



City of Nevada City

TO: Planning Commission

FROM: Cindy Siegfried, City Planner

DATE: November 16, 2010

RE: Public Workshop and Presentation on findings of Re-Sign Committee proposing signage throughout Nevada City

PUBLIC WORKSHOP:

A presentation will be given by the Re-Sign Committee, (Chairman Denis Kutch), of proposed signage throughout Nevada City. The Committee is requesting feedback from the Planning Commission in preparation of a formal presentation to the City Council in 2011. Included in the presentation will be locations for way-finding signs in the Historic District and locations for way-finding signs connecting the Historic District and Seven Hills District.

Enclosed is information about the Re-Sign Committee which began over four years ago, with the goal to "create a signage and way-finding plan for the Historical District and its connection with the Seven Hills Business District."

The Re-Sign Committee consists of six members and will provide a status report on their accomplishments to date and will review their implementation schedule.

After review and hearing from the public, the Commission will provide comments and recommendations which will be forwarded onto the City Council.



CITY OF NEVADA CITY

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

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

CITY OF NEVADA CITY (RE-SIGN COMM.)

Name

DENIS KUTCH, COMM. CHAIR

Address

City, State

265.6894

Phone

Check all that apply:

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

Number of existing units _____
Year of original construction _____

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans - 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

NA
Street Address

NA
Assessor's Parcel Number

Nearest cross street NA

New floor area proposed NA S.F.

Briefly describe proposed project:

PROPOSED NEW STREET SIGNS FOR THE HISTORIC DISTRICT, AND WAYFINDING SIGNS IN THE HISTORIC DISTRICT INCLUDING THE CONNECTION TO AND FROM THE SEVEN HILL BUSINESS DISTRICT.

Number of dwelling units on property 0

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS: NA

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: _____

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

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

D. KUTCH, CHAIR
Signature

NOVEMBER 15, 2010
Date

Approved by:

Signature

Date

Signature

Date

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

The Re-Sign Committee began over four years ago as a project of the BID. To the best of our recollection, it was a outgrowth of the 2005 Brooks' Report. Simply put, the goal is to:

**Create a signage and wayfinding plan for the Historical District
and its connection with the Seven Hills Business District**

The target beneficiaries of the plan are the thousands of visitors who grace our City each year. The results of the plan must be new signs that complement the character of Nevada City ... our businesses, destination facilities, and renowned historic foothill environment ... while providing excellent, welcoming guidance.

This Re-Sign Committee has accomplished the following toward fulfillment of the goal...

1. Created a graphic and written inventory of the 25 primary downtown intersections.
2. Designed a totally new street name sign with mounting alternatives.
3. Constructed a full-scale mock-up of the sign and pole.
4. Developed an integrated wayfinding concept of signs, maps, and, ultimately, GPS for people both in vehicles and on foot.
5. Initiated communication with CalTrans for better highway signage.

The City has provided access to staff, Planning Commission, and Council representatives as advisors. The Committee will be presenting these initial 'products' to first the Planning Commission and then to the Council in the near future. Once the City green light has been lit, we will address production costs and implementation scheduling. Lastly, we will produce a signage criteria document for long-term reference and use by the City.

The current members of the Re-Sign Committee are:

Kathy Hillis
Jim McConnaughay
Mimi Simmons
Steve Solinsky
Bob Wright, and
Denis Kutch, Chair

At present, the six members can handle the workload. However, that may change after City approval, when we move into the final phase. Also, we do not anticipate needing financial support.

DENIS KUTCH ✱ ARCHITECT

November 15, 2010

Members of the Planning Commission for
Nevada City, California

Application for Architectural Review, Supplemental Information, by the Re-Sign Committee

The application packet contains basic information for your review. In addition to the Application and the Supplement, you will find:

- A brief description of the Committee's activities and membership,
- A color print of a representative example of the proposed signage,
- Proposed locations for wayfinding signs in the Historic District, and
- Proposed locations for wayfinding signs connecting the Historic District and Seven Hills.

The color print indicates the proposed form, colors, and fonts of the signage elements. Considerably more material will be presented at the Commission meeting, including a full size mock-up of a street sign.

We are requesting feedback from the commission in preparation for a formal presentation to the City Council in 2011.

Respectfully submitted,



Denis Kutch, Chair
The Re-Sign Committee

Nevada City Wayfinding Sign Legend

Key Sign

- | | |
|--|--|
| <p>1 → Visitor Center, Chamber Office, Restrooms
 → Courthouse and Parking
 ↑ Parking
 ↑ Parking and Restrooms</p> | <p>Broad at Union
 (looking West up Broad)</p> |
| <p>2 ← Parking
 ↑ Parking and Restrooms
 ← More Shops è
 ↑ City Hall and Police
 ← Seven Hills Business District</p> | <p>Broad at Pine
 (looking West up Broad)</p> |
| <p>3 → Parking and Restrooms
 ← City Hall and Police</p> | <p>Broad at York
 (looking West up Broad)</p> |
| <p>4 ← Miners' Foundry Cultural Center
 ↑ County Government Center & Parking</p> | <p>Broad at Bridge
 (looking West up Broad)</p> |
| <p>5 ↗ Visitor Center, Chamber, Restrooms
 ↖ Courthouse and Parking
 ← Post Office</p> | <p>Union
 (looking North up Union @
 Commercial & Main)</p> |
| <p>6 ↗ Courthouse and Parking
 ↑ Parking and Restrooms</p> | <p>Commercial at Main
 (looking West up Commercial)</p> |
| <p>7 ↑ Parking and Restrooms
 ← City Hall and Police</p> | <p>Commercial at Pine
 (looking West up Commercial)</p> |
| <p>8 ← City Hall and Police
 ↑ Parking and Restrooms
 → HWY 20 North</p> | <p>Commercial at York
 (looking West up Commercial)</p> |
| <p>9 ↑ County Government Center & Parking
 ↑ HWY 49</p> | <p>Commercial at Broad
 (looking West up Commercial)</p> |
| <p>10 ← Parking
 → Shops
 → Nevada Theatre
 → Miners' Foundry Cultural Center
 ↑ Seven Hills Business District</p> | <p>Pine at Spring
 (looking South down Pine)</p> |
| <p>11 [deleted]</p> | |
| <p>12 ↗ County Government Center & Parking
 ↗ HWY 49</p> | <p>East Broad & West Broad 'Y'
 (looking Northwest up Broad)</p> |
| <p>13 → County Government Center & Parking
 → HWY 49 West</p> | <p>Spring at Bennet
 (looking Northwest up Spring)</p> |

Key	Sign	Street Location of Sign
14	<ul style="list-style-type: none"> ← County Government Center & Parking ← HWY 49 	<p>Bennet at Broad (looking Northeast on Bennet)</p>
15	<ul style="list-style-type: none"> → Parking ↑ Parking and Restrooms ← Miners' Foundry Cultural Center 	<p>Pine at Spring (looking North up Pine)</p>
16	<ul style="list-style-type: none"> ↑ Parking and Restrooms → Visitor Center, Restrooms ↑ Courthouse and Parking → HWYs 20 & 49 South ← City Hall and Police ← County Government Center & Parking ← HWY 49 West 	<p>Pine at Broad (looking North up Pine)</p>
17	<ul style="list-style-type: none"> ← Parking and Restrooms → Visitor Center, Restrooms 	<p>Pine at Commercial (looking North up Pine)</p>
18	[deleted]	Commercial at Main and Union
19	<ul style="list-style-type: none"> ↑ More Parking ← Visitor Center, Restrooms ← Courthouse and Parking ← HWY 49 West & HWY 20 North 	<p>Broad at Union (looking East down Broad)</p>
20	[deleted]	York at Commercial
21	[deleted]	York at Broad
22	<ul style="list-style-type: none"> → Parking → Seven Hills Business District ↑ Visitor Center, Restrooms ↑ Courthouse and Parking ↑ HWYs 20 & 49 South 	<p>Broad at Pine (looking East down Broad)</p>
23	[deleted]	Spring at Pine
24	[deleted]	Spring at Bridge
25	<ul style="list-style-type: none"> → Seven Hills Business District ↑ Parking 	<p>Spring at Pine (looking East down Spring)</p>
26	<ul style="list-style-type: none"> → City Hall and Police → County Government Center & Parking ← HWYs 20 & 49 South ← More Parking 	<p>Pine at Broad (looking South down Pine)</p>

Key	Sign	Street Location of Sign
27	<ul style="list-style-type: none"> ← Visitor Center, Restrooms ↑ City Hall and Police → County Government Center & Parking ↑ HWYs 20 & 49 South ↑ Seven Hills Business District 	<p>Pine at Commercial (looking South down Pine)</p>
28	<ul style="list-style-type: none"> ↗ Historic Business District ↗ City Hall and Police ↗ Visitor Center, Restrooms ↗ HWYs 20 & 49 South ↗ Parking 	<p>Broad at Commercial (looking East down Broad)</p>
29	<ul style="list-style-type: none"> → Miners' Foundry Cultural Center ↑ City Hall and Police ↑ Visitor Center, Restrooms ↑ HWYs 20 & 49 South 	<p>Broad at Bridge (looking East down Broad)</p>
30	<ul style="list-style-type: none"> → County Government Center & Parking ← City Hall and Police 	<p>Parking lot exit at Commercial (looking South @ exit)</p>
31	<ul style="list-style-type: none"> → Broad Street Shops → City Hall and Police 	<p>Commercial at York (looking East down Commercial)</p>

Nevada City Wayfinding Sign Legend

Street Location of Sign

Key	Sign	Street Location of Sign
A	<ul style="list-style-type: none"> ← Seven Hills Business District ← to Historic Business District 	<p>FWY off-ramp at Gold Flat (looking North @ FWY exit)</p>
B	<ul style="list-style-type: none"> ↑ Seven Hills Business District ↑ to Historic Business District 	<p>Ridge at Searls (looking West up Ridge)</p>
C	<ul style="list-style-type: none"> → Seven Hills Business District → to Historic Business District 	<p>Ridge at Zion (looking West in right lane)</p>
D	<ul style="list-style-type: none"> ↑ Seven Hills Business District ↑ to Historic Business District 	<p>Nevada City HWY at Ridge (looking North)</p>
E	<ul style="list-style-type: none"> → Seven Hills Business District ↑ to Historic Business District 	<p>Zion at Argall (looking North down Zion)</p>
F	<ul style="list-style-type: none"> ↗ to Historic Business District 	<p>Zion at Sacramento (looking North down Zion)</p>
G	<ul style="list-style-type: none"> ↖ to Historic Business District CAUTION: On-Coming Traffic Does Not Stop 	<p>Sacramento at Valley & S. Pine (looking East on Sacramento)</p>
H	<ul style="list-style-type: none"> ↑ Historic Business District ↑ Parking and Restrooms ← to Seven Hills Business District 	<p>FWY off-ramp at Sacramento (looking North @ FWY exit)</p>
I	<ul style="list-style-type: none"> ↖ Parking ← Historic Business District ← More Parking ← Restrooms 	<p>Sacramento at Broad & Boulder (looking North down Sacramento)</p>
J	<ul style="list-style-type: none"> ← Historic Business District ← Parking → ← Restrooms ← Visitor Center 	<p>FWY off-ramp at Broad (looking North @ FWY exit)</p>
K	<ul style="list-style-type: none"> ← Historic Business District ← Parking and Restrooms ← Courthouse and Parking ← Post Office ← Visitor Center 	<p>FWY off-ramp at Coyote (looking West @ FWY exit)</p>
L	<ul style="list-style-type: none"> ↑ Historic Business District ↑ Visitor Center → Courthouse and Parking 	<p>Coyote at Washington (looking South down Coyote)</p>
M	<ul style="list-style-type: none"> ↑ Historic Business District County Government Center and Parking 	<p>HWY 49 at Coyote (looking West on HWY 49)</p>

Nevada City Wayfinding Sign Legend

Street Location of Sign

Key Sign

- N ← Historic Business District
- ↑ County Government Center and Parking
- ← More Parking and Restrooms

HWY 49 at N. Bloomfield
(looking West on HWY 49)

- O ↗ Historic Business District
- ↗ Parking and Restrooms

East Broad at Main
(looking South on East Broad)

P **[deleted]**

- Q ← Historic Business District →

Maidu at HWY 49
(looking South @ exit to HWY 49)

- R ← Historic Business District

HWY 49 at West Broad
(looking West on HWY 49)

- S ↗ Historic Business District
- ↑ County Government Center and Parking
- ↗ More Parking and Restrooms

HWY 49 at West Broad
(looking East on HWY 49)

- T ↗ Seven Hills Business District
- ← HWYs 20 & 49 South

S. Pine at Sacramento
(looking Southwest on South Pine)

- U ↖ Seven Hills Business District

Sacramento at Zion
(looking West on Sacramento)

- V ← to HWYs 20 & 49 South and North
- ↑ to Grass Valley
- ↗ Ridge Road

Zion at Ridge
(looking South on Zion)

- W ↗ Seven Hills Business District

Sacramento at Clarke & Searls
(looking Southwest up Sacramento)

- X ↑ Seven Hills Business District
- Historic Business District

Sacramento at South Pine
(looking West on Sacramento)