



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, February 18, 2016 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 Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF MINUTES

- January 28, 2016 Regular Meeting;
- Amend minutes of November 19, 2015 to reflect that conditions of approval for the Architectural Review approval at 108 Grove Street allowed for a gable roof option.

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.

DENIAL FINDINGS

1. **254 Boulder Street – Charlotte Dewar-Xu, Owner** – Denial Findings for the Architectural Review application heard before the Commission on September 17, 2015

SIGN APPLICATION

1. **417 Broad Street – Katia Nesterova** – Proposed sign for “Beautiful With Katia” for a business providing retail sales of women’s clothing and accessories; two signs: hanging sign and lawn sign (within Historical District)

ARCHITECTURAL REVIEW AND SIGN APPLICATION

1. **307 Broad Street – Kristin Welch** – Proposed architectural review to repaint the exterior tenant space and proposed sign for “Mama Madrone’s Eco Emporium” offering retail sales of ecologically responsible merchandise; double-sided hanging sign, (within Historical District)

ARCHITECTURAL REVIEW

1. **222 Reward Street** – Demolition of an existing garage and Architectural Review of Proposed Garage

DESIGN RECOMMENDATION

1. Review re-designed project and provide recommendation to the City Council for seating and table options at Robinson Plaza

PLANNING COMMISSION LIAISON REPORTS – Reports on previously approved projects – **informational only**
Chief Kelly – Minor change to architectural details (porch railing and window above door)
108 Grove Street – Paint color and architectural details
244 Boulder Street – Minor revision to siding material

TRAINING / DISCUSSION: City Planner Reports - informational only and no action will be taken

City Council Follow-up on the Formula Business Ordinance

STAFF APPROVALS AND DETERMINATIONS – (for information only):

309 Cross Street – Replace siding
710 Zion Street – Minor Revision to Signage (Mountain Stream Meditation Center)

CORRESPONDENCE: Formula Ordinance

ANNOUNCEMENTS: Next Regular Meeting – March 17, 2015 (wear green!)

ADJOURNMENT:



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: February 18, 2016

APPLICANT: City of Nevada City

RE: **Denial Findings:** Architectural Review application for the remodel of the front entry façade to an accessory structure; 254 Boulder Street

ATTACHMENTS:

1. Excerpt Minutes from September 17, 2015 Planning Commission Meeting

ACTIONS REQUESTED

Deny the Architectural Review Application of Charlotte Dewar-Xu proposing remodel of the front entry façade to a building on the property located at 254 Boulder Street

BACKGROUND

On September 17, 2015 the Planning Commission re-reviewed a proposal, initially heard at the July 16, 2015 meeting, to remodel the front facade on an accessory structure that was originally constructed in the 1960's. The structure is located on the same property as the historic Marsh House, located at 254 Boulder Street. At the September meeting, the Planning Commission voted to deny the Architectural Review application, making a motion of intent until such time that denial findings could be written which reflects the Commission's determination.

RECOMMENDED MOTION

In the Planning Commission's denial of the Architectural Review Application of Charlotte Dewar-Xu proposing remodel of the front entry façade to a building on the property located at 254 Boulder Street, Nevada City, as submitted and revised, the commission makes the following findings:

1. Charlotte Dewar-Xu as owner submitted a proposal to remodel the front entry façade to an accessory building located on property at 254 Boulder Street by adding wooden beams and rafters, a new front stone wall with reclaimed materials, and a matching roof that would protect a doorway from weather damage.
2. The building was constructed in 1960, but is located on the same property as the historic Martin Luther Marsh House built and occupied by one of the city's founding families. The Marsh house is on the national Register of Historic Places in Nevada County and is a prime example of Nevada City architecture of the Mother Lode type that has remained virtually unaltered in outward appearance since its construction in the late 1800s.
3. Although the property is outside the Historical District, as the Design Guidelines point out, accessory buildings should be designed to fit the character of the neighborhood and they should be compatible with the primary structure. The Marsh House is a building of special historical

and architectural interest and value and the context of the neighborhood primarily reflects the Mother Lode type of architecture that the City seeks to preserve, protect and enhance. The property is very visible on one of the major streets entering downtown Nevada City.

4. Even after being afforded an opportunity to present revised plans that are more in keeping with the City's architectural standards and Design Guidelines, the proposed remodel as revised similarly contained design details more Craftsman-style as opposed Mother Lode in style to such an extent that it appears to be inconsistent and in conflict with the Mother-Lode style of the neighborhood in general and of the principal Marsh House in particular.
5. A more compatible design for the entry façade for the accessory structure would be practical and desirable to further the goals of the City General Plan to preserve the historic character of Nevada City architecture, especially in terms of style, general design, details, and historic values.

ARCHITECTURAL REVIEW (Outside Historical District)

1. **254 Boulder Street – Charlotte Dewar-Xu, Owner** – Architectural Review application for the re-review of a proposed remodel of the front entry façade to an accessory building as continued from the July 16, 2015 planning commission meeting.

Ms. Charlotte Dewar, applicant and property owner, was present.

Planner Wolfson introduced the project, noting that it had previously come before the Commission and that this was a continuation from the July 16 meeting. The Commission had asked that the applicant prepare a design that was less ornate. The current design eliminates lattice details and iron bands and overall presents a simpler form than the previous design.

Applicant Dewar indicated that the architect was concerned about the redesign request because the plan was already simplified and had been reluctant to remove additional details. She advised that she intended to work with the Commission and asked that he further simplify the design.

Chair Croul opened up the meeting for any public testimony;

Neil Locke, City Clerk provided testimony regarding the removal of the original door and other exterior alterations that have taken place to the residence and stated that alterations such as this are required to come before the Commission.

Chair Croul closed the public hearing and reminded the commission and the applicant that the project before them was not the residence;

Vice Chair Meek read an excerpt from August 16, 1982 Lodi News Sentinel regarding the Marsh Christie House and its historic value to the community and noted that she interprets design guidelines to mean accessory buildings should not compete architecturally with the main structure. The changes on the barn face should preserve the façade in what little remaining simplicity exists.

Commissioner Parent indicated the Commission has heard from the applicant several times and that the proposal today demonstrates disrespect. The proposal is too similar to the design previously reviewed by the Commission. He expressed his dismay for the unpermitted alterations of both the accessory structure and the residential structure.

Commissioner Lauters indicated that he had expected a drastically different design from the previous design and that the applicant disregarded the Commission's direction regarding the inappropriateness of the original design. Neighboring structures do not represent craftsman style architectural. The design is out of context with itself and with neighboring buildings. The design before the commission is too similar to the previous design.

Commissioner Thiem. Indicated that he was not present at the July 16 meeting and was not in a position to know what the direction was for the applicant at that time. He feels it may be still be too ornate for its original use as a barn and should be less of an architectural statement and more a historical statement appropriate to the original barn use.

Chair Croul indicated that he felt the design of the studio entryway met the expectations of the Commissioners last request and was an improvement from the previous design. He asked for clarification on the step shown on the plans. Discussion ensued amongst the members and the applicant. The record clarified that the feature under discussion is not a step, but a decorative wall feature and that entry is from the side of the façade. Croul feels the façade design achieves the purpose of protecting the door and feels it relates well to the other features of the structure. The façade as proposed will emphasize the function as the front of the structure. The current face of the structure does not read as craftsman style and that a shed roof might be a better fit. Overall, it does provide the function and feels the design is appropriate.

Discussion ensued regarding the potential actions that could be taken to either deny or continue the item. The consensus was that the applicant was not interested in a fundamental redesign of the façade and that a motion of intent to deny the application would be the most appropriate route.

MOTION by Thiem, Second by Meek and Carried to make a motion of intent to deny the architectural review application for the front entry façade at 254 Boulder Street, subject to findings to be prepared by staff: Vote: 4-1; Planner Wolfson indicated that she would work with the applicant and the Commission to come up with an appropriate date to bring the findings before the Commission since the applicant would be out of the Country for the October hearing.

The Applicant expressed her passion and love for the property. She indicated that much work and money went into rehabilitating the main residence and that any physical alteration was done in an effort to save it from its dilapidated state and with much passion and love for the property. The barn restoration has been influenced from ancient Chinese architecture. She wishes the Commission could be more supportive of her effort.



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: February 18, 2016

RE: Sign Application – 417 Broad Street, Suite D – ‘Beautiful with Katia’

ATTACHMENT:

- 1) Application for Historic District Sign
- 2) Signage Exhibit
- 3) Photograph of the proposed placement locations

APPLICATION:

The tenant of the building, Katia Nestrova, is requesting approval of two signs for a new retail clothing business called the “Beautiful with Katia.” The two signs will be identical in size and design. One sign will hang beneath the porch overhang, above the business entrance using the existing eye bolts. The porch sign will be located around the corner, along the eastern side of the building. A second sign is proposed as a lawn sign installed in the landscaped area. The applicant has indicated that the lawn sign is necessary because the existing sign kiosk does not offer adequate space for a fourth sign that will be visible to the public. The details of the signage are as follows:

1. The sign material will be wood
2. The sign will be painted in colors as provided on the exhibits. The applicant has provided two design options for the Commissions consideration, outlined below as options A and B:

Feature	Option A	Option B
Lettering	Black	Black
Background	White	White
Border	Gray	Light Green
Graphic	Black and Red	Black and Red
Graphic Detail	Woman in dress	Woman in dress

3. Two sided
4. Square design of 1.5 x 1.5 feet for a total of 2.25 Square feet (Aggregate sign area of both signs is 4.5 square feet).
5. Sign one will hang from an existing bracket affixed to the building, above the business entrance
6. Sign two will hang from a proposed iron yard stake installed in the landscaped area, adjacent to the existing sign kiosk.
7. The applicant is proposing two different lettering styles on the signage:
 - a. Edwardian Script was designed in 1994 to mimic the look of true handwriting ¹

¹ <https://www.myfonts.com/fonts/linotype/itc-edwardian-script/>

- b. DeVinne Txt BT Regular is a variation of the DeVinne typeface from the Parisian typefoundary Deberny & Peignot, developed around 1900²

RECOMMENDED MOTION

After discussion and hearing from the public, the Commission can make a motion to approve/deny the sign application, as conditioned, making the following finding:

That the exterior appearance of the proposed signage is/is not consistent with the Mother Lode type of architecture (17.68.080).

CONDITIONS OF APPROVAL:

1. No neon is permitted.
2. No banners are permitted.
3. Porch signage shall be located at least 8 feet from the sidewalk to the bottom of the sign.
4. Prior to sign installation, written authorization from the property owner shall be provided to the city planner.

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

² <http://www.azfonts.net/families/devinne-txt-bt.html>



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CITY OF NEVADA CITY
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APPLICATION FOR HISTORICAL DISTRICT SIGN

Applicant Ekaterina Nesterova
 Name Beautiful with Katia women's clothing and acc.

Address 417 Broad Street - Nevada City

City, State CA

Phone 530-300-4467 katiaindia2@mail.ru

Owner's name if different from above

Check all that apply:

- Erect a new sign
- Alter an existing sign
- Relocate a sign

Supporting data must be attached for new signs & alterations:

- Colored rendering of proposed sign
- Color chips
- Material specs

Address of property where sign is proposed:

NAME OF BUSINESS Beautiful with Katia

SIZE: DIMENSIONS OF SIGN: 1.5 ft by 1.5 ft.

Total Square Footage: (2.25 each side)
 (Both sides are counted) 4.50 sq ft.

Double Sided? (Yes) (No)

If irregular in shape, providing sketch indicating the area of the smallest rectangle which can wholly contain the sign and provide dimensions. See example provided on Sign Application Checklist.

LOCATION Please indicate proposed location on building: (Also provide photograph indicating location)

lawn sign

Materials of sign wooden painted sign with iron yard stake

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)

light green.
light pink,
black and red

black lettering.

Lettering Style, Name:

Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture

Edwardian and Devonne txt BT

How many business entrances are there on the building? 1

How many businesses now occupy the building? 3

CODE COMPLIANCE:

APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING: (Please check the following boxes to indicate the applicant understands and acknowledges the Historical District Sign Standards) By signing the following, the applicant agrees to adhere to these standards and any deviation will result in code enforcement procedures from the City, which could result in a fine and/or revocation of the sign approval.

- () No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)
- () Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)
- () Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)
- () Signs shall be lighted only at such times as the premises are open for business, and after business hours, all illumination shall be indirect. (Section 17.80.190G)
- () Banners and Flags are not permitted to hang from buildings (Municipal Code Section 8.04.020D)

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

Signature

[Signature]

Date

02/03/2016

1.5 ft

Beautiful
with Katia



Women's clothing and accessories

1.5
ft

1.5 ft

Beautiful
with Katia



Women's clothing and accessories

1.5
ft





Porch Sign

Yard Post Sign



City of Nevada City

TO: Planning Commission
FROM: Amy Wolfson, City Planner

HEARING DATE: February 18, 2016

RE: Architectural Review Application for Exterior Paint Alteration and Sign Application;
307 Broad Street – “Mama Madrone’s Eco Emporium” – retail store

ATTACHMENTS:

- 1) Application for Historic District Sign
- 2) Application for Minor Architectural Approval – Re-paint
- 3) Detailed exhibit of signage and bracket
- 4) Rendering of Building

MULTIPLE ACTIONS REQUESTED:

- 1) Approve new colors palette for the tenant space at 307 Broad Street
- 2) Approve new exterior signage for “Mama Madrone’s Eco Emporium”

APPLICATIONS:

The tenant of the building, Kristen Welch is requesting approval to repaint the exterior of the tenant space in hues of gold, red, and green. Ms. Welch is also requesting approval for a sign for a retail business called “Mama Madrone’s Eco Emporium.” The business is located at 307 Broad Street and is owned by Kenneth and Stephanie Meyers. Ms. Welch is the owner of “Being Green,” currently located in the New York Shops building, and is moving this business to the Broad Street location under the new name.

Paint colors for the exterior re-painting have been selected from the Benjamin Moore Historical, Williamsburg, and Standard color palettes, and are inspired by the natural colors of the madrone tree. Paint details are as follows:

- 1. The body of the business face, and most prominent color, will be Livingston Gold (HC-16)
- 2. The Door will be Carriage Red (CW-250)
- 3. Framing elements will be in Dark Purple (2073-10)
- 4. Other accent details will be in Greenhow Moss (CW-450) and Henderson Buff (HC-15)

The details of the sign are as follows:

- 1. Carved wood
- 2. Two sided and irregular in shape
- 3. 31” x 55” for a total of 23.68 square feet (includes both sides)
- 4. The sign will hang from an existing decorative wrought iron bracket
- 5. Two Lettering styles: Variation of **THE CASABLANCA** and Cochin LTStd Regular,
 - a. The sign will be painted in colors as provided on the exhibits:

Feature	Color
Lettering	Hepplewhite Ivory (HC-36)
Background	Dark Purple (2073-10)
Border	Parrot Green (CW-465)
Graphic	Parrot Green and Audubon Russet (HC-51)

|

RECOMMENDED MOTIONS:

1. After discussion and hearing from the public, the Commission can make a motion to approve/deny the architectural review application, as conditioned, to repaint the exterior face of the tenant space at 307 Broad Street, making the following findings:
 - a. That the exterior appearance of the repainted building is/is not consistent with the Mother Lode type of architecture (17.68.080).

CONDITIONS OF APPROVAL

- i. Paint colors shall substantially comply with the exhibit provided to the Planning Commission
 - ii. 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.
2. After discussion and hearing from the public, the Commission can make a motion to approve/deny the sign application, as conditioned, making the following findings:

- a. That the exterior appearance of the repainted building is/is not consistent with the Mother Lode type of architecture (17.68.080).

CONDITIONS OF APPROVAL

- i. No neon is permitted.
- ii. No banners are permitted.
- iii. The sign shall be located at least 8 feet from the sidewalk to the bottom of the sign.
- iv. 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.



CITY OF NEVADA CITY

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APPLICATION FOR HISTORICAL DISTRICT SIGN

Applicant

Kristin Welch
 Name
20653 Rector Rd
 Address
Nevada City, CA 95959
 City, State
70-0993
 Phone
Ken Meyer
 Owner's name if different from above

Check all that apply:

- Erect a new sign
 - Alter an existing sign
 - Relocate a sign
- Supporting data must be attached for new signs & alterations:
- Colored rendering of proposed sign
 - Color chips
 - Material specs

Address of property where sign is proposed:

307 Broad St.

NAME OF BUSINESS

Mama Madrone's Eco-Emporium

SIZE: DIMENSIONS OF SIGN: 31" x 55"

Total Square Footage: 23.68 sq. ft.
(Both sides are counted)

Double Sided? (Yes) (No)

If irregular in shape, providing sketch indicating the area of the smallest rectangle which can wholly contain the sign and provide dimensions. See example provided on Sign Application Checklist.

LOCATION Please indicate proposed location on building: (Also provide photograph indicating location)

Located above entrance & hung from existing bracket over sidewalk

Materials of sign carved wood

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)

Parrot Green: CW-465 (Williamsburg color) border, treetop, lower leaves
Hepplewhite Ivory: HC-36 font Dark Purple: 2073-10 background
Audubon Russet: HC-51 tree-trunk

Lettering Style, Name: Casablanca "Madrone's, Cochin "eco-emporium, mama

Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture

Early 1900's style lettering

How many business entrances are there on the building? 1

How many businesses now occupy the building? 1

plus 1 side delivery door

CODE COMPLIANCE:

APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING: (Please check the following boxes to indicate the applicant understands and acknowledges the Historical District Sign Standards) By signing the following, the applicant agrees to adhere to these standards and any deviation will result in code enforcement procedures from the City, which could result in a fine and/or revocation of the sign approval.

- No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)
- Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)
- Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)
- Signs shall be lighted only at such times as the premises are open for business, and after business hours, all illumination shall be indirect. (Section 17.80.190G)
- Banners and Flags are not permitted to hang from buildings (Municipal Code Section 8.04.020D)

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

Ken Meyer

K. Welch
Kristin Welch 2/8/16



CITY OF NEVADA CITY

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APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Kristin Welch
 Name
20653 Rector Rd
 Address
Nevada City, CA 95959
 City, State
530-470-0993
 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):

307 Broad St. Nevada City, CA 95959
 Street Address Assessor's Parcel Number

Nearest cross street Pine St. New floor area proposed _____ S.F.

Briefly describe proposed project:

Painting exterior of street side of building, including basic prep i.e. power washing dirt off first.

Number of dwelling units on property _____

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.

K. Welch
 Signature

2/3/16
 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: _____

Windows: _____

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Please see attached info.

Trim: _____

All Benjamin Moore paints.

Accents: _____

HC-16 livingston gold

Railings/Decks: _____

Historical colors

HC-15 henderson buff

Williamsburg colors

CW-450 greenhow moss

DETAILS

other BM color

CW-250 carriagered

2073-10 dark purple

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.



$$31'' \times 55'' = 1,705''\text{sq} = 11.84'\text{sq}$$

$$\text{Both sides} = 23.68'\text{sq}$$

307 Broad St.
Mama Madrone's Eco-Emporium



HC-16
livingston
gold



Colors were inspired by this madrone tree photo and by the building's brick.

All colors are Benjamin Moore paints.

Historical Colors:

- HC-16 livingston gold
- HC-15 henderson buff

Williamsburg Colors:

- CW-450 greenhaw moss
- CW-250 carriage red

other BM color:

- 2073-10 dark purple

307 Broad St.
Mama Madrone's Eco-Emporium



- 2073-10 dark purple
- CW-450 greenhow moss
- HC-16 livingston gold
- CW-250 carriage red
- 2073-10 dark purple
- HC-16 livingston gold
- 2073-10 dark purple



- HC-16 livingston gold
- HC-15 henderson buff
- 2073-10 dark purple
- CW-450 greenhow moss



- HC-15 henderson buff
- CW-250 carriage red
- 2073-10 dark purple

February 3, 2016

Dear Planning Commission,

My name is Kristin Welch. I am the owner of the retail shop, Being Green that has resided in the New York Shops since 2007. I purchased the business in August 2013. I am in the process of moving and renaming the store. I am excited to be moving into the old Maiden Lane location at 307 Broad St.

Our new name is Mama Madrone's Eco-Emporium. I am submitting an application to paint the front facade of the building. The colors are inspired by our local madrone tree and compliment the existing brick. I believe the warm and welcoming colors will help beautify the 300 block of Broad St!

I appreciate your time and consideration!

Please feel free to contact me if you have any further questions.

Sincerely,

Kristin Welch

cell: (530) 575-8689



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: February 18, 2016

APPLICANT: James & Mary Sperlazza, Owner

RE: **Architectural Review Application to Demolish an Existing One-car Garage and Construct a Detached Three-car Garage**

ATTACHMENTS:

1. Demolition Application
2. Architectural Review Application
3. Construction Plans (Elevations, Floor Plan, Site Plan)
4. Wisebuilt Construction Letter
5. Material Details

MULTIPLE ACTIONS REQUESTED

1. Approve the Demolition application for existing garage
2. Approve the Architectural Review application to construct a new three-car garage two structures in substantially the same footprint as the existing structures.

SITE SPECIFICATIONS

Lot Size 1-acre

Zoning R1: Single-Family Residential

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

Lot Coverage 50%

Building Height 35-feet

Historical District Outside

EXISTING GARAGE

The subject garage was originally constructed in the 1940s according to the owner. Assessor records appear to corroborate the 1940's date of residential development. The foundation is currently failing and the present owner is proposing to demolish the garage and construct a detached three-car garage closer to the primary residence. Darin Fredericks of Wisebuilt Construction has confirmed the substandard condition of the garage and recommends its removal (See Attachment 4).



Existing One-car Garage



Slab/Foundation Condition

While this property is located within the boundaries of the original Nevada City townsite, neither the lot nor the residential structures, including the garage, are delineated on the Sanborn maps. Reward Street is a local, dead-end road that comes off of Zion Street. The subject property is located nearly an eighth of a mile west of the Zion Street/Reward Street intersection and is therefore not visible from any main thoroughfare into the City.

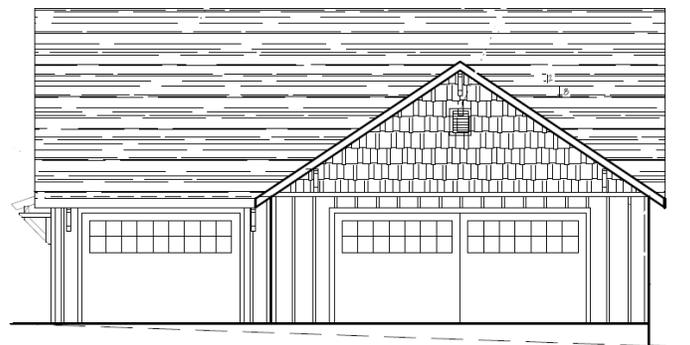


View from Reward Street

PROPOSAL

The owner is proposing to remove the existing garage entirely. A three-car garage is proposed closer to the main residence, situated just off the southwest corner of the residence. The new garage will be constructed in compliance with current building standards and in compliance with local setback and site development standards. The owner has removed two Ponderosa Pine trees in anticipation of the garage construction. The site is level and there are no resource constraints limiting the site for the proposed development.

The architectural style and design will be significantly different from the current design. The existing garage has horizontal wood siding and is approximately 330 square feet. The proposed structure will have board and batten siding for the body and shingle siding within the gabled areas. The size will be nearly 4-times as large as the existing structure at approximately 1,250 square feet and includes three car bays and a storage area in the back. Architectural details, including garage door, siding and lighting samples, are included in Attachment 5. While most properties in the surrounding neighborhood have either one or two-car garages, the property at 228 Reward Street, two parcels west of the subject property, has a three-car garage that is setback a good distance from the main roadway, similar to the proposed garage.



Proposed Garage (front elevation)

REGULATORY AUTHORITY

The R1 zoning designation allows accessory structures which are customarily appurtenant to a permitted use, without discretionary review. However, 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. If a finding is made that such structure has special historical interest or value, or is an example of Motherlode type architecture, then the structure shall not be torn down unless another finding is made that the building has become so dilapidated or damaged that it cannot be reasonably restored. Motherlode type architecture is generally characterized by steep roof pitches, overhanging rooves with gabled ends, covered porches and entries, vertical and bay windows, and use of horizontal and rustic siding materials.

ENVIRONMENTAL REVIEW

Because a garage meets criteria of the R1 designation, as an allowed accessory structure in relation to the residential use of the property, 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 MOTIONS

1. In approving/denying the Demolition application, as conditioned, for the single-car garage located at 222 Reward Street, Nevada City, CA, the Architectural Review Committee finds:
 - a. that the structure does/does not hold special historical interest or value; and
 - b. that the structure is/is not an example of Motherlode architecture (if found to have historical significance or be representative of Motherlode architecture the Committee may condition the replacement structure to reflect the style of the structure to be demolished)
2. In approving/denying the Architectural Review application, as conditioned, for the proposed three-car garage located at 222 Reward Street, Nevada City, CA, the Architectural Review Committee finds:
 - a. that the structure is/is not generally compatible with Nevada City's style of architecture; and
 - b. that the structure is/is not compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDITIONS 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. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.



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 STRUCTURE DEMOLITION

Applicant/Property Owner

Name Sperlazza

Mailing Address 222 Reward St.

City, State Nevada City CA

Phone 530-913-4612

222 Reward St.
STREET ADDRESS

Representative:

Name _____

Mailing Address _____

City, State _____

Phone _____

Size of Structure (Square feet) _____

BUILDING INFORMATION:

Original Date of Construction: 1940's garage
(if unknown, provide evidence as to estimation of construction date: i.e., contractor review, Assessor's Records, etc.).

Date of any additions to the home: _____

Inside Historical District (or adjacent to Historical District?) NO

DESCRIBE THE PROJECT

Provide brief summary of the project (a detailed Demolition Plan of the project is also to be attached; see below)

Demolition of entire 1940's 1 car garage
complete removal of structure, slab + foundation.

BRIEFLY DESCRIBE REASON FOR DEMOLITION OF BUILDING:

garage has cracked foundation and slab
original 1 car garage from 1940's
Not structurally sound for use or expansion

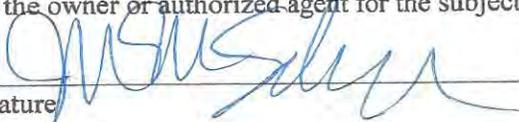
ATTACH A DETAILED DEMOLITION PLAN TO INCLUDE SPECIFIC DETAILS OF THE PROJECT AND ANSWERING THE FOLLOWING:

1. What materials are being removed?
2. Explain the need for removal of materials, providing evidence that the building has become so damaged or dilapidated that it is unusable and cannot reasonably be repaired or restored
3. Are any of these materials being re-used in the project? Clearly list what materials will be re-used and indicate where in the project they will be utilized.
4. If no materials are being re-used please indicate reasons.
5. What replacement materials are being used? Do they match those being removed? If not, explain why.
6. Explain how the exterior appearance and materials will be preserved, to the extent of the alteration.
7. Indicate how the replacement structure will reflect the style or character of the building being demolished.

ATTACHMENTS Include as attachments the following information:

- Elevations – Provide elevations clearly indicating the areas to be demolished. This information will be used with any approval as an exhibit clearly designating areas to be demolished. Include an 8-1/2 by 11 copy of these elevations. **NOTE:** Any additional requests for demolition beyond that approved will require returning to the Planning Commission for further approvals).
- List percentages of walls, windows, and doors to be removed.
- Evidence as to the condition of the materials (include photographs)
- Evidence of the structural condition of the building (i.e., include structural analysis by professionals, contractor bids, etc.)

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature 

Date 2-9-16



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

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APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Sperlazza

Name 222 Reward St.

Address Nevada City CA 95959

City, State 530.913.4612

Phone

Check all that apply:

A New Building GARAGE

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):

222 Reward St.

Street Address

05-230-25-000

Assessor's Parcel Number

Nearest cross street 210N

New floor area proposed 1288 S.F.

Briefly describe proposed project:

Detached Garage adjacent to house

Number of dwelling units on property 1

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

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

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

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

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

[Signature]
Signature

2-1-16
Date

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

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.

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

Please explain how it is compatible All Adjacent homes have 2+3 car garages

VOLUME AND MASSING

Lot Size _____ SF

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

Discussion, if needed:

MATERIALS

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

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

Roof: CLASS A shingles Dark Gray to Match ^{House} Pitch: 12/8
 Siding: Hardie cement board & batten - see color chips
 Windows: single hung vinyl double pane / lowe / energy star - white
 Trim: Hardie trim - white
 Foundation/Pony walls: cement foundation / slab
 Decks, porches, railings: N/A

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: <u>class A shingle</u>	<u>owens corning estate gray</u>
Trim: <u>Hardie trim</u>	<u>Hardie - painted BM cloud white</u>
Accents: <u>N/A vent</u>	<u>Gable vent wood - painted cloud white</u>
Railings/Decks: <u>N/A</u>	<u>white</u>

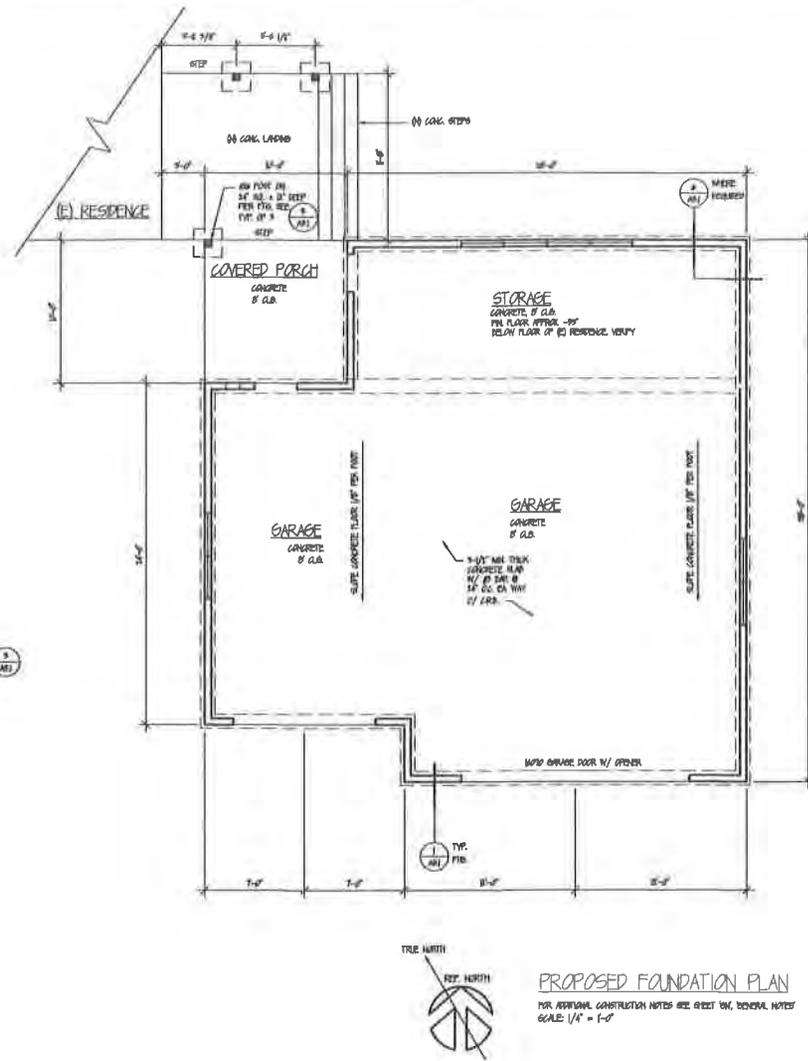
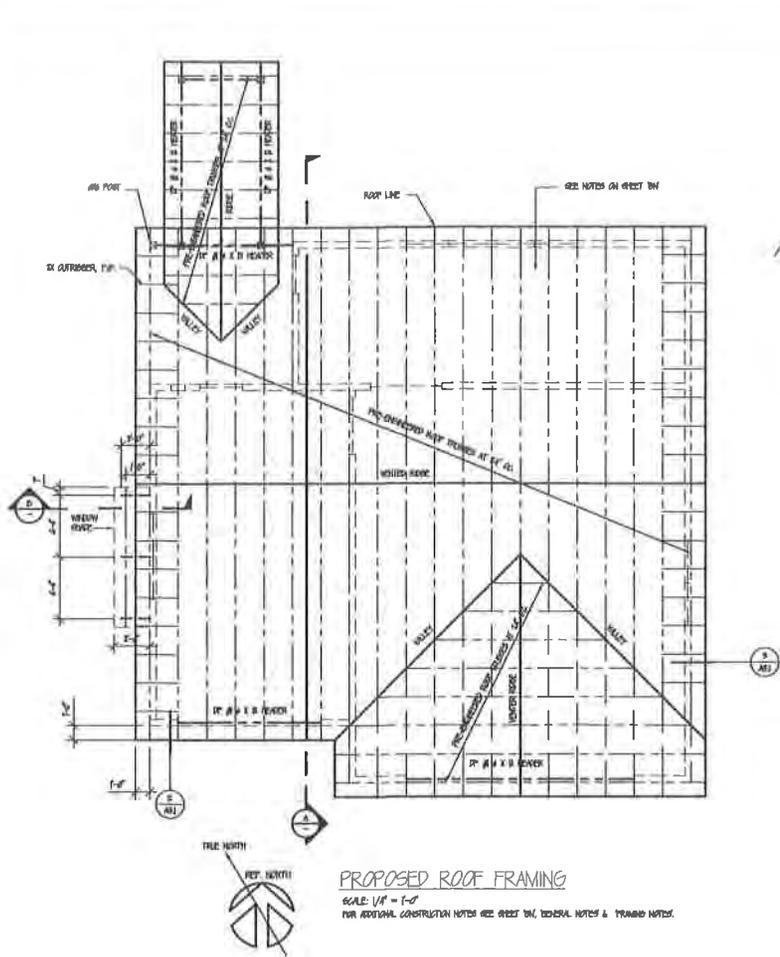
DETAILS

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.



HEDGER HOME DESIGN

Revere, Nev., CA
 (530) 277-0763

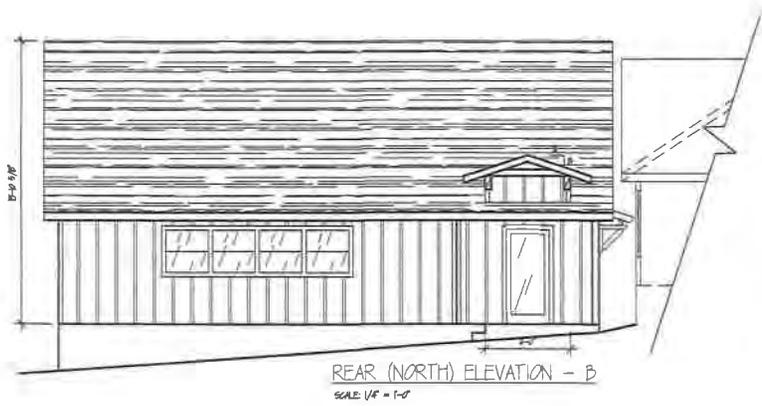
DETACHED GARAGE

Jim & Mary Sporzetta
 222 Edward Street, Nevada City
 NEVADA COUNTY

NO.	DATE
REV.	DESCRIPTION

As Noted
 JAN 2016

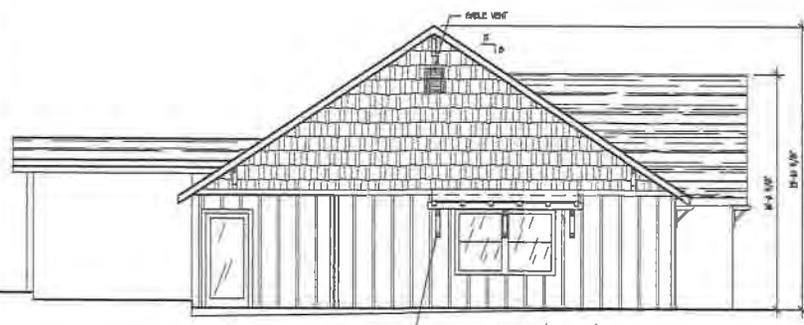
A3.1



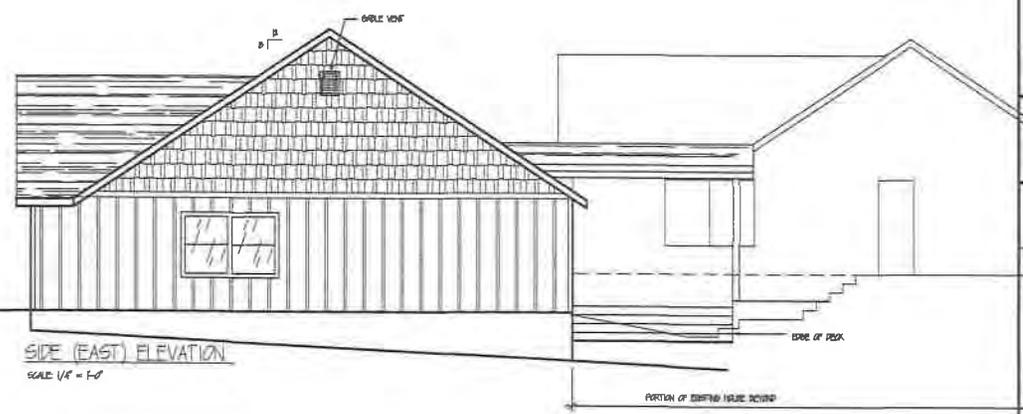
REAR (NORTH) ELEVATION - B
SCALE 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



SIDE (WEST) ELEVATION
SCALE 1/4" = 1'-0"



SIDE (EAST) ELEVATION
SCALE 1/4" = 1'-0"



HEDGER
HOME
DESIGN

Las Vegas, NV
(888) 277-0783

DETACHED GARAGE

Jim & Mary Speranza
222 Howard Street, Nevada City
NEVADA COUNTY

DATE

REVISIONS

NO.

As Noted

JAN 2016

A2.1

**WISEBUILT CONSTRUCTION
506 SACRAMENTO STREET
NEVADA CITY, CA 95959**

To Whom It May Concern,

The garage located at 222 Reward Street in Nevada City is in substandard condition. There are several foundation cracks and evidence of structural settling. I recommend removing and rebuilding to current standards.

Regards,
Darin Fredericks

City of Nevada City

Application for architectural review

Sperlazza
222 Reward Street
Nevada City, CA 95959

Project: New 3 car garage.

This property has a current 1 car garage built in the 1940's.
The current garage foundation is cracked and failing and will be torn down to build the new structure.

We propose building a new 3 car garage in the same area of the original adjacent but detached from the home.

The Materials used:

Foundation-Concrete foundation & Slab

Exterior Body- Hardie Cement board- vertical smooth siding board and batten style – painted Benjamin Moore Iron Gate

Exterior Trim- Hardie Trim boards painted Benjamin Moore Cloud Whit

Roof- Owens Corning Class A composite shingles – Oakridge Estate Gray- to match existing house roof

Windows- Single Hung Vinyl windows with double paned Low-e glass- White

Doors- Steel pre-hung door with single lite- White

Garage Doors- (2) Clopay Coachman series 1 model REC14 painted Benjamin Moore Cloud White.

Exterior Lighting- Quorum Lighting Model 760-86 Wall Lantern- oil Rubbed Bronze max wattage 100

