



City of Nevada City

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
DATE: March 17, 2008
FROM: Cindy Siegfried, City Planner

RE: 342 Clay Street – Lauren and Elizabeth Mackenzie, Owners
Architectural Review Application and Demolition Permit, proposing remodel of existing 680 square foot home and addition to increase square footage to 1184 square feet. The property is known as Assessor's Parcel No. 05-450-47.

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

PROJECT

The existing home was originally constructed as a small miner's cabin, probably in the 1930's, and several additions have been constructed throughout the years and the materials vary with the different stages of construction. The home contains 680 square feet. The property is 0.44 acre in size (just under one-half acre).

A portion of the home was built inside the side yard setback. The new owners are proposing to remove that portion of the home out of the setback, thus making the home a conforming structure.

The existing main floor will be increased to total 1184 square feet and a 875 square foot unconditioned attic is proposed for storage area. The home has an existing 297 square foot basement.

Extensive repairs and changes to the damaged and, in some areas, the non-existent foundation is proposed. If approved, any foundation and retaining wall plans will require approval of the City Engineer, prior to building permit issuance.

A 10-foot-wide utility easement traverses through the property, however no construction will encroach into that easement.

The City's Zoning Ordinance requires a demolition permit whenever "more than 25 percent of any existing wall area and/or building materials or more than 25 percent of the existing structure is to be removed." The owners plan to re-use as much material as

possible, however such material is limited due to the home's condition, including dry rot, lack of foundation, termites and lack of maintenance.

The materials include hardy-plank siding, and vinyl windows with wood trim. Color chips have been provided. Window specifications and photographs are attached.

BACKGROUND

A review of the Planning Department base files indicate an application was submitted in 2002 which proposed demolishing the home and reconstructing and expanding the home to 2,122 square feet. That proposal also placed the new home in the side yard setback and the rear yard setback. That application was denied by the Commission based on the mass/scale issue, among other findings. The Council heard the appeal and upheld the Commission's decision, finding the home could reasonably be repaired and/or restored.

ENVIRONMENTAL REVIEW

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

PROPOSED CONDITIONS OF APPROVAL

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

CITY PLANNER / CITY ENGINEER

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

DIRECTOR OF PUBLIC WORKS:

1. The sewer cleanout is to be changed to a small (24-inch) manhole. The sewer line from 342 Clay to the manhole is to be considered private and not the responsibility of the City.

2. Clay Street shall be repaved at the trench line to City Standards (95% compaction, 2" of A.C.).
3. The Director of Public Works shall provide an inspection of the completed work upon completion of the project.

FIRE DEPARTMENT

1. The installation of a NFPA 13D compliant residential sprinkler system will be required due to inadequate flow and the scope of the project. Plans for the Sprinkler System must be submitted for approval prior to installation.
2. All portions of the buildings shall remain within the 150-foot arc of the Fire Department Access. Fire Department Access is considered as roads/driveways that are a minimum of 14 feet wide, all weather surface, and capable of supporting the load imposed by Fire Apparatus.
3. The Fire Department requires 48-hours notice for all inspections that are required at various steps of construction.
4. Addresses must be posted in such a position as to be plainly visible and legible from the street or road fronting the property.

Attachments

MACKENZIE REMODEL

SUBJECT SITE



OVER

NOT TO SCALE



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

OFFICE USE ONLY
CITY OF NEVADA CITY
Filing Fees
Chk DEC 09 Cash 2010
Bus. Lic.

APPLICATION FOR ARCHITECTURAL REVIEW

Handwritten notes: \$500, Ck# 120

Applicant/Property Owner

Lauren Mackenzie

Name
342 Clay Street

Address
Nevada City, CA

City, State
619-316-5993

Phone
MARK - 913-1114
Contr.

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):

342 Clay Street
Street Address

65-450-47
Assessor's Parcel Number

Nearest cross street Between Adams + Turpentine

New floor area proposed S.F.

Briefly describe proposed project:

To create a structurally sound home that fits the mother lode style of Nevada City, reuses any viable existing materials + retains the charm of the current structure

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: limited salvageable material due to dry rot, lack of foundation, termites + lack of maintenance

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.

Signature Lauren Mackenzie

Date 12/9/2010

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 and proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

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

If no, please explain _____

VOLUME AND MASSING

Lot Size .44 acres

| | | |
|--|-------------------------------------|-------------------------------------|
| Will the proposed building or changes | Yes | No |
| 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:

Proposed floor plan will be smaller than that of the surrounding homes in order to preserve the current feel of the property.

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: Composite, same material as existing, different color - see attached Pitch: 9:12
Siding: Horizontal lap handy plank, different from existing varied siding
Windows: Vertical vinyl windows, same style as existing
Trim: Wood, same style as existing
Foundation/Pony walls: pour concrete foundation, extensive changes to damaged + non-existent foundation
Decks, porches, railings: Wood picket railing, concrete porch, same style as existing

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____
Trim: _____
Accents: _____
Railings/Decks: _____

DETAILS

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

- Foundation, rock work or veneer accents - None
- Vents and flues - painted metal
- Door and window materials, trim and design detail - Vertical windows, reuse existing front door
- Porch and deck framing and railing details - front porch concrete, picket style wood railing
- Garage door - NA

OTHER APPLICABLE INFORMATION

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

The most interesting feature of the home, a cement sidewalk with petrified wood + stone inlay will be retained. Home will be moved out of set back to bring it into code compliance. The ~~area~~ ^{current} small + off the street feel will be preserved. My direct neighbors + I are excited for the coming improvements that will allow this house to become a home and an asset to the street.

Addendum to Application for Architectural Review

342 Clay Street, Nevada City

Corrected Square Footages

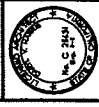
Existing structure is 680 s.f.
Proposed structure is 1,184 s.f.

Un-conditioned non living space

Existing attic s.f is unknown
Proposed attic is 691 s.f

Signed Lauren Mackey

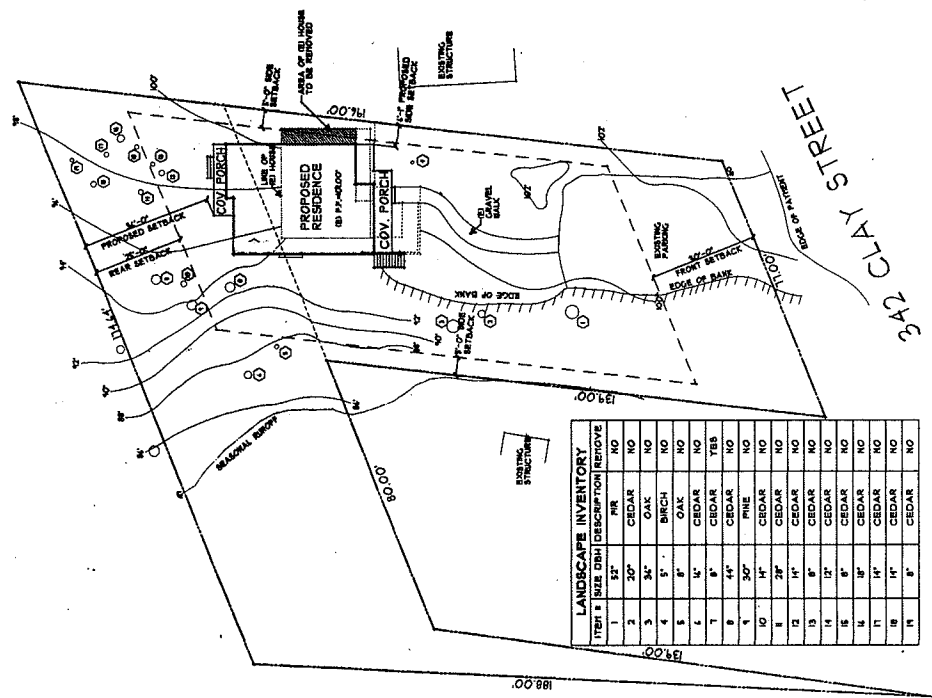
Date 12/13/10



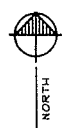
INDEX OF DRAWINGS
 A1 SITE PLAN
 A2 PROPOSED FLOOR PLANS
 A3 EXTERIOR ELEVATIONS

AREA SCHEDULE
 LOT AREA 16,971 S.F.
 FLOOR AREA 140 S.F.
 EXISTING FLOOR 211 S.F.
 EXISTING FLOOR 104 S.F.

PROJECT INFO
 OWNER: LAUREN & ELIZABETH MACKENZIE
 1008 HAWK RD, SUITE 10
 SALT LAKE CITY, UT 84143
 JOB ADDRESS: 342 CLAY STREET
 NEVADA CITY, CA
 BUILDING OCCUPANCY: R-3/1
 TYPE OF CONSTRUCTION: S-F
 CONTRACT NUMBER: 1
 A.P.N.: 08-400-11



| ITEM # | SIZE | DBH | DESCRIPTION | REMOVE |
|--------|------|-----|-------------|--------|
| 1 | 5" | NR | NR | NO |
| 2 | 20" | NR | CEDAR | NO |
| 3 | 34" | NR | OAK | NO |
| 4 | 5" | NR | BIRCH | NO |
| 5 | 8" | NR | OAK | NO |
| 6 | 12" | NR | CEDAR | NO |
| 7 | 8" | NR | CEDAR | YES |
| 8 | 40" | NR | CEDAR | NO |
| 9 | 20" | NR | CEDAR | NO |
| 10 | 14" | NR | CEDAR | NO |
| 11 | 14" | NR | CEDAR | NO |
| 12 | 14" | NR | CEDAR | NO |
| 13 | 8" | NR | CEDAR | NO |
| 14 | 12" | NR | CEDAR | NO |
| 15 | 8" | NR | CEDAR | NO |
| 16 | 8" | NR | CEDAR | NO |
| 17 | 14" | NR | CEDAR | NO |
| 18 | 14" | NR | CEDAR | NO |
| 19 | 8" | NR | CEDAR | NO |



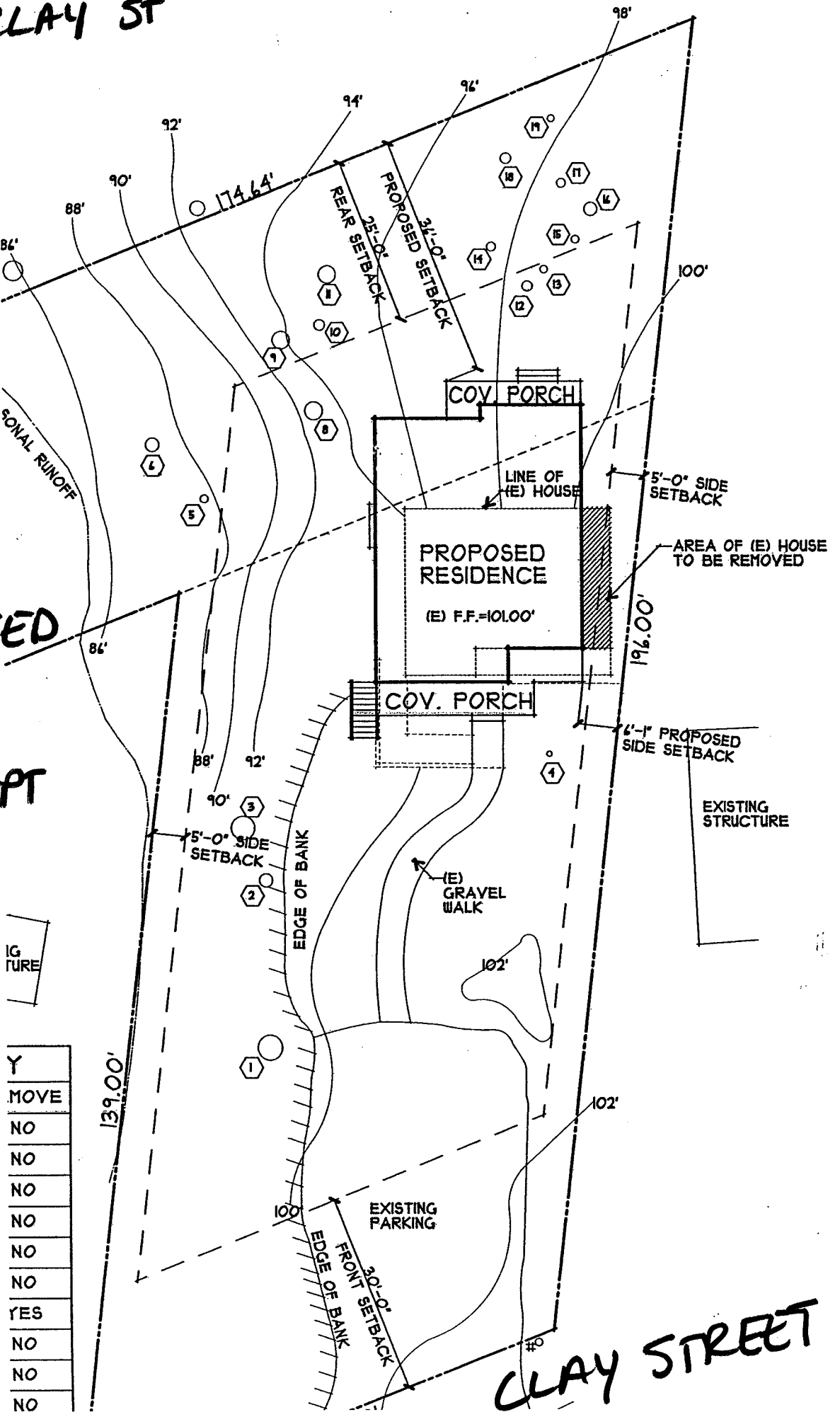
A1 SITE PLAN
 1/4" = 1'-0"

OVER FOR ENLARGEMENT

MACKENZIE REMODEL 342 CLAY ST

ENLARGED
SITE
PLAN
EXCERPT

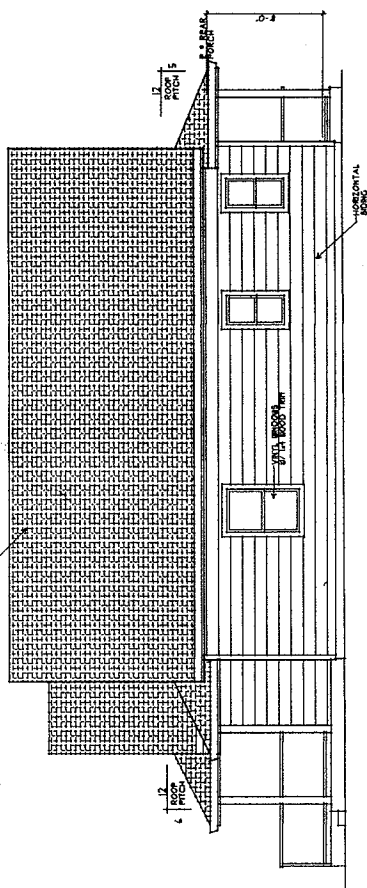
NOT TO
SCALE



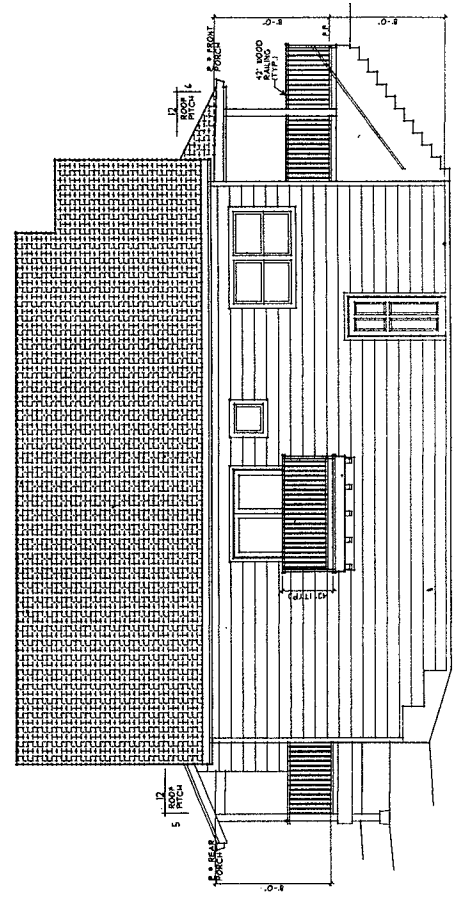
FIGURE

| |
|------|
| Y |
| MOVE |
| NO |
| NO |
| NO |
| NO |
| NO |
| NO |
| YES |
| NO |
| NO |
| NO |

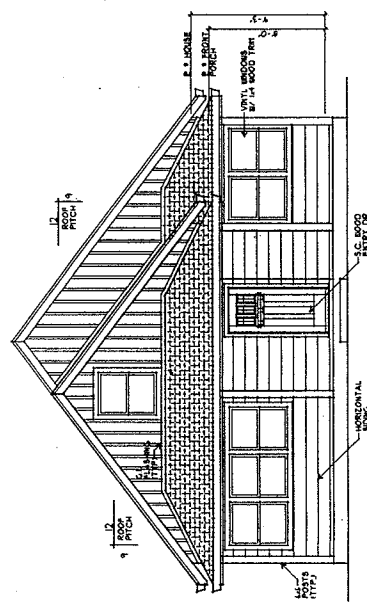
CLAY STREET



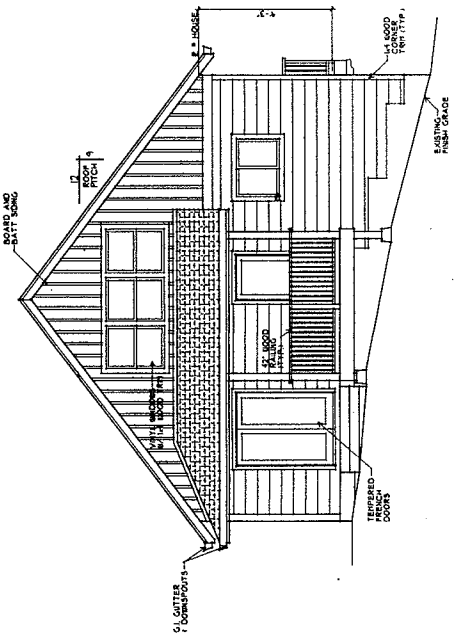
2 SIDE (NORTH) ELEVATION
 A3 1/4" = 1'-0"



4 SIDE (SOUTH) ELEVATION
 A3 1/4" = 1'-0"



1 FRONT (EAST) ELEVATION
 A3 1/4" = 1'-0"



3 REAR (WEST) ELEVATION
 A3 1/4" = 1'-0"



Existing



Existing