



# City of Nevada City

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**PLANNING COMMISSION AGENDA  
THURSDAY, NOVEMBER 17, 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.

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### 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 Dan Thiem, Vice-Chair Stuart Lauters, Commissioners Gail Damskey, Steffen Hawkins-Snell, Skyler Moon

### APPROVAL OF ACTION MINUTES

October 20, 2016

**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.

### ARCHITECTURAL REVIEW

1. **418 Broad Street** - Brian & Tamra Lane, property owners - Replace metal roof with composition shingle roof

### VARIANCE AND ARCHITECTURAL REVIEW

2. **215 Reward Street** – Charlie Faber, property owner – Variance request to allow a second residence to encroach into the rear yard setback area.

### COUNCIL RECOMMENDATION

3. Sugarloaf Trail Route Recommendation

### PRESENTATION

4. Marijuana Dispensary Ordinance – Recommend public outreach strategy

**PLANNING COMMISSION LIAISON REPORTS** –Previously approved projects – **informational only**

### STAFF APPROVALS AND DETERMINATIONS – (for information only):

123 Boulder Street – re-roof  
532 Main Street – Tree removal: 1 Sycamore, 3 dying Black Locusts  
223 Bridge Street – residential roof-mounted solar array

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### CORRESPONDENCE

**ANNOUNCEMENTS:** Next Regular Meeting – December 15, 2016

### ADJOURNMENT