



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, SEPTEMBER 20, 2018 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Steffen Hawkins-Snell, Vice-Chair Jason Rainey (interim), Commissioners Josie Andrews, Peter Van Zant, Stuart Lauters

APPROVAL OF ACTION MINUTES

1. August 16, 2018

Public: None

Motion by P. Van Zant to approve minutes as presented.

Seconded by J. Rainey

Vote: 4 ayes, 0 noes, 1 absent (Hawkins-Snell), motion carries

PRESENTATION

2. Presentation by William Spencer, Building Manager at 138 New Mohawk Road – Medical Cannabis Business Coordination

William Spencer presented to the commission regarding common business coordination issues including, shared space, security, parking, waste management issues, and loading bay use.

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

Public: See video record

SIGN APPLICATION

3. 202 North Pine Street – Natalie Jermyn, business owner - RE/MAX Gold (Revised proposal)

Public: See video record

Motion by P. Van Zant to continue the proposed entrance sign with a redesign for a sign above the entrance approve minutes with support for the liaison presented.

Seconded by J. Rainey

Vote: 4 yes, 0 noes, 1 absent (S. Hawkins-Snell), 1 recusal (S. Lauters), motion carries

Liaison: J. Rainey

4. 225 Broad Street- Cheryl Vester, business owner - Camelot Gallery

Public: None

Motion by P. Van Zant to approve minutes as presented.

Seconded by J. Rainey

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

5. 228 Commercial Street- Joseph and Elizabeth Stueck, business owners - The Pizza Joint

Public: None

Motion by J. Rainey to approve minutes as presented and amended at 2 feet by 3 feet and a total of 12 square feet.

Seconded by . Van Zant

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

Motion by P. Van Zant to move items 8 and 9 up to allow presentation by Consulting City Engineer, Bill Falconi

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

ARCHITECTURAL REVIEW

6. 310 Gethsemane Street – Garage remodel

Public: None

Motion by P. Van Zant to approve application as presented.

Seconded by S. Lauters

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

7. 520 Silva Avenue- Bratton Garage (second unit being reviewed by staff)

Public: None

Motion by P. Van Zant to approve the application as presented.

Seconded by J. Rainey

Vote: 4 ayes, noes, 1 absent (S. Hawkins-Snell), motion carries

8. 5 Kidder Court- Railroad Museum addition-John Christianson- Machine shop addition

Public: None

Motion by J. Rainey approve the proposal as presented Lauters liaison

Seconded by P. Van Zant

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

9. Pioneer Park Bathroom – Composition shingle roof

Public: None

Motion by S. Lauters to approve the composition shingle roof style unless the tin roof proposed as part of the November 2015 meeting can be completed within budget

Seconded by J. Rainey

Staff Direction: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

Liaison: S. Lauters

VARIANCE APPLICATION

117 Walrath Avenue – Mary Hewitt and Robert Rhodes, property owners; Richard Baker, project architect - Front and side yard setback variance.

Public: None

A. Motion by S Lauters to find the project is exempt from environmental review pursuant to §15305 of the California Environmental Quality Act (CEQA) Guidelines making findings 1 as recommended by staff

Seconded by J. Rainey

Vote: 4 ayes, 0 noes, 1 absent(S. Hawkins-Snell), motion carries

B. Motion by S. Lauters to Approve a Variance Request making the findings 1 and 2 as recommended by staff pursuant to Section 17.88.030 of the City Municipal Code

Seconded by J. Rainey

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

C. Motion by J. Rainey to approve the Demolition application, as conditioned, for the existing detached garage located at 117 Walrath Avenue, Nevada City, CA, the Planning Commission finds:

1. That the garage is so dilapidated that it cannot be reasonably repaired or restored

Seconded by P. Van Zant

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell), motion carries

D. Motion by J. Rainey Approve the Architectural Review Application subject to the above Conditions of Approval or as modified, making findings a through c as recommended by staff, pursuant to Sections 17.88.040 and 17.84.050 of the City Municipal Code

Seconded by P. Van Zant

Vote: 4 ayes, 0 noes, 1 absent (S. Hawkins-Snell)

MEDICAL CANNABIS BUSINESS APPLICATIONS

10. 138 New Mohawk Road - Jared Steinman, business owner for CBD Bars – **Application Amendment:**
Expanded space

J. Rainey recused

Motion by P. Van Zant to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and self-distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use. Seconded by S. Lauters

Vote: 3 ayes, 0 noes, 1 recusal (J. Rainey), 1 absent (S. Hawkins-Snell), motion carries

Motion by P Van Zant to approve the amended application as presented to authorize a medical cannabis business permit to CBD Bars for a manufacturing (infusion) and distribution operation at 138 New Mohawk suites 212 and 213, subject to the previously approved Conditions of Approval as amended, attached, making the findings a & b in the staff report.

Seconded S. Lauters

Vote: 3 ayes, 0 noes, 1 recusal (J. Rainey), 1 absent (S. Hawkins-Snell), motion carries

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

- 101 Providence Mine Road – Tree Removal, one tree
- 200 Providence Mine Road – Tree Removal, two trees
- 320 American Hill Road - Tree removal, one Pine
- 551 Coyote Street – like-for like window replacement
- 123 Nivens Street- Re-roof
- 233 Broad Street-Interior Remodel
- 111 Orchard – Tree Removal, one cedar
- 240 Boulder Street – roof-mounted solar
- 211 Nevada Street – like-for-like window and siding replacement

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – October 18, 2018

ADJOURNMENT

Public: None

Motion by P. Van Zant to adjourn at 3:44 p.m.

Seconded by S. Lauters

Vote: 3 ayes, 0 noes, 2 absent (S. Hawkins-Snell, J. Rainey)