

RESOLUTION 17-047

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF CERTIFICATE OF COMPLIANCE 17-001 (COA 17-001)
APPLICANT- DIANE HARRIS
1949 OAK STREET, APN: 008-231-007**

WHEREAS, the existing house located at 1949 Oak Street is listed in the City's Historic Resources Inventory; and

WHEREAS, Diane Harris has submitted an application for a Certificate of Appropriateness to allow for an addition to the existing house at 1949 Oak Street; and

WHEREAS, the project consists of adding a 675 square foot addition to the existing single family home that would add two bedrooms and two bathrooms; and

WHEREAS, Section 21.50.130.C, of the Historic Preservation Ordinance, requires that the Planning Commission review a request for the Certificate and make a recommendation to the City Council based on findings; and

WHEREAS, based on the applicant's proposal to re-use the existing building, which would include an exterior addition that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), would allow the City to Categorically Exempt (Class 31) the project from environmental review; and

WHEREAS, on September 26, 2017, the Planning Commission reviewed the proposed Certificate of Appropriateness, and based upon facts and analysis presented in the staff report and the attachments thereto, and the public testimony received, recommended that the City Council approve the Certificate of Appropriateness; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Section 21.50.130.C of the Historic Preservation Ordinance, Findings for Approval for Certificates of Appropriateness, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

- a. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; Since the rebuilding of the house with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the Design Guidelines for the Craftsman architectural style outlined in the Uptown Town Centre Specific Plan;
- b. In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation. The project would meet applicable design

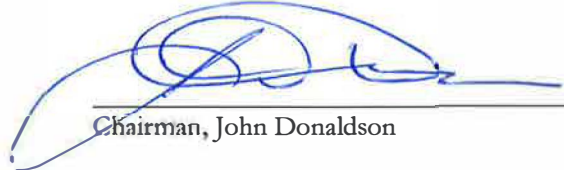
guidelines as described above however; the project will also comply with the Secretary of Interior Standards.

- c. If the project is an addition to a historic building, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; Since this project consists of an addition built in a manner consistent with the Secretary of Interior Standards, the project will not cause a significant adverse effect as defined by CEQA.
- d. Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards. The house is a contributor to the Vine Street Overlay Zone. The Designer is familiar with the Historic Building Code and is prepared to address the code as necessary.
- e. The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation. The building is listed on the City's Historic Resource Inventory and is eligible to receive a Certificate of Appropriateness.

Section 3 Approval. The City Council of the City of El Paso de Robles hereby approves a Certificate of Appropriateness COA 17-001 authorizing the remodel and addition of the house at 1949 Oak Street and require that its reconstruction be done in a manner that retains the character defining features such as the design, color, texture, and visual qualities as indicated in the project plans attached as Exhibit A-E, subject to the necessary Building Codes and Historic Building Code as determined by the Building Official,

PASSED AND ADOPTED THIS 26th day of September, 2017 by the following Roll Call Vote:

AYES: Commissioners Rollins, Barth, Davis, Brennan and Chairman Donaldson
NOES:
ABSENT: Commissioners Agredano and Jorgensen
ABSTAIN:



Chairman, John Donaldson

ATTEST:



Warren Frace, Planning Commission Secretary

Exhibits: A Site Plan
 B Floor Plan
 C Elevations
 D Color Rendering
 E Window Spec. Sheet

20TH STREET

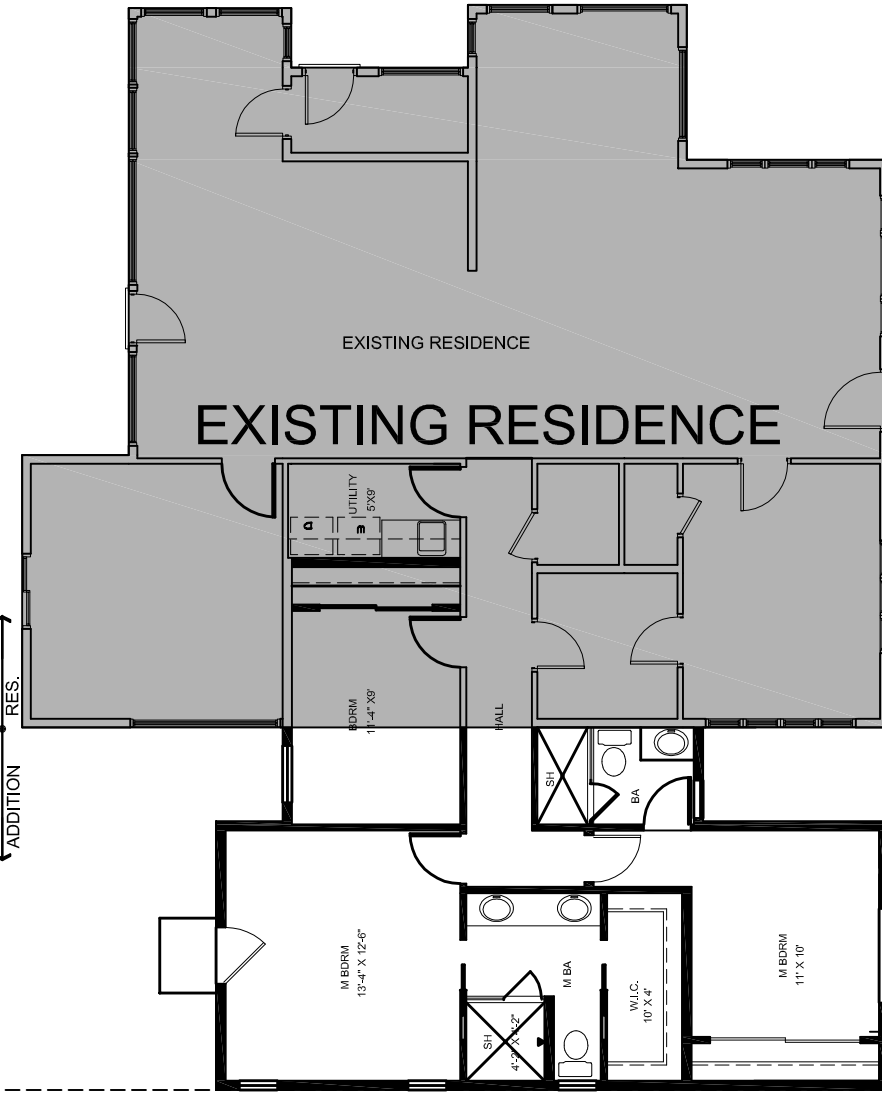
JIM REED
C.A.O.
SERVICE
810 10TH STREET
PASO ROBLES, CA
805 274-8870
jim708@attglobal.net

EXISTING SIDEWALK

PROPERTY LINE

PROPERTY LINE

±75'
← NEW ADDITION
EXISTING RES. →



EXISTING RESIDENCE

EXISTING RESIDENCE

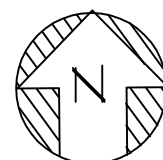
EXISTING COVERED PORCH

← NEW ADDITION
EXISTING RES. →

22'-10"

EXISTING SIDEWALK

OAK STREET



SITE PLAN
WITH PROPOSED ADDITION

±80' PROPERTY LINE

31'-0"

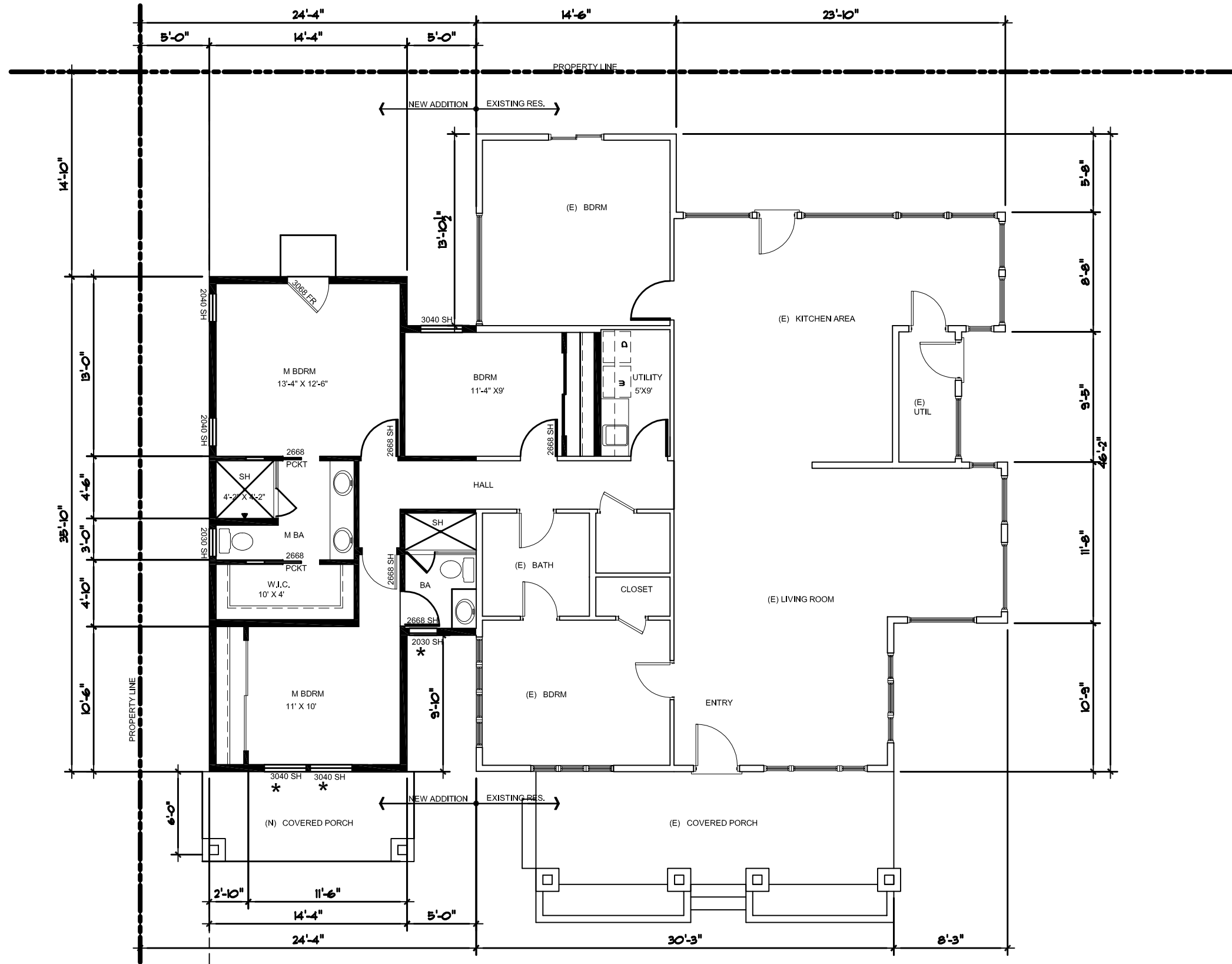
5'-0"

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1949 OAK STREET
PASO ROBLES, CA.

SHEET
NUMBER

2



* WINDOWS ON FRONT WALL OF NEW ADDITION TO BE SIERRA PACIFIC CARMEL STYLE WOOD WINDOWS. SEE SHEET 5 FOR WINDOW SPECIFICATIONS

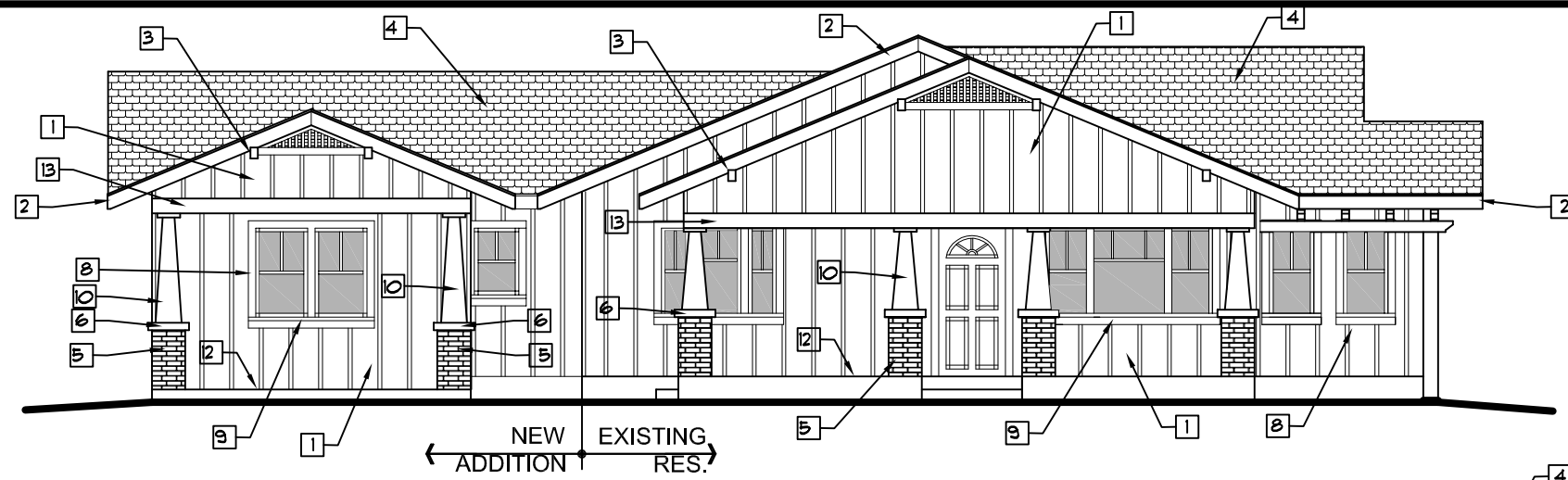
WALL LEGEND:
 EXISTING WALLS
 NEW WALLS

PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"
 EXISTING RESIDENCE: 1520 SF.
 EXISTING COVERED PORCH: 215 SF.
 NEW ADDITION: 625 SF.

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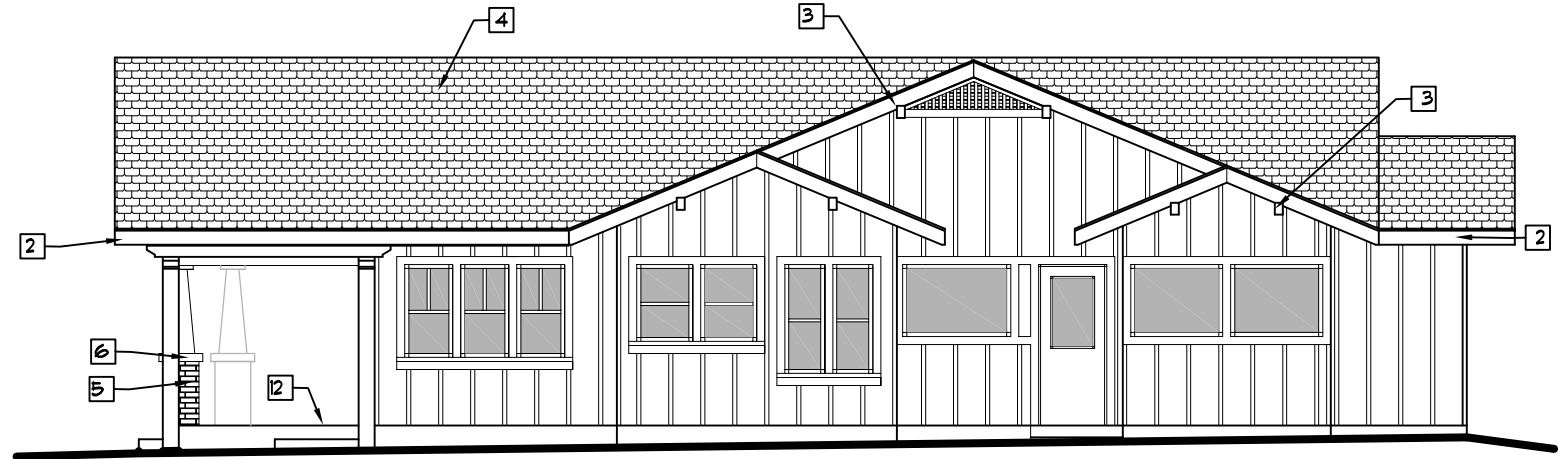
DIANE HARRIS - VICTORIA JENKS
1949 OAK STREET
PASO ROBLES, CA.

SHEET NUMBER
3

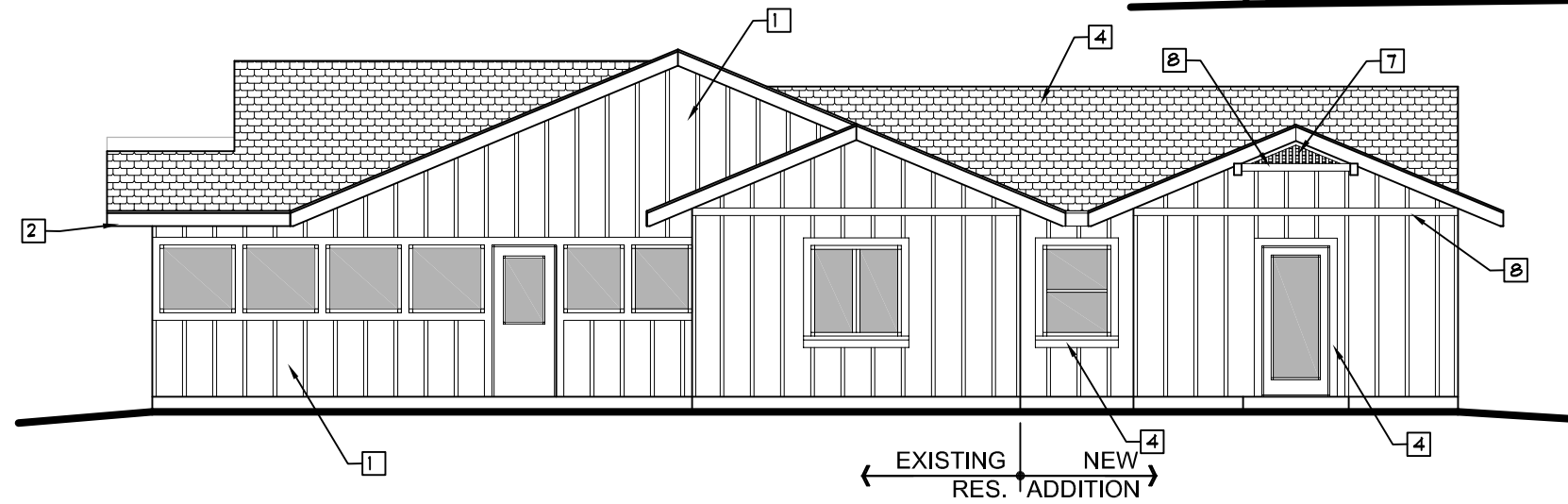


FRONT ELEVATION
OAK STREET $\frac{1}{8}'' = 1'-0''$

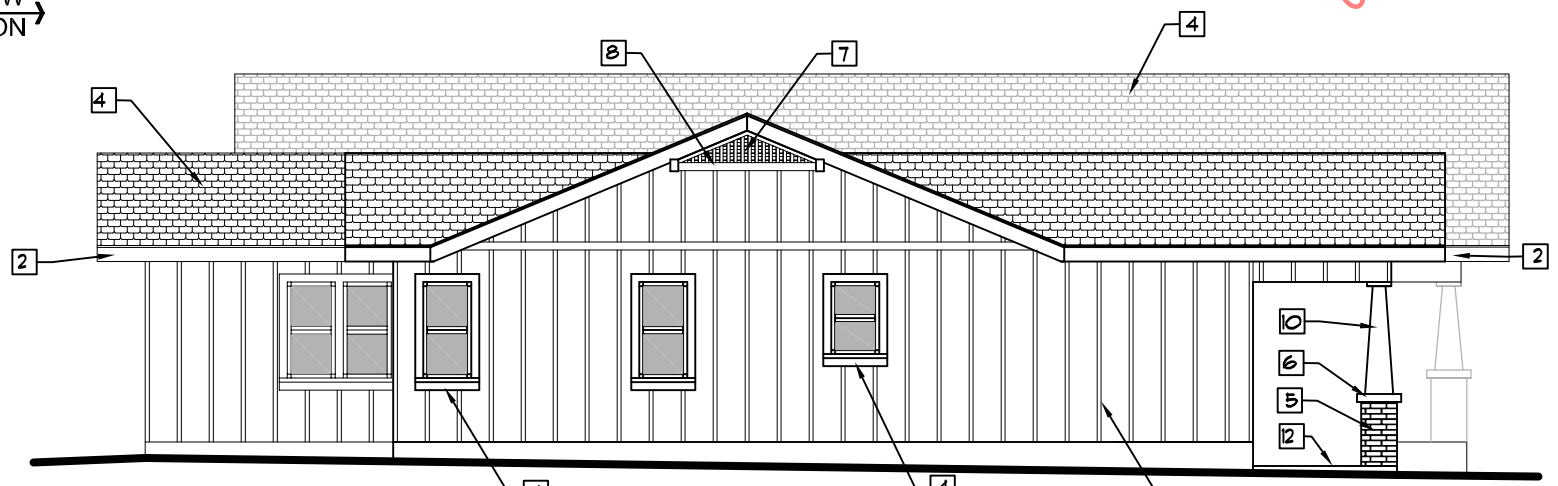
- EXISTING RESIDENCE CALLOUTS**
- 1 PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
 - 2 2X8 HEM FIR FASCIA BOARD
 - 3 6X8 OUTRIGGER
 - 4 ASPHALT SHINGLE ROOFING
 - 5 BRICK VENEER AT FRONT COLUMNS
 - 6 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
 - 7 LATTIS WITH SCREEN GABLE VENT
 - 8 1X4 HEM FIR TRIM BOARD
 - 9 2X DF WINDOW SILL
 - 10 TAPERED WOOD COLUMN
 - 11 8X8 WOOD POST AT DECORATIVE TRELLIS
 - 12 CONCRETE PORCH
 - 13 2X8 DF BAND



RIGHT ELEVATION
20TH STREET $\frac{1}{8}'' = 1'-0''$



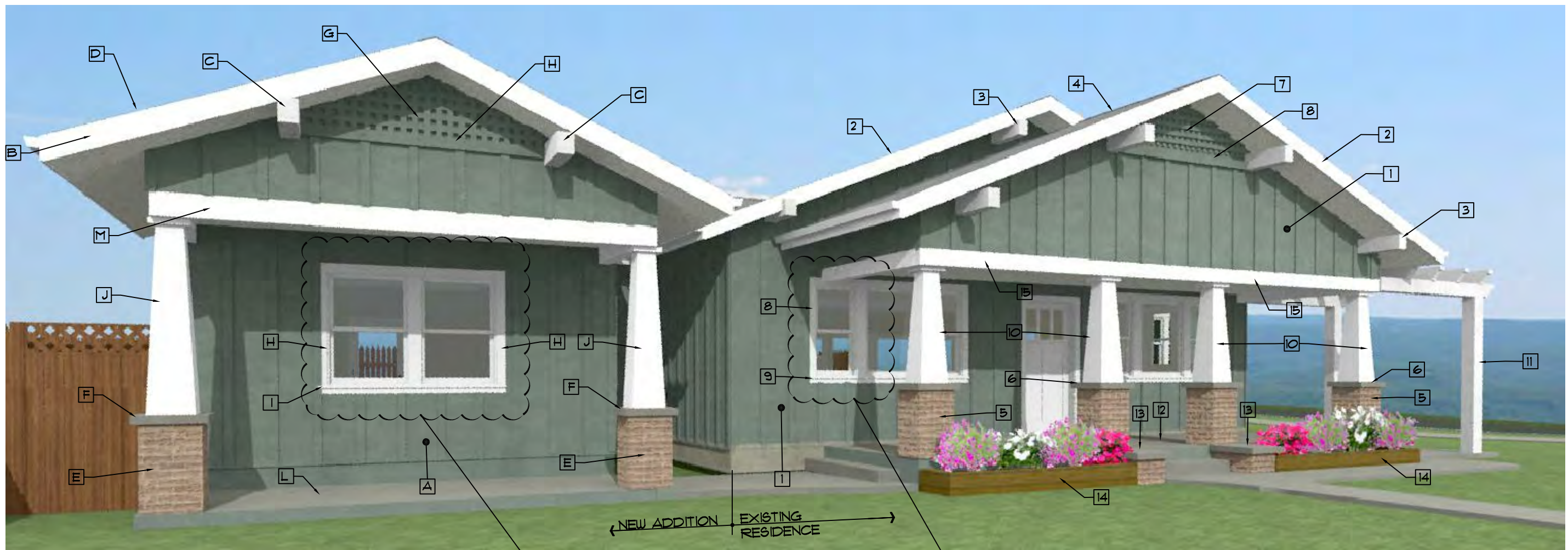
BACK ELEVATION
 $\frac{1}{8}'' = 1'-0''$



LEFT ELEVATION
 $\frac{1}{8}'' = 1'-0''$

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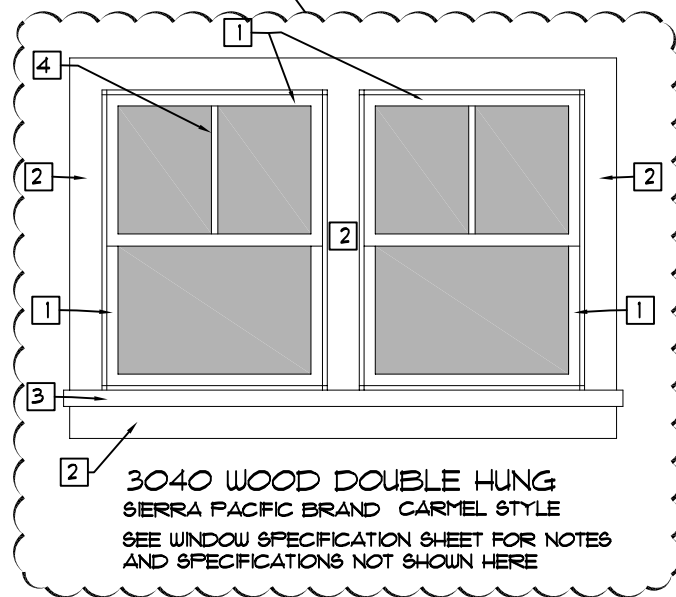
DIANE HARRIS - VICTORIA JENKS
1949 OAK STREET
PASO ROBLES, CA.



NEW ADDITION CALLOUTS:

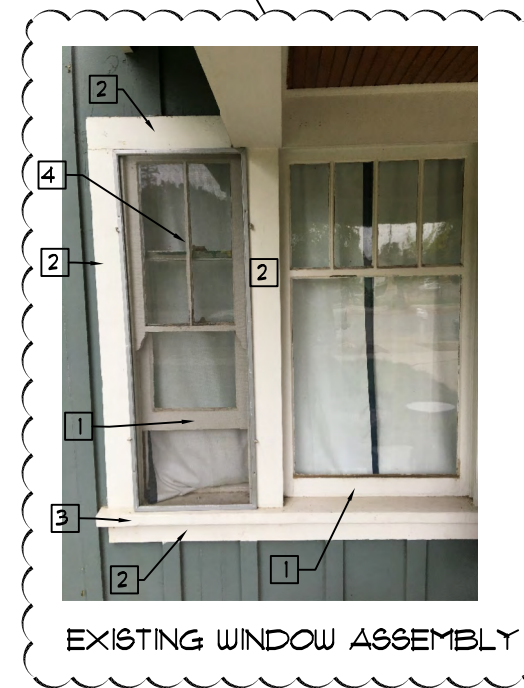
NOTE - NEW EXTERIOR BUILDING ELEMENTS TO MATCH EXISTING EXTERIOR

- A EXISTING PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
- B 2X8 HEM FIR FASCIA BOARD
- C 6X8 OUTRIGGER
- D ASPHALT SHINGLE ROOFING
- E BRICK VENEER AT FRONT COLUMNS
- F 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
- G LATTUS WITH SCREEN GABLE VENT
- H 1X4 HEM FIR TRIM BOARD
- I 2X DF WINDOW SILL
- J TAPERED WOOD COLUMN
- L CONCRETE PATIO
- M 2X8 DF BAND



WINDOW TREATMENT CALLOUTS:

- 1 PAINTED WOOD DOUBLE HUNG WINDOW
- 2 1X4 HEM FIR WINDOW TRIM
- 3 2X WINDOW SILL
- 4 VERTICAL MULLION



EXISTING RESIDENCE CALLOUTS

- 1 EXISTING PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
- 2 2X8 HEM FIR FASCIA BOARD
- 3 6X8 OUTRIGGER
- 4 ASPHALT SHINGLE ROOFING
- 5 BRICK VENEER AT FRONT COLUMNS
- 6 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
- 7 LATTUS WITH SCREEN GABLE VENT
- 8 1X4 HEM FIR TRIM BOARD
- 9 2X DF WINDOW SILL
- 10 TAPERED WOOD COLUMN
- 11 8X8 WOOD POST AT DECORATIVE TRELLIS
- 12 CONCRETE PORCH
- 13 3" THICK CONCRETE SHELF WITH BRICK BASE
- 14 2X RED WOOD PLANTER
- 15 2X8 DF BAND

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SHEET INDEX:

- 1 MATERIALS TRIM AND WINDOW DESIGNATIONS
- 2 SITE PLAN
- 3 PROPOSED FLOOR PLAN
- 4 ELEVATIONS
- 5 WINDOW SPECIFICATIONS

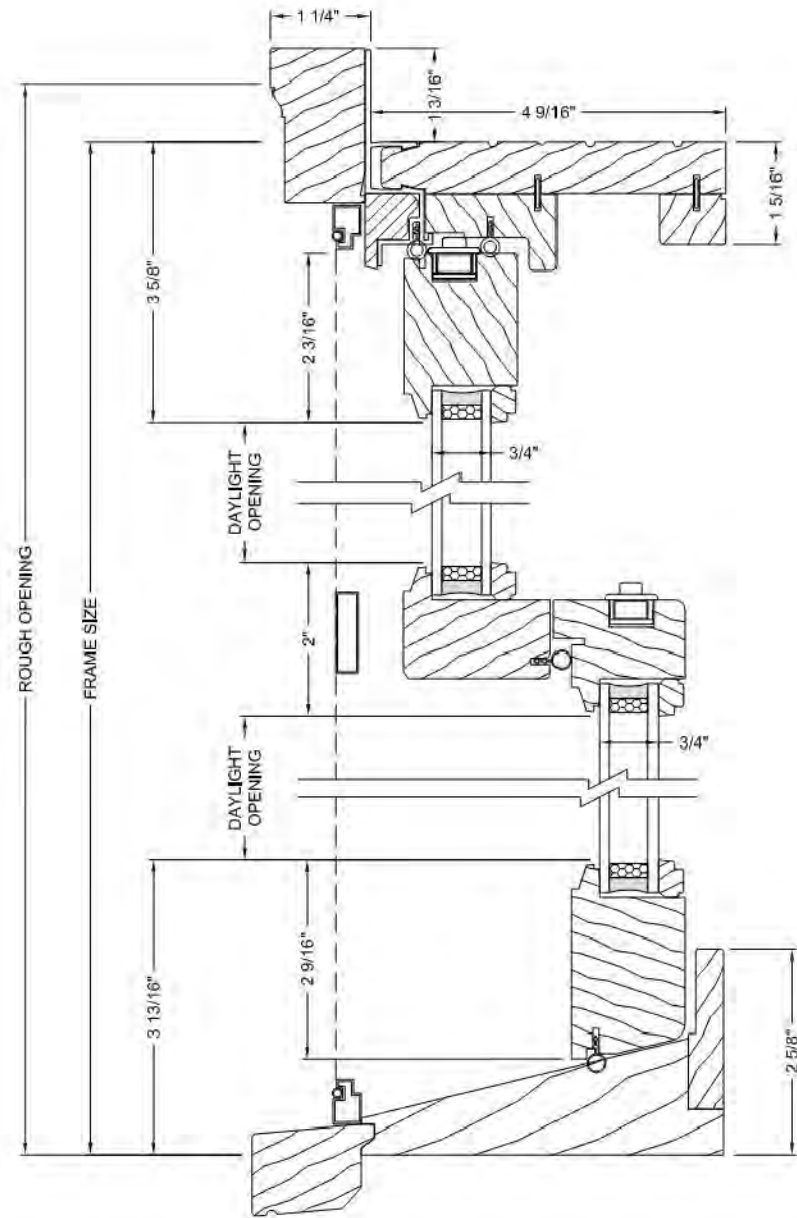
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Wood Carmel Double Hung

Scale: 6" = 1'-0"

Standard 4 9/16" Jamb (Wood Sill)
Vertical/Operable Section



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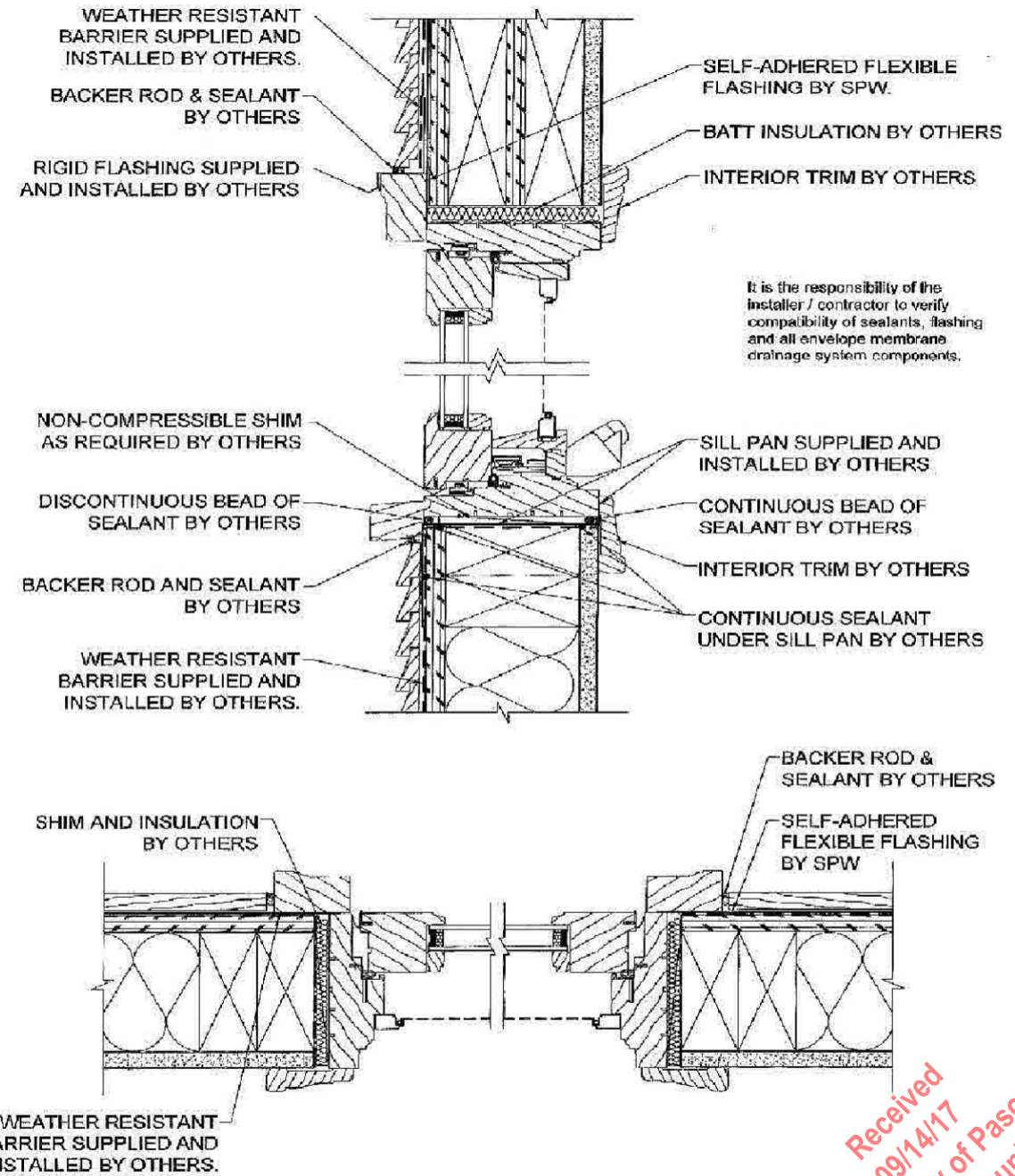
Note: Sierra Pacific Windows reserves the right to change specifications without notice.
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Updated: 7/11

Wood Casement Installation

Scale: 3" = 1'-0"

Wood Exterior 4 9/16" Jamb
Vertical / Horizontal



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Updated: 6/15

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SHEET NUMBER

5
WINDOW
SPECS