



# City of Nevada City

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## Nevada City Planning Commission

### Summary of Activity for 2010

To: City Council Members  
Planning Commission Members

From: Cindy Siegfried, City Planner

Date: February 8, 2011

Re: **Year End Report on 2010 Planning Commission Activity**

Please find below a specific listing of the various applications that were reviewed and acted upon by the Planning Commission during 2010.

<u>Application Type</u>	<u>Number</u>
Architectural Reviews Inside the Historic District	10
Architectural Review Outside the Historic District	7
Sign Reviews	15
Tree Removals	2
Special Projects and Ordinances (reviews and discussion)	5
Conditional Use Permits	4
Variance	1
Final Map	0
Parcel Map	0
Rezoning/General Plan Amendment (R3)	2
Extensions of Time	3

#### **Architectural Review Inside the Historic District:**

- 437 Broad Street – John Sanchez, window addition to front of home and repairs to carriage house on rear of property
- 300 Spring Street – Diana Vincent – repaint overhang, trim, siding and review lighting
- 401 Broad Street – Nevada Theatre Commission – repaint doors and windows and change color scheme
- 311, 313, 315 Commercial Street and 320 Broad Street – Kathleen Coates – Repainting of buildings

- 325 Spring Street – Miners Foundry – Replacement of existing wooden doors and re-use of decorative panels; lower doors on east end abandoned and filled in with corrugated siding
- 230 Bridge Street – Michael Barber – Installation of 18 solar panels
- 203 South Pine Street – Brad Croul – Color Approval of Powell House
- York Street (between Commercial and Broad Streets) – Kathleen Coates – several elements to change building including painting of brick, add fabric awnings, wooden shutters
- 241 Commercial Street – Lize Hottegrindre, Applicant – Repaint building for “Contrast Outlet”
- 206 Sacramento Street – Miners Village – Remove existing stair tower in center courtyard and replace with new stairs from the main deck to the balcony of the upper floors

**Architectural Review Outside Historic District:**

- 117 Grove Street – Jim and Claudia Jensen – Repair and replace materials on the front of residence, including window and siding replacement and roof addition over existing garage
- 325 Monroe Street – Dave and Donna Bohegian – New home construction on 0.52 acre parcel, containing 3214 sq ft (approved)
- 541 North Pine Street- Todd Wells – Renovate front of the 1890’s home by replacing windows and creating new entry area
- 540 North Pine Street – Evans Phelps and Dieter King – consideration of new home, lot line adjustment, variance, and tree removal of 12 trees
- 542 Main Street – Ben Lovett – Restoration of 1890’s home with new roof, new windows, foundation and deck extension
- 532 Main Street – Mike and Sue Deane – Replace windows, add covered porch and accessible ramp to front of home
- 5 Kidder Court – Nevada County Narrow Gauge Railroad Museum and City of Nevada City, applicants – 832 square foot addition to building

**R3 Zoning District Review**

- Public Workshop held to discuss two candidate sites to be rezoned to R3 – Multiple Family High Density zoning, with a density of 16 units per acre
- Site visit to tour two sites 1) 646 Searls Avenue and 2) 210 Providence Mine Road
- Public Hearing to consider rezoning of two parcels to R3

**Special Projects:**

The Commission held public hearings and workshops on a variety of issues; including:

- “Trees of Nevada City” – presentation by Verne Taylor, Director of Public Works, about the health and hazards of trees in Nevada City. Topics included types of trees, staff and Commission removal approvals, history of trees and diseases and hazards of trees.

- “Hirschman’s Pond Vision and Planning Study” – presentation by Dawn Zydonis, Parks and Recreation Supervisor, to approve the vision study including vision statement, development standards, and management practices.
- California Preservation Conference Participation – City Planner and two Commissioners participated in two sessions: (1) Nevada City’s Architectural Standards, and (2) Signage in Nevada City (including walking tour)
- General Plan consistency finding for City’s 5-year Capital Improvement Plan
- Design Guidelines update – continue to work on updating City’s design guidelines
- Historic Building Code – Appointed Commissioner Greg Wolters to provide information on Historic Building Code
- Bed and Breakfast Ordinance – Review of proposed ordinance which would allow reopening of former B&Bs with a use permit (three meetings)
- “Bike Racks and Benches in Nevada City” – Jonathan Lehman, City Engineering Intern – presentation on potential sites for bike racks, benches and review of newspaper/advertising racks in the City.
- General Plan Consistency Finding for City’s plan to purchase Sugar Loaf Mountain
- Consider Extension of Ordinance 2006-01, Prohibiting Conversion of Ground Floor Space to Office Use within “GB” General Business zone – recommended extension to Council
- Workshop on potential draft ordinance change to allow raising of backyard chickens in the “R1” Single-family Residential Zones

**Variances:**

- 207 Jordan Street – Wayne and Doris Whittlesey – Construct addition in setback and architectural review

**Extension of Time**

- 377 Wyoming Avenue – Candace Hansen – 1-year extension of time for new home construction approval
- 106 Gold Tunnel Drive – David and Julie Bernard - Extension for Variance approved in 2008 for remodel and addition to home
- 229 Bridge Street – David and Susanna Petty – Extension for 2008 approval to remodel existing home

**Conditional Use Permits:**

- 521 Searls Avenue – Susan Murphy, DVM – establishment of animal hospital clinic in “LI” Light Industrial zone and existing building (Four Paws Animal Clinic)
- Uren Street (Carriage House) – Friends of Deer Creek – establish a ‘quasi-public use’ to permit FODC to occupy 3230 sq ft of office space previously used by Cedar Creek Horse Logging and Milling.
- 215 Washington Street – Forest Charter School – Use Permit establishing school serving K-8 classes
- 108 Union Street – To permit occupancy of ground-level office

**Tree Removals: (By Planning Commission)**

- 207 Jordan Street – Wayne and Doris Whittlesey – removal of two trees for garage construction
- 254 Boulder Street – Charlotte Dewar – Approved removal of one 4-foot diameter fir tree in front of home causing damage to foundation and roof

**Sign Applications:**

- 201 Commercial Street – Bank of American – replacement of existing red color scheme for ATM with bronze (champagne) and no logo or lighting. (Approved)
- 300 Spring Street – Diana Vincent – High Camp Home
- 711 Zion Street- Dr. Morrill, DMD – Nevada City Professional Dental Care (in OP zone)
- Penzance Park – Rotary Club of Nevada City – proposed sign to be located on City-owned property off Sacramento Street (Requested prior Council approval)
- 517 W. Broad Street – Valerie and Steve Moberg – Broad Street Inn
- 212 Church Street – Inlakesh Yoga Studio, applicant – two signs (withdrawn)
- 239 Commercial Street- Erica Robison – Stik-It Kabob Restaurant
- 521 Searls Avenue – Susan Murphy, DVM – Four Paws animal Clinic
- 405 Commercial Street – Jaaziel Hecathron – Pampered Earth Kids
- 115 South Pine Street – Carolyn Szekely – Nevada City Marketplace
- Deer Creek Tribute Trail Signage – presentation by Friends of Deer Creek and recommended approval to Council
- 700 Zion Street – Dr. Marc Halpern – California College of Ayurveda – 2 signs
- 115 South Pine Street – Marc Orman – Clavey Vineyards
- 436 Broad Street- Lee Griep – Network Real Estate
- Re-Sign Committee – Denis Kutch, Chair – presentation on way finding signage throughout the City

**STAFF APPROVALS:**

- Minor Architectural Outside                      38 (like-for-like, <25% area)
- Tree Removal
  - a) # of Applications                                      37
  - b) # of trees removed                                    67

**Other notes of interest:**

- Liaison Reports were provided for several approved projects, including the Powell House at 203 South Pine Street
- Chairman Bob Wright and Vice-Chair Evans Phelps were seated in July
- Seven meetings were cancelled due to lack of applications

# CORRESPONDENCE



Logo to be used on signage  
and brochures for the Deer Creek  
Tribute Trail. Chinese Character for  
COURAGE was chosen by Chinese Historical Society.  
Basket design used by the Nissenan.