

**NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL OF NEVADA CITY
TO CONSIDER THE APPEAL OF THE PLANNING COMMISSION'S
DECISION TO DENY A USE PERMIT APPLICATION
BY EPIC WIRELESS GROUP, INC ON BEHALF OF VERIZON WIRELESS
TO ERECT EIGHT CELLULAR ANTENNAS AFFIXED TO VARIOUS POINTS OF THE
ROOFTOP AT 109 NORTH PINE STREET, NEVADA CITY**

NOTICE IS HEREBY GIVEN that on **Wednesday, September 27, 2017 at 6:30 p.m.** or as soon thereafter that the matter may be heard, the City Council of Nevada City will hold a public hearing at City Hall, 317 Broad Street, Nevada City, California to consider an appeal of the Planning Commission's Decision to deny the following application:

Use Permit Application by Epic Wireless Group, Inc. on behalf of Verizon Wireless to install eight (8) cellular antennas mounted on four (4) pipe mounts, affixed to various points of the rooftop of 109 North Pine Street. The applicant is proposing to paint the antennas and any visible infrastructure gray. Other equipment associated with the antennas, including an HVAC condenser, are proposed with low enough profiles to be screened by the building's existing parapet from most public view sheds. Back-up batteries will be located in the interior equipment room and are intended to provide power in the event of an electrical power outage. The City Council was introduced to this item at their November 30, 2016 meeting and has voted to continue the matter twice, denying the applicant's last request for continuance at their meeting on September 13, 2017, and directing staff to notice the appeal hearing for September 27, 2017.

PLANNING COMMISSION DECISION: The Planning Commission voted to deny the Use Permit application based on findings made at the September 15, 2016 Planning Commission hearing with a vote of three in favor of the denial, zero opposed to the denial, and two recusals.

NOTICE IS FURTHER GIVEN that written comments may be filed with the City Planner during regular working hours at City Hall prior to said hearing. Comments can be submitted to 317 Broad Street, Nevada City, CA 95959 or via email at amy.wolfson@nevadacity.ca.gov. A copy of the complete application is on file and is available for inspection at City Hall and the proposed Mitigated Negative Declaration is available for review at the City's website at www.nevadacityca.gov on the Planning Department page or at City Hall.

IF YOU CHALLENGE Council's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planner at or prior to the hearing.

Amy Wolfson, City Planner