

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES
January 7, 2010**

Chairman Dix Sullivan opened the meeting at 6:30 pm.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

ROLL CALL: Chairman Dix Sullivan, Vice-Chairman Bob Wright, Commissioners John Parent, Greg Wolters, Evans Phelps

ABSENT: None

CITY STAFF PRESENT: City Planner Cindy Siegfried

APPROVAL OF MINUTES: November 19, 2009 and December 3, 2009

Motion by Wright, Second by Parent to approve the minutes of November 19 and December 3, 2009 Commission meeting. (Vote: 4-0 Commissioner Phelps abstained)

HEARING FROM THE PUBLIC: Mr. Niel Locke provided an update on the May 2010 California Preservation Conference.

TRAINING/DISCUSSION:

City Planner Reports –

- a. Update on Strategic Planning Session - The next strategic planning session will be held January 25, 2010 at City Hall.

Project: Planner Siegfried stated the Nevada City Seafood business is expected to open the week of January 11th (115 South Pine Street). The Powell House renovations have begun.

SIGN APPLICATIONS – Inside the Historical District

1. 107 Sacramento Street – “Sierra Commons” Robert Trent- Applicant

Mr. Robert Trent was present and reviewed the sign application along with revisions. Mr. Trent provided an overview of the Sierra Commons business, which is a business incubator project located on the upstairs floor of the Stonehouse. The location currently houses 10 individual businesses and is a hub of various businesses in Nevada City and the County.

The sign size will be 20” wide by 17.5” tall and a graphic depicting the installation was provided to the Commission. The existing bolts will not be utilized, and new bolts will be installed on the brick ledge. The sign will be double-sided for better visual effect.

Commissioner Wolters asked about any other locations for the sign, and Mr. Trent replied this location is the most desired.

Chairman Sullivan opened the meeting for any public comment. None was received.

MOTION by Commissioner Wright, Second by Parent and UNANIMOUSLY CARRIED to approve the sign application as submitted and revised. Vote: 5-0

Mr. Trent discussed an idea for installation of a ‘diagonal’ sidewalk in the Plaza intersection which would better accommodate the existing path taken by people going through the intersection. He was advised to contact the Chief of Police and the City Engineer to review this suggestion.

TREE REMOVAL

1. **821 Uren Street – Eleanor Starr, Owner** – Tree Application to remove 6 trees of various varieties and sizes to gain more sunlight to the existing garden and flowerbeds on the property. The tree removal will result in less water usage and root competition.

Ms. Eleanor Starr and arborist Aero Acton were present. Mr. Acton provided an in-depth overview of each of the six trees being requested for removal. The property contains 1.4 acres and has approximately 69 trees onsite. The request for removal of six trees represents a 10% reduction.

Planner Siegfried read an email received from Monika Westcott, area property owner, into the record. Ms. Westcott reviewed the large trees on the property and requested each Commissioner to carefully review the application request. Planner Siegfried then read Ms. Eleanor Starr's response to Ms. Westcott comments, noting she has lived on the property 12 years and is a good steward of the property.

The Commissioners reviewed each of the trees with the arborist and provided comments as to each tree. Commissioner Parent noted that tree number 4, the 21-inch walnut, could be a Felix Gillette tree and noted the tree ordinance which additionally protects trees are that over 14-inch dbh. The Commission asked Mr. Acton about possibly pruning this tree, to which he stated the tree has been pruned in the past, however could be further pruned.

After a lengthy discussion, the Commissioners agreed to permit the six trees to be removed, with the exception of the walnut tree (#4) which is to remain.

Chairman Sullivan asked for any public comment and there was none provided at the meeting.

MOTION by Commissioner Phelps, Second by Commissioner Wolters, and **CARRIED** to approve the removal of Trees numbered 1, 2, 3, 5 and 6 of the submitted application at 821 Uren Street, based on the findings within the Zoning Ordinance (Section 18.01.035), noting that the preservation of the trees could unreasonably compromise the owner's development of her land. The Commission did not approve the removal of Tree #4, a 21-inch Walnut tree. Motion 4-1 (Commissioner Parent voted no).

ARCHITECTURAL REVIEW – Outside Historical District

1. **300 Long Street, Karen Kerouac, Owner** - Proposed Architectural Review Application of Karen Kerouac to construct a 260 square foot greenhouse (greenhouse is currently under construction).

Commissioner Parent recused himself from considering this matter and left the room.

Karen Kerouac and Dave Brown reviewed the application. Planner Siegfried stated an application was immediately filed once the owner was notified that Commission approval was required. Mr. Brown reviewed the materials for the greenhouse which included wood windows, glass and a polycarbonate roofing material.

Chairman Sullivan called for a 5-minute recess. The meeting was reconvened after the recess.

Commissioner Wolters stated he lived within 500 feet of the property and recused himself from considering the application.

Chairman Sullivan asked for any public comment and none was provided. The Commissioner all agreed the greenhouse will be an asset to the property.

MOTION by Wright, Second by Phelps and **CARRIED** to approve the architectural review application as submitted. Vote: 3-0 (Commissioners Parent and Wolters recused).

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

- a. 419 Spring Street – Larry Copenharve (L C Roofing) Applicant (Mr. and Mrs. Legras, Owners)
Replace existing wood shake roofing with composition roofing (Approved by Chairman Sullivan and Commissioner John Parent)

Tree Removal

- a. 125 Grove Street – Charles Randall, Owner – removal of two trees (12-inch maple and 6-inch poplar) due to be being dead
- b. 357 Nile Street – Helen Williamson, owner – Removal of 5 trees (cottonwood and cedars) due to causing damage and being dangerous
- c. 216 Nevada Street- Erin Schultz, Owner – Removal of one 10-inch Cherry tree due to being hazardous and causing damage

Planner Siegfried noted that additional staff approvals were given for:

1. 110 Orchard Street – Evans Phelps, Owner – Removal of a 20-inch Sequoia tree due to be dead or diseased
2. 181 Grove Street – Stephen Dodge, Owner –like-for-like roof replacement and repair work due to storm damage (tree falling onto roof)
3. 719 Zion Street – Richard Frey – Owner – like-for-like roof replacement

CORRESPONDENCE:

ANNOUNCEMENTS: Planning Commission meeting dates – Next meeting date is January 21, 2010

INFORMATIONAL ITEMS: City Clerk Niel Locke discussed procedures to be taken while in a recess so as not to violate the Brown Act.

ADJOURNMENT: The meeting was adjourned at 8:05 p.m.