



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, March 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.

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 Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF MINUTES

February 18, 2016 Regular Meeting;

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.

TREE REMOVAL APPLICATION

1. **800 Hoover Lane – Nevada City School District** – Proposed removal of 50 Pine Trees Infested with Bark Beetle

ARCHITECTURAL, DEMOLITION, TREE REMOVAL REVIEW

1. **114 Silva Avenue** – Aisling O'Brennan & Stephen Dunne, Owners – Proposed Tree Removal, Shed Demolition and Remodel and Addition of an existing Residence (outside Historical District)

ARCHITECTURAL REVIEW

1. **109 North Pine Street** – CONTINUED Architectural Review Application for Proposed Rooftop-mounted Communication Antennae (within Historical District)

PLANNING COMMISSION LIAISON REPORTS – Reports on previously approved projects – **informational only**
None

TRAINING / DISCUSSION: City Planner Reports - informational only and no action will be taken

STAFF APPROVALS AND DETERMINATIONS – (for information only):

114 Main Street – Foundation Repair
202 Prospect Street – Interior Remodel
242 Jordan Street – Re-roof
402 Lower Grass Valley Road – Removal of 1 tree
107 Mill Street – Residential Solar
471 Searls Avenue (Woodbridge Townhomes) – Removal of two trees

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – April 21, 2016

ADJOURNMENT:



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: March 17, 2016

RE: Tree Removal Application – 800 Hoover Lane, Seven Hills School

ATTACHMENT: 1) Application for Tree Removal
2) Map and Aerial Exhibit

APPLICATION:

The Director of Maintenance for the Nevada City School District, Todd Pratt is requesting the removal of 50 pine trees from the Seven Hills School Site located at 800 Hoover Lane. The proposed trees have a diameter at breast height (ddh) of 12-inches to 32-inches. Mr. Pratt has indicated that he has had a Registered Forester assess the wooded area and that he has advised that the subject trees are infested with bark beetles and that they should be removed. While staff has the authority to approval the removal of any dead or dying tree, due to the number being requested and due to the lack of supporting evidence submitted with the application, staff determined that this proposal was best acted on by the Planning Commission. Staff has advised the applicant that he should have a supporting report from either an arborist or a Registered Forester to submit to the Planning Commission at the time of the public meeting.

The subject trees to be removed are scattered in the general area outlined in Exhibit 2, and shown below in a photograph supplied by the applicant.



Proposed tree removal adjacent to ball field

When considering tree removal the Planning Commission may consider the following:

- A. Whether or not the preservation of the tree(s) would unreasonably compromise the owner's development of the land under current zoning and development regulations;
- B. The condition of the tree(s) with respect to disease or danger of falling;
- C. The age of the tree(s), the relative scarcity or rarity of the species within the city limits, and the number of trees remaining in the immediate area;
- D. The number of healthy trees that the given parcel of land can reasonably support;
- E. The effect of tree removal on soil stability and erosion, and on increased runoff;
- F. The potential for the tree to be a public nuisance or to interfere with utility service, and its proximity to existing structures;
- G. Present and future potential for the tree(s) to shade and provide natural cooling and warming;
- H. Whether or not any alternatives have been presented that would allow for the preservation of the tree, such as paving with a permeable substance, relocating proposed structures, driveways or sidewalks, the use of standard tree care practices, landscaping with the existing native vegetation, etc.

MITIGATION CONSIDERATION

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

RECOMMENDED MOTION

1. In approving/denying the Tree Removal application, as conditioned, located at 700 Hoover Lane, Nevada City, CA, the Planning Commission (acting as Architectural Review Committee) finds:
 - a. That the removal of 50 Pine trees, reportedly infested by bark beetle, is/is not necessary for reasonable use of the property; and
 - b. That the trees are/are not irretrievably infested or infected with insects, scale, or disease detrimental to their health

CONDITIONS OF APPROVAL

1. The approval for the tree removal shall expire sixty 60-days from the issuance of the permit. No extensions may be granted for a dead, diseased, or dangerous tree.
2. Any firm or person removing the trees shall obtain a business license from City Hall.
3. Mitigate the loss of trees by protecting existing seedlings selected by a qualified tree professional, either a Registered Forester or Certified Arborist. The selected seedlings shall be preserved at a rate to be determined by the qualified professional. A maintenance schedule for preservation of the selected seedlings shall be provided to the City Planner within 60-days of Planning Commission approval. In the event that seedling protection is not sufficient enough to mitigate the tree loss, the qualified professional may provide a rate for tree replanting.



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Filing Fee	\$ 100.00
Check # 11320	Cash
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FEB 26 2016

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TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbd) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.

Street Address/Location: 800 Hoover Lane APN #: _____

Owner/Representative: Todd Pratt Phone #: 530 265 1896

Mailing Address: Nevada City School District 800 Hoover Lane NC
95959

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
50	12"-32"	pine's	Infested with Bark Beetles

Property Owner's Signature: Todd Pratt Date: 2/26/16

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Permit Date: _____ Expiration Date: _____

Remarks (Mitigation/Protection Measures): _____

Approved by:

Signature

Date

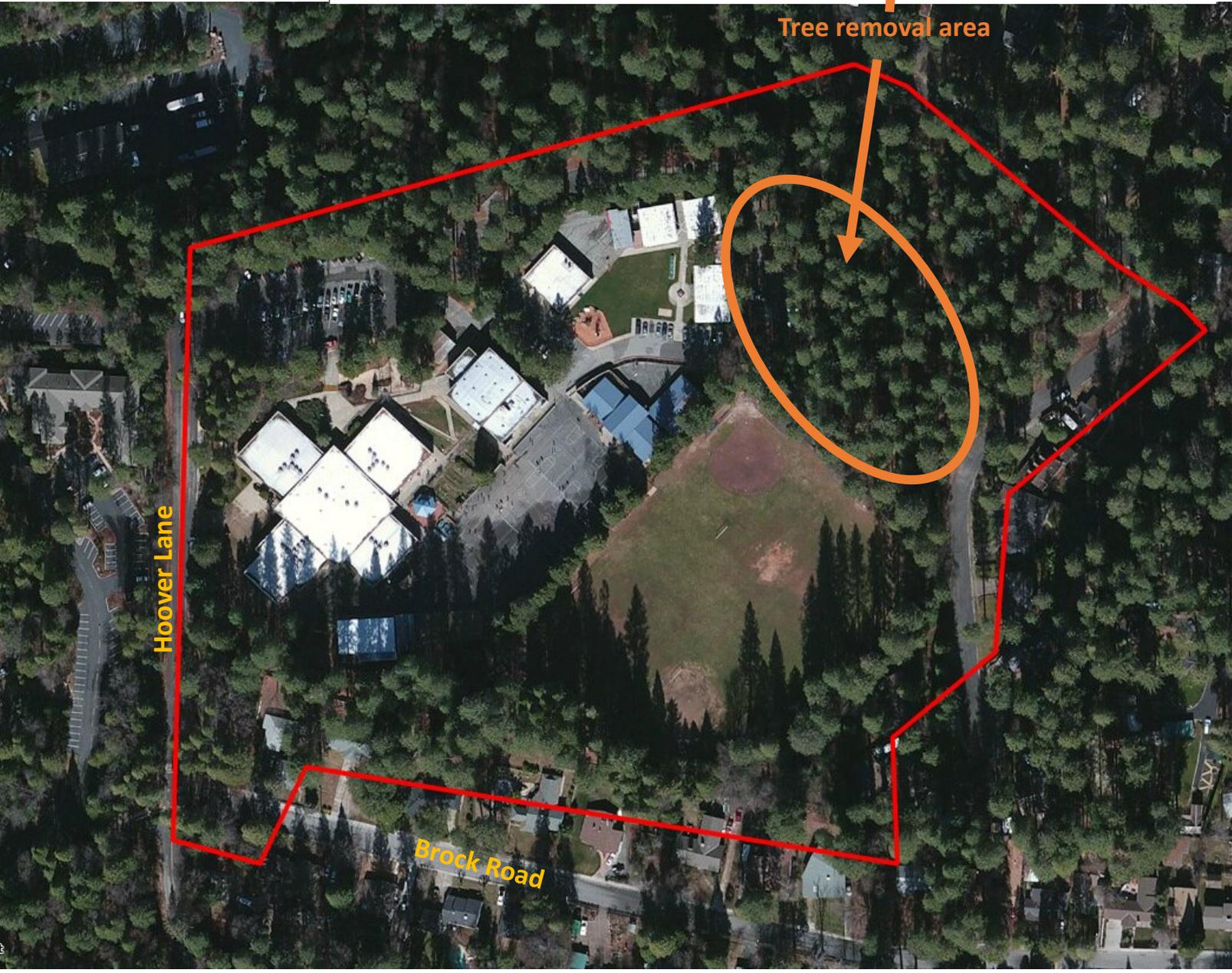
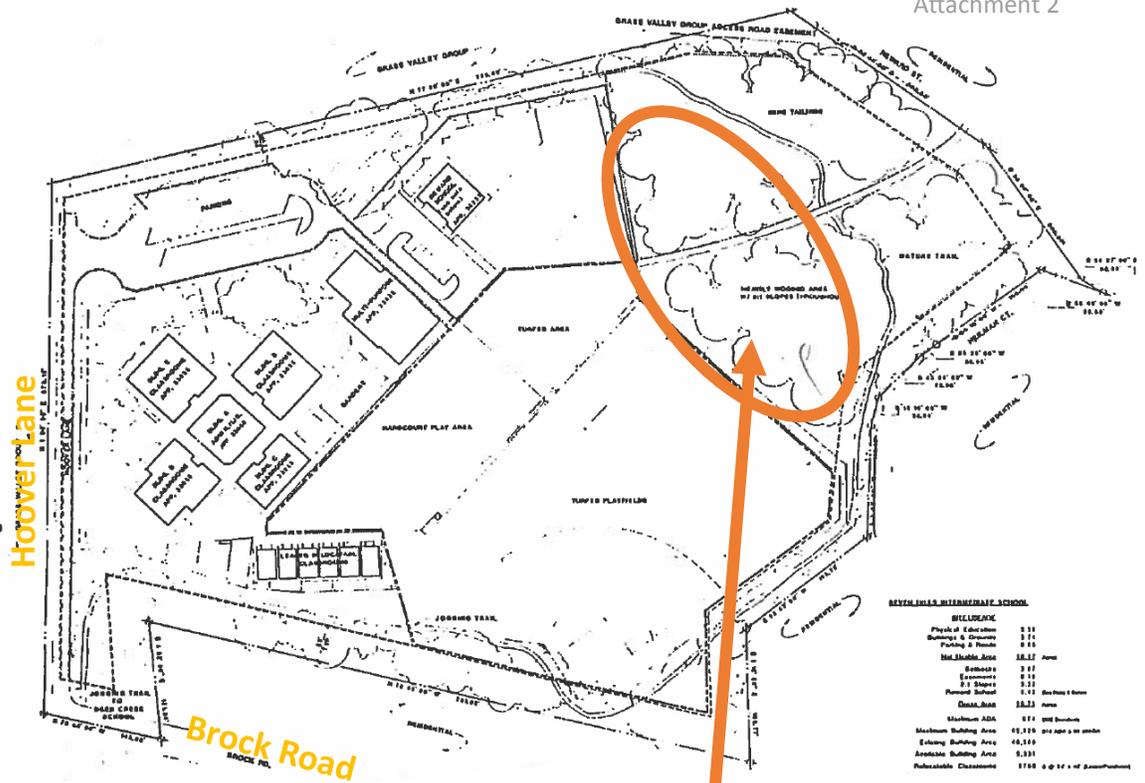
Signature

Date

Tree Removal Exhibit

700 Hoover Lane

Proposal to removal 50 Pine trees scattered in the area shown





City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: March 17, 2016

APPLICANT: Aisling O'Brennan & Stephen Dunne, Owners/ Siteline Architecture, representative

RE: Proposed Tree Removal, Shed Demolition and Remodel and Addition of an existing Residence at 114 Silva Avenue

MULTIPLE ACTIONS REQUESTED

1. Approve the removal of three trees to accommodate the residential addition.
2. Approve the demolition of the existing pre-1942 accessory shed.
3. Approve the 1,642 square feet of additional square footage the existing 924 square foot residence for a total square footage of 2,566 square feet.

SITE SPECIFICATIONS

Lot Size 0.34 acre

Zoning R1-PD: Single-Family Residential-Planned Development

Setbacks Front yard: 30-feet, Rear Yard: 25-feet, Interior side yards: 5-feet, exterior side: 10-feet

Lot Coverage 50%

Building Height 35-feet

Historical District Outside

BACKGROUND

The 1898 Sanborn Map indicates that the property was part of the original Nevada City Townsite but does not indicate a residence or shed at this location. The 1932 edition of the Bradley Townsite Map shows this property as being part of an 8.20 acre property owned by Gregory Marsh, which originally housed the Marsh Mill. The City's best estimate for the mill's removal was in the mid-1860s, likely before this portion of the site was developed with the subject residence and shed. The adjacent Pioneer Park has been active for park use since approximately 1930. The applicant is estimating that both the house and shed pre-date 1942-era construction. Assessor records indicate a floor area of 924 square feet and does not provide an estimated date of construction, which at least confirms a date prior to 1962, when building permits were first required.

PIONEER PARK

Pioneer Park is an intensely used public resource and surrounds the subject property. It has served as the City's main public park for over 85 years. Large events take place regularly on the park grounds, including some that invite large crowds of visitors. Parking has historically been allowed along both Nimrod Street and Silva Avenue and will continue to be allowed for park use. The applicant should be aware that many events occur during evening hours, such as Little League, music concerts, and movie events. These activities have the potential to result in excessive noise.

ZONING

A single-family residence is a permitted use within the R1 zoning designation. The purpose of the Planned Development (PD) combining district is to provide for greater flexibility in the design of development in context with the general character of the city which would not be otherwise possible through strict interpretation or application of district regulation. When shown on the Zone District Map, the PD regulations outlined in section 17.68.230 of the City Municipal Code are encouraged to be utilized during the development of vacant lands. While the subject site is not vacant, the existing structure will be substantially increased. However, the lot is of sufficient size, and lacks resource constraints such as streams or steep slopes, that the flexibility afforded by the PD district is not necessary for the approval of any of the requested actions.

PROJECT PROPOSAL

TREE REMOVAL (Attachment 1): In order to accommodate the additional floor area, the applicant is proposing removal of three sizable trees: 1) a 30-inch dbh Cedar, 2) a 36-inch dbh Cedar, and 3) a 42-inch Ponderosa Pine. The two Cedar trees are located directly within the proposed footprint of the addition. The Ponderosa Pine is situated four feet from the proposed footprint (See Attachment 4). When considering tree removal the planning commission may consider the following:

- A. Whether or not the preservation of the tree(s) would unreasonably compromise the owner's development of the land under current zoning and development regulations;
- B. The condition of the tree(s) with respect to disease or danger of falling;
- C. The age of the tree(s), the relative scarcity or rarity of the species within the city limits, and the number of trees remaining in the immediate area;
- D. The number of healthy trees that the given parcel of land can reasonably support;
- E. The effect of tree removal on soil stability and erosion, and on increased runoff;
- F. The potential for the tree to be a public nuisance or to interfere with utility service, and its proximity to existing structures;
- G. Present and future potential for the tree(s) to shade and provide natural cooling and warming;
- H. Whether or not any alternatives have been presented that would allow for the preservation of the tree, such as paving with a permeable substance, relocating proposed structures, driveways or sidewalks, the use of standard tree care practices, landscaping with the existing native vegetation, etc.

DEMOLITION (Attachment 2): The applicant is proposing to demolish the entire shed structure and does not propose to replace it. Once the residence is remodeled, the shed will not be reasonably accessible by vehicle and the applicant is also concerned that it will conflict with the proposed character of the residence. The shed is in a state of heavy disrepair and appears to have been neglected for many years.

Section 17.88.040 of the City Municipal Code prohibits the demolition of those buildings of special historical interest or value, or which are an example of the Mother Lode type of architecture unless the planning commission makes a finding that the building is so damaged or dilapidated that it cannot be reasonably repaired or restored. The planning commission may require the applicant to pay for city staff or one or more expert consultants to evaluate the historical significance and/or condition of the building. Section 17.68.030 defines "Mother Lode type of architecture" as that type of architecture generally used in the Mother Lode region of the state of California during the period from 1849 and 1900. Such type of architecture involves the use of wood and brick as primary material, and is generally characterized by such design features such as gabled or shed roofs, tall and narrow windows and doors, dormer windows, iron or wooden shutters balconies, wooden awnings, and ornamental scroll work.

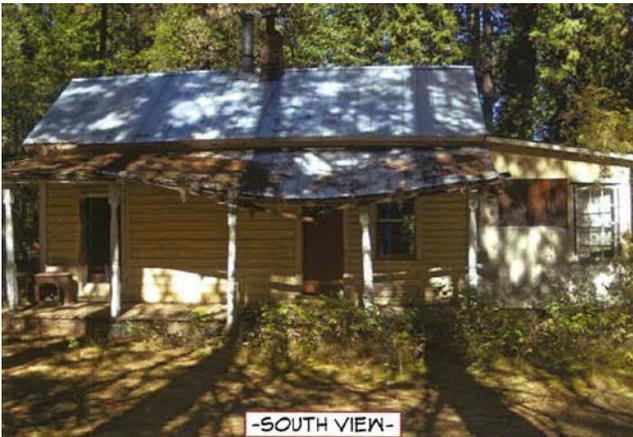


View from Silva (front)

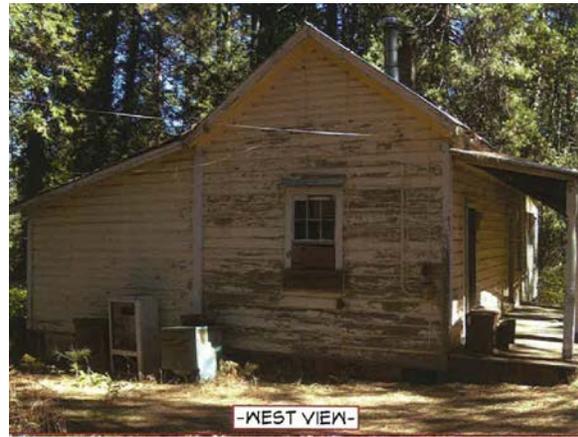


View from Nimrod

PROPOSED RESIDENTIAL ADDITION and REMODEL (Attachment 3): The existing residence has a floor area of 924 square feet. The proposed additions will occur on the west and east sides of the existing structure and will add 1,642 square feet of floor area for a total of 2,566 square feet. The existing roof is standing seam metal and is proposed to be replaced with composite shingles, consistent with the roofing for the additions. The existing horizontal wood siding will be replaced with like material, also to be used on the additions. All windows, doors, and trim will be removed. Proposed windows will be clad wood with divided lites and trim will be a composite material or wood. The decking material on both the front and rear decks is proposed to be a composite material. The remodeled residence will meet all site development standards applicable to the R1 zoning designation, including setback standards, impervious surface limitations, and height limitations.



View from Silva (front)



View from Nimrod (west side)



Proposed South Elevation (Silva Avenue)



Proposed West Elevation (Nimrod Street)

The city's goal in requiring architectural review is to preserve the character of Nevada City architecture in terms of historical value, site coverage and planning, volume and massing, materials, general design and details. Architectural review is conducted in the context of the neighborhood in which the project is taking place and

shall be generally compatible with the existing neighborhood. Examples of nearby residences are provided below.



Directly across Nimrod



Southwest of site on Nimrod



Southeast of site on Silva



East of site on Silva

ENVIRONMENTAL REVIEW

Because a residence meets criteria in the R1 zoning designation, as an allowed use on the property, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED MOTIONS

1. In approving/denying the Tree Removal application, as conditioned, located at 114 Silva Avenue, Nevada City, CA, the Planning Commission (acting as Architectural Review Committee) finds:
 - a. that the removal of the, 30-inch dbh Cedar, the 36-inch dbh Cedar, and the 42-inch Ponderosa Pine, is/is not necessary for reasonable use of the property
2. In approving/denying the Demolition application, as conditioned, for the existing accessory shed, located at 114 Silva Avenue, Nevada City, CA, the Planning Commission finds:
 - a. that the structure does/does not hold special historical interest or value; and
 - b. that the structure is/is not an example of Motherlode architecture; or
 - c. that the structure is so dilapidated that it cannot be reasonably repaired or restored
3. In approving/denying the Architectural Review application, as conditioned, for the proposed residential remodel and addition located at 114 Silva Avenue, Nevada City, CA, the Planning Commission finds:
 - a. that the structure is/is not generally compatible with Nevada City's style of architecture; and
 - b. that the structure is/is not compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDITIONS OF APPROVAL:

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.
2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

ATTACHMENTS:

1. Tree Removal Application
2. Demolition Application for the Accessory Shed
3. Residential Architectural Review Application
4. Architectural Plans

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Filing Fees	
Chk	Cash
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TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbd) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.

Street Address/Location: 114 SILVA AVE. APN#: 09-460-18

Owner/Representative: AISLING O'BRENNAN & STEPHEN DUNNE / DENNIS ANDERSEN - SITELINE ARCHITECTURE - 478-9415 Phone #: 00353872609225 /

Mailing Address: 1 BELVEDERE HILLS, MULLINGAR CP., WESTMEATH, IRELAND / 694 ZION ST. "A", NEVADA CITY, CA. 95959

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
1	30"	CEDAR	CONFLICTS WITH PROPOSED FLOOR PLAN
1	36"	CEDAR	CONFLICTS WITH PROPOSED FLOOR PLAN
1	42"	PINE	CLOSE TO PROPOSED PLAN & LEANING OVER PROPOSED ADDITION.

Property Owner's Signature: [Signature] Date: 3-3-16
(APPLICANT - SEE ATTACHED AUTHORIZATION LETTER)

----- OFFICE USE ONLY -----

Permit Date: _____ Expiration Date: _____

Remarks (Mitigation/Protection Measures): _____

Approved by:

Signature

Date

Signature

Date



30" CEDAR
(TO BE REMOVED)



36" CEDAR
(TO BE REMOVED)

42" PINE
(TO BE REMOVED)



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APPLICATION FOR STRUCTURE DEMOLITION

Applicant/Property Owner

AINLING O'BRENNAN & STEPHEN DUNNE
Name

1 BELVEDERE HILLS, MULLINGAR,
Mailing Address

CO. WESTMEATH, IRELAND
City, State

Phone 003538726 09225

114 SILVA AVE
STREET ADDRESS

Representative:

DENNIS ANDERSEN
Name

644 ZION ST. "A"
Mailing Address

NEVADA CITY, CA. 95959
City, State

Phone 530-478-9415

401
Size of Structure (Square feet)

BUILDING INFORMATION:

Original Date of Construction: PRE 1942

(if unknown, provide evidence as to estimation of construction date: i.e., contractor review, Assessor's Records, etc.).

Date of any additions to the home: —

Inside Historical District (or adjacent to Historical District?) No

DESCRIBE THE PROJECT

Provide brief summary of the project (a detailed Demolition Plan of the project is also to be attached; see below)

DEMOLITION OF (E) SHED

BRIEFLY DESCRIBE REASON FOR DEMOLITION OF BUILDING:

EXISTING BUILDING IS LACKING IN HISTORICAL "MOTHER LODGE"
CHARACTER, WILL CONFLICT WITH PROPOSED CHARACTER OF
REMODELLED RESIDENCE, AND WILL NOT BE REASONABLY
ACCESSIBLE AFTER ADDITIONS TO EXISTING RESIDENCE
(SEE SITE PLAN).

ATTACH A DETAILED DEMOLITION PLAN TO INCLUDE SPECIFIC DETAILS OF THE PROJECT AND ANSWERING THE FOLLOWING:

1. What materials are being removed?
2. Explain the need for removal of materials, providing evidence that the building has become so damaged or dilapidated that it is unusable and cannot reasonably be repaired or restored
3. Are any of these materials being re-used in the project? Clearly list what materials will be re-used and indicate where in the project they will be utilized.
4. If no materials are being re-used please indicate reasons.
5. What replacement materials are being used? Do they match those being removed? If not, explain why.
6. Explain how the exterior appearance and materials will be preserved, to the extent of the alteration.
7. Indicate how the replacement structure will reflect the style or character of the building being demolished.

ATTACHMENTS Include as attachments the following information:

- Elevations—Provide elevations clearly indicating the areas to be demolished. This information will be used with any approval as an exhibit clearly designating areas to be demolished. Include an 8-1/2 by 11 copy of these elevations. **NOTE:** Any additional requests for demolition beyond that approved will require returning to the Planning Commission for further approvals).
- List percentages of walls, windows, and doors to be removed.
- Evidence as to the condition of the materials (include photographs)
- Evidence of the structural condition of the building (i.e., include structural analysis by professionals, contractor bids, etc.)

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.


Signature

3.3.16
Date

Demolition Plan
Existing shed
114 Silva Avenue
Nevada City

1. All materials will be removed; the demolition requested is the entire shed.
2. The existing shed conflicts with the character of the existing and the remodeled residence, and will not be reasonably accessible after additions to the existing residence are constructed.
3. There is no proposal to re-use materials, the shed is not proposed to be re-built.
4. The shed is not proposed to be re-built.
5. No replacement materials are proposed, the shed is not proposed to be re-built.
6. The shed is not proposed to be re-built.
7. The shed is not proposed to be re-built.



(E) SHED (TO BE DEMOLISHED)



(E) SHED (TO BE DEMOLISHED)



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APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

AI SLING O'BRENNAN & STEPHEN PUNNE

Name

1 BELVEDERE HILLS, MULLINGAR

Address

CP. WESTMEATH, IRELAND

City, State

00353872609225

Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe)

Number of existing units 1

Year of original construction PRE 1942

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):

114 SILVA AVE.

Street Address

05.460-18

Assessor's Parcel Number

Nearest cross street NIMROD

New floor area proposed 1,648 S.F.

Briefly describe proposed project:

REMODEL & ADDITION TO EXISTING HOUSE

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: WINDOWS, DOORS, TRIM

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. If agent, submit letter from property owner.

R. O. A.
 Signature

3-3-16
 Date

-----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 any 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

Please explain how it is compatible ONLY A 11.49% INCREASE IN LOT COVERAGE IS PROPOSED, NO DECREASE IN SETBACK IS PROPOSED ON THE SUBJECT PROPERTY, SETBACKS & COVERAGE ARE SIMILAR TO SURROUNDING PROPERTIES.

VOLUME AND MASSING

Lot Size 14,344 SF

- | | | |
|--|-------------------------------------|-------------------------------------|
| 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:

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: COMPOSITION SHINGLES, (CLASS "A") - GREY Pitch: 8:12 & 3:12

Siding: WOOD "DROP SIDING" PAINTED WHITE

Windows: CLAD WOOD WITH DIVIDED LITES, - WHITE

Trim: WOOD - PAINTED WHITE

Foundation/Pony walls: REINFORCED CONCRETE

Decks, porches, railings: RAILINGS PAINTED WHITE, COMPOSITE DECKING - GREY

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: COMP. SHINGLE

ELK- WEATHERED WOOD - (GREY)

Trim: COMPOSITE OR WOOD

WHITE

Accents: —

Railings/Decks: COMPOSITE DECKING (GREY) RAILINGS - PAINTED WHITE

DETAILS

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

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

WOOD DOORS - (PAINTED WHITE)

GARAGE DOOR - METAL ROLL-UP - (WHITE)

To whom it may concern,

"This letter authorizes Sitrine Architecture to apply for and secure building and other required permits for the remodel and addition at 114 Silva Ave, Nevada City"



Stephen Dunne
1 Belvedere Hills,
Mullingar,
Co. Westmeath,
Ireland.
00353872609225



Aisling O' Brennan
1 Belvedere Hills,
Mullingar,
Co. Westmeath,
Ireland.
00353873209805



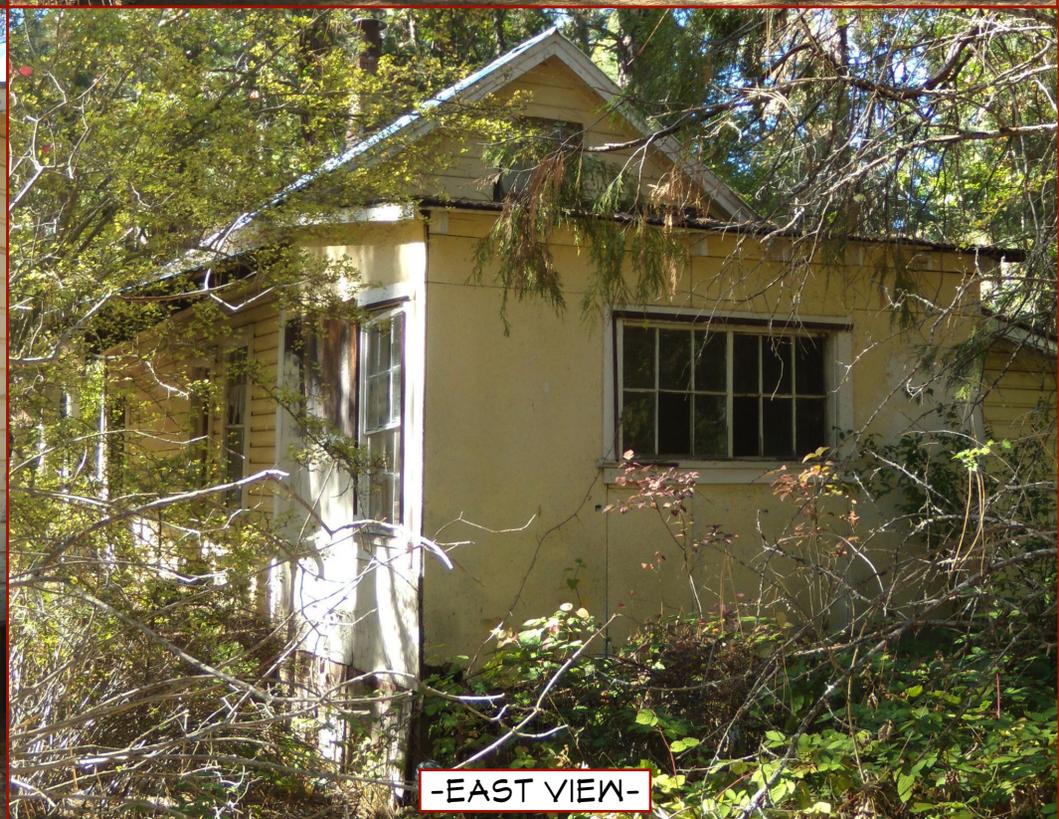
-SOUTH VIEW-



-WEST VIEW-



-NORTH VIEW-



-EAST VIEW-



ROOF:
CLASS "A" COMPOSITION SHINGLES
(ELK, WEATHERED WOOD (GREY))



BODY:
WOOD HORIZONTAL DROP SIDING
(PAINTED WHITE)



SKIRTING:
WOOD BOARD & BATTEN SIDING
(PAINTED WHITE)



DECKING:
COMPOSITE DECKING
(GREY FINISH)

WINDOWS:
CLAD WOOD W/ DIVIDED
LITES (WHITE FINISH)

ACCENT COLOR:
FASCIA, TRIM, DOORS
RAILINGS & TRIM
(PAINTED WHITE)



-SILVA AVENUE ELEVATION-

A NEW RESIDENCE
FOR
AISLING O'BRENNAN & STEPHEN DUNNE
114 SILVA AVENUE, NEVADA CITY, CA.

siteline architecture

Andrew J. Pawlowski, Architect/LEED AP
Richard Baker, Designer/Construction Manager

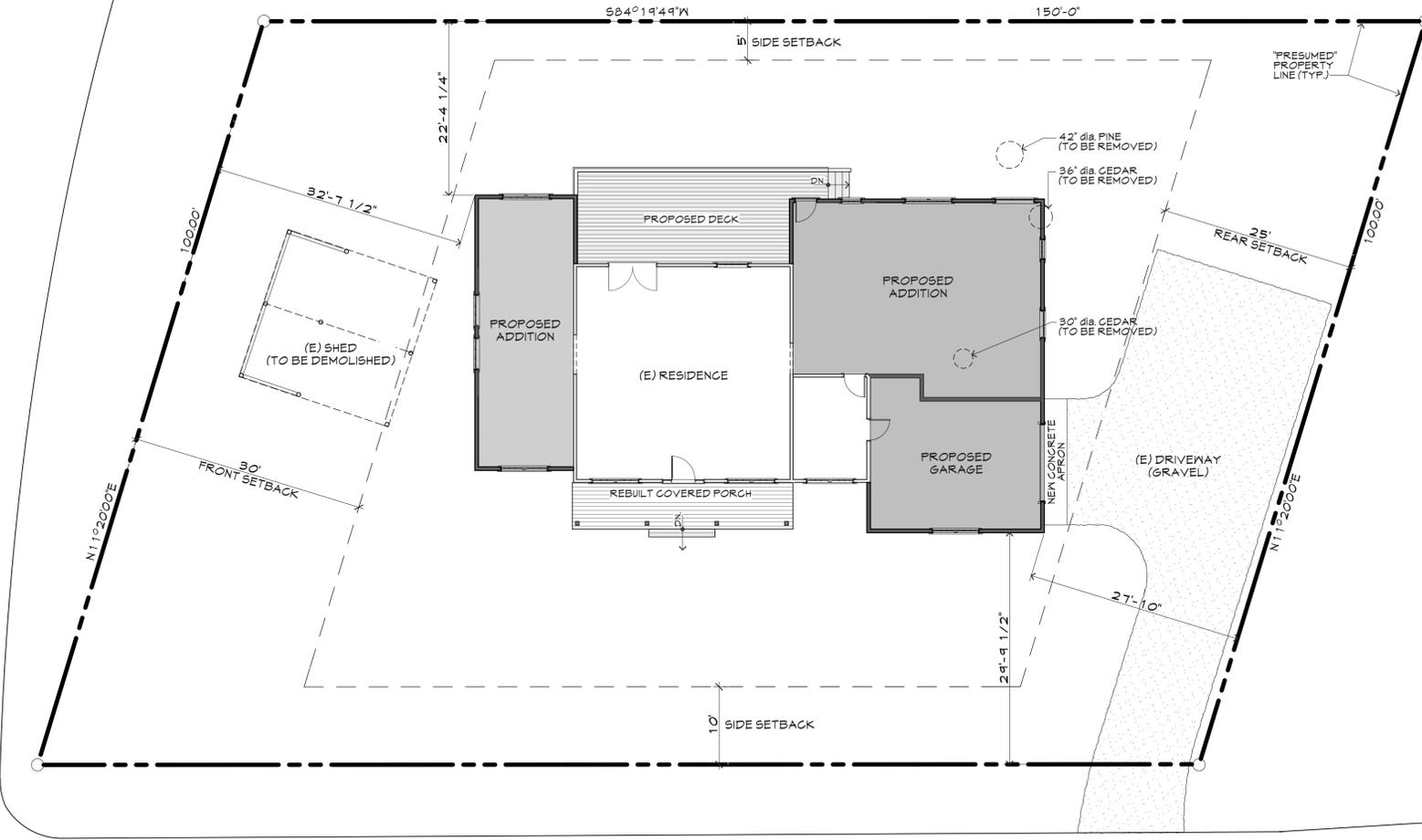
644 Zion Street
Nevada City CA 95959
530.478.9415 - t
530.478.9416 - f
www.sitelinearch.com

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

L
K
J
I
H
G
F
E
D
C
B
A

NIMROD STREET

SILVA AVENUE



NOTES

IMPERVIOUS AREAS:	SQ. FT.	%
TOTAL PARCEL SIZE	14,344	100.0
(E) HOUSE	1,107	7.7
NEW ADDITION	1,648	11.5
TOTAL IMPERVIOUS AREA	2,755	19.2
TOTAL PERVIOUS AREA	11,589	80.8



Revisions

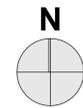
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 Andrew J. Pawlowski, Architect, LEED AP
 644 Zion Street
 Nevada City, CA 95959
 530.478.9415 - F
 530.478.9416 - T
 www.sitrinearch.com

A NEW RESIDENCE
 for
 AISLING O'BRENNAN & STEPHEN DUNNE
 114 SILVA AVENUE, NEVADA CITY, CA. 95959, APN # 05-460-18

date: 3/3/16
 scale: 15-332
 job #:

SITE PLAN
A 1



15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

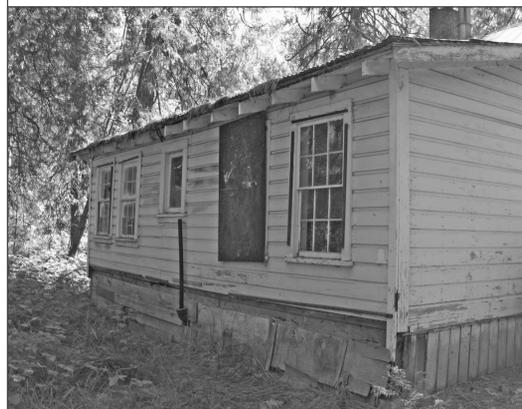
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-SOUTH VIEW-



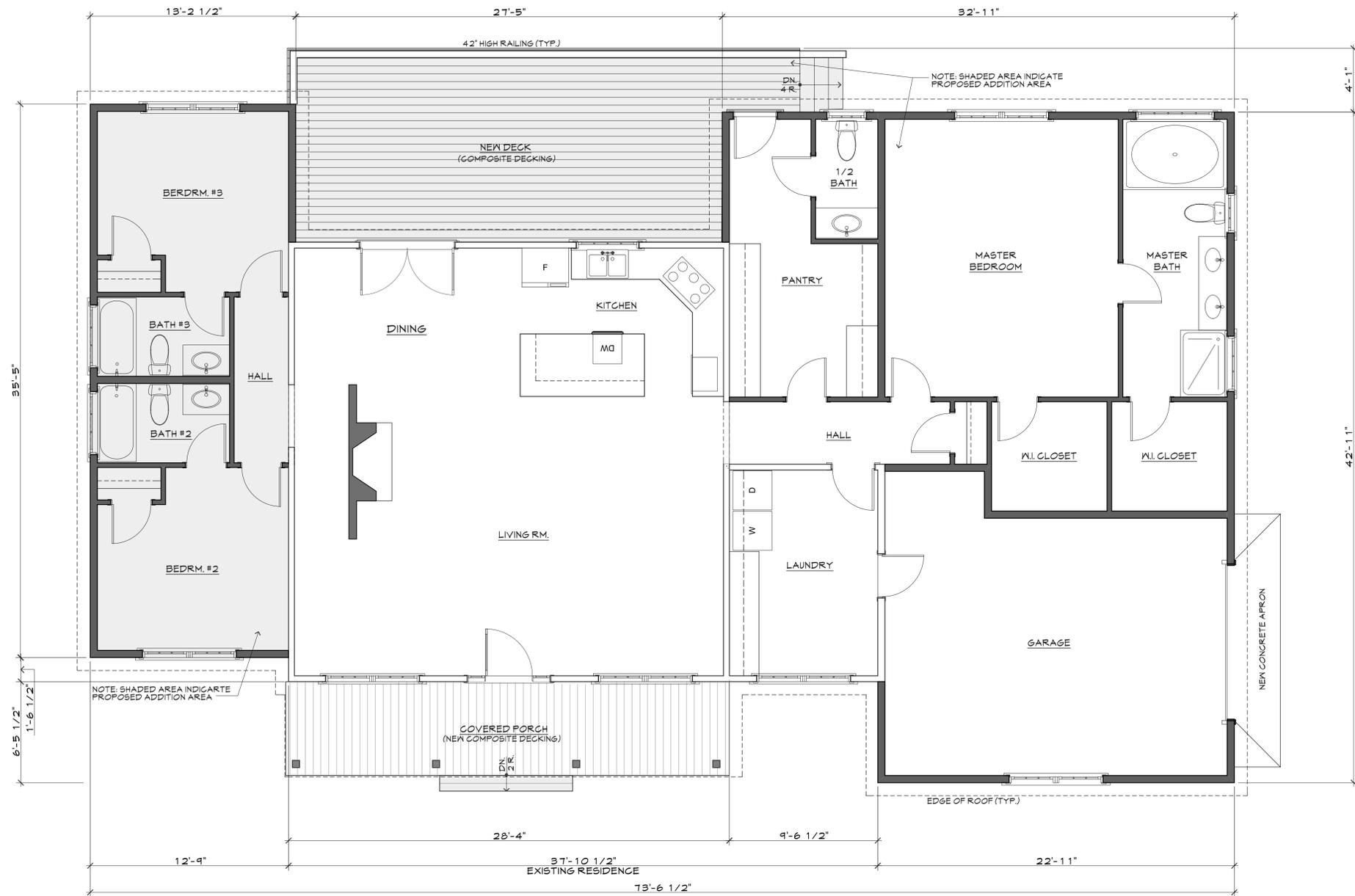
-WEST VIEW-



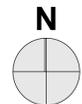
-NORTH VIEW-



-EAST VIEW-



-PROPOSED FLOOR PLAN-



Revisions

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siteline architecture

Andrew J. Pawlowski, Architect, LEED AP
644 Zion Street
Nevada City CA 95959
530.478.9415 - f
www.sitelinearch.com

A NEW RESIDENCE

for

AISSLING O'BRENNAN & STEPHEN DUNNE
114 SILVA AVENUE, NEVADA CITY, CA. 95959, APN # 05-460-1B

date: 3/3/16

scale: 15'-3/32

PROPOSED FLOOR PLAN

A2

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

L
K
J
I
H
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F
E
D
C
B
A

NEW CHIMNEY W/ BRICK VENEER & APPROVED SPARK ARRESTOR

GLAD WOOD WINDOWS (TYP.) W/ DIVIDED LITES (WHITE)

NEW 'TURNED' WOOD COLUMNS PAINTED WHITE

NEW 'BOARD AND BATTEN' SIDING (SKIRTING) PAINTED WHITE (WHERE OCCURS)

NEW CLASS 'A' COMP. SHINGLE ROOFING (TYP.) (WEATHERED WOOD (GREY))

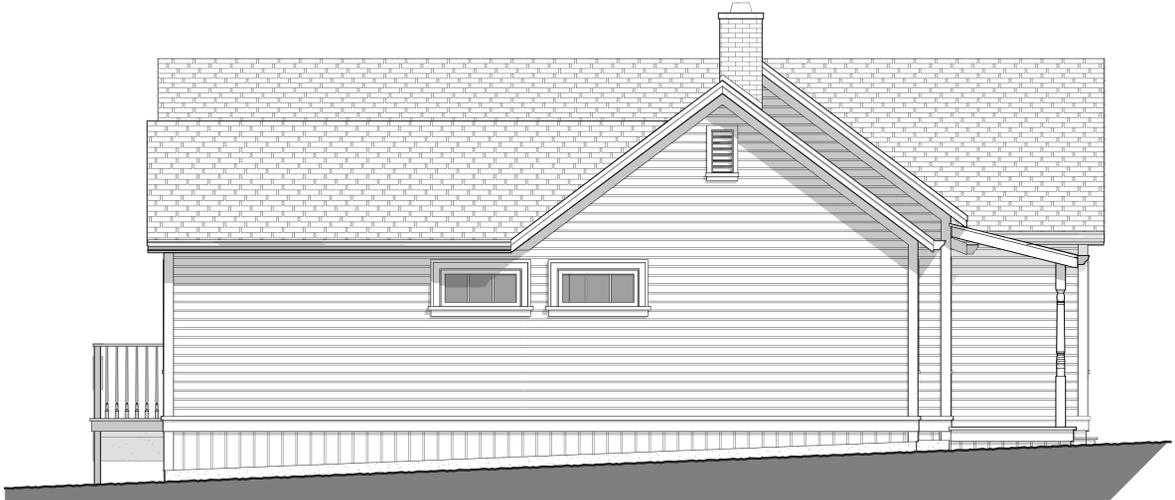
NEW HORIZONTAL WOOD 'DROP' SIDING PAINTED WHITE

NEW 'OGEE' GUTTERS (TYP.) (WHITE)

WOOD TRIM (TYP.) PAINTED WHITE



-SOUTH ELEVATION-



-WEST ELEVATION-



-EAST ELEVATION-



-SOUTH ELEVATION-

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



Revisions

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A NEW RESIDENCE
for
 AISLING O'BRENNAN & STEPHEN DUNNE
114 SILVA AVENUE, NEVADA CITY, CA. 95959, APN # 05-460-18

date: 3/3/16
scale: 15-332
job #:

EXTERIOR ELEVATIONS

A3



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: March 17, 2016

APPLICANT: Epic Wireless Wireless, Inc (for Verizon Wireless)

OWNER: Kenneth & Kay Baker (Trste), Gary & Patricia Tittle (Trste); County of Nevada

RE: **CONTINUED Architectural Review Application for Proposed Rooftop-mounted Communication Antennae at 109 North Pine Street**

ACTION REQUESTED

1. Approve the architectural review application for eight (8) cellular antennas, affixed to various points of the rooftop of 109 North Pine Street, and screened with faux “stealth chimney” fixtures.

NOTE: Application has been made for the Conditional Use Permit component of this project proposal, further discussed below. At this time, Planning Commission action is only being requested for the Architectural Review component of the application.

SITE SPECIFICATIONS

Lot Size 6,098 square feet (0.14 ac.)

Zoning GB-HD (General Business – Historical District)

Building Height 40-feet

Historical District Inside

BACKGROUND

The applicant has submitted applications for both Architectural Review and for a Conditional Use Permit. The Use Permit will be reviewed as a separate component from the Architectural Review component in order to provide direction on design prior to staff’s preparation of the environmental document and Use Permit staff report. The Planning Commission first heard the proposal for the proposed antennae on the roof at the subject property at the January 21, 2016 Meeting.

At the January meeting, the Planning Commission expressed a preference for a design that is smaller in scale and profile. The applicant suggested that smaller antennae may be feasible and the microwave dish could potentially be eliminated if fiber optic infrastructure improvements are available to serve the project. The Commissioners questioned the particular site selection which the applicant explained had to do with “line-of-site” capability of the equipment along with the availability of appropriate rooftop platforms. The applicant offered to erect a sample enclosure in coordination with a scheduled public meeting so that commissioners could better evaluate the enclosure’s visual impact in the Historical District.

At the January 21, 2016 meeting the Commission voted to continue the Architectural Review application until such time that the applicant could address the following:

- Reduce the size and scale of the equipment by orienting antennas horizontally and/or by eliminating microwave dish if possible
- Consider other concealing solutions from the “chimney” style (consider a concealment structure running the length of the parapet, or extend height and move equipment to the middle of the roof).

REVISED PROPOSAL

On behalf of Epic Wireless, Mark Lobaugh has provided revised plans that: 1) eliminates one stealth chimney structure which previously concealed a proposed microwave dish and 2) shows a reduced footprint for each of the three remaining stealth chimney structures. Mr. Lobaugh has coordinated with staff to provide a mockup of the stealth chimneys consisting of plywood forms that will illustrate the form and massing of the faux structures. The mockups will be erected during the day of the March 17, 2016 hearing. The applicant will provide a small sample of the faux brick material at the mockup area so the Commissioners can evaluate the material compatibility with the brick face of the building.

The faux chimney panels will be constructed of Fiberglass Reinforced Plastic (FRP), and is advertised by the manufacturer as being a material designed in a manner that does not corrode, rot, rust, or warp. The panels are factory coated with an industrial grade urethane paint that may be touched-up or repainted with latex paints. The applicant is proposing paint and texture that mimics the brick face of the building. The top of the chimney structures will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet, depending on the elevation. The stealth chimney fixtures will be visible from several public vantage points within downtown Nevada City. Access to the lease area is proposed from the interior of the building and each “chimney” includes an access panel placed in a manner that is not visible from public view sheds. The equipment lease area is proposed within a third story room in the existing structure.

REGULATORY AUTHORITY

The preservation of the Historical District has been determined to be essential to the economic and cultural life of the city. As such, all buildings within said district which are altered as to their exterior appearance within public view are required to do so in a manner which substantially conforms with the Mother Lode type of architecture pursuant to Zoning Ordinance Section 17.68.070. Mother Lode Architecture is defined as that type of architecture generally used in the Mother Lode region of the state of California during the period from 1849 to 1900. The determination of whether a building conforms to Motherlode Architecture shall include all factors which affect the external appearance of the building, including without limitation, architectural elevations, building materials, colors, finishes, lighting, ornamental devices and signs.

Zoning Ordinance Section 17.80.020 requires that satellite and antenna installation be subject to architectural review and encourages their placement to areas that are not generally visible from public streets. Whenever visible placement of such facilities is technically required in order to receive communication signals, the installation shall be screened in a manner approved during architectural review.

The height limitation in the General Business District is 40-feet. Zoning Ordinance Section 17.84.030 indicates that these height limits do not apply to radio transmission towers, which staff has determined to be applicable to the proposed antennae.

ENVIRONMENTAL CONSIDERATION

The Use Permit proposal is considered a project subject to environmental review under the California Environmental Quality Act (CEQA). Staff will prepare an Initial Study pursuant to CEQA to be evaluated by the Planning Commission at such time the Use Permit is brought before their hearing body.

RECOMMENDED MOTION

1. In approving/denying the Architectural Review application, as conditioned, for the proposed eight (8) cellular antennas, affixed to various points of the rooftop of 109 North Pine Street, and screened with faux “stealth chimney” fixtures, the Planning Commission finds:
 - a. that the exterior appearance does/does not substantially conform to Mother Lode type of architecture.

RECOMMENDED CONDITIONS

1. Prior to issuance of building permits, the applicant must obtain approval for a Conditional Use Permit pursuant to Zoning Ordinance, Section 17.88.
2. A Planning Commissioner(s) shall be appointed to act as liaison with the project applicant and to review and approve any minor modifications to the project. If the changes are beyond the scope of the liaison, the matter shall be referred to the Planning Commission for their approval. The Liaison will provide periodic status reports of the project to the Commission
3. A regular maintenance schedule shall be established in order to repair and provide paint touch-up to the faux chimney structures as necessary to ensure compatibility with the building architecture. A copy of the maintenance schedule shall be submitted to the Planning Department prior to issuance of any building permits.
4. At such time that technology advances to allow for a smaller profile, or to allow for the elimination of the Stealth concealment structures, the applicant will apply for Architectural Review before the Planning Commission. If approved, the applicant shall make the approved modifications within 6-months of the date that action is taken by the Planning Commission.

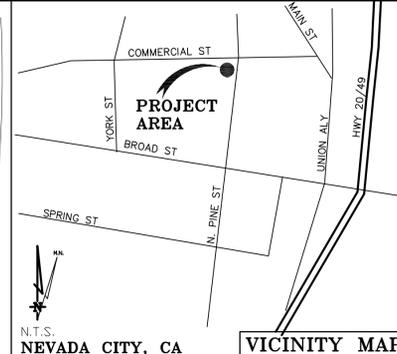
ATTACHMENTS:

1. Revised Construction Plans (site plan and elevations)
2. Excerpt Minutes from January 21, 2016 Planning Commission Meeting

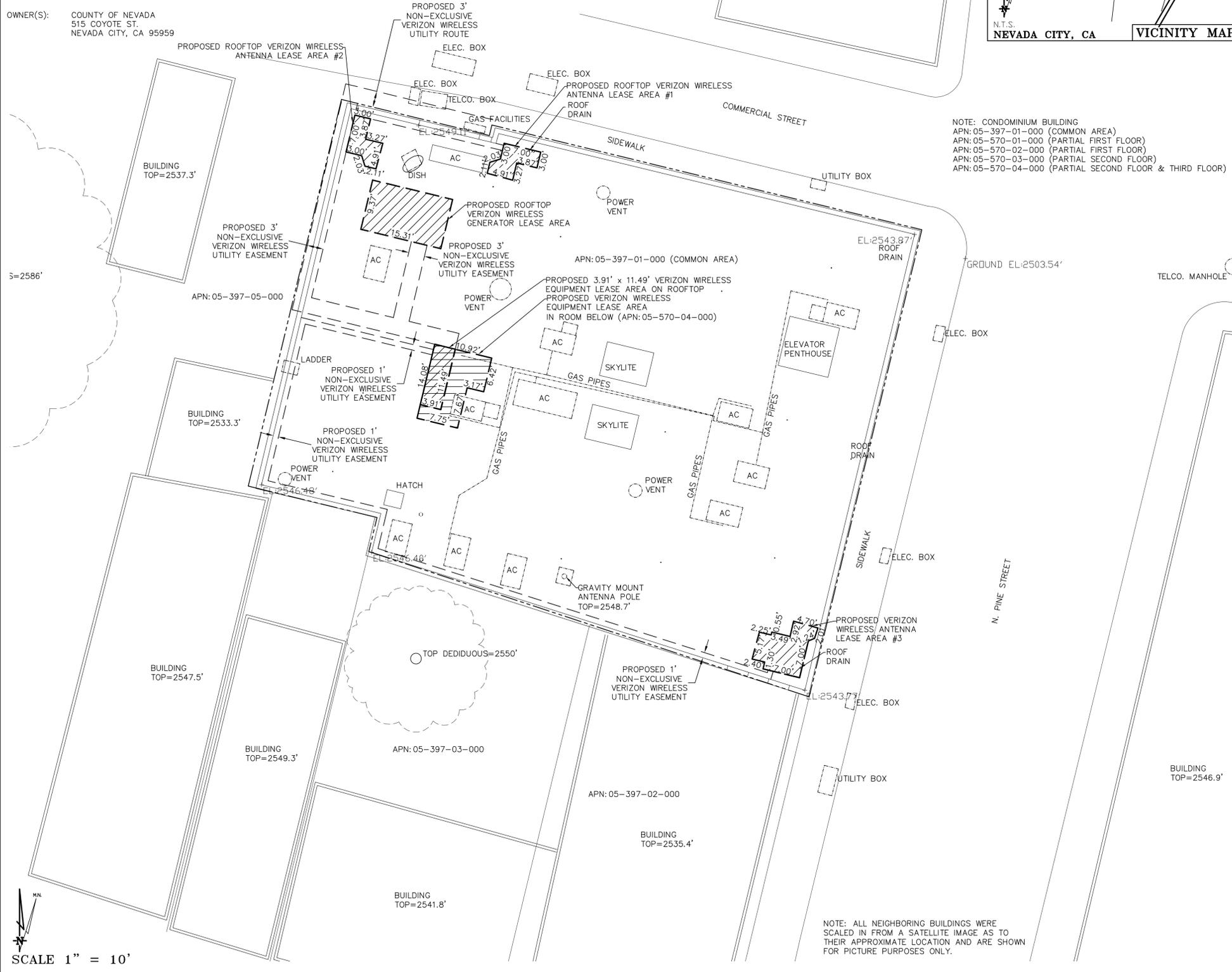
DATE OF SURVEY: 11-25-14
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.57' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: N/A

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
 BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 05-397-01-000
 OWNER(S): COUNTY OF NEVADA
 515 COYOTE ST.
 NEVADA CITY, CA 95959



Lease Area Description
 All that certain lease area being a portion of that certain Parcel 1 as is shown on that certain Parcel Map, filed for record at Book 21 of Parcel Maps at Page 16, Nevada County Records, and being located in the City of Nevada City, County of Nevada, State of California, and being more particularly described as follows:
EQUIPMENT LEASE AREA:
 Beginning at a point in the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 75°42'41" West 89.63 feet; thence from said point of beginning North 76°26'49" West 10.92 feet; thence South 13°33'11" West 14.08 feet; thence South 76°26'49" East 3.91 feet; thence South 13°33'11" West 11.49 feet; thence South 76°26'49" East 3.91 feet; thence North 13°33'11" East 11.49 feet to the Point of Beginning.
ROOFTOP EQUIPMENT LEASE AREA:
 Beginning at a point on the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 73°27'50" West 83.50 feet; thence from said point of beginning North 76°26'49" West 10.92 feet; thence South 13°33'11" West 14.08 feet; thence South 76°26'49" East 7.75 feet; thence North 13°33'11" East 7.67 feet; thence South 76°26'49" East 3.17 feet; thence North 13°33'11" East 6.42 feet to the Point of Beginning.
GENERATOR LEASE AREA:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 86°19'36" West 87.51 feet; thence from said point of beginning North 76°26'00" West 15.31 feet; thence South 13°34'00" West 9.37 feet; thence South 76°26'00" East 15.31 feet; thence North 13°34'00" East 9.37 feet to the Point of Beginning.
ANTENNA LEASE AREA #1:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 78°32'25" East 72.38 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 3.00 feet; thence South 72°55'53" West 2.03 feet; thence South 13°43'38" West 2.11 feet; thence South 74°55'53" East 4.91 feet; thence North 13°15'42" East 3.27 feet; thence South 76°26'49" East 3.87 feet; thence North 13°33'11" East 3.00 feet to the Point of Beginning.
ANTENNA LEASE AREA #2:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 80°55'44" East 101.60 feet; thence from said point of beginning North 76°44'18" West 3.27 feet; thence North 13°33'11" East 3.87 feet; thence North 76°26'49" West 3.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 3.00 feet; thence South 17°04'07" East 2.03 feet; thence South 76°16'22" East 2.11 feet; thence North 15°04'07" East 4.91 feet to the Point of Beginning.
ANTENNA LEASE AREA #3:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 20°32'44" East 79.56 feet; thence from said point of beginning South 13°33'11" West 0.55 feet; thence North 76°26'49" West 2.25 feet; thence South 15°14'24" West 5.17 feet; thence South 76°57'32" East 2.40 feet; thence South 13°33'11" West 1.30 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet; thence North 66°56'16" East 1.24 feet; thence North 18°17'38" East 2.01 feet; thence North 74°18'58" West 4.70 feet; thence South 12°59'39" West 2.92 feet; thence North 76°26'49" West 3.49 feet to the Point of Beginning.
 Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, under, and through the existing building and the underlying parcel to the public right of way more commonly known as North Pine Street.
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears North 13°33'11" East 1.50 feet from the Northeast corner of the above described equipment lease area and running thence North 76°26'49" West 11.05 feet to a point hereafter defined as Point "A"; thence continuing North 76°26'49" West 18.68 feet; thence North 13°25'25" East 38.8 feet more or less to the public right of way.
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 13°25'25" East 16.0 feet more or less to the above described generator lease area.
 Also together with a non-exclusive easement for utility purposes from the above described Equipment Lease Area and running thence in, on, over, and through the underlying building as is necessary to the above described antenna lease areas.



NOTE: CONDOMINIUM BUILDING
 APN: 05-397-01-000 (COMMON AREA)
 APN: 05-570-01-000 (PARTIAL FIRST FLOOR)
 APN: 05-570-02-000 (PARTIAL SECOND FLOOR)
 APN: 05-570-03-000 (PARTIAL SECOND FLOOR)
 APN: 05-570-04-000 (PARTIAL SECOND FLOOR & THIRD FLOOR)

GENERATOR LEASE AREA:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 86°19'36" West 87.51 feet; thence from said point of beginning North 76°26'00" West 15.31 feet; thence South 13°34'00" West 9.37 feet; thence South 76°26'00" East 15.31 feet; thence North 13°34'00" East 9.37 feet to the Point of Beginning.
ANTENNA LEASE AREA #1:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 78°32'25" East 72.38 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 3.00 feet; thence South 72°55'53" West 2.03 feet; thence South 13°43'38" West 2.11 feet; thence South 74°55'53" East 4.91 feet; thence North 13°15'42" East 3.27 feet; thence South 76°26'49" East 3.87 feet; thence North 13°33'11" East 3.00 feet to the Point of Beginning.
ANTENNA LEASE AREA #2:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 80°55'44" East 101.60 feet; thence from said point of beginning North 76°44'18" West 3.27 feet; thence North 13°33'11" East 3.87 feet; thence North 76°26'49" West 3.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 3.00 feet; thence South 17°04'07" East 2.03 feet; thence South 76°16'22" East 2.11 feet; thence North 15°04'07" East 4.91 feet to the Point of Beginning.
ANTENNA LEASE AREA #3:
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 20°32'44" East 79.56 feet; thence from said point of beginning South 13°33'11" West 0.55 feet; thence North 76°26'49" West 2.25 feet; thence South 15°14'24" West 5.17 feet; thence South 76°57'32" East 2.40 feet; thence South 13°33'11" West 1.30 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet; thence North 66°56'16" East 1.24 feet; thence North 18°17'38" East 2.01 feet; thence North 74°18'58" West 4.70 feet; thence South 12°59'39" West 2.92 feet; thence North 76°26'49" West 3.49 feet to the Point of Beginning.
 Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, under, and through the existing building and the underlying parcel to the public right of way more commonly known as North Pine Street.
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears North 13°33'11" East 1.50 feet from the Northeast corner of the above described equipment lease area and running thence North 76°26'49" West 11.05 feet to a point hereafter defined as Point "A"; thence continuing North 76°26'49" West 18.68 feet; thence North 13°25'25" East 38.8 feet more or less to the public right of way.
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 Also together with a non-exclusive easement for utility purposes from the above described Equipment Lease Area and running thence in, on, over, and through the underlying building as is necessary to the above described antenna lease areas.

Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless
 Project Name: HISTORIC NEVADA CITY
 Project Site Location: 109 N. Pine Street
 Nevada City, CA 95959
 Nevada County
 Date of Observation: 11-25-14
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Rooftop

REV	11-25-14	N. RCHDE	PRELIMINARY DRAWING	REV	12-23-15	N. RCHDE	APN'S ADDED
			LEASE AREA PLACED				LEASE AREA MOD.
			LEASE AREA MOD.				
			LEASE AREA MOD.				
			LEASE AREA MOD.				
			LEASE AREA MOD.				

Coordinates (Antenna Lease Area #1)
 Latitude: N 39° 15' 47.46" (NAD83) N 39° 15' 47.84" (NAD27)
 Longitude: W 121° 01' 08.14" (NAD83) W 121° 01' 04.32" (NAD27)

Coordinates (Antenna Lease Area #2)
 Latitude: N 39° 15' 47.51" (NAD83) N 39° 15' 47.89" (NAD27)
 Longitude: W 121° 01' 08.50" (NAD83) W 121° 01' 04.68" (NAD27)

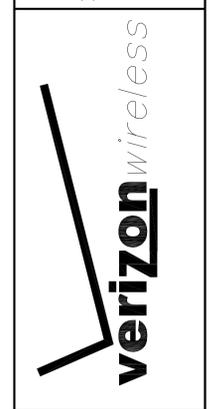
Coordinates (Antenna Lease Area #3)
 Latitude: N 39° 15' 46.60" (NAD83) N 39° 15' 46.98" (NAD27)
 Longitude: W 121° 01' 07.50" (NAD83) W 121° 01' 03.68" (NAD27)

ELEVATION OF Ground at Structure (NAVD88) 2503.5' AMSL
 STRUCTURE HEIGHT: (Top Parapet) 40.3' AGL
 OVERALL HEIGHT: (Top Vent Pipe) 46.6' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Geil California RCE 14803

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING * SURVEYING * PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 823-1309



HISTORIC NEVADA CITY
 109 N. PINE STREET
 NEVADA CITY, CA 95959
PLOT PLAN AND SITE TOPOGRAPHY

REV	11-25-14	N. RCHDE	PRELIMINARY DRAWING	REV	12-23-15	N. RCHDE	APN'S ADDED
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			LEASE AREA MOD.				

Sheet
C-1

OVERALL SITE PLAN

PREPARED FOR



295 Parkshore Drive
Folsom, California 94630

Vendor:



Project Address:

Architect:



PROJECT NO: 20130974364

LOCATION NO: 278749

DRAWN BY: H.L.H.

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
D	02/08/16	100% ZD Rev 1
C	06/15/15	100% ZD Submittal
B	01/14/15	95% ZD Submittal
A	12/10/14	90% ZD Submittal

Licenser:

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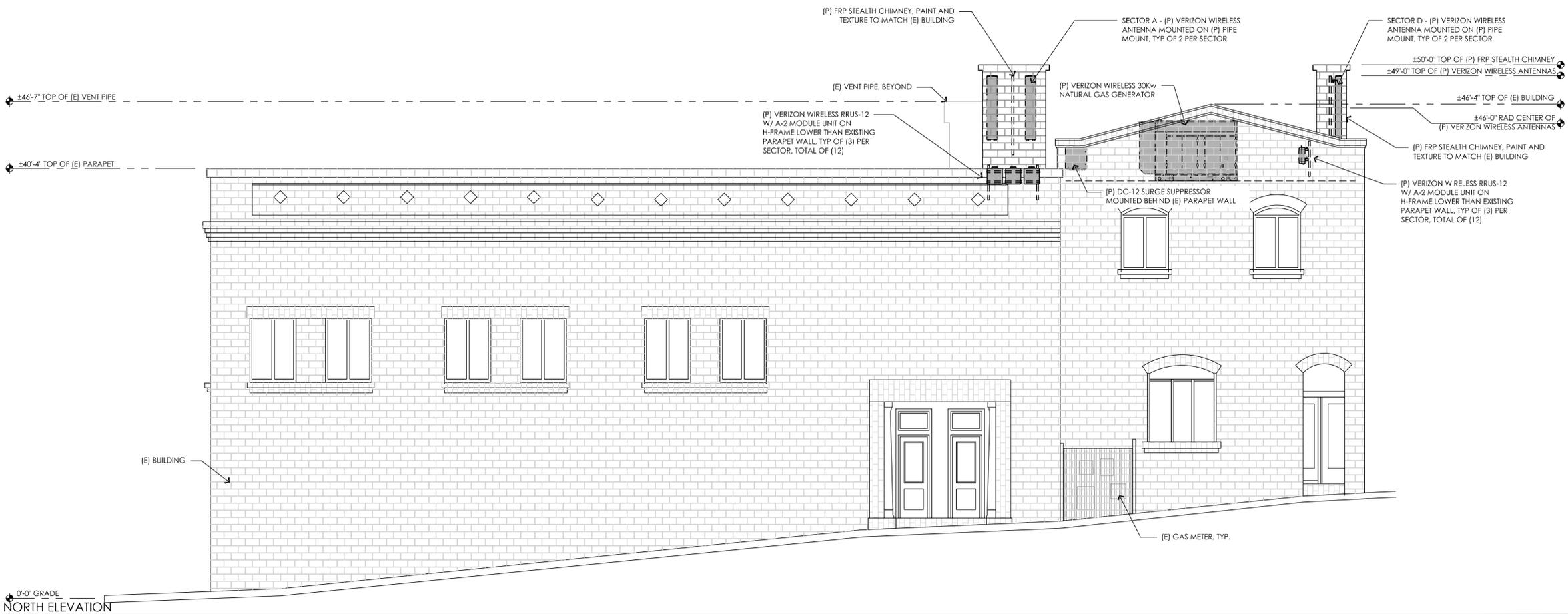
02/08/16
100% ZD Submittal

SHEET TITLE:

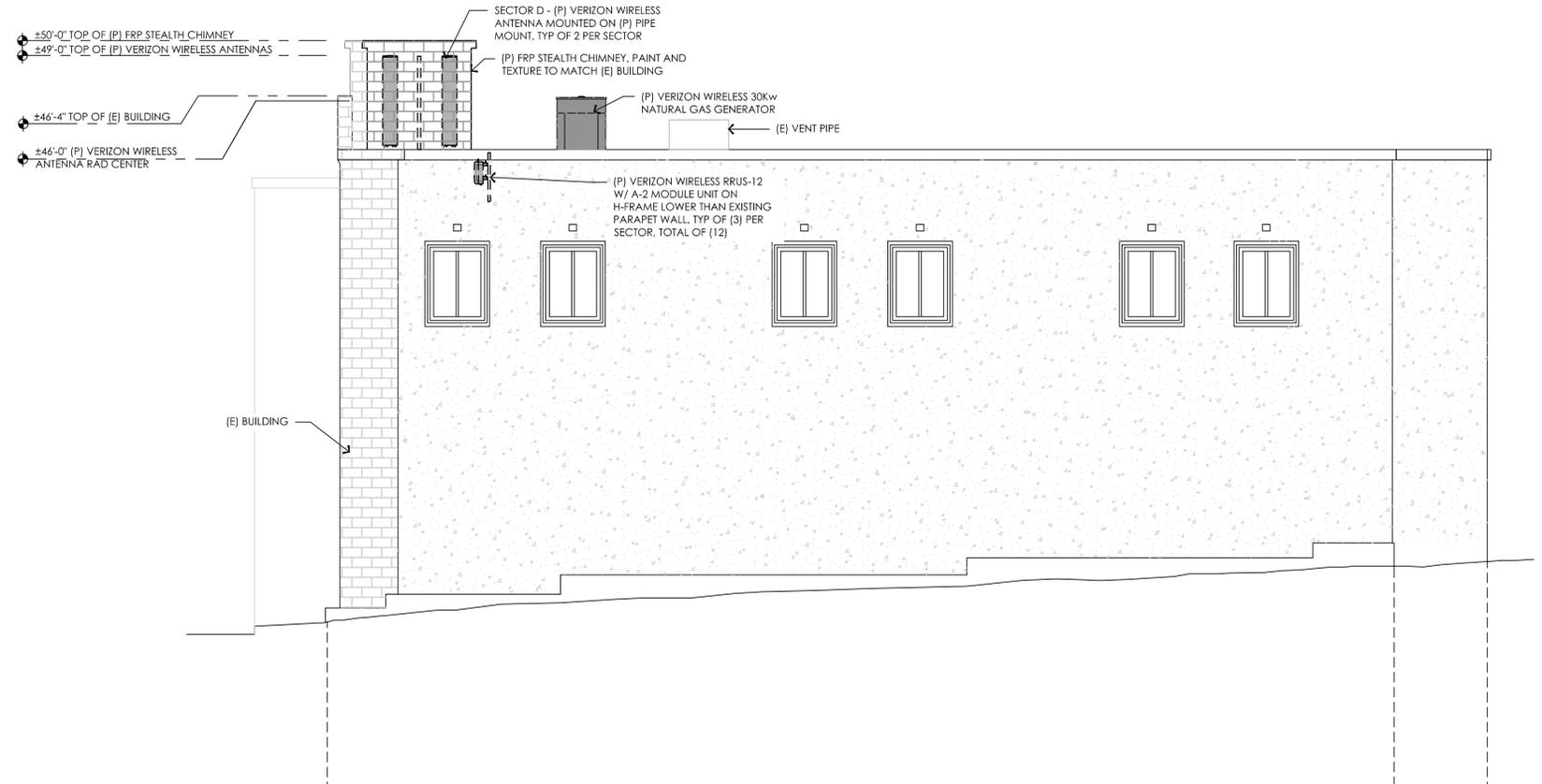
ELEVATIONS

SHEET NUMBER:

A-4.1



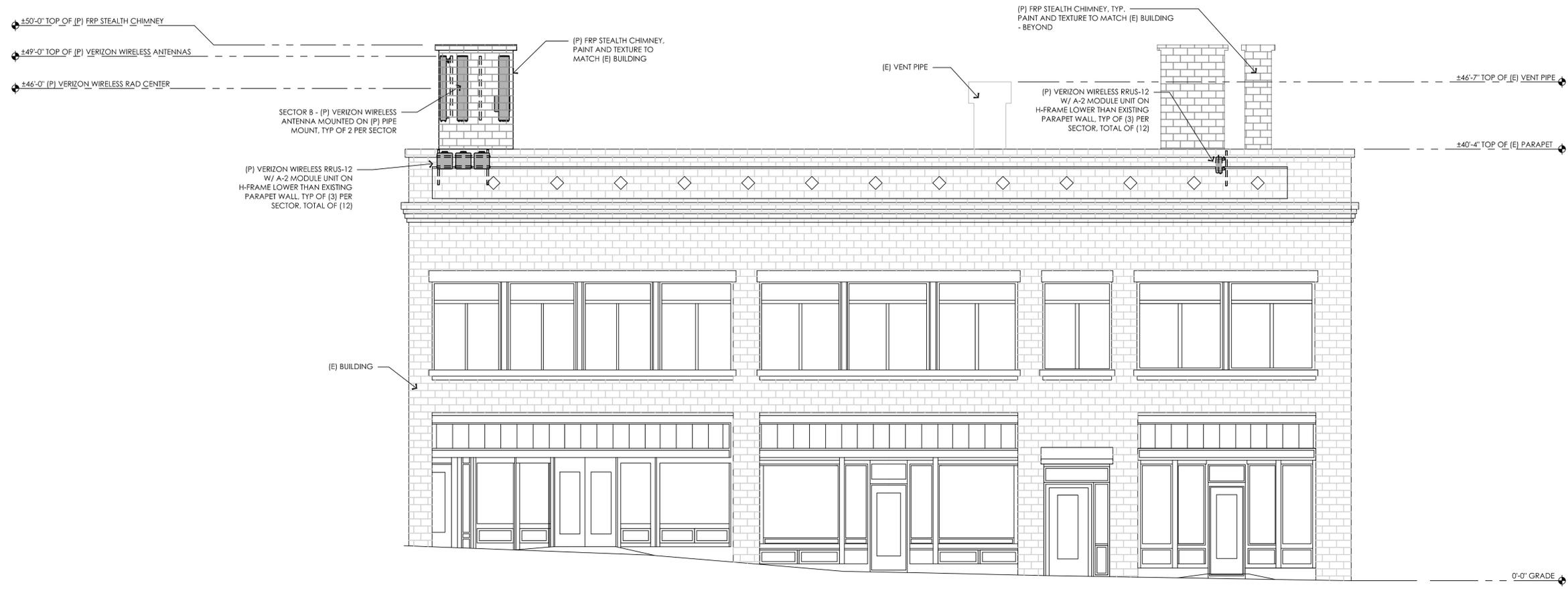
19 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



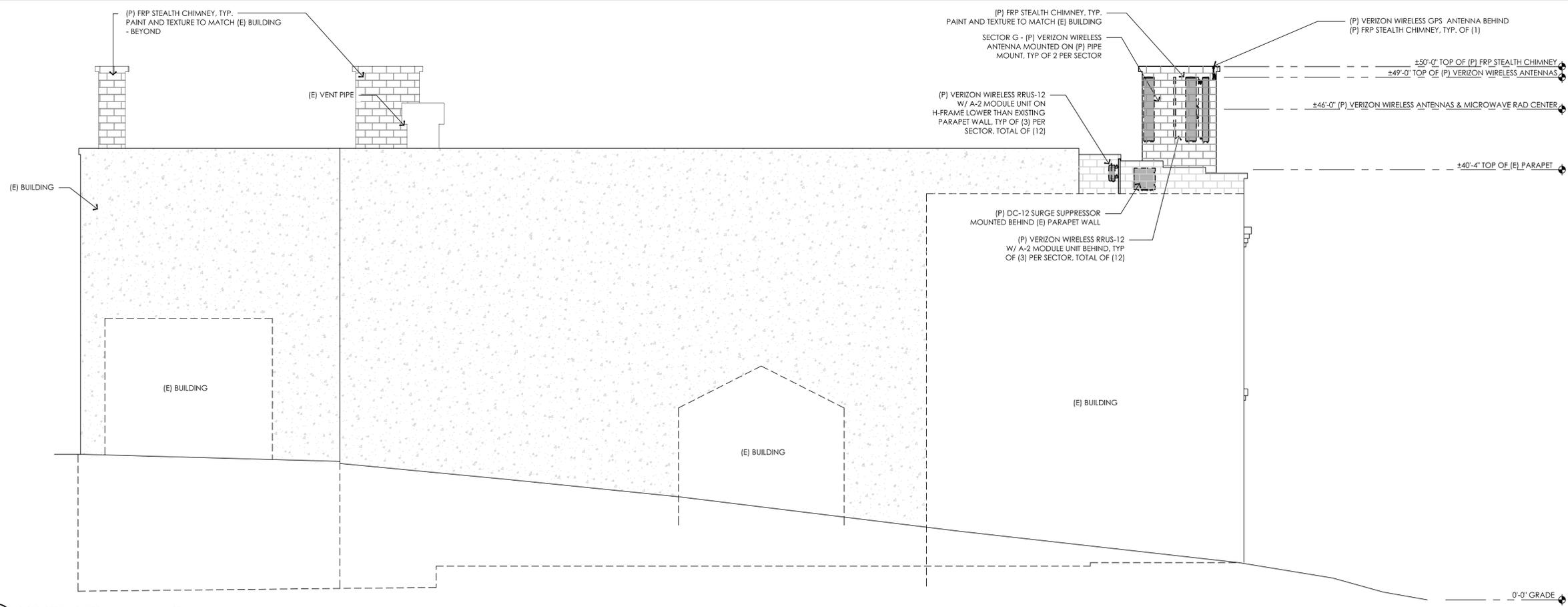
17 PROPOSED WEST ELEVATION
3/16" = 1'-0"

P:\Data\2016\18-2-14-48\PM - File Name: 181111-18002 - Epic - Wireless VZW\14002-35.dwg; Location: Nevada, City: Nevada, Sheet: A-4.1 Elevation.dwg Printed By: Brian Winkler

14002-35



19 PROPOSED EAST ELEVATION
3/16" = 1'-0"



17 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 94630

Vendor:
EPIC WIRELESS GROUP INC.
8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:

Architect:
Borges ARCHITECTURAL GROUP
ARCHITECTURE
PLANNING
INTERIORS
400 STONE POINT DRIVE SUITE 200
ROSELIE, CA 94668
PHONE: (916) 775-2222
FAX: (916) 775-2227
BORGESARCH.COM

PROJECT NO: 20130974364
LOCATION NO: 278749
DRAWN BY: H.L.H.
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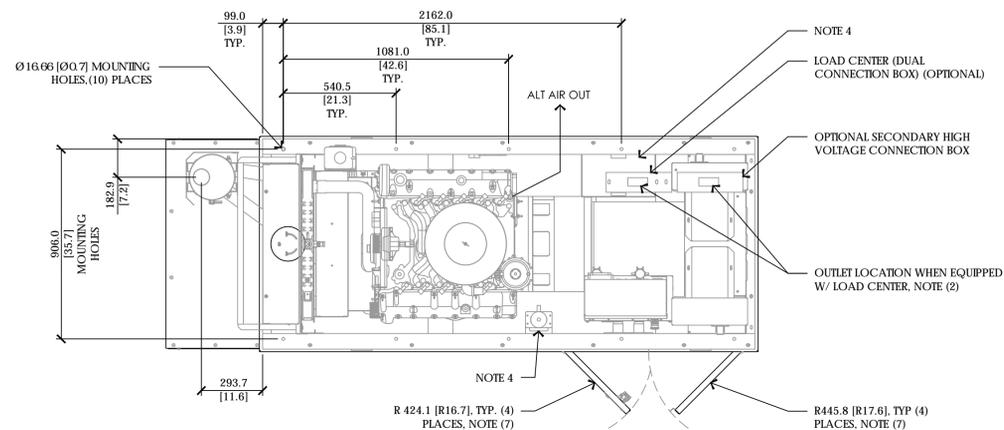
Issued For:
02/08/16
100% ZD Submittal

SHEET TITLE:
ELEVATIONS

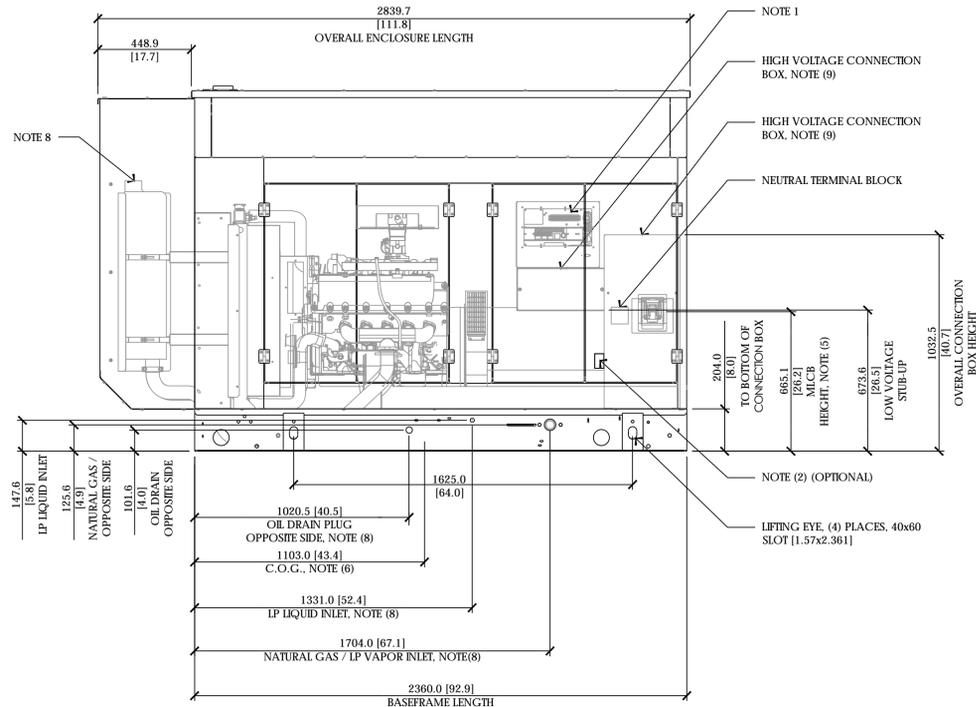
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A-4.2

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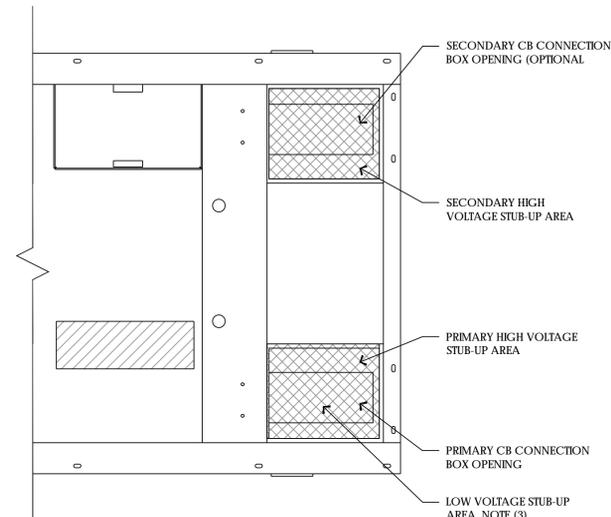
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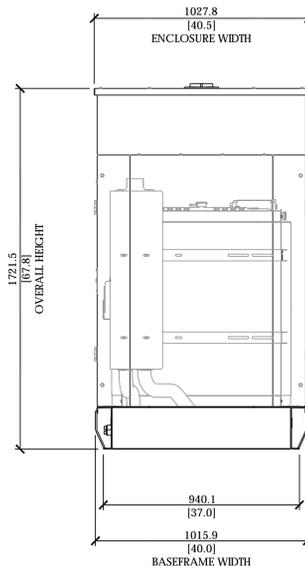
TOP OR PLAN VIEW



LEFT SIDE VIEW



STUB-UP AREA DETAILED VIEW



REAR VIEW

NOTE:

- CONTROL PANEL (OPTIONAL BATTERY CHARGER INSIDE)
- 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
- CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB UP AREA)
- BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
- MAIN LINE CIRCUIT BREAKER (MLCB). AC LOAD LEADS CONNECT DIRECTLY TO MLCB. (MLCB HEIGHT MAY VARY WITH CB SELECTION)
- CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
- DOORS MUST BE ABLE TO OPEN AT LEAST 90° TO BE REMOVED
- ENGINE SERVICE CONNECTIONS:
INLET L/P GAS = 1-1/4" NPT COUPLING
INLET L/P LIQUID = 1-1/4" NPT COUPLING
INLET NATURAL GAS = 1-1/4" NPT COUPLING
OIL DRAIN = 1/2" NPT COUPLING
EXHAUST OUTLET = 3.0" ID.
- AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
- EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED IN THE FACTORY INSTALLED POSITION OR WITHIN THE SPECIFIED MOUNTING POSITION DETAILED ON THIS DRAWING UNDER PENALTY OF FEDERAL LAW
- BLOCK HEATER
- BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
- GENERATOR SET MUST BE INSTALLED SUCH THAT DISCHARGE AIR IS NOT RECIRCULATED.
- CIRCUIT BREAKER
-AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
-REFER TO LUG SIZING CHART AVAILABLE ON GEN-CONNECT.

RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)	
(HIGH VOLTAGE STUB UP) AC LOAD LEAD CONDUIT FOR PERMANENT MAGNET EXCITATION CONNECTION BOX	
(LOW VOLTAGE STUB UP) TWO DIFFERENT LOCATIONS DEPENDING ON MOUNT LOCATION. -SURFACE MOUNT -BASETANK MOUNT	

WEIGHT DATA
OPEN SET: 796KG [1756 LBS]
STEEL ENCL: 236KG [520 LBS]
ALUMINUM ENCL: 81KG [179 LBS]
(SEE NOTE 8)

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verizon
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EPIC
WIRELESS GROUP INC.
8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:

Architect:
Borges
ARCHITECTURAL GROUP
ARCHITECTURE
PLANNING
INTERIORS
400 STORE FRONT DRIVE SUITE 200
ROSELAND CA 94668
PHONE: 925-750-2200
FAX: 925-775-2227
BORGESARCH.COM

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Issued For:
02/08/16
100% ZD Submittal

SHEET TITLE:
GENERATOR SPECS

SHEET NUMBER:
A-5

**SG50, SG60 & SG70 6.8.
LITER DIRECT DRIVE
NATURALLY ASPIRATED
LEVEL 2 ACUSTIC ENCLOSURE**



City of Nevada City

PLANNING COMMISSION
 EXCERPT Summary Minutes
 THURSDAY, January 21 2016
 1:30 PM
 Council Chambers – City Hall
 317 Broad Street - Nevada City, CA 95959

ARCHITECTURAL REVIEW

1. **109 North Pine Street – Epic Wireless c/o, Applicant** – Architectural Review application to review a proposal for four faux chimney structures for the purpose of screening cellular communication equipment proposed on the building rooftop

Public Comment:

Michael Anderson, Clientworks & Spiral: Has concerns with the scale of the faux chimneys and the ability to match the brick along the building.

Andrew Todd, resident: Has concerns regarding the motivation since coverage is currently good.

Commissioner Discussion: Overall Commissioners feel the proposed design is too large and prefers a design that is smaller in scale and profile. Commissioners also have maintenance concerns which the applicant suggested be addressed by a maintenance follow-up hearing before the Commission. The applicant also indicated that smaller antennae may be feasible and the microwave dish could potentially be eliminated if fiber optic infrastructure improvements are already installed. The Commissioners questioned the particular site selection which the applicant explained had to do with “line-of-site” capability of the equipment along with appropriate rooftop platforms. The Applicant offered to erect a sample enclosure in coordination with a scheduled public meeting so that commissioners can get a sense of what the enclosures will look like. Consider moving equipment to the middle of the roof and raising the height. The chimney forms stand-out in their current location and at their current scale and the commission would prefer a less obtrusive option. Applicant offered that technology is changing constantly and equipment removal could be conditioned so it occurs in timely fashion should technology advance to a point where this is unnecessary. Michael Anderson, Clientworks & Spiral, provided input regarding fiber optic infrastructure and rooftop platform appropriateness for the proposed improvements. Anderson cautioned that that local governments should be proactive in adopting regulations for future telecommunications and broadband improvement proposals.

Motion made by D. Thiem to continue hearing this item concurrently with the Use Permit hearing and with the following recommendations addressed by the applicant:

- Reduce the size and scale of the equipment: orient antennas horizontally, eliminate microwave dish if possible
- Consider other concealing solutions from the “chimney” style (consider a concealment structure running the length of the parapet, or extend height and move equipment to the middle of the roof).

Seconded by P. Meeks

Vote: 5ayes/0nos