City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 15, 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 Dan Thiem, Vice-Chair Stuart Lauters, Commissioners Gail Damskey, Steffen Hawkins-Snell, Skyler Moon

APPROVAL OF ACTION MINUTES
November 17, 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.

SIGN REVIEW

1. 311 Broad Street – Gerardo Torres, business owner "Stella's" Mexican restaurant

2. 325 Spring Street- Request for guidance on the Miners Foundry sign replacement

ARCHITECTURAL REVIEW

3. 201 High Street- Ronald Cherry's, Senior Church Warden: Alteration to Exterior Doors at the Trinity Church

4. 437 Broad Street – Jody and Richard Beaty, property owners: garage door replacement on carriage house facing Spring Street

MAP EXTENSION

5. 400 Gracie Road - Glenn Christ, Applicant/Owner: Request to extend recordation of Final Map/Use Permit for 16-unit subdivision known as "Gracie Commons" for 2 years, pursuant to City's Subdivision Ordinance Section 16.04.380

CITY COUNCIL RECOMMENDATION

6. Recommendation to City Council for an Ordinance Regulating Mobile Food Vending

PUBLIC OUTREACH UPDATE

7. Medical Cannabis Dispensary Workshop held on December 1 and extension of public comment period

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

STAFF APPROVALS AND DETERMINATIONS – (for information only):
108 Gold Nugget- Residential Roof Mounted Solar
401 N. Pine Street- removal of 2 Liquidambars – roots repeatedly interfere in sewer line
212 Church Street- removal of one Black locus compromising a retaining wall

CORRESPONDENCE

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

ADJOURNMENT

City of Nevada City

PLANNING COMMISSION MINUTES
THURSDAY, NOVEMBER 17, 2016 1:30
PM Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

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

Public: None
Motion by S. Lauters to approve as presented
Seconded by S. Moon
Vote: 5/0 motion carries

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.
N. Locke

ARCHITECTURAL REVIEW

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

Representative: Tamra Lane
Public None
Motion by S. Lauters as presented
Seconded by S Hawkins-Snell
Vote: 5/0

Conditions: as presented in staff report

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.

Representative: Charlie Faber & Lorraine Gervais
Public: None

Motion (Variance- Second Dwelling) by S. Moon to approve pursuant to findings A-C
Seconded G. Damskey
Vote: 5/0

Motion (Arch Review-car port) by S. Moon to approve as presented pursuant to findings and with conditions
Seconded by S. Lauters
Vote: 5/0

Conditions: as presented in staff report

COUNCIL RECOMMENDATION

3. Sugarloaf Trail Route Recommendation

Representative: Bill Haire and Greg Archibald
Public: See video record

1) Work with current owners on easement flexibility
2) Provide proof of concept that Mull easement is not feasible by February 16, 2017

Motion by S. Hawkins-Snell to continue for 90-days to return with a progress report at the February 16, 2017 Planning Commission meeting and a preferred trail route recommendation at the March 16, 2017 meeting. Expectations for the February

progress report include options for trail route 3 to consider feasibility of shifting the alignment to buffer neighboring properties and/or providing information on flexibility that may already exist within the current easement language.

Seconded by S. Lauters
Vote: 5/0

Recommendations:
Relocate switchbacks southeast away from neighboring residences.
Incorporate parking arrangement at Rood Government Center.
Include turnout(s) on Coyote Road.

PRESENTATION

4. Marijuana Dispensary Ordinance – Recommend public outreach strategy

Representative: Crystal Hodgson, Jones & Mayer consulting attorney
Public: See video record

The Planning Commission directed staff to hold a Special Planning Commission meeting/workshop at 6:30 p.m. on Thursday, December 1, 2016 and open up a public comment period pursuant to the staff report recommendation.

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

CORRESPONDENCE – Dispensary Concerns on webpage

ANNOUNCEMENTS: Next Regular Meeting – December 15, 2016

ADJOURNMENT

Motion by S. Lauters to adjourn at 4:34
Seconded by G. Damskey

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

RE: Sign Application –311 Broad Street – Gerardo Torres, business owner

ATTACHMENT:
1) Application for Historic District Sign
2) Detailed exhibit of signage
3) Photos of existing bracket

APPLICATION:
The owner of the business, Gerardo Torres, is requesting approval of a sign for "Stella's" a new Mexican restaurant at 311 Broad Street. The proposed sign will hang from the existing bracket attached to the building.

The details of the sign are as follows:

Sign Material:	Wood (Medium Density Overlay (MDO) Plywood)
Color Pallet:	Background: Mermaids Tale # 577 (teal) Lettering: Graceful Sea #767 (medium tone blue) Graphic: Pink Ladies #1347 (pink)
Sign graphics:	Place Setting
Two-Sided	Yes
Dimensions	3-feet x 4-feet
Sign Face Area:	24 square feet
Lettering Style:	Exotic 350 Bd BT (identified as a suitable font in the City's Signage guidelines)

FINDINGS: In order to approve this application, the following finding must be made:

1. That the exterior appearance of the proposed signage is consistent with the Mother Lode type of architecture (17.68.080).

PLANNING COMMISSION ACTION:
After discussion and hearing from the public, the Commission can make a motion to approve the sign application, with the following conditions as agreed to by the applicant:

1. No neon is permitted.
2. No banners are permitted.
3. The sign shall be located at least 8 feet from the sidewalk to the bottom of the sign.
4. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

Attachment 1.1

OFFICE USE ONLY
Filing Fees
Chk Cash
Bus. Lic.

CITY OF NEVADA CITY
PAID
NOV 04 2016
RCPT. AMT.

ck #2087 @ $100.-

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

APPLICATION FOR HISTORICAL DISTRICT SIGN

Applicant

Gerardo Torres
Name

311 Broad Street
Address

Nevada City, CA
City, State

(530) 955-5566
Phone

Rosa Cardenas
***Owner's name** if different from above*

Check all that apply:

- ☒ Erect a new sign
- ☐ Alter an existing sign
- ☐ Relocate a sign

Supporting data must be attached for new signs & alterations:

- *Colored rendering of proposed sign*
- *Color chips*
- *Material specs*

Address of property where sign is proposed: 311 Broad Street, Nevada City

NAME OF BUSINESS Stella's

SIZE: DIMENSIONS OF SIGN: 3' x 4' Total Square Footage: 24'

Double Sided? (Yes) (No) (Both sides are counted)

If irregular in shape, providing sketch indicating the area of the smallest rectangle which can wholly contain the sign and provide dimensions. See example provided on Sign Application Checklist.

LOCATION Please indicate proposed location on building: (Also provide photograph indicating location)

Outside, above window

Materials of sign MDO Plywood

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)

~~Background~~: Grace/ol Sea #767 for letters
Background: Mermaid's Tale #577

~~Letters~~:
Graphics: Pink Ladies #1347

Lettering Style, Name: Exotic 350 Bd BT

Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture

It complies with the Mother Lode era as it is one of the basic lettering styles ~~using~~ Used during that era.

How many business entrances are there on the building? 1 How many businesses now occupy the building? ____

CODE COMPLIANCE:

APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING: (Please check the following boxes to indicate the applicant understands and acknowledges the Historical District Sign Standards) By signing the following, the applicant agrees to adhere to these standards and any deviation will result in code enforcement procedures from the City, which could result in a fine and/or revocation of the sign approval.

(✓) No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)
(✓) Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)
(✓) Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)
(✓) Banners and Flags are not permitted to hang from buildings (Municipal Code Section 8.04.020D)

I am the owner or authorized agent for the subject property.

Signature [signature] *Date* 11/4/2016

Friday, November 4th, 2016

To Whom It May Concern:

I, Rosa Cardenas, owner of the building located at 311 Broad Street, Nevada City, CA 95959, authorize Gerardo Torres, current tenant, to sign on my behalf for the Sign Application submitted on Friday, 11/4/2016

Gerardo Torres

Dimensions for sign: 3' height x 4' long, double sided. 24' total.

Sign is attached to building by a metal bracket.

Sign is held by a gray, metal bracket hanging outside the building, above the window.

Using the Benjamin Moore Historical Color Palette:

Background: Mermaid's Tale, #577

Letters: Graceful Sea #767

Graphics: Pink Ladies #1347

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

RE: Miners Foundry Sign Replacement- Request for Guidance -- 325 Spring Street

ATTACHMENTS:
1. Kiosk sign design concept.
2. Photographs of existing signage

ACTIONS REQUESTED
Review and provide direction on a conceptual freestanding sign at the Miners' Foundry

BACKGROUND / DISCUSSION: In October of this year the Planning Commission was presented with a conceptual plan to improve the frontscape of the Nevada City Foundry. The Commission provided guidance to representatives of the project on how to proceed with the improvements. As part of the overall concept, representatives Gtetchen Bond and Peter VanZant briefly presented a free-standing sign to replace the existing "Nevada City Winery Sign" currently attached to the metal rail along the sidewalk in front of the Foundry building, though they didn't have details regarding the overall appearance of the sign.

SIGN PROPOSAL: Bond and VanZant are requesting additional guidance on the sign concept as they are hoping to move on this element of the overall frontscape soon. They are proposing a kiosk-style sign similar to what is found at several of the City's surrounding area trailheads. The sign would be designed so that the event bulletin would be located on the right third of the sign and the remaining left two thirds would identify the Foundry and provide directory information for the adjacent winery. **T**he applicant has not provided a detailed design for the sign proposal. The color schematic and font will be evaluated at the time of a formal proposal for its consistency with the Municipal Code and Design Guidelines.

The Foundry building currently supports two signs affixed to the building, one on the front of the building and one on the eastern side that protrudes out to identify an entrance on that side. Staff is estimating that their total aggregate area amounts to approximately 23 square feet. The sign proposed to be replaced is one that advertises and provides directional information for the adjacent Nevada City Winery. Staff estimates that it amounts to approximately 15 square feet.

REGULATORY CONSIDERATION:
17.68.080- Signs—Requirements and Restrictions (in the Historical District)
No sign shall be placed, erected, altered or relocated on any property within the historical district unless such sign is, as to its exterior appearance, compatible with the Mother Lode type of architecture, and unless it complies with all of the following requirements:

- No sign shall be allowed except a sign which identifies or advertises the business conducted on the premises.

- Each sign shall be affixed to a building, except that where the building is set back from the street to such extent that a sign affixed to the building would not be within reasonable view from the street, then a sign need not be so affixed, but may be located in some other manner as the planning commission shall approve.
- No single sign shall exceed twenty-four square feet in area
- The aggregate area of all signs of any one business entity shall not exceed twenty-four square feet; provided, however, that a single business entity having public customer entrances on two or more sides of a building may treat each such side as a separate entity.

17.68.110 - Signs—Nonconformance.
Any lawful sign existing at the time of the ordinance in this article may be continued although no such sign shall be enlarged in area or changed to any other nonconforming sign.

- If such sign is removed or destroyed, it may not be replaced except in compliance with all the requirements of standards outlined in Section 17.68.080

RECOMMENDATION: No action on the sign concept is being requested at this time. Foundry representatives are seeking general guidance on the sign appearance and general kiosk concept. In guiding the applicant, staff recommends that the Planning Commission advise as to how a specific sign proposal might be able to meet the requirements above. Please also advise as to whether the Commission feels they can support a free-standing sign with a finding that a sign affixed to the building would not be within reasonable view of the street, as well as support a secondary sign with a finding that the building has entrances on several sides of the building and that this signage accommodates those alternative entrances.

NEVADA CITY
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Daily

NEVADA CITY W·I·N·E·R·Y
Tasting Daily
MINERS FOUNDRY

ENTRANCE

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

RE: Architectural Review Application for Alteration to Exterior Doors at the Trinity Church at 201 High Street

ATTACHMENT:

1) Applicant's Statement
2) Photograph of existing doors and steeple cross
3) Sketch of proposed door alteration
4) Examples of Victorian era doors (provided by applicant)

ACTION REQUESTED:

1) Approve alteration of the exterior front doors to carve out upper panels to install frosted glass windows.

BACKGROUND:

The Trinity Church is located within the City's designated Historic District at 201 High Street. The church is identified on the 1898 Sanborn Map and is therefore considered a significant resource to the City's overall character. It is the applicant representative Senior Warden, Ronald Cherry's opinion that the doors are not original to the structure and were likely installed sometime in the 1960s or 1970s.

APPLICATIONS:

Mr. Cherry has submitted an application to alter the existing doors by removing the upper portion of the existing wood panels and replacing them with frosted glass windows, decorated with a "Celtic cross" etching matching the existing steeple cross. In all, there would be four window panels.

REGULATORY:

Architectural Review Standards: Pursuant to Municipal Code Section 17.68.080, t 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, site coverage and planning, volume and massing, materials, general design and details. Historical district work must be in strict keeping with the Mother Lode era. Preservation of original historic materials is strongly encouraged. The planning commission shall 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 neighborhood of old Victorian homes.

RECOMMENDED CONIDTIONS 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, <u>prior to issuance of a building permit</u>, 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. All improvement shall substantially comply with the exhibits presented to the Planning Commission.

3. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

PLANNING COMMISSION ACTION:
After discussion and hearing from the public, the Planning Commission can make a motion to approve the Architectural Review application to alter the exterior doors with added window panels at 433 Broad Street, subject to the conditions above or as modified, making findings A-B:

A. That the proposed alteration of the exterior doors of the Church is generally compatible with Motherlode style architecture; and

B. That the proposed alterations compatible with the context of the surrounding neighborhood.

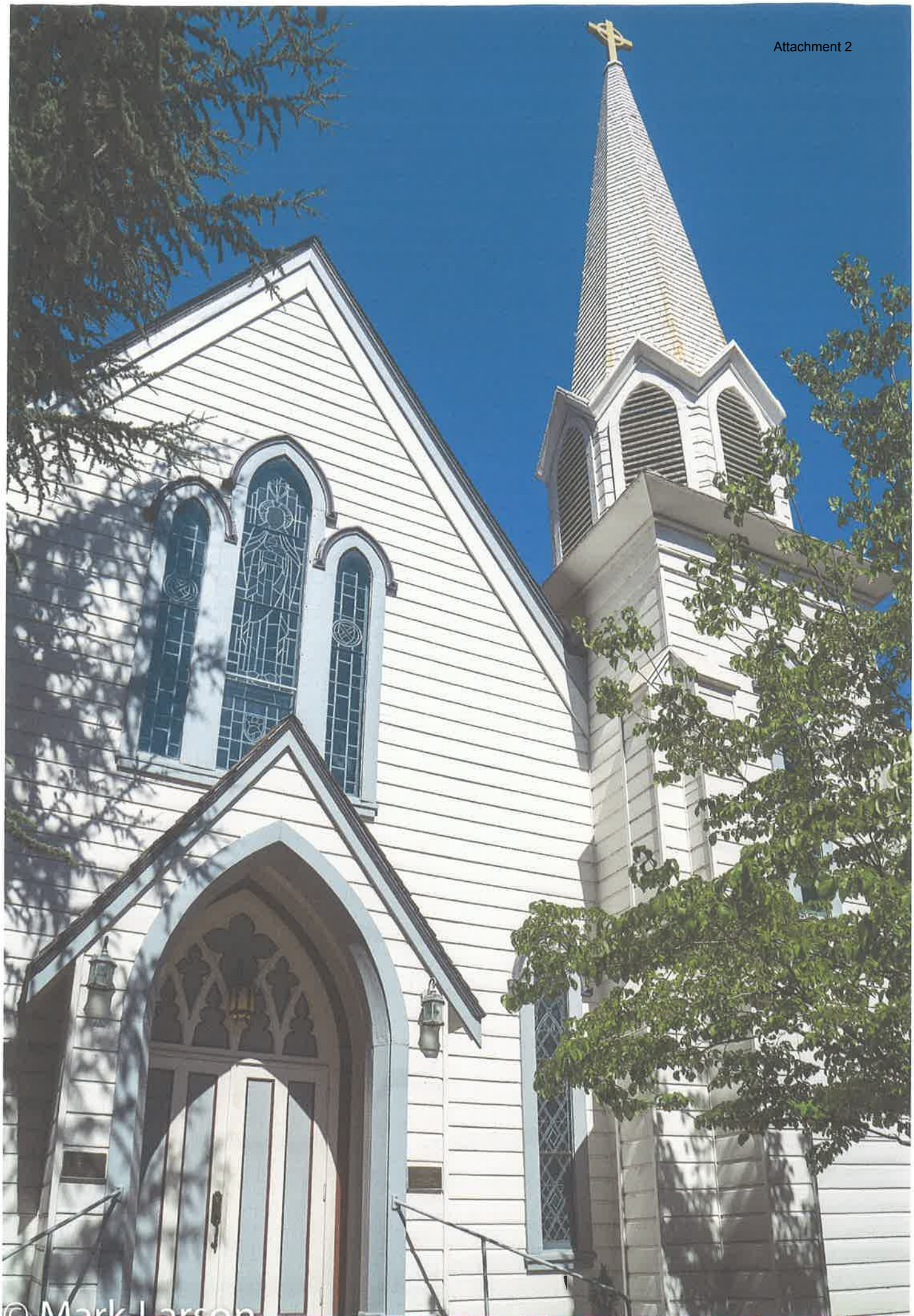
Proposed Restoration of Trinity Church Front Doors

The front doors of Trinity Church, 202 High Street, Nevada City, need repair. One panel is cracked from top to bottom and the paint is peeling. These doors are modern, probably from the 1960's or 1970's, and look it. Although we cannot afford to replace them with authentic doors, we would like to give them more of a Victorian look that conforms to the structure. The accompanying photos show the current doors, Victorian doors of the type proposed and a sketch of what is proposed. The glass would be clear, but a member has pledged to have Celtic crosses etched on each one that would match the one on the church steeple. This would also save energy since the doors now have to be open for services in all weather so people will know we are open, but the glass would let greeters see them and them see others inside without having the loss of heat or air conditioning. Since the labor is volunteer and the cost minimal, it is an affordable solution. Thank you for your consideration.

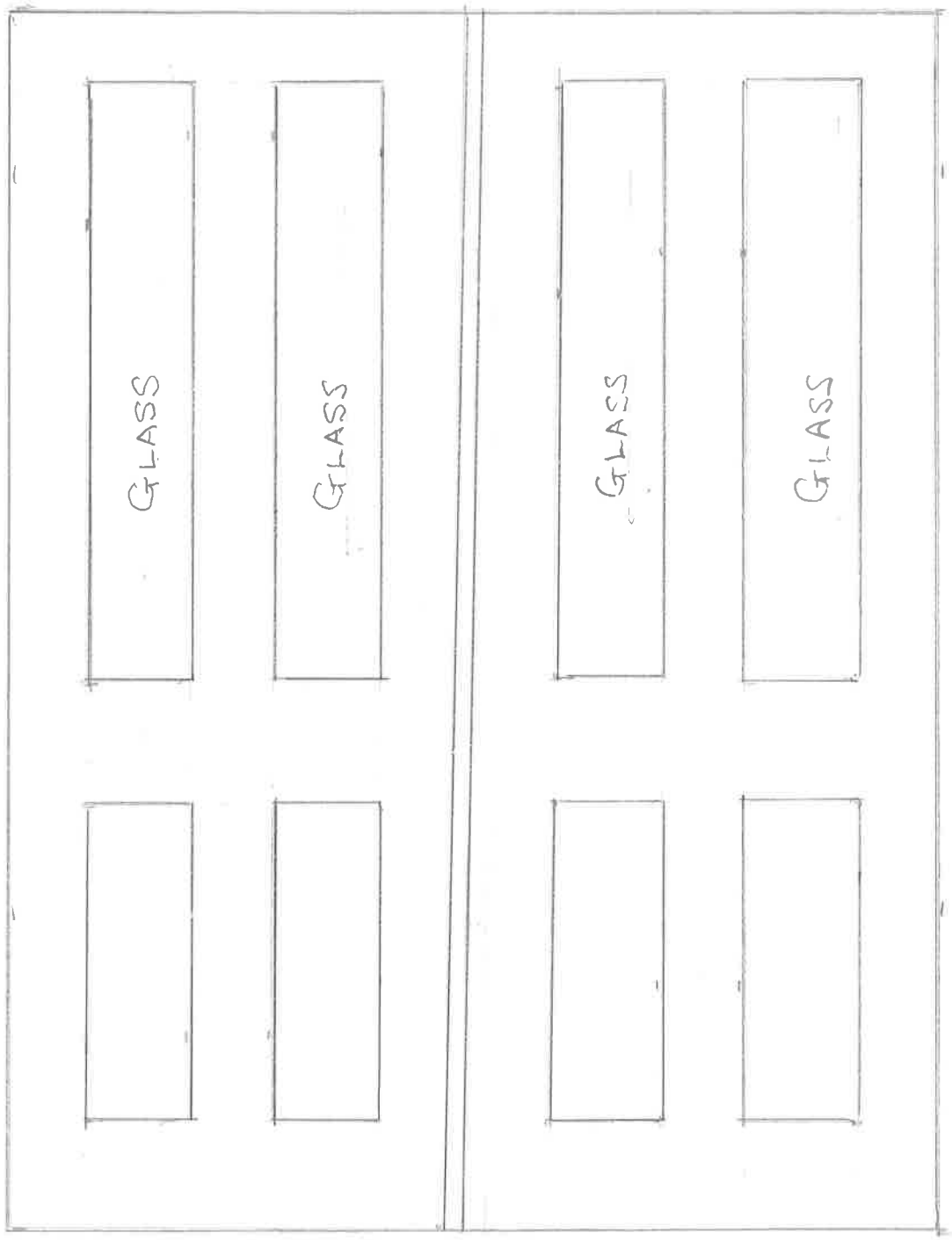
Yours,

Ronald L. Cherry
Senior Warden
Trinity Church

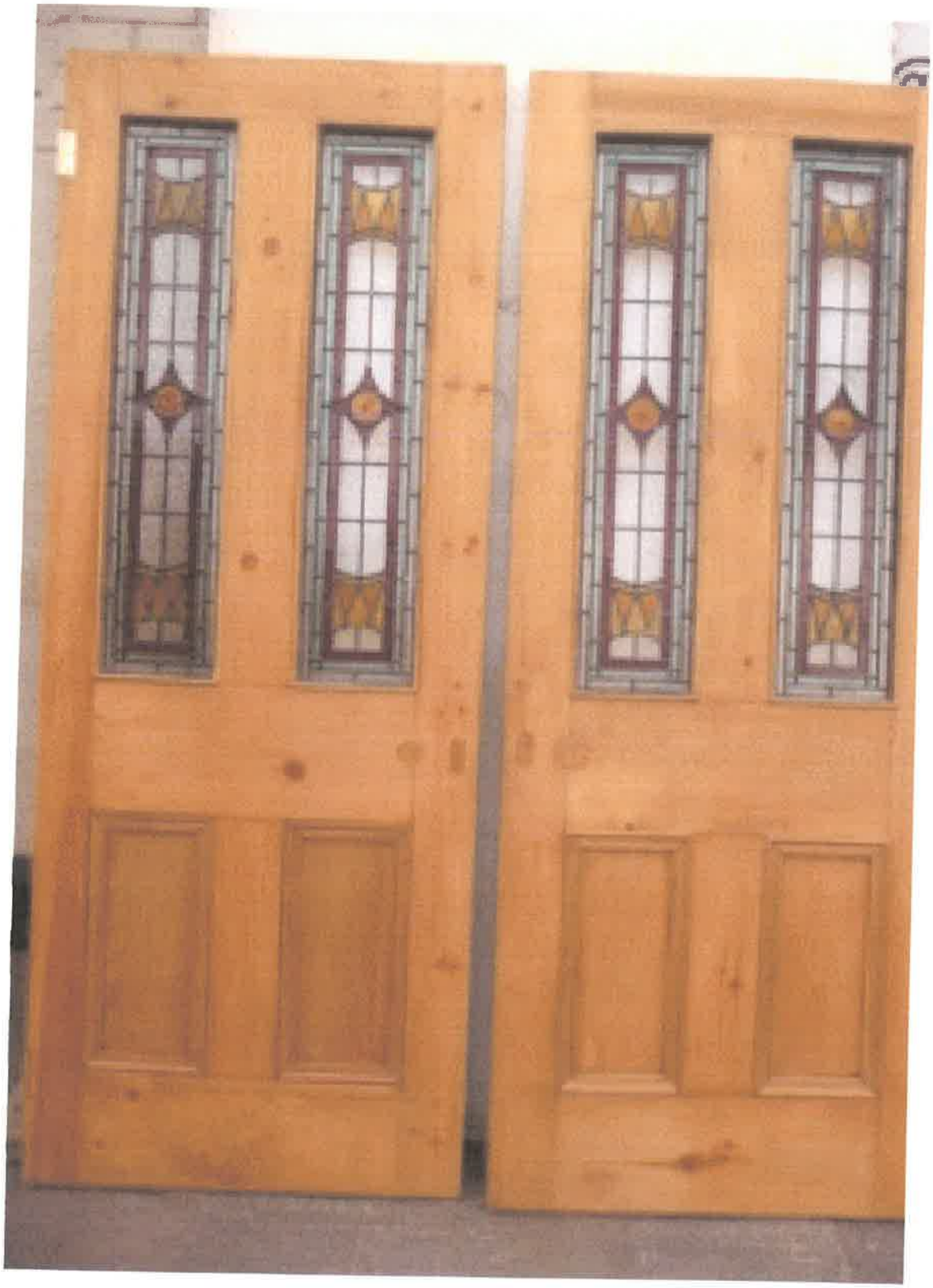
Attachment 2



ROUGH SKETCH OF CHANGES IN 1" = 1' SCALE



Attachment 4.1



Attachment 4.2

Attachment 4.3

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

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APPLICANT: Jody and Richard Beaty, property owners

RE: Applications for Architectural Review for Exterior Alterations to an Accessory Structure at 437 Broad Street

ATTACHMENTS:

1. Architectural Review Application
2. Elevation Exhibit
3. Photograph of existing door

ACTION REQUESTED

1. Approve garage door replacement on the accessory Carriage House facing Spring Street

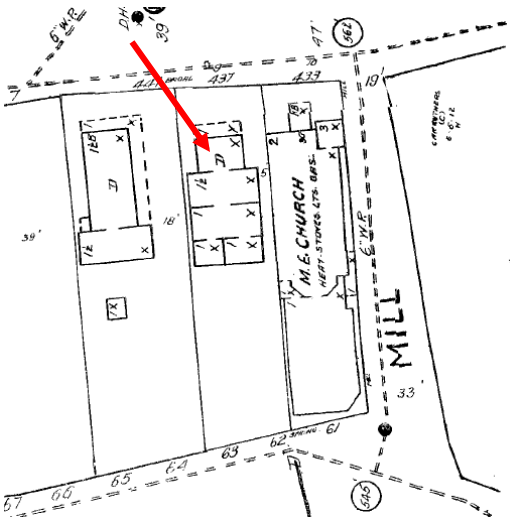
SITE SPECIFICATIONS

Lot Size:	0.08 acres	**Lot Coverage:**	50%
Zoning:	R1-HD: Single Family Residential -Historical District	**Building Height:**	35-feet
Setbacks:	Front yard: 30 ft, Rear Yard: 25 ft, Int. side yards: 5 ft	**Historical District:**	Within

BACKGROUND

The subject residence is shown on both the 1898 and 1912 Sanborn Maps in substantially the same location as the current residence. However, the carriage house is not depicted on either map. The Assessor does not have an estimated construction date for the carriage house, but staff can assume it was constructed prior to 1962 after which a building permit would have been required. In 2014 the owner at the time had applied to replace the garage doors of the carriage house with a metal, roll-up door. The Planning Commission denied the application and recommended that the owner explore alternatives for use of a wood garage door to be more in keeping with the downtown Historic District standards. The existing carriage house/garage abuts directly on Spring Street with nearly no setback. As such, the structure is considered legal, non-conforming.

1898 Sanborn Excerpt



1912 Sanborn Excerpt

PROJECT PROPOSAL
Current property owners, Jody and Richard Beaty are again proposing to replace the existing bi-folding wooden doors with an overhead wooden garage door. They plan on painting it in a like-for-like color scheme.

REGULATORY CONSIDERATION*:*
Architectural Review: The R1 zoning designation allows accessory structures which are customarily appurtenant to a permitted use, without discretionary review. However, the Planning Commission, in their role as the Architectural Review Committee, is required to review proposals for the erection or exterior alterations of any structure. In order to approve the proposed structural alteration of the garage door in the Historical District, the Planning Commission must find that the structure is compatible with the surrounding neighborhood and with Motherlode style of architecture.

Legal Non-Conforming Structure: Pursuant to Municipal Code Section 17.76, no non-conforming building may be enlarged or substantially altered except when the alteration is for a minor addition to a non-conforming single-family residence, so long as the specific findings can be made as outlined in Section 17.76.020, and listed below. Staff has included an analysis in italics immediately following each finding as it relates to the subject property.

1. The single-family residence being altered, remodeled or accessory building added to was constructed prior to December 27, 1973, the date of the original adoption of the zoning ordinance;
   The city's records indicate that construction of the residence pre-dated the 1898 Sanborn Map. The carriage house/garage.is estimated to have been built at least prior to 1962, and likely predates that date by sometime given its style, including its bi-folding mechanics.

2. The proposed addition will not increase the existing floor area of the structure being altered by more than twenty percent (in the case of the construction of a new accessory building, there is no size limitation);
   There is no increase in floor area.

3. The nonconformance of the existing residence is based on existing setback encroachments and/or lot area, lot width or lot frontage deficiencies;
   The non-conforming component of the structure is that area of the original carriage house that encroaches within the 30-foot rear yard setback, at 0-feet from Spring Street.

4 .No portion of the proposed new addition or new accessory building will encroach into the setbacks currently required by this title in the base or combining district regulations;
   There is no new addition and therefore no new encroachment.

5. The property is used expressly for a single-family dwelling use and the base zoning district is R1 or R2, and no conditional uses, such as guest houses, second housing units or bed and breakfast uses exist on the property.
   The property is presently used as a single-family dwelling and there are no conditional uses associated with this property.

Environmental Review: Because residential use of a structure, including accessory use of a garage, is an allowed use in the R1 base zoning designation, 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 CONIDTIONS 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. All improvements shall substantially comply with the exhibits presented to the Planning Commission.

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

RECOMMENDED MOTION:

A. Make a Motion to Approve the Architectural Review Application subject to the above Conditions of Approval or as modified, making findings 1 through 3, including 3a through 3e pursuant to Sections 17.88.040 and 17.76.020 of the City Municipal Code:

   1) That the proposed residential structure is generally compatible with Nevada City style architecture; and

   2) That the proposed residence is compatible with the context of the surrounding neighborhood; and

   3) That while the structure is considered a legal, and non-conforming building in that the original residence encroaches within the front yard setback, and the Planning Commission finds:

      a. The garage structure being altered is accessory to the single-family residence and was constructed sometime between 1912 and 1962, prior to December 27, 1973, the date of the original adoption of the zoning ordinance;

      b. The alteration will not increase the existing floor area of the structure;

      c. The nonconformance of the existing residence is based on existing setback encroachments and/or lot area, lot width or lot frontage deficiencies;

      d. There is no new addition or new accessory building that will encroach into the setbacks currently required by this title in the base or combining district regulations;

      e. The property is used expressly for a single-family dwelling use and the base zoning district is R1, and no conditional uses, such as guest houses, second housing units or bed and breakfast uses exist on the property.

Attachment 1

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
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CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

MINOR ARCHITECTURAL APPROVAL

CITY OF NEVADA CITY
NOV 29 2016
RCPT.
AMT.

Applicant/Property Owner

JODY AND RICHARD BEATY
Name

437 BROAD ST
Address

NEVADA CITY, CA
City, State

858-663-6546
Phone

Check all that apply:

☐ Roof Replacement
☑ Like for Like Replacement
☐ Minor Additions (less than 25% of existing home

Supporting data must be attached:

- *Color chips, if requested*
- *Material specs, i.e. roofing, windows, etc.*
- *Photos of existing structure must be submitted*
- *Site plan drawn to scale*

Address and Assessor's parcel number of property where work is proposed:

437 BROAD ST.
Street Address

05-120-48-000
Assessor's Parcel Number

Description of work: WE ARE HAVING A LIKE-FOR-LIKE, CUSTOM GARAGE DOOR BUILT TO MATCH OUR EXISTING ONE. OUR NEW DOOR WILL OPERATE AS AN OVERHEAD DOOR RATHER THAN A SIDE-BY-SIDE. WE WILL BE HAVING OUR CONTRACTOR PAINT THE NEW DOOR TO MATCH OUR EXISTING DOOR.

Applicant's Signature Jody Beaty Date 28 NOV 2016

NOTICE TO APPLICANT:

This architectural approval by the City Staff is authorized by Planning Commission resolution. **The approval is strictly limited to the above work.** Any other work may require Planning Commission approval. Please call City Hall if you have any questions regarding the extent of this approval.

This approval does not exempt the work from a building permit. Contact the Nevada County Building Department (265-1222) to check whether a building permit is required. This form may be presented as evidence of City architectural approval for the above work.

Contractors must have a current Business License on file with the City of Nevada City.

Approved by: **Date:**

( ) If checked, staff recognizes this building is located within the City's Historical District; said Historical District is listed on the National Register, listed in September 1985 and as such can be excepted per Title 24 part 8.

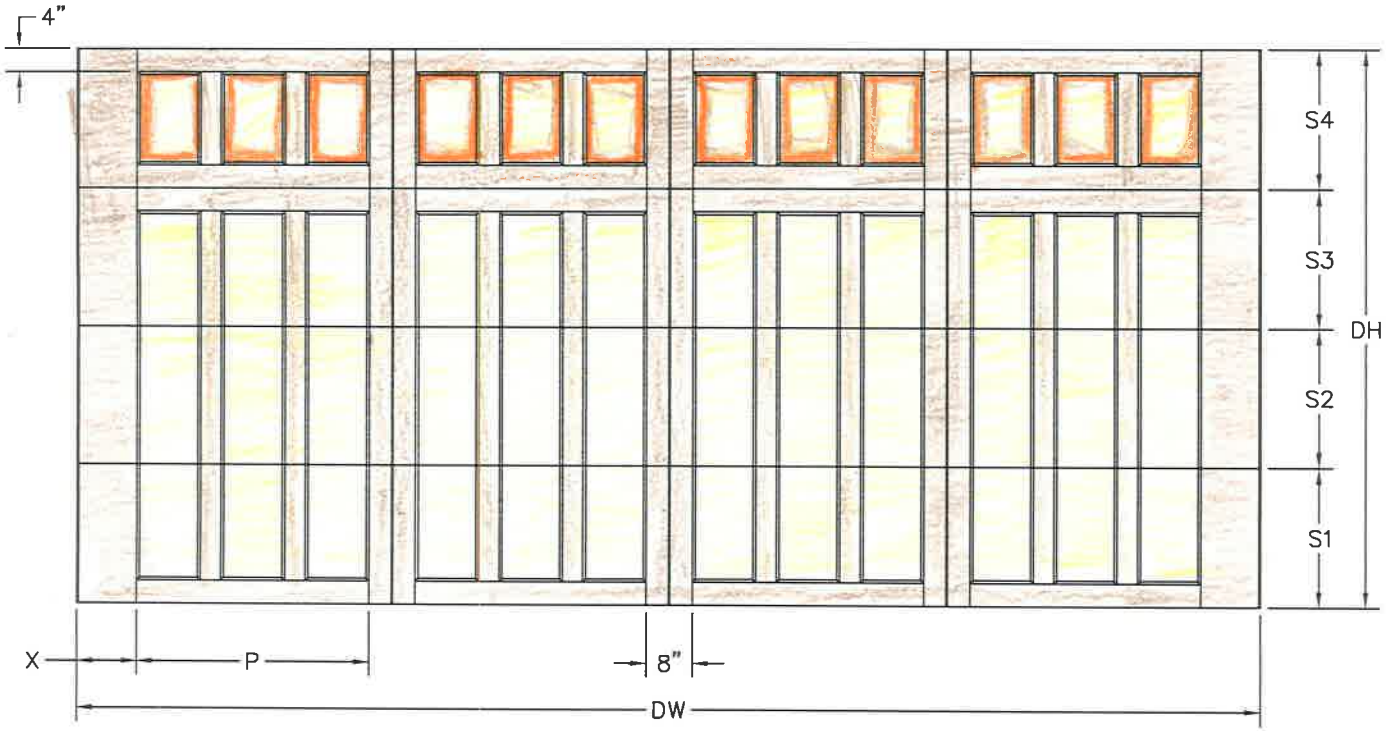
Attachment 2

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	03/13/13	RELEASED
01	07/30/13	UPDATED NOTES

NOTES:

1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.

TOP SECTION OPTION: TOP13



DW	X	P
17'-0"	10.288"	39.856"
19'-0"	10.288"	45.856"

DH	S1	S2	S3	S4
6'-3"	18"	18"	18"	21"
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

Clopay® Building Products Company

FRONT ELEVATION VIEW DRAWING

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY: SQB
DATE: 03/13/13
CUSTOMER: COACHMAN SERIES
JOB: FRONT ELEVATION
CSR/DC: TROY, OHIO
APPROVAL SIGNATURE:
APPROVAL DATE:
DRAWING NUMBER: C4K-4P-4S-13-TOP13-S
REV. 01
SHEET: 2 of 2

NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
AT VEHICLE
OWNER'S EXPENSE
NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

APPLICANT: Andrew Cassano, Nevada City Engineering on behalf of Glenn Christ, property owner

RE: **REQUEST FOR EXTENSION OF TIME – Glenn Christ, Applicant/Owner**
Request to extend recordation of Final Map/Use Permit for 16-unit subdivision known as "Gracie Commons" for 2 years, pursuant to City's Subdivision Ordinance Section 16.04.380

ATTACHMENTS:

1. Council Approval Letter
2. Reduced Tentative Map
3. Resolution 2009-06 (includes Final Conditions of Approval)

ACTION REQUESTED

1. Approve the Extension of Time Request to set a new expiration date of February 24, 2019

SITE DEVELOPMENT STANDARDS

Lot Size:	2.12 acres	**Lot Coverage:**	50%
Zoning:	R2-PD-AN(Multi-Family Residential-Planned Development-Annexation)	**Building Height:**	35-feet (primary) 15-feet (accessory)
Setbacks:	Front yard: 25-ft, Rear Yard: 25-ft, Interior side yards: 9-ft	**Historical District:**	Outside

BACKGROUND

The applicant, Glenn Christ submitted several applications relative to the subdivision known as Gracie Commons in 2008 and received City Council approval in February 2009. The project description is as follows:

> **Project Description:** Proposed tentative final map to create 16 units housed in 12 buildings, for the purpose of individual sale and ownership, on properties comprising approximately 2.12 acres at 400 Gracie Road and 13237 Gracie Road in Nevada City. The project, known as "*Gracie Commons*" utilizes a Planned Unit Development concept to provide construction of 16 residential units to range in size from 556 to 2,573 square feet. The unit mix includes four attached units of 556 to 587 square feet, and a duplex unit containing units of 972 square feet. The project includes a common area which would include the street and utility distribution as well as guest parking, and two other common open space areas that will contain a sitting area covered by an arbor and a raised bed vegetable garden. The common areas will either be jointly owned by the unit owners, or by a formal Homeowners Association formed to hold title. The project will be built over a period of time as the market dictates.

The project involved several applications including a General Plan Amendment, Zoning Change, and annexation application for a portion of the property. The final approval was February 25, 2009. The

State of California approved legislation over from 2009 to 2014 allowing extensions of time for such maps for two-year increments; these extensions were allowed due to the economic recession.

The applicant has utilized the State extensions and the map is set to expire on February 24, 2017. The project is eligible for an extension on filing the tentative map under the City's Subdivision Ordinance, Section 16.04.380. Such section states the final map may be extended "by the City Council" for a period or periods not exceeding a total of two years.

REGULATORY CONSIDERATION:
As indicated above, City Municipal Code Section 16.04.380 allows the Planning Commission and City Council to consider a two-year extension of time for subdivision proposals. This extension is in addition to the automatic extensions required by the State in response to the prior economic recession. The automatic State extensions don't expressly apply to ancillary application components such as the Use Permit and Architectural Review applications. However, Government Code Section 65863.9 of the Planning and Land Use Title, states that "any permit which is issued by a local agency in conjunction with a tentative subdivision map for a planned unit development shall expire no sooner than the approved tentative map, or any extension thereof, whichever occurs later." Because the Use Permit component of this application was necessary in order to accommodate a Planned Unit Development, it is appropriate to apply this and the automatic extensions to the Use Permit approval. Similarly, because the Architectural Review component of this application is integral to the subdivision application, staff recommends that this and the automatic extensions also apply unless one of the following finding pursuant to City Municipal Code 17.88.060 can be made:

a. that there have been substantial changes in the circumstances surrounding the permit,
b. or that ordinances governing the use have changed substantially,
c. or that the attitude of the public is likely to have changed substantially since the original approval.

If any of these finding can be made, the Planning Commission may elect to hold a new public hearing on the project for the purpose of discussing the adequacy of the approval conditions and for adding or modifying the approval conditions. In this case, the commission may request that the applicant seeking the extension pay the cost of a new public hearing, and upon receipt of this payment, the commission will schedule the public hearing.

ENVIRONMENTAL REVIEW:
Pursuant to Resolution 2009-06, the City Council adopted a Mitigated Negative Declaration (MND) for this project. The Extension of Time request would apply to the previously adopted MND as there has been no new information presented that suggests additional impacts that haven't already been addressed.

RECOMMENDED MOTION:
1) Make a Motion to Recommend that the City Council Approve the Extension of Time for the Tentative Final Map, the Use Permit accommodating the Planned Unit Development proposal, and the Architectural Review, subject to the above Conditions of Approval as previously approved, making the findings a-c:

   a) That there have not been substantial changes in the circumstances surrounding the permit, and
   b) That ordinances governing the use have not changed substantially,
   c) That the attitude of the public is not likely to have changed substantially since the original approval.

City of Nevada City

March 2, 2009

Glenn Christ
126 Purdue Avenue
Kensington CA 94708

RE: **City Council action on the project known as "Gracie Commons"**, proposing 16 residential units to be housed in 12 buildings, on 2.12 acres located at 400 Gracie Road and 13237 Gracie Road, Nevada City, owned by American Hill Development, LLC.

Dear Glenn:

The City Council, at a public hearing held on February 25, 2009, considered the above referenced project. By a unanimous vote, the Council approved the project which includes the following components:

1. General Plan Amendment from "E" Estate to "MF" Mixed Residential for the 1.0-acre parcel proposed to be annexed to the City.
2. Rezoning application from "R2" (Multiple Family) to "R2-PD" (Multiple Family with Planned Development Combining District) on the parcel within the City limits
3. Annexation and Prezoning application for the parcel to be annexed to the City to reflect a "R2-PD-AN" (Multiple-family, Planned Development and Annexation overlay) zoning.
4. Conditional Use Permit for a planned unit development consisting of 16 units, plus 3 second dwelling units as required by the City ordinance and common open space areas.
5. Tree removal permit (to remove 31 trees to allow for construction and infrastructure and removal of 13 dead or diseased trees)
6. Architectural Review application on all new and remodeled buildings.
7. Demolition Permit to remove existing, non-historic structures

The Council following resolutions and ordinances:

1. **Resolution 2009-XX.** Resolution Amending the General Plan for Nevada City and Approving the Final Map of "Gracie Commons" at Gracie Road, Nevada City.
2. **Ordinance 2009-02.** An Ordinance of the City of Nevada City Rezoning Property at 400 Gracie Road, Nevada City.
3. **Ordinance 2009-03.** An Ordinance Approving the Annexation of the Unincorporated Area owned by American Hill Development, LLC Along Gracie Road to the City of Nevada City.
4. **Resolution 2009-XX.** Resolution of application by the City of Nevada City requesting the Local Agency Formation Commission of Nevada County to Initiate Proceedings for the Annexation of the Glenn Christ – "Gracie Commons" Annexation (1 parcel), City Annexation No. ___.

5. **Resolution 2009-XX**. Resolution adopting Findings of Fact for the Gracie Commons Residential Development project.

Attached are the adopted and amended conditions of approval and mitigation measures that were incorporated the project and included in the staff report dated February 4, 2009. Also, staff provided you with the Notice of Determination which was filed on February 26, 2009 and a copy is included in the project file at City Hall.

Once the resolutions and ordinances are adopted by the Council, copies will be sent to you.

The staff appreciates you and your team's cooperation with staff while processing this application.

Sincerely,

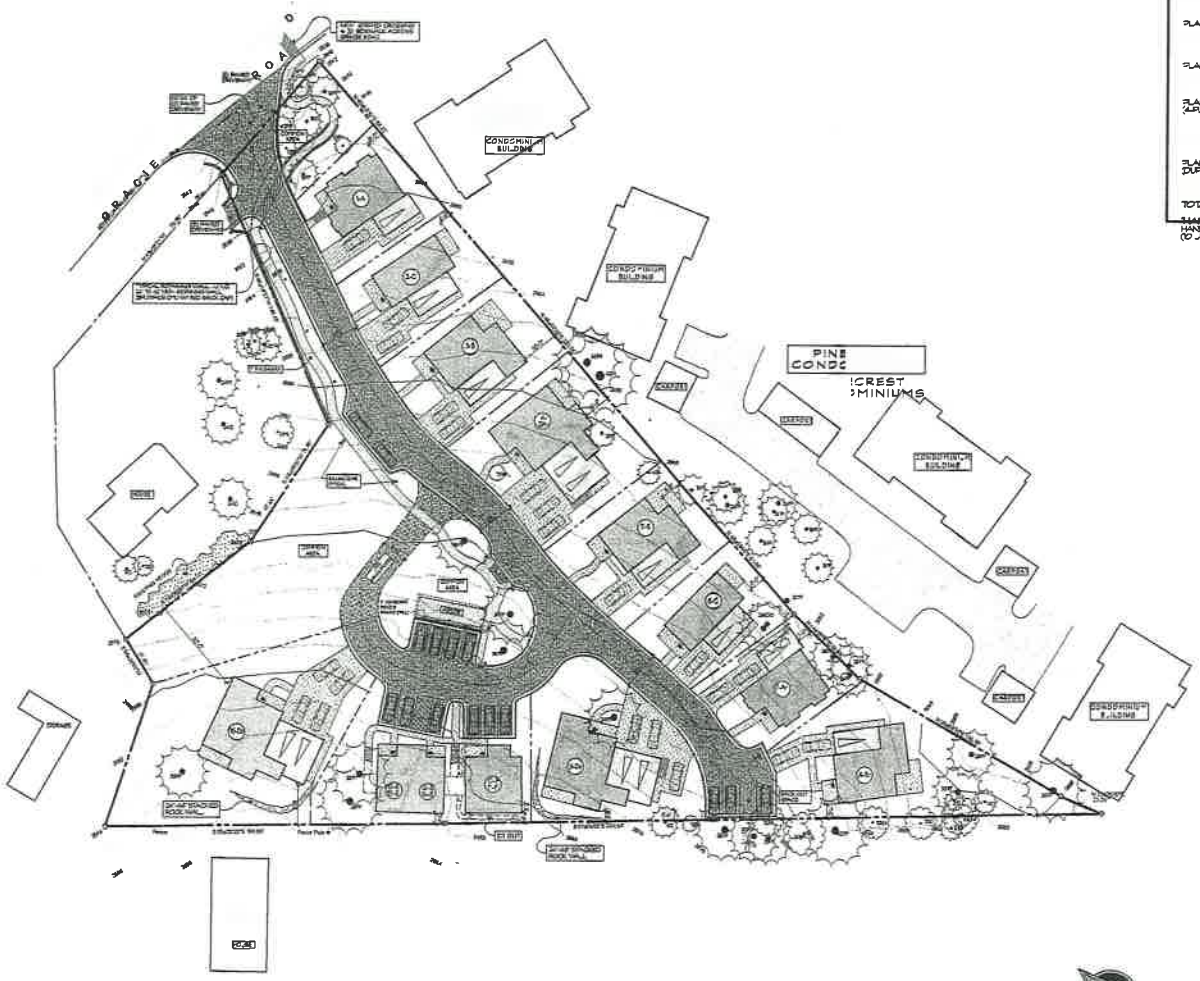
Cindy Siegfried

Cindy Siegfried, City Planner

cc: Tony Rosas, Project Architect
Andrew Cassano, Nevada City Engineering, Inc.

Attachment 2

TONY ROSAS ASSOCIATES
547 UREN STREET
NEVADA CITY, CA 95959
530-265-8707



UNIT TABULATION

PLAN	UNITS	DESCRIPTION		
PLAN 'A'	2	CONDITIONED SPACE	=	1521
		GARAGE	=	414
		TOTAL SQUARE FEET	=	1935
PLAN 'B'	3	CONDITIONED SPACE	=	1445
		GARAGE	=	414
		TOTAL SQUARE FEET	=	1859
PLAN 'C'	2	CONDITIONED SPACE	=	1520
		GARAGE	=	414
		TOTAL SQUARE FEET	=	1934
PLAN 'D'	2	CONDITIONED SPACE *	=	2573
		GARAGE	=	400
PLAN 'D'	3	TOTAL SQUARE FEET	=	2973
		* INCLUDES 200 UNIT (APT) ABV. GARAGE		
PLAN 'E' (DUPLEX)	4	SECOND FLR. 1-BR UNIT	=	1094
		TOTAL SQUARE FEET	=	1094
PLAN 'F' (DUPLEX)	2	FIRST FLR.	=	972
		SECOND FLR.	=	972
		TOTAL SQUARE FEET	=	1944

TOTAL OF 16 UNITS (HOUSED IN 12 BUILDINGS)

~~3 HANDICAPPED ADAPTABLE UNITS~~
HANDICAPPED ADAPTABLE UNITS ARE UNITS 'D', 'D' & 'E'
(10 UNITS TOTAL)

LEGEND:

- CONCRETE FLOOR
- ASPHALT PAVING
- GRASS PAVERS
- SIDEWALK
- SELF-HAND SAW RETAINING WALL W/ BROCK CAP (AS NOTED ON PLAN)
- STACKED ROCK RETAINING WALL (AS NOTED ON PLAN)

PARKING TABULATION

DESCRIPTION	SPACES
COVERED PARKING (GARAGES)	13
TANDEM PARKING (IN FRONT OF GARAGE)	20
ON-STREET PARKING	13
TOTAL PARKING PROVIDED	46

PROJECT INFORMATION

ADDRESS: 9333 GRACE ROAD, NEVADA CITY, CALIFORNIA
SITE COVERAGE: [illegible]
TURNKEY/RESALE UNITS: 2.12 ACRES
W/ 1 EXISTING STRUCTURE
W/ 3 ATTACHED UNITS
NO ELEVATOR/ELIGIBLE HOLLEAS UNITS: TBA
PAVED SURFACES: 27,19
SIDEWALKS, ACCESSWAYS: [illegible]
TOTAL PERVIOUS AREA: [illegible]
LANDSCAPED AREA: [illegible]
TOTAL PERVIOUS AREA: 44,333
TOTAL LAND AREA: [illegible]

PROJECT TEAM

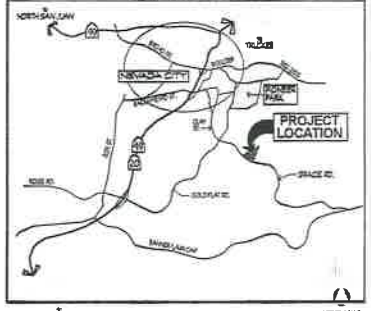
OWNER/APPLICANT:
BURN CREEK
[illegible] GRACE STREET
NEVADA CITY, CALIFORNIA 95959
[illegible]

ARCHITECT:
TONY ROSAS ASSOCIATES INC.
547 UREN STREET
NEVADA CITY, CALIFORNIA 95959
(530) 265 - 8707

PLANNING & ENGINEERING:
NEVADA CITY ENGINEERING INC.
[illegible] GRACE STREET
NEVADA CITY, CALIFORNIA 95959
(530) 265 - 9311

LANDSCAPE ARCHITECT:
DAVID E. [illegible]
[illegible] CREEK HILL ROAD
NEVADA CITY, CALIFORNIA 95959
(530) 265 - 9360

VICINITY MAP



-SITE PLAN-

TONY ROSAS ASSOCIATES INC
ARCHITECTURE • PLANNING

GRACIE COMMONS
A.P.# 37-050-54 & A.P.# 05-050-32

A-1

RESOLUTION 2009-06

A RESOLUTION AMENDING THE GENERAL PLAN FOR NEVADA CITY AND APPROVING THE TENTATIVE FINAL MAP OF "GRACIE COMMONS" AT GRACIE ROAD, NEVADA CITY

WHEREAS, an application was filed by Glenn and Anne Christ, on behalf of American Hill Development, LLC, for approval of a tentative final map, rezoning and General Plan Amendment to the properties located at 400 Gracie Road and 13237 Gracie Road. The residential development is known as "Gracie Commons" and will create 16 residential units housed in 12 buildings. The application includes a General Plan Amendment to designate the 0.94 acre portion of the property that is to be annexed to the City limits as "MF" Mixed Residential, along with a corresponding pre-zoning of "R2-PD-AN" Multiple-family Residential, Planned Development and Annexation Combining District. The parcel within the City limits is currently designated as "MF" and the application includes a rezoning from "R2" to "R2-PD" Multiple-Family with Planned Development Combining District.

WHEREAS, the Planning Commission held a public hearing on the subject application and recommended approval of the project to the City Council, and

WHEREAS, the City Council conducted a public hearing on the matter on February 11, 2009, and approved the various components of the project based on the following findings:

1. **FINDINGS:**

   Initial Study and Proposed Mitigated Negative Declaration. That the City Council finds that although the project could have a significant impact on the environment, there will not be a significant effect in this case because the project has been altered to include mitigation measures as conditions of approval; that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code; that this action completing environmental review reflects the independent judgment of the City.

   "MF" Multi-Family General Plan Amendment to the Land Use Map. The City Council finds the proposed Mixed Residential designation and the project is consistent with the goals, objectives, policies and programs of the General Plan. The project meets the goals, objectives, and policies of the Housing Element by exceeding the standards for providing affordable housing and second dwelling units.

The R2-PD Zoning Ordinance Amendment to the Zoning District Map. The City Council finds that the proposed "R2-PD" zone is consistent with the following criteria: That the purpose of the R2 zoning is to stabilize and protect the residential characteristics of a district where a compatible mingling of single-family dwellings and multi-family dwellings is likely to occur, and to encourage suitable environment for family life. This zoning district is consistent with the mixed residential general plan designation. The "PD" Planned Development zoning district provides for greater flexibility in the design of integrated development in context with the general character of the City. The City Council finds that this project "*provides high overall performance standards of open space (including preservation of existing trees and vegetation, and the addition of landscaping), circulation, off-street parking and other conditions in such a harmonious integrated project of sufficient unity and harmony with the historic character of the city to justify exception to the normal regulations of the zoning ordinance.*"

Subdivision Map Act Findings. The Council finds: That the proposed land division, including the design and improvements, is consistent with the General Plan and the zoning of the area; that the site is physically suitable for the proposed type and density of the development; that the design of the land division is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; that the design of the final map is not likely to cause serious public health problems; that the design for the final map will not conflict with easements acquired by the public at large, for access through or use of the property within the parcel lots.

Development Permit Findings. The Council finds that the project and lot sizes would not create a substantial impact on the public health, safety, and general welfare, after consideration of the following criteria:

a. The project provides high overall performance standards of open space (including preservation of existing trees and vegetation, and the addition of landscaping), circulation, off-street parking and other conditions in such a harmonious integrated project of sufficient unity and harmony with the historic character of the city to justify exception to the normal regulations of the zoning ordinance.
b. That adequate public services exist within the project area and currently serve the project, including City sewer service, and the City Fire Department;
c. That the site is physically suitable for the existing development based on the slope, terrain, soil conditions, drainages, wetlands or land forms of the property.
d. That the lot development and tree removal will occur on a lot-by-lot basis.
e. The character and nature of the neighborhood and the likelihood of future projects being consistent with the surroundings in terms of general size and type of character of development, especially in the rural areas of the City.

f. The historical, cultural, aesthetic, or archaeological value of the property, including consideration of existing and proposed structures, improvements, landscaping, land forms, and historical or cultural significance of the site.
g. All other considerations as required by State and local law.

Architectural Review Findings:
The City Council approves the architectural review application, with the finding the project architecture is consistent with the General Plan and meets the requirements of the Zoning Ordinance and the Design Guidelines.

Demolition Findings:
The Council approves the demolition of some of the existing structures on the property, which include a 1978 mobilehome and a 300-square foot cabin and porch, with the finding that these structures do not have any special or unique architecture that would require preservation of the architecture.

2. **GENERAL PLAN AMENDMENT:**
That the City Council approves the General Plan Amendment from Estate to MF Mixed Residential. The Council approves this with the finding that the amendment is consistent with the goals, objectives, policies, and elements of the General Plan. A map of the General Plan Amendment is attached as Exhibit "A".

3. **TENTATIVE FINAL MAP APPROVAL:**
That the Council approves the tentative final map subject to the conditions of approval set by the City which is attached as Exhibit "B".

4. This action is made subject to the final adoption of Ordinance 2009-02 Rezoning the property.

PASSED AND ADOPTED at a regularly scheduled meeting of the City Council of the City of Nevada City held this 25th day of February, 2009 by the following vote:

AYES: COFFMAN, SENUM, BERGMAN, MCKAY, HARRIS

NOES: NONE

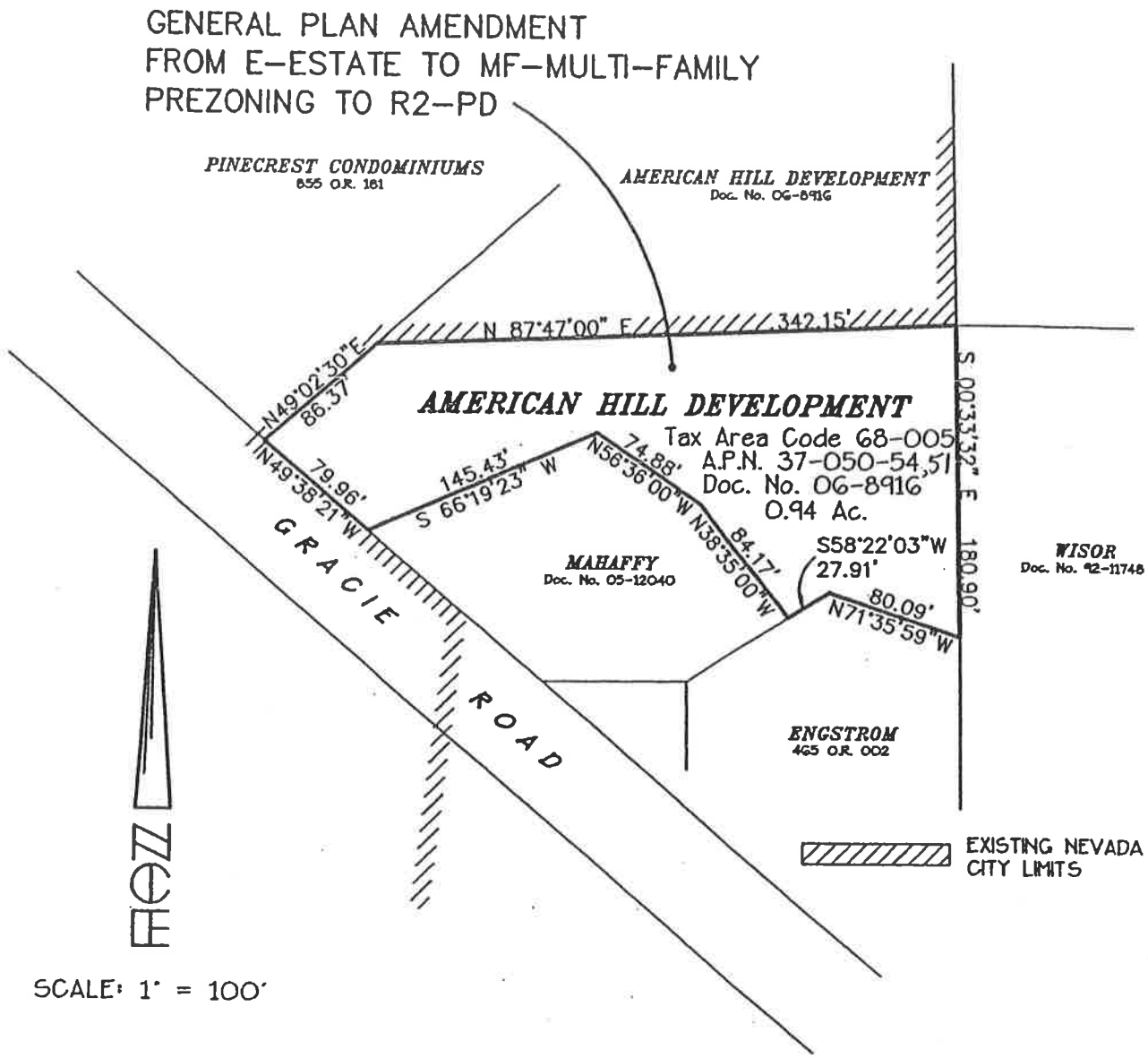
ABSENT: NONE

ABSTAIN: NONE

Barbara Coffman, Mayor

ATTEST:

Niel Locke, City Clerk



GENERAL PLAN AMENDMENT + PREZONING EXHIBIT

FOR: AMERICAN HILL DEVELOPMENT

PTN: NW 1/4 SEC. 18, T. 16 N. R 9 E. M.D.M.

SCALE: 1" = 100' JANUARY , 2007

NEVADA CITY ENGINEERING, INC.

PO BOX 1437 * NEVADA CITY * CALIFORNIA

EXHIBIT A

06-020-02

EXHIBIT 'B'

GRACIE COMMONS
CONDITIONS OF APPROVAL:

The City Council approved the project known as Gracie Commons on February 25, 2009. Below is a listing of conditions of approval applied to the project and all conditions shall occur prior to recordation of the Final Map, unless otherwise noted.

PLANNING DEPARTMENT

1. **The Council approval is for the project known as "Gracie Commons" and includes a tentative final map to create 16 units housed in 12 buildings. The approval includes the project site plan which indicates the building envelope, the size and type of residential unit, and the tree and fencing plans. Project approval also includes the architectural review and elevations of the residences.** ***The applicant agrees that the condominium fourplex will be constructed in the beginning phase of the project.***

2. Prior to recordation of the tentative Final Map a landscaping plan prepared by a licensed landscape architect shall be submitted to and approved by the Planning Commission, and constructed/installed according to any approved plan. The landscaping plan shall include any lighting to be incorporated into the project. The landscaping plan shall be prepared in accordance with Section 17.80.050 of the City Municipal Code. ***The landscaping plan shall include the timing and order of plantings and also include the condition that the plantings/fencing to screen the adjacent property owners shall be planted in the initial stages of the project.***

3. The Planning Commission, during their architectural review, shall determine the materials of a six-foot tall privacy fence, or a combination of fencing and landscaping, to be constructed along the entire length of the property line between the project site and the Pinecrest Condominiums. The Commission shall also review the materials and/or landscaping along the adjacent, Wisor and Mahaffy properties.

4. The project access road shall be named and addresses will be assigned by the City Planner and City Engineer, in conjunction with the Nevada City Postmaster.

5. The project access road will not be extended or utilized for access into the adjacent property known as the "Boardman" property, previously known as "St. Francis Woods." This adjacent property is approximately 90 acres and is known as a portion of Assessor's Parcel Numbers 37-010-14, 15, 16. A note stating the project access will not be extended into this property shall be included on the Final Map.

Tree Removal

6.. All trees and resident species shown for retention shall be incorporated into the grading improvement and landscape plans, including methods to be employed for tree retention, including those described in a Tree Preservation Plan; such plan shall be prepared by a Licensed Arborist. The Licensed Landscape Architect shall provide a tree protection plan to be included with the approved landscaping plans.

7. Trees to be retained shall be protected during any construction activity. Prior to any site disturbance, a minimum four-foot (4') tall, brightly colored synthetic fence shall be installed at the outermost edge of the Dripline Protection Zone for those trees designated to be saved and located within fifty feet (50') of any development activity. The fencing must be adequate to prevent its inadvertent relocation. Fencing detail shall be shown on the grading and/or improvement plans, and any required landscape plans. Fencing must be installed in accordance with the approved fencing detail prior to the commencement of any grading operations. The developer shall contact the City Engineer and City Planner for an inspection of the fencing prior to initiation of grading activities. The fences must remain in place throughout the entire construction and shall not be removed until written authorization is received from the City Engineer and City Planner.

8. Approval is given for any diseased trees or any trees that need to be removed for installation of any infrastructure improvements, as noted on the Tree Plan and as approved by the Planning Commission. Any other trees shall be removed on a site-by-site basis, and only when construction is to begin on each lot. Trees to be removed shall obtain approval from the Planning Commission through the Tree Removal Application process.

9. Approval is given for the demolition of the existing structures on the property, including a 1978 mobilehome and related overhang, decking and shelter, a small, 300-square foot cabin and porch and a small shed/livestock shelter.

10. A Planning Commission liaison committee, consisting of one or two Commissioners, shall be appointed to assist the applicant in approving any minor changes to the project. If the committee determines any changes are beyond their scope of authority, the matter shall be heard by the full Commission.

11. A centralized refuse pickup area is required for developments with five or more units unless condominium plans specifically show provisions for individual pickup. The applicant shall provide the City Planner with a "will-serve" letter from Waste Management showing their ability to serve such refuse area.

12. The H.S. Bradley City marker shall be protected during construction and enclosed by screening or fencing. The City Engineer and City Planner shall approve the protection measure prior to installation.

CITY ENGINEER and DIRECTOR OF PUBLIC WORKS:

1. The applicant shall construct curb and gutter along Gracie Road which will improve pedestrian access. A small pedestrian path inside the project to Gracie Road through the common area will be required to be constructed by the applicant. Location of a crosswalk from the project to the south side of Gracie Road shall be approved by staff and installed by the applicant.

2. The applicant shall offer for dedication the roadway within the project to the City.

3. A temporary flashing light may be installed along Gracie Road to ensure existing vehicular traffic becomes aware of the entrance into this project. This traffic measure is to be evaluated by the City Engineer and Director of Public Works at the time of the construction of the entrance.

4. The vegetation at the entrance to the project shall be maintained and kept low to the ground and not impede any sight distance entering or exiting the property.

5. The existing 25-mile-per-hour speed limit sign is to be relocated, by the applicant, further east along Gracie Road, with the final location to be approved by the City Engineer and Police Chief.

6. All run-off water from impervious areas such as roofs, patios, and driveways shall be captured and directed by way of impervious conduits or culverts to an appropriate disposal area. The exhaust ends of the culverts and/or drain pipes should be fitted with an energy dissipater such as rip-rap boulders or concrete baffles. It will be the responsibility of the homeowners that the drain systems are inspected and cleaned on a regular basis to ensure that they are functioning correctly. Siltation control of runoff will be required at the site plan design stage and approval required by the City Engineer.

7. Erosion control measures shall be implemented to stabilize areas disturbed for road construction or other site improvements. Prior to any site disturbance, the City Engineer will require a grading permit to be submitted and approved.

8. Grading plans shall include the time of year for construction activities. No construction shall occur after October 15 or before May 1 unless the City Engineer determines project soil conditions to be adequate to accommodate construction activities.

9. A soils report, prepared by a Licensed Geotechnical Engineer, will be required and included in the design of the Grading Plan, and approved by the City Engineer. Runoff, both from the north and south side of the parcel, must be addressed in the grading plan.

10. An encroachment permit shall be obtained and approved by the Nevada City Director of Public Works to take access from Gracie Road.

11. The project will be required to connect to the Nevada City sewer system by providing a 6-inch mainline to an existing manhole at Gracie Road.

12. Construction activities (forklift activity and truck delivery/pickups), including site grading, shall be limited to the hours of 7:30 a.m. to 7:30 p.m., Monday through Friday, pursuant to Nevada City Ordinance 81-03.

13. Fixed construction equipment, including compressors and generators, shall be located as far as feasibly possible from the residential properties. All noise-generating tools shall be shrouded or shielded, and all intake and exhaust ports on power construction equipment shall be muffled or shielded.

14. The CC&Rs or maintenance agreement to provide for consistent maintenance of the project roadways and common area facilities will be filed concurrently with the final map.

NEVADA IRRIGATION DISTRICT:

1. APNs 05-500-32 and 05-500-45 are within the City limits and considered "Outside District" parcels by NID. Annexation of these parcels to NID and an amendment to the Service Area Agreement between NID and the City of Nevada City will be required in order for the District to provide water service.

NEVADA CITY FIRE CHIEF:

1. All homes must be equipped with residential automatic fire suppression fire sprinkler systems compliant with NFPA 13R.

2. No street parking will be allowed at any time except in designated parking spots that do not impede or reduce the minimum fire department required access road width of 20 feet.

3. All curbs will be designated as no parking with red curbs and clear identification to that effect, with accompanied posted signs throughout the development.

4. The minimum road width throughout the complex must be no less than 20 feet in unobstructed width. (A section of the plans indicate a width of 18 feet which must be brought up to the 20-foot standard). The interior streets are to be privately owned and maintained by the project residents, including snow removal. All improvements will be at the applicant's expense

5. All address numbers must be clearly marked and identifiable from the street.

6. No speed bumps, undulations, gates or barricades may be placed in the roadway or impede access without written approval from the Fire Department.

7. All construction, fire sprinkler and site plans must be reviewed by the Fire Department and all work must conform to the work as outlined in the submitted plans.

8. The roadway through the Common Area shall be at least 14 feet in width. The roadway material through the Common Area shall be to withstand a fully loaded fire truck (44,000 pounds).

CITY FINANCE DIRECTOR:

1. The applicant is advised that the project as conditioned is subject to the provisions of the Municipal Code, including the following:

   a. Prior to commencing work, all contractors, vendors, and consultants providing services within the City limits of Nevada City must have a city business license.

   b. Prior to issuance of building permits or as shall be allowed by law, all applicable City fees, including but not limited to AB1600 mitigation fees, shall be paid in full. An estimate of these fees is attached (Attachment 2).

   c. Prior to issuance of building permit, a regional transportation fee shall be paid to the City according to the fee schedule for western Nevada County jurisdictions, as adopted by the Nevada County Transportation Commission.

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: December 15, 2016

RE: Recommendation to City Council for an Ordinance Regulating Mobile Food Vending

ACTION REQUESTED
Provide to City Council a recommendation for the adoption of a city-wide mobile food vending ordinance

BACKGROUND
In response to public testimony heard at the March 30th City Council meeting, Council directed staff to draft an ordinance pertaining to the regulation of Mobile Food Vending within City limits. At the April 21, 2016 meeting, the Planning Commission reviewed sample ordinances from other jurisdictions and recommended provisions to incorporate into a local ordinance, summarized as follows:

- Limited parking availability downtown
- Obtain public input on standards
- Brick and mortar business hours
- Limit until the late evening in the Historical District
- Chamber sponsored events would require a separate permit through their office
- Include a permitting/fee process to offset costs
- Include additional facility license when parked in public parking area
- Provide a more relaxed approach within the Seven Hills district
- Consider allowance on private property for businesses so long as required parking is not compromised
- Prohibit push-carts in the Historic District
- Require multiple garbage receptacles within a specified distance of the food truck.

The Planning Commission meeting took place on April 21, 2016 and a review of that discussion can be viewed on the City's website and meeting video link at: http://www.nevadacityca.gov/agendaview.aspx?aid=11357&categoryid=9948#video. The discussion pertinent to this item lasts approximately 40 minutes and begins at minute 1:52:33 and ends at 2:31:19.

DRAFT ORDINANCE:
In conjunction with Jones and Mayer, the city's consulting law firm, staff has put together a draft ordinance with consideration of the above requested provisions. In our research of case law, it became clear that Vehicle Code §22455 prohibits local government from banning mobile food vending vehicles from local streets, though cities may regulate time, place and manner of vending from vehicles upon any street for reasons of public safety. As such, many of the provisions recommended by the Planning Commission cannot be considered for the proposed ordinance, such as competition with brick and mortar businesses. However, vending on private property can be regulated somewhat more

robustly if desired by a local jurisdiction. The draft ordinance is therefore broken up into two sections: **10.44.030.** Mobile Food Vendors In The Public Right-of-Way, and **10.44.040.** Mobile Food Vendors on Private Property. Below is a discussion on some of the provisions incorporated in both of these sections.

10.44.030. Mobile Food Vendors In The Public Right-of-Way

As currently drafted, this section of the ordinance allows mobile vending on any public street throughout the city provided they can meet public health and safety standards including operating within 200-feet of a toilet and hand washing station, parking within a specified distance of driveways and intersections, and generally complying with public parking provisions. The ordinance also restricts day time operation within 300-feet of a school during school days, which has been incorporated successfully in other jurisdictions' ordinances.

Staff has also added subsection E.vi which restricts vending operation during the peak traffic hours of 5:00p.m. and 7:00p.m. on those streets with substandard street widths. These peak hours are based on Caltrans document "Explanation of Traffic Counts (Back & Ahead Leg Diagrams) (PDF):" http://www.dot.ca.gov/trafficops/census/docs/Back_and_Ahead_Leg_Traffic_Count_Diagram.pdf. Outside of those hours, vendors would be allowed to operate even on roads with substandard street widths that have at least a minimum street width of 38-feet for a two-way street and at least a width of 19-feet for a one-way street. Street width provisions are based on standard 11-foot drive aisles and standard 10-foot parallel parking space widths. Staff has attached an exhibit that roughly estimates various street widths throughout the City. However, it should be noted that this exhibit is not intended to be used as an accurate depiction of field measurements. The exhibit is based on a GIS measuring tool overlaying an aerial photograph and is merely intended to provide an idea of the street width dimensions. Vending operators would be responsible for determining the street widths in the field at the location where they are operating.

10.44.040. Mobile Food Vendors on Private Property.

Provisions of the draft ordinance regulating vending operations on private property require that operators comply with many of the same health and safety standards applicable to vending in the public right-of-way, including proximity to toilet and hand washing stations, and distance restrictions to the driveway. Additional provisions are related to ensuring that the property owner dictates the time and location that a vendor may operate and that adequate parking remain available to employees and customers.

PLANNING COMMISSION RECOMMENDATION:

After consideration and hearing from the public, provide a recommendation to the City Council for an Ordinance for the Regulation of Mobile Food Vending throughout the City.

ATTACHMENTS:

1. Draft Ordinance
2. Road widths exhibit

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEVADA CITY, CALIFORNIA, ADDING CHAPTER 10.44 ENTITLED "MOBILE FOOD VENDING" TO THE NEVADA CITY MUNICIPAL CODE REGULATING MOBILE FOOD VENDING ON PUBLIC AND PRIVATE PROPERTY

WHEREAS, the City Council has received input from residents and businesses seeking appropriate City regulations in regulating mobile food vending within public rights-of-way and on private property to promote the public health, safety and welfare; and

WHEREAS, pursuant to California Vehicle Code Section 22455, the City desires to enact health and safety regulations governing the operation of mobile food vending vehicles within the City of Nevada City; and

WHEREAS, the City recognizes that mobile food vending vehicles benefit the City by providing services to those who live and work in areas where food may not be readily available, and they offer an entrepreneurial opportunity for the people in the City to open a small business and provide unique foods that may not be available at brick-and-mortar restaurants; and

WHEREAS, the City needs to protect the public by ensuring that mobile food vending vehicles are operated in a safe manner and do not create nuisances in City neighborhoods. The City desires to enact reasonable regulation that ensure the mobile food vending vehicles are operated according with health laws of the state; do not block or hinder vehicle or pedestrian traffic on the streets and sidewalks; do not cause public safety problems by contributing to crowding nears school and entertainment establishments; and do not disturb the quiet use and enjoyment of the residential neighborhoods; and

WHEREAS, at its December 15, 2016 regular meeting, the Planning Commission of the City of Nevada City reviewed the Ordinance and having found it consistent with the City's General Plan and other zoning regulations, recommended its approval to the City Council; and

WHEREAS, the City Council finds the Ordinance consistent with the actions, goals, objectives, policies, and programs of the City of Nevada City General Plan in that incorporation of provisions for allowing mobile food vending diversifies the economy of the City by attracting additional types of economic development while maintaining reasonable traffic levels on local streets to protect residents from safety hazards.; and

WHEREAS, the City Council finds that the ordinance would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City, because it is an amendment to the Nevada City Municipal Code that establishes regulations for mobile food vending to ensure they are operating according to health and safety standards adopted by the state and that their operation does not pose a safety risks to motorists or pedestrians; and

WHEREAS¸ the City Council hereby finds that it can be seen with certainty

that there is no possibility the adoption and implementation of this Ordinance may have a significant effect on the environment because the City anticipates only a limited few number of mobile food vendors will operate within the City at any one given time, and so their impact on the environment will be collectively minimal. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b) (3) of Title 14 of the California Code of Regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEVADA CITY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1.

A. The California Vehicle Code Section 22455 allows municipalities to regulate mobile food vending in order to protect public safety and Article XI, Section 7 of the California Constitution extends to municipalities the police power authority to regulate in furtherance of public health and welfare.

B. Mobile food vending and catering trucks create the potential for safety hazards, such as blocking sight distances at intersections and crosswalks, encouraging pedestrians to cross streets mid-block to reach a vending vehicle, and causing additional conflicts between drivers and pedestrians.

C. The act of looking for prospective buyers while operating a mobile food-vending vehicle may make the operator less attentive to pedestrian and vehicular traffic. When done on public roadways, this poses obvious traffic and safety risks to the public, which the City seeks to prevent.

D. Mobile food vendors who fail to park their vehicles correctly during a transaction attract prospective buyers onto public roadways, creating a further traffic and public safety hazard.

E. The City has an important and substantial public interest in providing regulations to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

SECTION 2. Chapter 10.44 entitled "Mobile Food Vending," of Title 10 (Vehicles and Traffic) of the Nevada City Municipal Code is hereby to read as follows:

10.44 Mobile Food Vending

10.44.010. Purpose.

This Chapter 10.44 is adopted pursuant to the authority granted to the City of Nevada City by Section 22455 of the California Vehicle Code, which permits local authorities to regulate the type of vending and the time, place and manner of

vending from vehicles upon the street in order to promote public safety.

The City finds the regulations adopting herein are necessary to protect the public by ensuring that mobile food vending vehicles are operated in a safe manner and do not create nuisances in City neighborhoods. The City also finds that these regulations are necessary to ensure the mobile food vending vehicles are operated according with health laws of the state; do not block or hinder vehicle or pedestrian traffic on the streets and sidewalks; do not cause public safety problems by contributing to crowding nears school and entertainment establishments; and do not disturb the quiet use and enjoyment of the residential neighborhoods.

10.44.020 Definitions.

For purposes of this Chapter, the following words or phrases shall have the following meanings:

A. Food or Food Products. Any type of edible substance or beverage.

B. Mobile Food Vendor. A person that operates or assists in the operation of a vending vehicle.

C. Vend or Vending. To sell, offer for sale, display, barter, exchange, or otherwise give food or food products from a vending vehicle.

D. Vendor. A person who vends, including an employee or agent of a vendor.

E. Vending Vehicle. Any self-propelled, motorized device or vehicle by which any person or property may be propelled or moved upon a highway, from which food or food products are sold, offered for sale, displayed, bartered, exchanged or otherwise given, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle. Vending vehicle does not include a vehicle that only delivers food or beverage products ordered by home delivery customers.

10.44.030. Mobile Food Vendors In The Public Right-of-Way.

A mobile food vendor may locate its vehicle in the public right-of-way as long as the mobile food vendor adheres to the following time, place, and manner restrictions:

The vending vehicle is in full compliance with all parking and Vehicle Code provisions, which apply to the location at which it is parked.

A. Mobile food vendors located in the Historical District shall display at least one “no smoking” sign.

B. The mobile food vendor has a valid permit, certificate or other required

approval from the Nevada County Department of Environmental Health including visible display of food grade cards (if issued); the mobile food vendor has available for review the most recent and current Nevada County Vehicle Inspection Report; and, the mobile food vendor operates in compliance with the California Retail Food Code, including California Health and Safety Code section 114315 (a) which mandates that a "food facility shall be operated within 200 feet travel distance of an approved and readily available toilet and handwashing facility, or as otherwise approved by the enforcement agency, to ensure that restroom facilities are available to facility employees whenever the mobile food facility is stopped to conduct business form more than a one-hour-period."

C. The mobile food vendor has a valid business license from the City. As part of its application for a business license, the mobile food vendor shall furnish to the City evidence of insurance, as deemed acceptable in the reasonable discretion of the City, against liability for death or injury to any person as a result of ownership, operation, or use of its vending vehicles.

D. All vending vehicles shall be inspected by the Nevada City Fire Department prior to issuance or renewal of a business license involving use of the vending vehicle. All vending trucks shall comply with National Fire Protection Association (NFPA) 96. Business license must be renewed at City Hall; applications are subject to Nevada City Fire Department inspection per NFPA 96.

E. No Mobile Food Vendor may operate a vehicle:

i. Within 25 feet from the outer edge of any driveway or vehicular entrance to public or private property. The 25 feet is to be measured from the front or back of the mobile vending vehicle (whichever is closer to the driveway or vehicular entrance) to the outer edge of the driveway or vehicular entrance.

ii. Within 25 feet of any street intersection as defined by Vehicle Code Section 365 (and as amended).

iii. Within 25 feet of a bus stop during the hours when buses are operating.

iv. Between the hours of 7:00 a.m. and 5:00 p.m. of any school day session, while located within 300 feet of the nearest property line of any property in which a school grades K to 12 building is located.

v. Within 25 feet of a marked crosswalk or a stop bar.

vi. Between peak traffic hours of 5:00p.m. and 7:00p.m on a two-way street that does not have a minimum street width of forty-two (42) feet (measured from curb face to curb face), and on a one-way street that does not have a minimum width of 21-feet. At no time shall a food vendor operate on a two-way street that does not have a minimum width of thirty-eight (38) feet, or on a one-way street that does not have a minimum width of nineteen (19) feet. In the event that a curb face does not exist, the City Engineer shall determine the street width.

vii. Within 400 feet of another mobile food vendor.

F. The mobile food vendor shall not encroach onto a public sidewalk or parkway with any part of its vending vehicle or any other equipment or furniture related to the operation of its business.

G. The vending vehicle or patrons do not obstruct pedestrian or vehicular traffic. Vendors must provide a minimum pedestrian clearance of four feet on sidewalks at all times.

H. Vending is prohibited on the exposed street and/or vehicular traffic side of the vending vehicle.

I. The mobile food vendor shall maintain clearly designated noncombustible waste receptacles on board the vending vehicle which will reasonably accommodate the immediate waste needs, of the mobile food vendor's patrons generated by the mobile food vendor's sales. All mobile food vendors shall maintain the area surrounding their vehicles free of trash and other debris and shall not dispose of trash from their operation in city owned trash receptacles.

J. No hookups to electricity, water, or sewer.

K. The mobile food vendor shall not discharge any liquid (e.g. grease, oil, water, etc.) onto or into City streets, storm drains, catch basins, sewer facilities.

L. The mobile food vendor shall be subject to the noise provisions set forth in Chapter 8.20 of the Nevada City Municipal Code.

M. All food products sold or provided from the vending vehicle shall comply with all applicable food labeling requirements established by the State of California and the mobile food vendor must obtain all required permits, including without limitation, health permits, to sell or provide such items.

N. Mobile food vendors operating on public rights-of-way may not use portable or a-frame signs.

10.44.040. Mobile Food Vendors on Private Property.

A. Mobile food vendors may not operate on private property within residential zones. However, they are permitted to operate on public rights-of-way as authorized by California Vehicle Code section 22455 and as authorized by section 10.44.030 of this Chapter.

B. All mobile food vendors operating on private property must have written consent of the property owner to operate on that site.

C. If mobile food vendors are operating on private property where a business is also located, their operation shall not obstruct the use of the parking lot by employees of the business.

D. Mobile food vendors operating within parking lots shall obtain written permission of the property owner that designates the hours the vendor may operate within the parking lot and the appropriate location for the vending operation. No property owner shall allow a mobile food vendor to operate within his or her parking lot if doing so shall prevent the owner from meeting City parking standards for the business.

E. All mobile food vehicles shall be located on a properly paved or graveled surface. No mobile food vendor shall be located within a landscaped or dirt area.

F. Vending vehicles, including those operated at events on public school property, shall maintain a valid Nevada County Department of Environmental Health permit and a valid City business license.

G. The mobile food vendor shall maintain clearly designated noncombustible waste receptacles which will reasonably accommodate the immediate waste needs, of the mobile food vendor's patrons are generated by the mobile food vendor's sales. All mobile food vendors shall maintain the area surrounding their vehicles free of trash and other debris and shall not dispose of trash from their operation in city owned trash receptacles.

H. If a mobile food vendor operates and/or parks for more than one hour at the location, the mobile food vendor must have written documentation that their employees and customers have permission to use a readily available toilet and hand washing facility that is located within two hundred feet travel distance from the location where the vending vehicle is engaged in operations and/or is parked. Mobile food vendors operating on private property shall be situated on locations within the private property that ensure

safe pedestrian and vehicular ingress and egress to and from the property where they are located, including, but not limited to, compliance with the following requirements:

i. Mobile food vendors may not operate within 25 feet from the outer edge of any driveway or vehicular entrance to the public or private property.

10.44.050. Compliance with State and Local Laws.

Mobile food vendors shall comply with all applicable state and local laws.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 5. This ordinance shall take effect thirty (30) days after its final passage and within fifteen (15) days after its passage, the City Clerk of the City of Nevada City shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ___ day of ____ 2017.

_____
Evans Phelps, Mayor

ATTEST:

_____
Niel Locke, City Clerk
(seal)

APPROVED AS TO FORM:

_____
Ryan Jones, Consulting City Attorney

I HEREBY CERTIFY the foregoing ordinance was duly adopted by the City Council of the City of Nevada City a regular meeting held on the XXth day of Xxxxx, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____

Niel Locke, City Clerk
(seal)

Sample of Estimated Street Widths in Nevada City

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: December 15, 2016

RE: Update on Public Outreach and Workshop on a Cannabis Dispensary Ordinance

BACKGROUND: At the August 25, 2016 City Council Strategic Planning Workshop, staff was directed to research the possibility of allowing a medical Cannabis dispensary within the city. On September 28, Council was presented with a draft ordinance which Council referred to the Planning Commission for review and recommendation. At their November meeting, the Planning Commission recommended that staff open up a public comment period between November 18th and December 6th and also directed staff to hold an evening public workshop on December 1st. Staff had originally hoped to have public suggestions reviewed by our consulting attorney and organized for the Commission's review for the December meeting. However, given the volume of comments received and the level of public involvement at the workshop, staff has not been able to organize the information for this meeting. The purpose of this report is therefore to update the Commission on the workshop and the process to date.

COMMENT PERIOD:
As already mentioned, at the commission's direction staff opened up a 19-day public comment period with the idea that comments received on or before December 6 could be incorporated directly into the December Planning Commission packets. Since the public hearing is now expected to take place at the January 19th Planning Commission meeting, staff recommends that we re-open the comment period and extend to it to Wednesday, January 11, 2017 which will allow staff time to incorporate comments into the January packet. To date, staff has received approximately 36 public comment statements, in email and letter format, along with two petitions that were submitted at the December Planning Commission meeting. Staff is working to update the website with all received comments.

PUBLIC WORKSHOP: The December 1st workshop was well-attended with a count of approximately 64 attendees. Staff attempted to gage the demographics of the attendees by requesting a show of hands for those who lived within the city limits and were either in favor or against allowing a medical cannabis dispensary. The breakdown of city residents in favor of an ordinance was 9 attendees, and against an ordinance was 8. The majority of the attendees appeared to reside in outlying areas.

Consulting Attorney, Crystal Hodgson presented a PowerPoint presentation that provided a brief overview of the City's authority to enact an ordinance and went into some detail about the specific provisions incorporated in the draft ordinance being considered. Hodgson then briefly took questions from attendees.

Planner Wolfson summarized the workshop objective and format. Attendees were divided into four groups and were dispersed to various sections of the room to consider the following four aspects of the draft ordinance: 1) Land Use/Zoning. 2) Operational Requirements, 3) Permittee Selection Process, and 4) Law Enforcement/Security. Each station was set up with large pads labeled with the ordinance

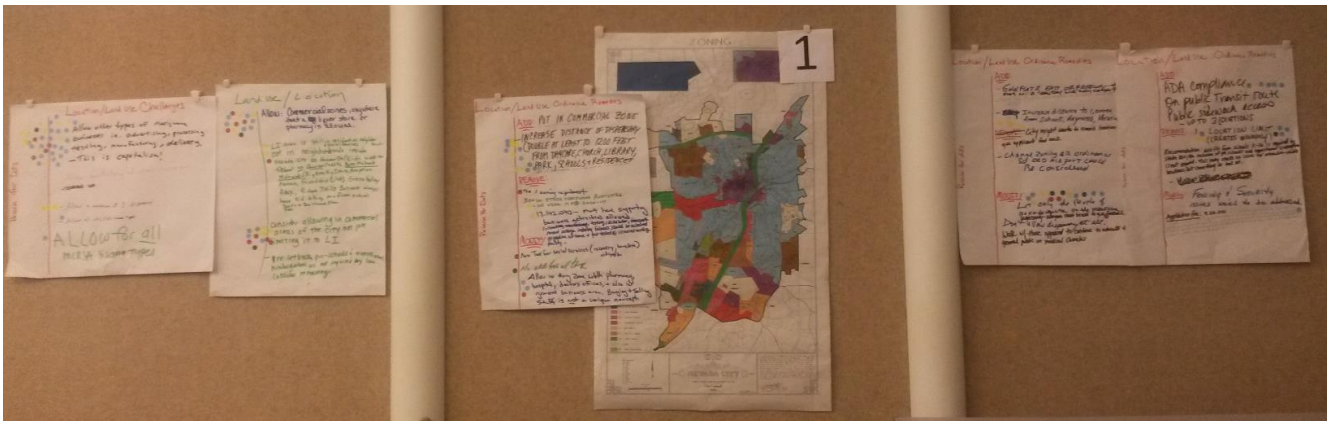
aspect being considered. Participants were asked to consider the challenges of each of the four categories and then follow up with suggestions to either add, remove, or modify language in the current draft. Participants primarily appeared to focus on those language modifications as opposed to listing overall challenges so staff's summary will likely focus on those code language suggestions. Once each group had a chance to visit each of the four stations, staff passed out five sticker dots to each of the remaining participants. They were directed to place their dots on those suggestions that were most important to them for consideration by the City.

RECOMMENDATION: Staff is seeking any direction on re-opening and extending the public comment period to January 11, 2017 and is also open to suggested formats that the Planning Commission would prefer to receive the public comments and workshop information.

Photographs of the Workshop

Presentation Segment

Group Work Segment



Sample of the received information and workshop format