

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES**

October 7, 2010

THESE MINUTES ARE PROVIDED IN BRIEF, SUMMARY FORMAT...FOR THE FULL DISCUSSIONS OF THE ITEMS, THE PUBLIC IS URGED TO WATCH THE VIDEO PLACED ON THE CITY'S WEBSITE: www.nevadacityca.gov and selecting the "Archive" Link

Chairman Bob Wright opened the meeting at 6:30 pm. Chairman Wright congratulated Commissioner Phelps on her participation and completion of the recent Barbara Schmidt triathlon; Commissioner Phelps stated she placed 10th out of 350 participated.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Connor Pardini, Boy Scout.

ROLL CALL All members present.

APPROVAL OF MINUTES: September 2, 2010 and September 16, 2010

Motion by Parent, Second by Phelps to approve minutes for both meetings. Vote: 5-0

HEARING FROM THE PUBLIC: Comments on items **not on the agenda** are welcome at this time, limited to three minutes. However, action or discussion by the Commission may not occur at this time.

Niel Locke provided information on upcoming events and tidbits about 10-10-10 (Indigenous Peoples Day, Clampers placement of plaques and a China greeting).

ARCHITECTURAL REVIEW – Inside the Historical District

1. **230 Bridge Street – Michael Barber, Owner** – Proposed installation of 18 solar panels to south-facing roof of the existing home.

Mr. Barber was present. The Commissioners were in favor of the panels.

Motion by Phelps, Second by Parent to approve application. Vote 5-0

2. **203 South Pine Street – Brad Croul –Owner, Request for Color Approval for body of building to Lyndhurst Celestial Blue**

Brad Croul provided several samples of the colors for the body of the Powell House building; his preference was the "Marlboro Blue" that was painted on the bottom of the building. The Commissioners agreed and stated the trim colors could be chosen with assistance and approval from the Liaison Committee.

Motion by Phelps, Second by Sullivan to approve the body color of "Marlboro Blue" from the historical palette and allow trim colors to be approved by the Liaison Committee. Vote 5-0.

TREE REMOVAL:

1. **254 Boulder Street – Charlotte Dewar, Owner** – Tree removal application proposing to remove one 4-foot diameter fir tree in front of the home due to causing damage to foundation and roof.

Mrs. Dewar was present and the Commission reviewed the staff report and information submitted by Verne Taylor, Director of Public Works. No public testimony was given/

Motion by Sullivan, Second by Phelps to approve tree removal as submitted. Vote: 5-0

PUBLIC HEARING

1. **Use Permit Application of Gary Tintle, owner of 108 Union Street, Nevada City, to permit occupancy of a ground-level office within the building.** The property is zoned "GB-HD" General Business Historical District, and is known as Assessor's Parcel No. 05-396-29

Mr. Tintle was present and reviewed application. Staff reviewed staff report, noting the Ground Floor Ordinance has a sunset clause of February, 2011 and staff will be going to the Council for direction. The Commissioners agreed this application was advantageous by providing an open space for retail use along Broad Street and the occupancy of 108 Union Street would provide more traffic on Broad/Union Street.

Public hearing was opened; no testimony and public hearing was closed.

Motion by Phelps, Second by Wolters to approve use permit application subject to findings and conditions of approval in the staff report dated September 24, 2010. Vote: 5-0.

SIGN APPLICATION – Inside the Historical District

1. 115 South Pine Street – Carolyn Szekely, Applicant – “Nevada City Marketplace”

Caroline Szekely was present and reviewed application. Discussion was held on the location, noting the sign would not be placed above the parapet of the building. Future signage was discussed and Chairman Wright was previously appointed as liaison to assist in any directional signage for the building before coming back to the Commission for final approval.

Motion by Wolters, Second by Phelps to approve sign as submitted. Vote: 5-0

PRESENTATION:

1. Presentation by Friends of Deer Creek (Kelly Hickman) on proposed interpretive signage for the Deer Creek Tribute Trail - Continued to meeting of October 21, 2010

ARCHITECTURAL REVIEW – Inside the Historical District

**1. YORK STREET (Between Commercial And Broad Streets)
Architectural Review Application –Kathleen Coates, Owner
Repainting of building with new color scheme, addition of false front and several other exterior changes to be done in two phases**

Chairman Wright excused himself from this matter due to a potential conflict of interest and left the room. Vice Chair Phelps ran the meeting.

Kathleen Coates was present and reviewed several elements to the project to enhance the building along York Street. After discussion it was agreed on the following:

1. Faux paint brick wall to look like brick
2. ~~Construct a false front over “Treats” and add an iron handrail for safety.~~
3. Add fabric awnings (to be rust or similar color) over entrance and add new screen door
4. Add wooden shutters on three, 2nd story windows.
5. ~~Add decorative iron scroll work to create security for window and decorative window sash~~
6. ~~Add Commercial Street directional signage.~~

Items 1, 3 and 4 can proceed. Items 2, 5 and 6 were continued to a future meeting. Commissioner Dix Sullivan was previously appointed as Liaison.

The Commissioners thanked Ms. Coates for her work in enhancing this building.

Motion by Parent, Second by Sullivan to approve the repainting and architectural elements of the building as noted. Vote: 4-0 (Chair Wright recused himself).

Chairman Wright returned to the table.

TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
 - a. Review of Historic Building Code – Commissioner Wolters to review

Commissioner Wolters provided an introduction to the Historical Building Code.

- b. California's Solar Access Laws (information only)
- c. ARC Meeting of October 12, 2010 for proposed R3 zoning sites
- d. Discussion of Vinyl Window Research by Commissioner Wolters

Commissioner Wolters reviewed information on vinyl windows, stating he had not seen a vinyl window with the same proportions of a wood windows. The Commission has previously approved vinyl-clad wood windows but not true vinyl windows as they do not meet the Mother Lode architecture definition.

PLANNING COMMISSION LIAISON REPORTS:

1. **Liaison Reports** – Any reports if necessary - None
2. **524 Main Street** – Window Treatment – Commissioner Wolters - The applicant has not submitted final details of window treatment to be chosen.

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

1. 114 Argall Way – John Higgins, roof replacement
2. 301 Gracie Road – Butterfield Roofing - roof replacement and dryrot repair
3. 117 Martin Street – Andrew Roberts – roof replacement

Tree Removal

1. 506 Bridge Street – Jim and Ginny Knott, Owners – removal of 5 pines and black oak due to decay and causing damage, along with submitted arborist report.
2. 308 Monroe Street – Hazell Shewell, Owner – removal of 5 cherry trees causing damage
3. 316 Nevada Street – Jennifer Ray, Owner – removal of one 25-inch elm tree causing damage and supported by arborist report.
4. 604 Long Street – Allen Mitchum, Jr., Owner – Removal of one 30-inch Cedar due to uprooting driveway, causing damaging to foundation, etc.

CORRESPONDENCE:

ANNOUNCEMENTS: Next regular meeting: October 21, 2010

INFORMATIONAL ITEMS:

1. City Manager's Report
2. City Council Meeting Minutes

ADJOURNMENT: 8:05 p.m.