✓) 5. Ten color chips, to be distributed with Commissioner's packets

(✓) 6. Photograph(s) of structure or property or of property if vacant (Using a digital camera and printing pictures on 8-1/2" x 11"paper is acceptable.)

(✓) 7. All Material specifications, especially windows and siding

NOTE: **SEE FOLLOWING PAGE REGARDING BACKFLOW PREVENTION DEVICE REQUIREMENT**

( ) 8. Backflow Prevention Device: The City requires that with the issuance of ANY building permit, a backflow prevention device shall be installed on the sewer lateral from the City sewer main to the property. Attached is information on how to comply with the ordinance. If a backflow device is not installed on the property, one will be required PRIOR to the final issuance of any building permit.

HOW TO COMPLY WITH CITY ORDINANCE REQUIRING BACKFLOW PREVENTION DEVICE

The City of Nevada City adopted Resolution 2005-12 on March 14, 2005 which requires that with the issuance of any building permit, a back-flow prevention device shall be installed on the sewer lateral from the City sewer main to the property. A back-flow prevention device is also required upon the sale of any parcel within the City (prior to the close of escrow or transfer).

The City contracts with the Nevada County Building Department for issuance of all building permits (construction, roofing, plumbing, etc.). At the time of building permit application, the building staff will ask if a backflow prevention device has been installed. If not known, the Inspector will check when inspecting the property. If one is not installed, the following process needs to be undertaken:

1. Contact City Hall Planning Department (530-265-2496 x130) to determine to if a back flow prevention permit is one file. If one is on file, a copy will be provided to applicant to give to County Building Department. If not please take the following steps:

2. Contact plumber or contractor to install a backflow device.

3. Call Nevada City Hall (530-265-2496). Ask for extension 148 (Public Works) and request an inspection, leaving the name, address and phone number to contact. An inspection will be scheduled.

4. After inspection, Public Works will complete a form for applicant to take back to the County Building Department. A copy will be retained in the City address files.

Building Permit can be issued by the County