

BUNGALOWS TOWNHOUSES

AGENCY COMMENTS

Planning/Public Works/Engineering

Building

Cal Fire

Caltrans

County Surveyor

Engineering Department

Nevada City Fire Department

Laurie Oberholtzer, Friends of Nevada City Parks

and Recreation Department

Waste Management

Northern Sierra Air Quality Management District



City of Nevada City

September 27, 2016

Still View Properties, LLC
Steve Bowden
255 Elm Avenue
Auburn, CA 95603

Re: The Bungalows – Tentative Subdivision Map and Site Plan for a 6-unit Townhouse Development located at 601 Searls Avenue.

Dear Mr. Bowden:

Thank you for submitting your Tentative Map application proposing to subdivide property located at 601 Searls Avenue into six townhome lots. Our review of your proposal has resulted in the following project description:

Application to the Planning Commission for a tentative Final Map to subdivide a 0.82-acre parcel into a total of six residential townhome lots with a common courtyard and parking area. All six units will have a living area of 1,300 square feet with a 128 square foot private porch. A detached common garage structure will be constructed in the rear of the property to accommodate one 288 square foot garage unit for each dwelling. Each dwelling will also have a designated open parking stall. Because the project will require common space amenities and reduced setbacks for townhome development, approval of the project as a Planned Unit Development is necessary through a Use Permit application. Site Plan approval will also be required pursuant to section 17.88.010 of the City Municipal Code.

The entire site is zoned with a base district of R2, Multi-Family Residential, which has a density limitation of 8 units per acre. The resultant project will therefore be at the maximum allowed density. The property also has a combining district overlay of AN, annexation, which denotes those properties that have been annexed to the city since April 24, 1985. The overlay designation serves to remind staff of development fees that may be applicable.

All proposed lots will be served by City water and sewer. The project sit will be served by Searls Avenue for pedestrian access and by Bost Avenue for vehicular access. The applicant is proposing three parallel guest parking spaces along Searls Avenue. A detention pond is proposed at the rear of the lot to accommodate on-site drainage.

The site has an average slope of approximately 5%, sloping downward toward the eastern, rear boundary. The applicant is proposing to remove a total of 28 trees and proposes to mitigate this loss with the landscaping plan provided. Thirty existing trees will be retained. There are no streams or steep slopes identified on the property.

If the above project description is inaccurate or incomplete, please contact us within five (5) business days so that the information can be corrected.

This application has been distributed to State and Local responsible agencies for their review and based upon the comments received, staff is requesting additional information before commencing the Environmental analysis pursuant to CEQA and before scheduling the project for public hearing before the Advisory Review Committee and before the Planning Commission. The following list of items is based upon the summary of the various agency comments which will require additional consideration and a response:

PLANNING/PUBLIC WORKS/ ENGINEERING:

1. Pursuant to Section 16.04.054 of the City Municipal Code 30% of all units in a subdivision must be affordable to moderate and below moderate income households. You indicated in our email that you are complying with the size limitation outlined in this same provision, but you neglected to indicate whether you would be deed restricting the property or preparing an affordability plan for two of the units that meet the income restrictions. Please either confirm that you are intending to achieve this

through deed restriction or submit an affordability plan that shows another mechanism for meeting this restriction. You'll also need to designate which two units are affordable.

2. Staff is considering a recommendation of categorical exemption from the California Environmental Quality Act (CEQA). However, one of the requirements for this is that the project not pose and significant environmental effects on traffic, noise, air quality, or water quality. I am comfortable making this determination for traffic and water quality based on agency comments I've received and based on the site not supporting any water conveyance features. However, the proximity of the project to the highway is giving me some pause as to how I might make this determination without some kind of professional evaluation. I have a request in to the Northern Sierra Air Quality Management District and I am hopeful I will have something of that nature for the air quality concern. However, I will also want something from an acoustical specialist who can discuss the impact of traffic noise on future residents both outside and inside the residences. Please provide a noise study that evaluates the noise associated with the adjacent highway and the impact on the proposed residential project. Additionally, if you have prepared any air quality studies that might be useful in that part of the evaluation, please provide that as well.
3. Please indicate if there is any outdoor lighting proposed. If so, please provide a lighting plan that identifies lighting location, fixture type (wall or pole mounted), height, lighting spec sheets, and fixture tilt. A copy of the City's lighting ordinance is attached.
4. Please verify whether the proposed fence will be a solid style or an open-slat style fence. The fence detail on sheet 4B indicates a solid style but the elevation indicates an open style. Also, the front yard fence is identified as being 3-feet high in some places on the map and 3-foot, 6-inches high on others. Please verify the heights indicated on the plan.
5. Please verify that there is no sign proposed at the Bost Avenue entrance.
6. There is a tree identified as "to-be-removed" on the site plan that is not numbered. It is located in front of the 3-unit building. Please provide the appropriate tree number and provide the arborist explanation for its removal.

The following is not an incomplete item, but a comment that you may want to address prior to going to hearing:

- In light of the city's tree preservation policy, the Planning Department will likely recommend that the Planning Commission condition the project to modify the building orientation and placement preserve the trees along the southern side property line. This condition will serve to meet preservation goals, but also to preserve the buffer between this property and the adjacent residential property. Because the only evaluation for these trees is related to their proximity with the building envelope, it may be prudent to provide an arborist evaluation on health status.

Your application cannot be further processed until the above items are addressed to the satisfaction of staff. Please be advised that following your responses, staff may have additional comments or questions. If you have any questions, please contact Amy Wolfson at (530) 265-2496, or you may email me at Amy.Wolfson@NevadaCityCa.gov

Sincerely,

By: _____
Amy Wolfson, City Planner

CC: Jeff Gold, Project Architect

Attachments - Agency Comments



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-8794 www.mynevadacounty.com

MEMORANDUM

DATE: SEPTEMBER 20, 2016

TO: AMY WOLFSON, CITY PLANNER

FROM: CRAIG GRIESBACH, DIRECTOR OF BUILDING
COMMUNITY DEVELOPMENT AGENCY
(530) 265-1583

SUBJECT: TENTATIVE FINAL MAP REVIEW TO SUBDIVIDE A .82-ACRE PARCEL
INTO A TOTAL OF SIX (6) RESIDENTIAL TOWNHOME LOTS LOCATED
AT ASSESSORS PARCEL NUMBER 05-280-08.

The Building Department has completed a preliminary review of the proposed tentative final map located at APN 05-280-08. The preliminary review of this project has generated the following comments:

- Complete construction, utility, grading and erosion control plans shall be submitted for review at time of building/grading permit submittal in conformance with the City of Nevada City and County of Nevada Land Use & Development Codes.
- 2 sets of wet stamped/signed geotechnical reports shall be included in the building permit submittal. A review letter from the geotechnical engineer shall also be provided stating they have reviewed the foundation plan and it is in conformance with their geotechnical design.
- Complete site drainage analysis and hydraulic calculations shall be completed and submitted at time of grading permit submittal.
- All plans shall be designed and wet stamped/signed by a California Licensed Design Professional (Architect and/or Engineer).
- If construction plans are submitted for building permit review after January 1, 2017 the design shall meet all requirements per the 2016 California Building Standards Codes.
- Completion of the Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.
- The building/improvements shall comply with all energy requirements (lighting, mechanical, envelope, etc) per the most current adopted version of the California Energy Code. Applicable registered energy compliance documentation shall be provided at time of building permit submittal.
- Complete fire sprinkler plans and hydraulic calculations shall be included at time of building permit submittal.
- Dwelling units shall have required fire/sound separations per the California Building Code and shown on the building permit set of plans.

- All buildings located in close proximity to property lines shall have fire walls constructed as required per Chapter 5 and 6 of the CBC.
- At least one of the dwellings in apartment buildings with three (3) or more dwellings shall provide a dwelling unit that is compliant with disabled accessibility requirements per CBC Chapter 11A. Complete plans shall be provided for all disabled access components including entry, bathrooms, kitchens, parking, exterior routes of travel, garages, etc.
- All landscaping and irrigation shall be in compliance with the CGBSC and City of Nevada City Ordinance. Show all required information as part of the plans including but not limited to irrigation controllers, sensors, types of equipment, metering, plant species, etc.

From: Harvey, Jack@CALFIRE [mailto:Jack.R.Harvey@fire.ca.gov]
Sent: Tuesday, September 6, 2016 8:53 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: Conversion of 05-280-08

Amy,

My name is Jack Harvey and I am a Forester I with CAL FIRE out of the Nevada City area. I am writing you in response to a proposed conversion of timberland on APN 05-280-08. I was sent a packet of information from your office explaining that Mr. Steve Bowden is in the process of trying to construct a apartment complex on the parcel. This parcel is well vegetated with commercial timber species and therefore is timberland. In order for the timberland owner to convert this timberland he will need a timber conversion exemption from CAL FIRE. This document shall be filled out by a Registered Professional Forester (RPF) and the timber operations shall be conducted by a Licensed Timber Operator (LTO). If you or the landowner have any questions you may contact me at the phone numbers listed below. Jack

Jack R Harvey
Forester I

CAL FIRE

Nevada-Yuba-Placer (NEU) Unit
Office (530) 265-4589 X103
Cell (530) 277-1174
jack.r.harvey@fire.ca.gov

From: Jacobson, Jennifer@DOT [mailto:Jennifer.Jacobson@dot.ca.gov]
Sent: Monday, September 19, 2016 1:43 PM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: RE: The Bungalows

Yes, the fees would be collected via NCTC's RTMF program.

From: Amy Wolfson [mailto: Amy.Wolfson@nevadacityca.gov]
Sent: Monday, September 19, 2016 1:32 PM
To: Jacobson, Jennifer@DOT <Jennifer.Jacobson@dot.ca.gov>
Subject: RE: The Bungalows

Hi Jennifer,

Thanks for the updated letter. The fair-share mitigation fees are the same fees that are collected by the County's Transportation Commission, correct? Or would this be an additional fee?

Amy Wolfson
City Planner
(530) 265-2496 x130

From: Jacobson, Jennifer@DOT [mailto:Jennifer.Jacobson@dot.ca.gov]
Sent: Monday, September 19, 2016 1:25 PM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: RE: The Bungalows

Amy,

I realized that the letter is dated 'September 1' instead of 'September 19.' Please find attached the updated letter.

Thank you,
JJ

From: Jacobson, Jennifer@DOT
Sent: Monday, September 19, 2016 1:19 PM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Subject: The Bungalows

Good Afternoon, Amy:

Thank you for including California Department of Transportation (Caltrans) in the application review for The Bungalows. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent

with the state's mobility goals that support a vibrant economy, and build communities, not sprawl.

The proposed project includes subdividing a 0.82-acre parcel into a total of six residential townhome lots with a common courtyard and parking area in Nevada City. The attached comments are based on the application received.

Please provide our office with copies of any further actions or changes to this project.

Please reply to this email to confirm receipt of the attached documents. The original letter is en route to your office via USPS.

Have a great day,

Jennifer Jacobson

Transportation Planner

Caltrans District 3

Division of Planning and Local Assistance—North

703 B Street

Marysville, CA 95901

Phone: (530) 741-5435



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

Building
Planning
Public Works
Sanitation
Environmental Health
Agricultural Commissioner

DATE: September 19, 2016 **FILE:** City NC-Bungalow TM
TO: Amy Wolfson, City Planner
FROM: Kevin J. Nelson, County Surveyor
SUBJECT: Tentative Map for The Bungalows (APN 05-280-08)

BACKGROUND:

This project is proposing to subdivide approximately 0.82 acres into six (6) residential townhome lots with common and parking areas. Since the project is within the City's incorporated area, the County Public Works Department has no specific conditions for the project. As the County Surveyor, prior to approval to record the Final Map, we will need a Tax Certificate from the Tax Collector's Office.

Public Works Department has no objections to the proposed Tentative Map with the following proposed recommended conditions of approval:

RECOMMENDED CONDITIONS OF APPROVAL:

The following are this Department's recommended Conditions of Approval to be required prior to the Final Map review and recordation:

1. **Tax Certificate:** A tax certificate, issued by the Nevada County Tax Collector shall be received by the Nevada County Department of Public Works prior to map submittal for recordation.
2. **Final Map:** Prepare a Final Map for review and approval by the County Surveyor pursuant to the Subdivision Map Act, Sections 66433-66443.
 - All easements shall be shown or noted on the Final Map per the Title Report.

If you have any questions, please contact me at 265-7022.



317 Broad Street
Nevada City, CA 95959
Bryan McAlister, P.E., P.L.S.
City Engineer
(530) 265-2496

September 21, 2016

Via Hand Delivery

City of Nevada City Planning Department
Attn.: Amy Wolfson
317 Broad Street
Nevada City, CA 95959

Re: *Development Application ~ Engineering Department Review*
'The Bungalows', 601 Searls Avenue

Amy,

City Engineering and Public Works staff reviewed the proposed development application for the above referenced project. We offer the following comments. Please include this with the letter of response to the applicant or with final conditions of approval.

Comments:

1. Searls Avenue frontage improvements include meandering sidewalk and three parking spaces. Curb and gutter should be provided along Searls beginning at the proposed parking area to the south and ending at Searls/ Bost intersection to the north.
2. ADA Ramps should be provided at Searls/Bost intersection proposed crosswalk.
3. Bost Avenue frontage improvements include perpendicular parking and driveway entrance. This will require sawcut and joining existing asphalt. Drainage can be conveyed in a depressed asphalt swale or concrete ribbon gutter across these areas.
4. Trees should be retained where possible along the South property line to provide a buffer from the adjacent residence. This may require shifting buildings north.
5. The project shall not result in an increase in runoff toward Hwy 20/49 unless otherwise approved by Caltrans. This shall be demonstrated with a drainage report.

Engineering Department Review ~ 'The Bungalows', 601 Searls Avenue

Date: September 21, 2016

To: Nevada City Planning Department

From: Nevada City Engineering and Public Works Department

6. The existing 2" waterline in Bost Avenue shall be replaced with a new 6" waterline to serve domestic and fire flow to the project.

7. All other standard conditions, fees and permits shall apply. This information can be provided to the applicant upon request and will be included with the final conditions of approval.

Please contact our office with any questions.

Sincerely,

CITY OF NEVADA CITY

A handwritten signature in black ink, appearing to read "Bryan McAlister". The signature is fluid and cursive, written over a light blue horizontal line.

Bryan McAlister, P.E, PLS
City Engineer for Nevada City

NEVADA CITY FIRE DEPARTMENT

(530) 265-2351 • FAX (530) 265-8640

317 BROAD STREET

NEVADA CITY, CALIFORNIA 95959

September 1, 2016

The Bungalows
601 Searls Avenue
Nevada City, CA 95959

Subject: Plan Review for 6 Residential Town Homes

To Whom It May Concern:

The Nevada City Fire Department reviews plans for all residential projects to insure the Fire and Life Safety Codes are adhered too. The Nevada City Fire Department has reviewed your submitted plans and has granted approval with the following conditions.

1. Addresses must be posted in such a position as to be plainly visible and legible from the street or road fronting the property
2. All portions of the buildings shall remain within the 150 foot arc of the Department Access (Searls Avenue and Bost Avenue).
3. The installation of a residential compliant fire sprinkler system will be required.
4. All buildings shall comply with Public Resource Code Section 4290 and 4291 defensible space standards
5. All materials and construction methods shall comply with California Building Code Chapter 7A and Chapter 47.
6. The existing hydrant infrastructure is adequate to meet fire flow requirements. Both the City of Nevada City and Nevada Irrigation District have hydrant in the immediate vicinity and to meet fire flow requirements both of these hydrants are required to remain in adequate proximity to this project.
7. The Fire Department requires a 48 hours notice for all inspections that are required at the various steps of construction.
8. The approval is for the plans dated August 8th, 2016. Any changes will required further review.

If you have any questions regarding these conditions please feel free to contact us at The Nevada City Fire Department (530) 265-2351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Paulus', with a long horizontal flourish extending to the right.

Daniel Paulus

Fire Captain

Nevada City Fire

Data/prevention/Searls Avenue/601.New Residence.09_01_2016

Pre-Application Review Comments on The Bungalows project, Searls Avenue:

It is important for multi-family density projects in Nevada City to “fit into” the existing community. Construction of aesthetically pleasing multi-family projects will assist our ability to meet our affordable housing goals by gaining the support of residents for more of these types of developments. This project has a real potential to provide an example of excellent higher density design.

Housing Element Policy 23 provides excellent direction: *“Encourage innovative housing types in pre-application review meetings with developers that are both affordable to the full range of income groups and complementary to the character of the surrounding neighborhood (eg zero lot line, townhouse, planned unit development, garden apartments, etc.).”*

Architecture

The project should be reviewed for consistency with Nevada City’s Motherlode style of architecture. The small scale and central open space are promising. But it is impossible to tell what the project will look like without architectural elevations and details on materials. Architectural style? Rooflines? Windows? Siding? Details? If the developer is looking for direction and has not determined the architectural style, this is the time to achieve a true bungalow appearance.

The units would be more consistent with Motherlode architecture and the concept of bungalows or miners’ cottages if the units were separated into separate bungalows, similar to those at Chief Kelly Cottages or Perseverance Court. This concept should be seriously considered.

Affordable Housing

The project will need to comply with Nevada City’s affordable housing ordinance. What is the affordability breakdown? Will these be for sale or rent?

Liveability

Nevada City residents are looking for livability. The livability factor in multi-family developments creates higher quality projects with a “Nevada City feel”. Features such as adequate storage, laundry facilities, porches that are large enough to gather on (minimum 8 feet deep), tree shaded parking lots are all critical and should be provided in this project. Garages should be provided.

A noise wall should be constructed along the Highway property line, fully screened on the highway side by both dense lower vegetation and taller evergreen trees to hide the wall, especially since Caltrans has been thinning in this area. The intent should be to make the site more livable for residents, even if interior noise level standards can be met otherwise. This will

also screen the project and its parking area from the highway, consistent with our Scenic Highway goals.

--Laurie Oberholtzer
310 Nevada Street
Nevada City
990-8043



MEMO

TO: AMY WOLFSON, CITY PLANNER
FROM: DAWN ZYDONIS, PARKS & RECREATION SUPERVISOR
DATE: SEPTEMBER 6, 2016
RE: STEVE BOWDEN, THE BUNGALOWS PROJECT

I have read and reviewed the information regarding the proposed project at 601 Searls Ave.

I like the sidewalk and crosswalk improvements and want to ensure that those are not removed from the plan as these provide safe walking routes to schools and parks.

I also want to ensure that the correct AB1600 funds are collect for Parks & Recreation.

From: Adler, David [mailto:dadler@wm.com]
Sent: Tuesday, September 6, 2016 8:22 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Cc: Green, Joseph <jgreen30@wm.com>; Ford, Travis <tford2@wm.com>; Adler, David <dadler@wm.com>
Subject: The Bungalows

Good morning Amy,

I hope you had a great weekend.

Please see attached picture regarding the tentative map for the proposed Bungalows project. Our question is whether or not this area highlighted (in pink) will have a curb or if our truck will be able to access that area?

Please let me know at your earliest convenience.

We appreciate you sharing this info with us.

Thank you,
Dave

Dave Adler
District Manager
Nevada County
dadler@wm.com

Waste Management
13083 Grass Valley Ave
Grass Valley, CA. 95945
(530) 615-2011 - office
(971) 237-2479 – cell

DID YOU KNOW? Waste Management renewable energy projects create enough energy to power more than one million homes.

Please consider the environment before printing this e-mail

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-----Original Message-----

From: Adler, David
Sent: Tuesday, September 6, 2016 8:13 AM
To: Adler, David <dadler@wm.com>
Subject:

Recycling is a good thing. Please recycle any printed emails.

From: Sam Longmire [mailto:nsaqmd.sam@gmail.com]
Sent: Tuesday, September 27, 2016 11:35 AM
To: Amy Wolfson <Amy.Wolfson@nevadacityca.gov>
Cc: Gretchen Bennitt <gretchen@myairdistrict.com>
Subject: Re: 601 Searls Avenue

Hi Amy,

I had originally thought that the project was small enough to be a no-comment. I don't think that its proximity to the highway is a significant concern, particularly since the prevailing winds take exhaust the other direction and the townhouses are primarily on the Searls end of the property. However, if it's not too late, I think it would be wise to specify that the project not include woodburning appliances. In other words, the NSAQMD recommends that the CCRs for the project include a prohibition on woodburning appliances, including wood stoves, due to the proximity of each proposed residence to other proposed and existing residences and businesses.

Thank you for following up on this project. Please contact me with any questions.

Sincerely,
Sam Longmire, APCS

On Mon, Sep 26, 2016 at 11:02 AM, Amy Wolfson <Amy.Wolfson@nevadacityca.gov> wrote:

Hi Sam,

I sent your agency a distribution notice and request for comment back on August 22. I haven't received anything back and I just wanted to confirm you don't have any comments. My concern with this project and air quality is the proximity of the residential development to the highway. I am hoping to recommend categorical exemption from CEQA as an infill project, but before I run with that idea I wanted to make sure you don't have any significant air quality concerns. I have a webpage dedicated to the project where I've put electronic copies of the application information in case you can't find the one I mailed: <http://www.nevadacityca.gov/pview.aspx?id=20807&catid=564>

I hope you are well!

Amy Wolfson
City Planner
[\(530\) 265-2496 x130](tel:(530)265-2496x130)

Samuel F. Longmire, MSES
Air Pollution Control Specialist III
Northern Sierra Air Quality Management District
PO Box 2509
200 Litton Drive, Suite 320
Grass Valley, CA 95945
Phone: (530) 274-9360 x106