

AGENDA
ADVISORY REVIEW COMMITTEE
WEDNESDAY, November 2, 2016 – 2:30 P.M.
City Hall Council Chambers, 317 Broad Street
Nevada City CA 95959

Notice is hereby given that the Advisory Review Committee will hold a meeting on November 2, 2016 at 2:30 p.m. at City Hall, 317 Broad St., Nevada City, California, to review the following application:

PROJECT: Application for a tentative Final Map to subdivide a 0.82-acre parcel into a total of six residential townhome lots with a common courtyard and parking area. All six units will have a living area of 1,300 square feet. A detached common garage structure will be constructed in the rear of the property to accommodate one 288 square foot garage unit for each dwelling. Each dwelling will also have a designated open parking stall. Because the project will require common space amenities and reduced setbacks for town home development, approval of the project as a Planned Unit Development is necessary through a Use Permit application. Site Plan approval will also be required pursuant to section 17.88.010 of the City Municipal Code..

Property Owner: Still View Properties, LLC, c/o Steve Bowden
Applicant: Same

Zoning: R2-SC, Multi-family-Scenic Corridor
General Plan: MF, Mixed-family

Project Location: 601 Searls Avenue, Nevada City

Anticipated Action: Recommendation to Planning Commission of project application and recommendation on environmental document (anticipated categorical exemption pursuant to Government Code Section 15332, CEQA Guidelines).

A copy of the proposed project application is on file and available for review at City Hall. A copy of the proposed Mitigated Negative Declaration is available for review at the City's website at <http://nevadacityca.gov> (Planning Department site)

Notice is further given that written comments on this project may be filed with the City Planner during regular working hours at City Hall, 317 Broad Street, Nevada City, California or prior to or during said meeting. **If you challenge** the Advisory Review Committee's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City Planner at or prior to the meeting.

Amy Wolfson, City Planner

Date