

BACKGROUND:

Project Location & Context

The project site is located at 24 W. Main Street and is zoned Central Business District Zoning District (C-2) and is within the Architectural Heritage and Historic Preservation District. The site is designated in the General Plan for the Central Business District (C-CBD). Figure 1 illustrates the location of the project, and Figure 2 illustrates the existing building façade of the structure involved.

Figure 1: Site Location



Figure 2: Project Structure



Requirements for the Entitlement

The Zoning Code requires that any alteration to the exterior façade of a building in the Architectural Heritage and Historic Preservation District must be approved through an Architectural Review Entitlement. The Architectural Review Entitlement must be reviewed and approved by both the Planning Commission and City Council prior to any alteration of the building facade.

To approve the Entitlement to the City must find that the project is consistent with the provisions of the Architectural Heritage and Historic Preservation District. As stated in section 17.76.050 of the Municipal Code, these provisions require that any alterations to buildings in the District are done in conformance to the Mother Lode type of architecture. Section 17.76.060 defines the Mother Lode style as the type of architecture used in the state between 1849 and 1860, and as exemplified by the Ione Hotel, Ione Parlor No. 33 Building, and the Daniel Steuart Co. Store.

ANALYSIS:

The applicant proposes to rebuild the existing facia of 24 W. Main Street by replacing all existing siding, window and door trim with like or substantially similar materials. All existing facia would be replaced with Cove Rustic (S2S) 1X8, Pattern 271. Window and door trim would be replaced with similar materials or substantially similar materials. See Figure 3: Proposed Facia Improvements.

Figure 3: Proposed Facia Improvements



The proposed work is minor in scope and would create a substantial improvement to the façade of the structure at 24 W. Main Street.

The project is consistent with and implements the City's General Plan; more specifically, the project implements General Plan Policy 5.1: "Enhance the Central Business District by creating a positive business atmosphere which encourages businesses in the area." The project proposes a significant façade improvement that would improve the architectural quality and appearance of the structure. With these visual enhancements, the project would work to improve Ione's Central Business District and enhance its overall commercial atmosphere, implementing Policy 5.1. The project is consistent with the General Plan and contributes towards implementation of the General Plan's vision for downtown.

The project is also consistent with and implements the intentions of the Architectural Heritage and Preservation District, as established in Chapter 17.76 of the Zoning Code. Section 17.76 creates flexibility to improve the character of downtown Ione by requiring that all new projects conform to the Mother Lode style of architecture found in the area. The Mother Lode style is not clearly defined, but the Zoning Code specifically cites several Mother Lode example buildings. These buildings are of a high architectural quality, with enhanced facia and window and door trim. These examples imply that

improved façade features are a primary component of the Mother Lode style. Examples of Mother Lode structures with enhanced façade features are provided below in Figure 4.

Figure 4: Enhanced Facades in Downtown



The provisions of Chapter 17.76 encourage flexibility in displaying the Mother Lode style and encourage projects to improve the architectural quality of downtown. The enhancements of the proposed project would strengthen and improve the architectural style of the building. Window and door trim would be replaced and repainted with like or substantially similar materials, and the overall facia of the structure would be enhanced. These are significant improvements that would not only enhance the appearance of the structure, but also its conformity to the Mother Lode style. The replacement of the facia of the building would improve the architectural consistency of downtown and enhance downtown’s visual character. It is consistent with and fulfills the intentions of the Architectural Heritage and Preservation District.

ENVIRONMENTAL REVIEW:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). The proposed project is exempt from CEQA under Section 15301, Class 1 Existing Facilities. Class 1 exemptions apply to minor alterations and additions made to existing structures that involve a negligible expansion of use beyond that existing at the time of the lead agency’s determination, and to areas that are not environmentally sensitive. The project would result in a negligible expansion of use in an urbanized part of town that is not environmentally sensitive; therefore, no further environmental analysis for the City is required.

CORRESPONDENCE:

The project was routed to several City departments for comments on February 3, 2009, including the Building Official, the City Manager, Fire Chief, and City Engineer. No comments were provided

SUMMARY:

In conclusion, the project is consistent with the requirements of the General Plan, the Architectural and Heritage Preservation District, and the overall Zoning Code. The project is in conformance with the Mother Lode style of architecture in downtown, and enhances the visual quality of downtown. No further environmental review is required because the project is eligible for a Class 1 exemption. Staff recommends that the Planning Commission recommend approval of the project to the City Council subject to the findings contained in this staff report and the conditions of approval included herein.

RECOMMENDED MOTIONS:

If the Planning Commission supports staff's recommendations, the following motion is recommended:

I move that the Planning Commission recommend to the City Council approval of the Architectural Review Entitlement for the proposed rebuilding of existing facia at 24 W. Main Street subject to the findings and conditions of approval contained in the draft Resolution, Attachment 1 to the March 10, 2009 staff report.

FINDINGS:

Finding: The project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines, Section 15301.

Evidence: The proposed project is exempt from CEQA under Section 15301 – Class 1: Existing Facilities. The Class 1 exemption provides for the minor alterations and additions made to existing structures that involve a negligible expansion of use beyond that existing at the time of the lead agency's determination, and to areas that are not environmentally sensitive. The project would result in a negligible expansion of use in an urbanized part of town that is not environmentally sensitive; therefore, this project qualifies for the Class I exemption. No further environmental review is necessary.

Finding: The proposed project is consistent with the General Plan, Zoning Code, and other relevant City standards and is consistent with the Mother Lode architectural style of development along Main Street in Historic Downtown Ione.

Evidence: The project is consistent with the goals and policies of the General Plan by enhancing the Central Business District (General Plan Policy 5.1). The Zoning Code requires that all new construction in downtown be consistent with the Mother Lode architectural style. The proposed project is similar to the Mother Lode architectural style and, more specifically, the project is consistent with the style of enhanced facades found on existing Mother Lode style structures in downtown. Since it conforms to the Mother Lode

style, it is consistent with the requirements of the Zoning Code and complements existing structures.

ATTACHMENTS:

1. Draft resolution for the City Council

RESOLUTION NO XXXX

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF IONE
APPROVING A MAIN STREET ARCHITECTURAL REVIEW ENTITLEMENT FOR 24 W.
MAIN STREET**

WHEREAS, the City of Ione received a request for an Architectural Review Entitlement for rebuilding the existing facia at 24 W. Main Street (APN 004-147-009); and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments, and to review and consider the Architectural Review Entitlement request on March 10, 2009; and

WHEREAS, the Planning Commission recommended that the City Council approve the project subject to conditions of approval as recommended at the March 10, 2009 meeting; and

WHEREAS, it has been determined that the project is Categorically Exempt as a Class 1 activity in accordance with Section 15301 of the California Environmental Quality Act (CEQA). The Class 1 exemption provides for the minor alteration of existing structures, involving negligible expansion of use beyond that existing at the time of the lead agency's determination and specifically includes projects located in areas that are not environmentally sensitive. The proposed project would involve a negligible expansion in an area that is not environmentally sensitive. Therefore, this project qualifies fro the Class 1 exemption; and

WHEREAS, the City Council held a duly noticed public hearing to accept public comments and to review and consider the Architectural Review Entitlement on _____, 2009; and

WHEREAS, the City Council has made the following findings with respect to the requested Architectural Review Entitlement:

Finding: The proposed project is consistent with the General Plan, Zoning Code, and other relevant City standards and is consistent with the Mother Lode architectural style of development along Main Street in Historic Downtown Ione.

Evidence: The project is consistent with the goals and policies of the General Plan by enhancing the Central Business District (General Plan Policy 5.1). The Zoning Code requires that all new construction in downtown be consistent with the Mother Lode architectural style. The proposed project is similar to the Mother Lode architectural style and, more specifically, the project is consistent with the style of enhanced facades found on existing Mother Lode style structures in downtown. Since it conforms to the Mother Lode style, it is consistent with the requirements of the Zoning Code and complements existing structures.

NOW THEREFORE BE IT RESOLVED, the City Council does hereby approve the Architectural Review Entitlement for rebuilding the existing facia at 24 W. Main Street (APN 004-147-009) subject to the attached Conditions of Approval (Attachment A) and approved project description (Attachment B).

The foregoing Resolution of the City Council of the City of Ione was duly introduced and adopted by the Ione City Council at its regular meeting on _____, 2009 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Lee Ard, Mayor

ATTEST:

Janice Traverso, City Clerk

**Attachment A
Conditions of Approval**

	<u>Conditions of Approval/ Mitigation Measures</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going				
1.	<p>The project approved by this action is for an Architectural Review Entitlement to rebuild existing facia at 24 W. Main Street as follows and as illustrated in the project description dated January 29, 2009 and attached as Attachment B:</p> <ul style="list-style-type: none"> • Replacement of existing facia of building with Shiplap Patterns – Cove Rustic (S2S) • Replacement of all existing window and door trim with like for like, or suitable substitute • Rebuilding all existing facia features with new materials, like for like 	On-Going	City Planning Department	
2.	<p>The Applicant, and any future heirs, successors or assigns (hereafter referred to as the “Applicant”) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this Architectural Review Entitlement. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	City Planning Department	

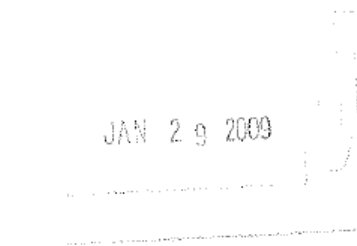
Attachment B
Project Description of Project 08-004, 24 W. Main Street, Rebuilding Existing Facia

Project Description attachment to City of Ione Planning Application Form

Project Name: Ione Business Office – Volcano Communications Group

Project Detail:

- 1) Replace all existing siding on facia of building. See attached Shiplap Patterns – Cove Rustic (S2S) 1x8, Pattern 271.
- 2) Replace all existing window and door trim with like for like, or suitable substitute.
- 3) Rebuild all existing facia features with new materials, like for like.
- 4) Paint entire facia and new awning with Kelly-Moore “Historic Lifestyles of the West” palate colors (see attached):
 - a. Siding – HL 4295-1 Daisy White
 - b. Trim – HL 4270-3 Ruskin Blue
 - c. Accents – HL 4296-5 Gatsby Brick
- 5) Main Sign
 - a. Install (1) one, permanent 2-sided (60” x 20”) bracket style sign at right angle to siding, at center of building, between top of awning and existing cornice (see attachments for sign design).
 - b. Install (2) two, switched outdoor small-form-factor spot light fixtures on either side of above sign (item 5.a) for nighttime illumination (40 watts or less for each light fixture).
- 6) Awning Post signs
 - a. Attach (8) eight, permanent 1-sided (33.5” x 4.5”) “services offered” signs to awning posts, to the surfaces facing oncoming (from either direction) pedestrian sidewalk traffic. See attached graphic.
- 7) Window Logos
 - a. Apply (3) three, corporate logos one each to each of the three left hand vertical street windows. See attached graphic.



SHIPLAP PATTERNS



NOMINAL SIZE	PATTERN NUMBER	CONVERSION FACTOR
1 x 6	270	1.20
1 x 8	271	1.15
1 x 10	272	1.12

JAN 29 2009



NOMINAL SIZE	PATTERN NUMBER	CONVERSION FACTOR
1 x 10	273	1.12



NOMINAL SIZE	PATTERN NUMBER	CONVERSION FACTOR
1 x 6	274	1.20
1 x 8	275	1.15



NOMINAL SIZE	PATTERN NUMBER	CONVERSION FACTOR
1 x 6	310	1.20
1 x 8	311	1.15

Rev 10 with window logos

