City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, May 19, 2016 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 Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF MINUTES March 17, 2016 and April 21, 2016

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.

PROJECT UPDATE

1. **475 Spring Street** - Nevada Garden Apartments status update

TREE REMOVAL

1. **521 Searls Avenue, LaVonne Mullin, owner –** removal or six redwood trees along the street-side of the building.

2. **107 Clark Street, Kenneth Nourse, owner –** removal of four cedar trees from the backyard

SIGN APPLICATION

1. **417 D Broad Street (Ghidotti Building) – Katia Nestrova, tenant** – Continued from the February 18, 2016 meeting, proposed second sign to hang from front porch plane, facing street

ARCHITECTURAL REVIEW

1. **504 Silva Avenue – Eric Bennett, owner** –Architectural Review applications for the construction of a new residence and detached garage on vacant property

USE PERMIT

1. **112 Nevada City Highway, Nevada County Superintendent of Schools c/o Holly Hermansen, owner** – proposal to move the Earle Jamieson School to the subject location.

COMMISSION LIAISON REPORTS – Reports on previously approved projects **– informational only:**

1. The appointed liaison, Meek approved a slight revision to 442 S. Pine St. accessory building.

TRAINING / DISCUSSION: **City Planner Reports - informational only and no action will be taken**

1. Appoint ARC representative – Tuesday, May 24, 2016 at 10a.m.
2. Vape lounge zoning regulation – Council direction

STAFF APPROVALS AND DETERMINATIONS – (for information only):

315 Jordan Street- like-for-like window/door replacement, enlarge porch by 36 sq. ft.

310 Gethsemane Street – like-for-like window replacement

216 S. Pine Street - like-for-like re-roof

120 Grove Street - like-for-like re-roof

610 Zion Street - like-for-like re-roof

302 Gethsemane Street – tree removal of dead Walnut

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – June 16, 2016

City of Nevada City

PLANNING COMMISSION SUMMARY MINUTES
THURSDAY, MARCH 17, 2016 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF MINUTES
February 18, 2016 Regular Meeting;

Motion by P. Meek to approve as presented

Seconded by D. Thiem

Vote: 5/0, motion carries

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.

Gail Damsky: Frustrated regarding a second dwelling being constructed at an adjacent property at 315 Clay Street and with the permitting process; concerned about drainage and prefers to have rain gutters; French drain and dry well attempt are inadequate; no straw wattles or hay; recent rains have rendered all runoff mitigation inadequate; basement now floods and affects her property values.

Mathew Coulter: Recycling buy-back center would be preferable in Nevada City

Niel Locke: Happy St. Patrick's Day!

TREE REMOVAL APPLICATION

1. **800 Hoover Lane – Nevada City School District –** Proposed removal of 50 Pine Trees Infested with Bark Beetle

   Public: None

   Discussion: Some commissioners were concerned that there is no mitigation plan, which could include on-site preservation. The Commission approved the tree removal request for 55-trees based on an arborist report by Zeno Acton, which explained the subject trees are afflicted with bark beetle and other maladies and their death is imminent in the coming years. Approval was conditioned with a requirement that the applicant return after tree removal is completed to provide an arborist report on appropriate mitigation.

   Motion by D. Thiem to approval the removal of 55 pine trees as marked by the arborist with the added condition that a mitigation report be provided after tree removal, as outlined below.

   Seconded by P. Meek

   Vote: 5/0, motion carries

   Condition of Approval:

After the subject trees have been removed, an arborist shall evaluate the loss and provide a report back to the Planning Commission which outlines a mitigation plan for the loss of the trees. The mitigation plan may include any of the following strategies: 1) natural regeneration with no human manipulation, 2) protection of existing seedlings at a rate determined by the Arborist, 3) replanting of trees at a rate determined by the Arborist. The report shall provide clear justification for the recommended strategy. This report shall be submitted to the City Planner by August 1, 2016, and will be placed on the next available Planning Commission meeting agenda as a public hearing item.

ARCHITECTURAL, DEMOLITION, TREE REMOVAL REVIEW

1. **114 Silva Avenue** – Aisling O'Brennan & Stephen Dunne, Owners – Proposed Tree Removal, Shed Demolition and Remodel and Addition of an existing Residence (outside Historical District)

Applicant Representative: Richard Baker, Siteline Architecture

Public: None

Discussion: The Commission asked the applicant if he felt constrained with the exiting footprint and whether he would have designed differently if he wasn't trying to retain the house. Richard Baker explained that the design was based on his clients' very particular vision. When asked if he was salvaging much of the existing material he indicated that most would not be usable.. The roof style was discussed and the Commission indicated a preference to retain the metal roof, though D. Thiem indicated that a metal roof on such a complicated roof design will be strange looking. Some discussion ensued about breaking up the massing along the southern elevation. Baker offered to break it up with a belly band to define the gable. Commissioners had no issue with the tree removal. They expressed a desire for the material from the shed to be made available to other contractors.

(Tree) Motion by S. Lauters to remove the, 30-inch dbh Cedar, the 36-inch dbh Cedar, and the 42-inch Ponderosa Pine located within or near the proposed house footprint

Seconded by P. Meek

Vote: 5/0, motion carries

(Demolition) Motion by P. Meek to demolish the existing accessory shed

Seconded by D. Thiem
Vote: 5/0, motion carries

(Arch Rev.) Motion by D, Thiem to approve the Architectural Review for the addition to the existing residence as conditioned below.

Seconded by J. Parent

Vote: 4/1 (P. Meek opposed to composite roof), motion carries

Condition of Approval: A "belly band" shall be incorporated in a manner that articulates the gables, particularly along the south elevation, in order to break up the massing.

ARCHITECTURAL REVIEW

1. **109 North Pine Street** – CONTINUED Architectural Review Application for Proposed Rooftop-mounted Communication Antennae (within Historical District)
Project Representative: Mark Lobaugh, Epic Wireless

Public: Paula Orloff is concerned about health effects of microwave emissions
Glenda Burack is concerned about how large the enclosures are and is concerned with the National Register status; would prefer to them setback from the parapet edg**e.**
Donna Stewart indicated that better cell coverage will bolster tourism

Discussion: Revised application includes an elimination of the microwave dish and includes a reduced stealth enclosure footprint for each of the three remaining enclosures**.** Applicant indicated that the purpose of the antennae is to make up for a gap in coverage. He defended the location and size, citing that they are necessary to serve this need. Radio frequency is not being considered as part of design review but applicant will provide an RF study in order to evaluate the health effects as part of the Use Permit review. There is currently a coverage and capacity breakdown, whenever there are events held downtown or during high intensity weekends. The Commission indicated that the community would be better served with a co-location facility and prefers a structure that is higher in elevation. The subject intersection is a historic place and should be visually preserved. Commissioners discussed the technical "line-of-site" requirement that is needed by the antennae. Some discussion ensued regarding the modern era of the existing building and the prevalence of antennae and mechanical equipment on other rooftops in the downtown area (i.e. UHF antenna at the National). Applicant indicated that it may be possible to add stealth enclosures at a later time if they were determined to provide a better aesthetic for the Historic District. Commissioners agreed that the Stealth enclosures call more attention to the infrastructure than the antennae without enclosures. The public is used to seeing this type of modern infrastructure. Commissioners considered placing a time period in which we would re-evaluate at a public hearing to determine whether or not a screening enclosure would be beneficial. Verizon is agreeable to breaking up the antennae on the southeast corner and agreeable to removing equipment should technology advance to a point that they can be reduced in size or eliminated altogether.

Motion by D. Thiem approve the eight antennae without the Stealth enclosures and as conditioned below.

Seconded by S. Lauters

Vote: 5/0, motion carries

Conditions of Approval:
1. The antennae and any exposed infrastructure shall be painted gray in a shade that effectively recedes into the background.

2. The four antennae shown in the southeast corner of the rooftop shall be separated in pairs, with one pair relocated in a northwesterly direction.

Liaison appointment: B. Croul and S. Lauters

PLANNING COMMISSION LIAISON REPORTS – Reports on previously approved projects **– informational only**
None

TRAINING / DISCUSSION: City Planner Reports - informational only and no action will be taken

STAFF APPROVALS AND DETERMINATIONS – (for information only):

114 Main Street – Foundation Repair
202 Prospect Street – Interior Remodel
242 Jordan Street – Re-roof
402 Lower Grass Valley Road – Removal of 1 tree
107 Mill Street – Residential Solar
471 Searls Avenue (Woodbridge Townhomes) – Removal of two trees

CORRESPONDENCE:

ANNOUNCEMENTS: **Next Regular Meeting – April 21, 2016**

ADJOURNMENT:

Motion by P. Meek to adjourn

Seconded by D. Thiem

Vote: 5/0, motion carries

Adjournment: 4:00 pm

City of Nevada City

PLANNING COMMISSION SUMMARY MINUTES

THURSDAY, April 21, 2016 1:30 PM

Council Chambers – City Hall

317 Broad Street - Nevada City, CA 95959

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 Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF MINUTES

March 17, 2016 Regular Meeting; commissioners postponed minutes approval to next meeting

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.

N. Locke: 1980 "California Gold" book

P. Meek: read for record a summary of the Planning Commission's position on the denial of the Dewar barn porch façade and offered that sliding barn doors might be an appropriate compromise

N. Locke: previous owners have indicated the barn is original to the property and only remodeled in the 1960s.

TREE REMOVAL APPLICATION

1. **235 Commercial Street (Coopers) – Phil Graham, owner –** Removal of patio tree (within Historical District)

Commissioners deliberated on options ranging from building a planter box around the existing tree fully replacing the tree, or not providing any replacement. Also discussed relocating to a more out-of-the way location within the patio. Commissioners settled on allowing the replacement with a replacement container tree.

Motion by D. Thiem to remove the existing maple tree from the patio
Second by P. Meek
Vote: 5/0, motion carries

Motion by P. Meek to replace the tree with a Japanese maple in a redwood container as shown in the exhibit
Second by J. Parent
Vote: 4/1, motion carries (B. Croul dissented on basis of preferring no condition)

Condition: 1) Nursery personnel shall be consulted to determine the appropriate variety and size.

SIGN REVIEW

1. **236 Broad Street (Nevada City Chocolate Shop), Linda Hansen — Replace existing sign with new logo** (within Historical District)

Public: None

Commissioners were generally in favor of the sign design and color choices with the exception of the center starburst feature, which the applicant claimed would be simplified on the actual sign.

Motion by S. Lauters
Seconded by J. Parent
Vote: 5/0, motion carries

ARCHITECTURAL REVIEW

1. **426 Broad Street (Broad Street Bistro)** – Donald & Theresa Vojtech, Owners – Proposed window replacement and paint color change (within Historical District)

Public: None
All commissioners were in favor of the paint color choices. Some discussion took place regarding whether the window would have true divided lites. Determined that the spec sheet identified a mullion, which will include a bar between the glass panes to appear to be divided lites but retains efficiency.

Motion by P. Meek to approve the proposed paint scheme as provided on the exhibits.
Seconded by D. Thiem
Vote: 5/0, motion carries

Motion by S. Lauters to approve the window replacement provided final approval is made by an appointed liaison to ensure the mullions are outside and carry through the glass, or mimics this design effectively.
Seconded by P. Meek
Vote: 5/0, motion carries
Liaison: D. Thiem

2. **107 Sacramento Street (Stonehouse) – Jonathan Rowe, owner** – Proposed 3rd story deck addition, landscaping between parking and patio area, window and door replacement on 3rd story, and demolish existing door on third floor (within Historical District).

Public: None
Representatives: Noam Halpert, designer and Jonathan Rowe, owner
Halpert and Rowe explained their vision for the space and philosophy of not wanting to "fake" historic authenticity and instead intend to blend modern with historic features harmoniously.
Commissioners expressed concern over lighting placement and direction and also had concerns about the deck enlargement and the proposed deck French door replacement. Applicant explained that the lights on the parking side would illuminate a sign in the future and that the door and deck were added in the 1970s. These features are also not very visible and the deck will be entirely for residential use. Discussion ensued about the modern look of the planters and trellis, but agreed the aging patina that occurs will soften the contrast. Halpern explained that she does not want people to be confused about which features are historic and which are new and that this is a more authentic approach. Overall, commissioners were supportive of the color choices. Some discussion occurred over the lighting and the applicant asked about gas lights. N, Locke indicated that the City had special permission for their own gas lights and this may not extend to private parties. B. Croul indicated that the applicant should be sensitive about the patio lighting choices.

Motion by P. Meek to approve the Architectural Review proposal as presented.
Second by D. Thiem
Vote: 5/0, motion carries.

RECOMMENDATION TO STAFF

1. Mobile Food Vending

Commissioner asked that a future ordinance consider the following:

- Limited parking availability downtown
- Public input via a questionnaire
- Brick and mortar business hours
- Limit until the late evening in the Historical District
- Chamber sponsored events would require a separate permit through their office
- Include a permitting/fee process to offset costs
- Include additional facility license when parked in public parking area
- Provide a more relaxed approach within the Seven Hills district
- Consider allowance on private property for businesses so long as required parking is not compromised

- Prohibit push-carts in the Historic District
- Require multiple garbage receptacles within a specified distance of the food truck.

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects **– informational only**
None

STAFF APPROVALS AND DETERMINATIONS – (for information only):

89 Mine Rock Road – Foundation Repair
204 Clay Street – Tree Removal
509 Dean Ally – Re-roof
819 Zion Street – Re-roof
518 State Hwy 49 (Elks Lodge) – Re-stripe/add accessible parking
107 Sacramento Street (Stonehouse) – Interior remodel
422 Jordan Street – Rooftop solar

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – May 19, 2016

ADJOURNMENT:
Motion by P. Meek to adjourn
Seconded by D. Thiem
Vote: 5/0, motion carries, adjourned at 4:02 p.m.

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: May 19, 2016

RE: Tree Removal Application – 521 Searls

ATTACHMENT:

1. Site Map
2. Photos of Existing Trees

Betula *utilis* var. jacquemontii

APPLICATION:

Tree Ordinance: The owner of the commercial building located at 521 Searls Avenue, LaVonne Mullin is requesting removal of six California redwood trees (Seqoia sempervirens) located along the front, western face of the building. Ms. Mullin is concerned that the tree roots are elevating the building in several areas and is concerned about potential damage to a sewer lateral located five feet east of the front of the building. She is proposing to replace each of the redwood trees with three Jacquemontii birch trees (Betula utilis var. jacquemontii), for a total of 18 replacement trees. The Jacquemontii birch is native to the Himalayas and grows well in higher elevations. Its form can be that of a shrub or a tree reaching up to 20 m (66 ft) tall.

When considering tree removal the Planning Commission may consider the following:

A. Whether or not the preservation of the tree(s) would unreasonably compromise the owner's development of the land under current zoning and development regulations;

B. The condition of the tree(s) with respect to disease or danger of falling;

C. The age of the tree(s), the relative scarcity or rarity of the species within the city limits, and the number of trees remaining in the immediate area;

D. The number of healthy trees that the given parcel of land can reasonably support;

E. The effect of tree removal on soil stability and erosion, and on increased runoff;

F. The potential for the tree to be a public nuisance or to interfere with utility service, and its proximity to existing structures;

G. Present and future potential for the tree(s) to shade and provide natural cooling and warming;

H. Whether or not any alternatives have been presented that would allow for the preservation of the tree, such as paving with a permeable substance, relocating proposed structures, driveways or sidewalks, the use of standard tree care practices, landscaping with the existing native vegetation, etc.

MITGATION CONSIDERATION

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

Back to top

Scenic Corridor: The subject property is designated with a scenic corridor (SC) combining district. This designation is applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council. The Planning Commission may impose special conditions or design features, including the location and effectiveness of landscaping and natural features.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

RECOMMENDED MOTION

1. In approving/denying the Tree Removal application, as conditioned, located at 521 Searls Avenue, Nevada City, CA, the Planning Commission (acting as Architectural Review Committee) finds:

    a. That the removal of six California redwood trees is/is not necessary for reasonable use of the property; and

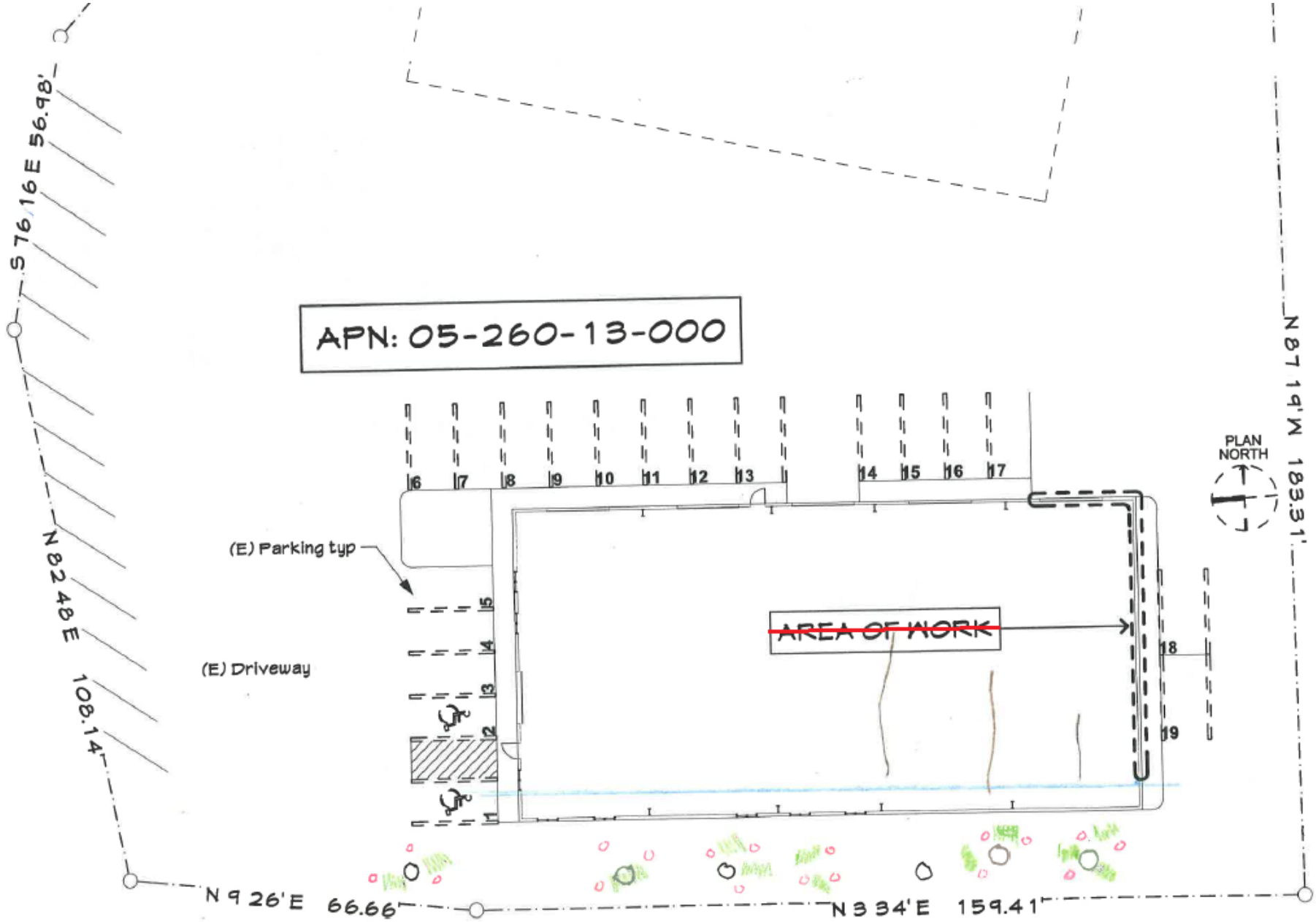
CONDITIONS OF APPROVAL

1. The approval for the tree removal shall expire sixty 180-days from the issuance of the permit.

2. Any firm or person removing the trees shall obtain a business license from City Hall.

3. Mitigate the loss of trees by replacing each removed tree with three Jacquemontii birch trees, for a total of 18 replacement trees.

Back to top



1 SITE PLAN

Scale: 1" = 20'-0"

NTS

- Sewer
- BIRCH TREES
- Small Plants + ground cover

/ approx location of upheaves

25

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: May 19, 2016

RE: Tree Removal Application – 107 Clark Street

ATTACHMENTS:
1. Site Map and Vicinity
2. Photos

APPLICATION:
The owner of the residence located at 107 Clark Street, Kenneth Nourse is requesting removal of four Cedar trees (Cedrus *deodara*) located in the property's rear yard, northeast of the residence. Mr. Nourse has expressed concern that the trees are structurally compromised either due to multi-trunking or significant leans. He is concerned that they are susceptible to falling and also believes their removal will facilitate fuel reduction for increased fire safety. The four trees have the following approximate diameters: 1) double-trunk each at 12-inches, 2) double-trunk each at 12-inches, 3) single-trunk at 10-inches, and 4) a single-trunk at 6-inches.

Scenic Corridor: The subject property is designated with a scenic corridor (SC) combining district. This designation is applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council. The Planning Commission may impose special conditions or design features, including the location and effectiveness of landscaping and natural features.

When considering tree removal the Planning Commission may consider the following:

A. Whether or not the preservation of the tree(s) would unreasonably compromise the owner's development of the land under current zoning and development regulations;

B. The condition of the tree(s) with respect to disease or danger of falling;

C. The age of the tree(s), the relative scarcity or rarity of the species within the city limits, and the number of trees remaining in the immediate area;

D. The number of healthy trees that the given parcel of land can reasonably support;

E. The effect of tree removal on soil stability and erosion, and on increased runoff;

F. The potential for the tree to be a public nuisance or to interfere with utility service, and its proximity to existing structures;

G. Present and future potential for the tree(s) to shade and provide natural cooling and warming;

H. Whether or not any alternatives have been presented that would allow for the preservation of the tree, such as paving with a permeable substance, relocating proposed

structures, driveways or sidewalks, the use of standard tree care practices, landscaping with the existing native vegetation, etc.

MITGATION CONSIDERATION

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

RECOMMENDED MOTION

1. In approving/denying the Tree Removal application, as conditioned, located at 107 Clark Street, Nevada City, CA, the Planning Commission (acting as Architectural Review Committee) finds:

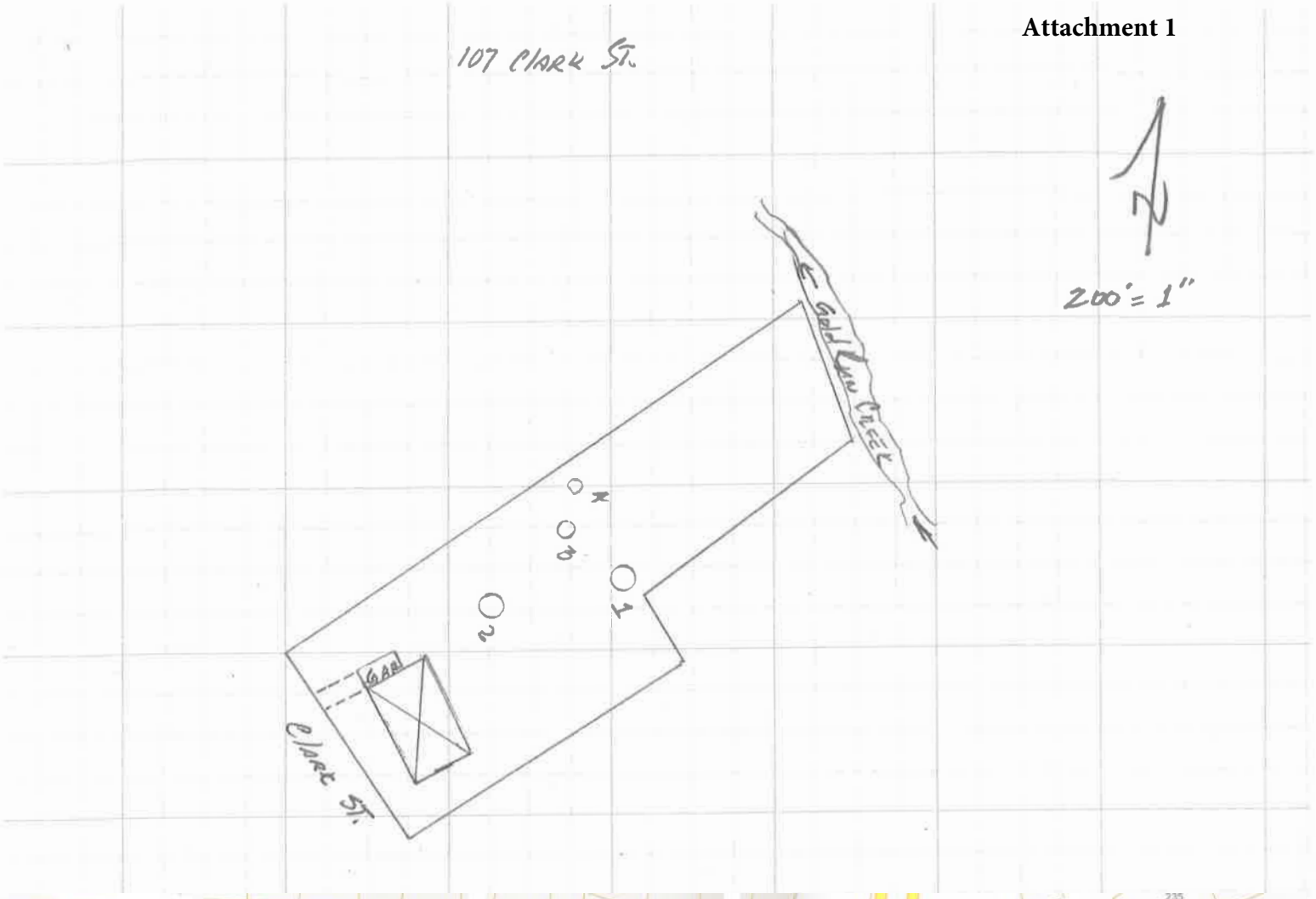
    a. That the removal of the four Cedar trees identified in the exhibits provided by the applicant are/are not necessary for reasonable use of the property; and

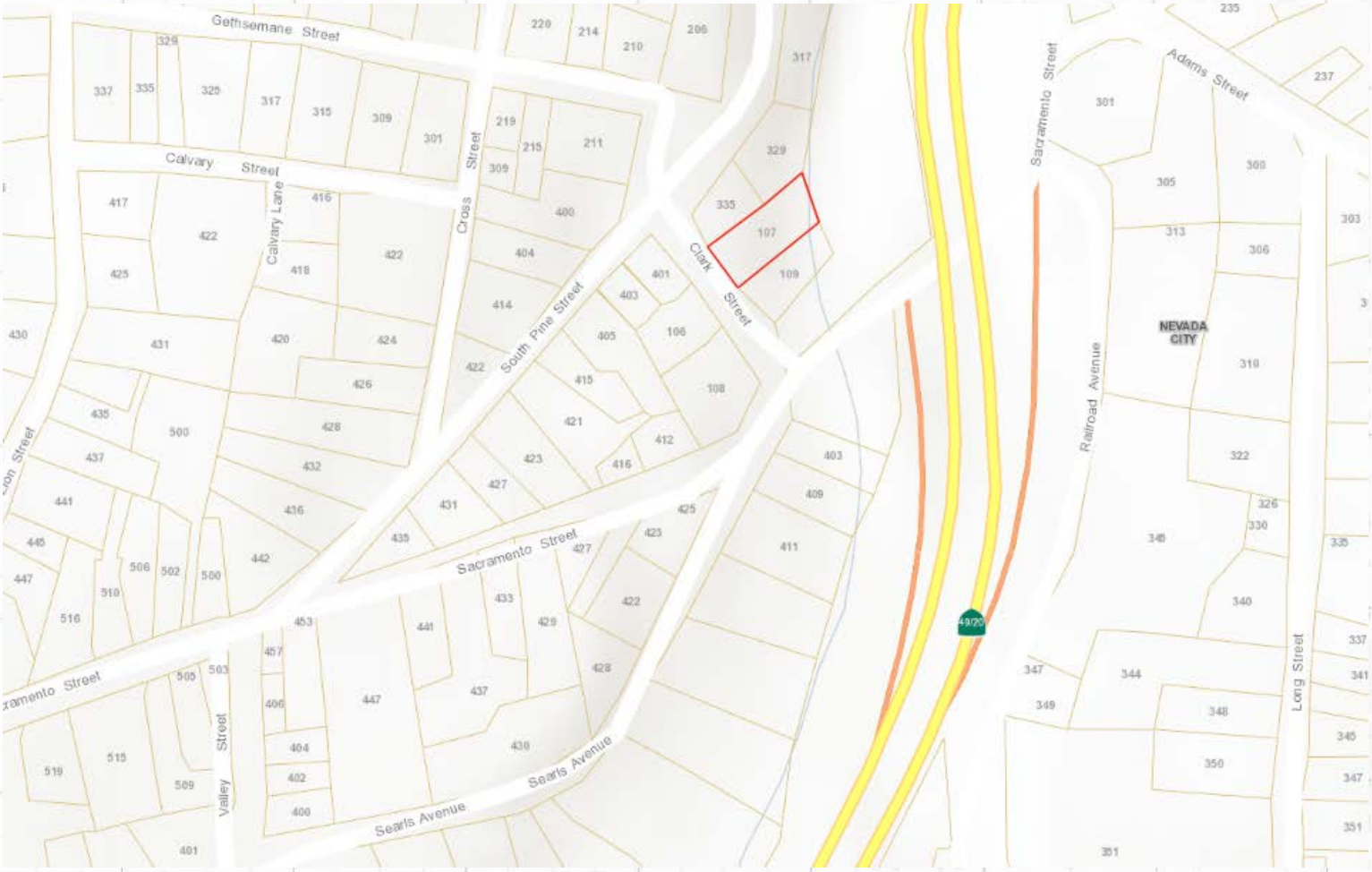
CONDITIONS OF APPROVAL

1. The approval for the tree removal shall expire sixty 180-days from the issuance of the permit.

2. Any firm or person removing the trees shall obtain a business license from City Hall.

Attachment 1

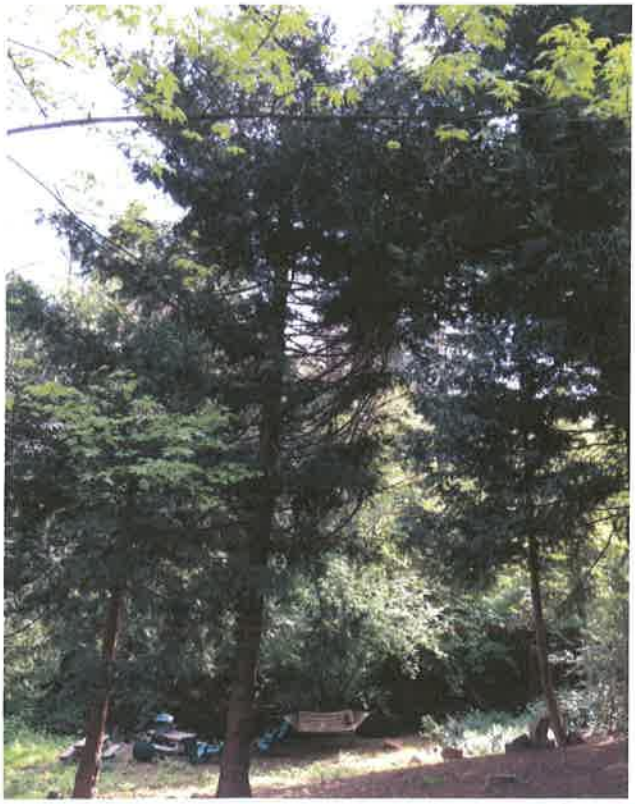




1

2

107 Clark St



3 & 4

Looking toward property from Highway

Looking at property from Clark Street

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: May 19, 2016

RE: Continued Sign Application – 417 Broad Street, Ste. D – 'Beautiful with Katia'

ATTACHMENT:
1. Proposed signage exhibit
2. Previously approved signage exhibit

APPLICATION:
On February 18, 2016 the Planning Commission considered an application for signage at 417 Broad Street, Suite D, for 'Beautiful with Katia,' a women's clothing retail store. At that time the tenant of the building, Katia Nestrova, proposed two signs: 1) one to hang from the existing porch ceiling, above the business entry, and 2) another to hang from an iron yard post adjacent to the existing building kiosk sign located in the front yard of the property. The Planning Commission approved sign 1 but did not approve sign 2, the yard post sign and directed the applicant to work with staff, the building owner, and other building tenants to come up with an alternative solution.

Staff reached out to building owner, Dr. Kenneth Stasun, to ask that he consider prioritizing the top two spaces on the kiosk sign for those tenant spaces that are around the corner which do not have viewable advertising area directly from their entrance faces. After speaking with Dr. Stasun on the telephone, it is clear that he is unwilling to enforce any kind of signage prioritization.

With this information, Ms. Nestrova, has revised sign no. 2 to be a second hanging sign which will hang from the building porch plane that faces the street. Staff's only concerns is that the other tenant around the corner may want a similar sign at this location. Staff is recommending condition 4, which requires the signage to be placed near one of the supporting posts in order to allow at least one other sign, of similar size on that same porch plane. The proposed sign will be identical in size and design to the previously approved sign. Details of the sign are as follows:

1. The sign material will be wood
2. The sign will be painted in colors as provided on the exhibit.
3. Two sided
4. Square design of 1.5 x 1.5 feet for a total of 2.25 Square feet (Aggregate sign area of both signs is 4.5 square feet).

RECOMMENDED MOTION
1. After discussion and hearing from the public, the Commission can make a motion to <u>approve/deny</u> the sign application, as conditioned, making the following finding:

    a. That the exterior appearance of the proposed signage <u>is/is not</u> consistent with the Mother Lode type of architecture (17.68.080).

CONDITIONS OF APPROVAL:
1. No neon or tube-like signage is permitted.
2. No banners are permitted.
3. Signage shall be located in such a manner that it is near one of the supporting posts in order to allow at least one other sign, of similar size on that same porch plane.
4. Obtain owner's authorization for the proposed signage location and submit to city planner.
5. Prior to sign installation, written authorization from the property owner shall be provided to the city planner.

Beautiful
with Katia
Women's clothing and accessories
1.5 ft.
1.5 ft.

Broad St
Broad St

Porch Sign
(Approved)

Yard Post Sign
(Denied)

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: May 19, 2016

APPLICANT: Eric Bennett, owner

RE: **Proposed Residence at 504 Silva Avenue**

ATTACHMENTS:
1. Residential Architectural Review Application
2. Architectural Plans

ACTION REQUESTED

Approve the proposed 1,384 square foot residence and a 441 square foot detached garage

SITE SPECIFICATIONS

Lot Size	1 acre
Zoning	R1-PD: Single-Family Residential-Planned Development
Setbacks	Front: 30-feet, Rear 25-feet, Interior side: 5-feet, exterior side: 10-feet
Lot Coverage	50%
Building Height	35-feet
Historical District	Outside

BACKGROUND: The 1898 Sanborn Map indicates that the property was part of the original Nevada City Townsite but does not indicate a residence at this location. The 1932 edition of the Bradley Townsite Map shows this property as being part of an 8.20 acre property owned by Gregory Marsh, which originally housed the Marsh Mill. The City's best estimate for the mill's removal was in the mid-1860s. The nearby Pioneer Park has been active for park use since approximately 1930.

PIONEER PARK: Pioneer Park is an intensely used public resource and surrounds the subject property. It has served as the City's main public park for over 85 years. Large events take place regularly on the park grounds, including some that invite large crowds of visitors. Parking has historically been allowed along both Nimrod Street and Silva Avenue and will continue to be allowed for park use. The applicant should be aware that many events occur during evening hours, such as Little League, music concerts, and movie events. These activities have the potential to result in excessive noise.

ZONING: A single-family residence, along with ancillary structures, are a permitted use within the R1 zoning designation. The purpose of the Planned Development (PD) combining district is to provide for greater flexibility in the design of development in context with the general character of the city which would not be otherwise possible through strict interpretation or application of district regulation. When shown on the Zone District Map, the PD regulations outlined in section 17.68.230 of the City Municipal Code are encouraged to be utilized during the development of vacant lands. However, the subject lot is of sufficient size, and lacks resource

constraints such as streams or steep slopes, that the flexibility afforded by the PD district is not necessary for the approval of any of the requested actions.

PROJECT PROPOSAL: The owner of the property, Eric Bennett is seeking approval to construct a 1,384 square foot residence and a detached two-car garage of 441 square feet at 504 Silva Avenue, located at the corner of Silva Avenue and Nimrod Street. The proposed residence will be located at the northwest corner of the property. The detached garage will be more centrally located, 75-feet south of the residence and setback 20-feet from Nimrod Street. The applicant is proposing hardie-plank horizontal siding in an off-white color (Vanilla Milkshake) and hardie-trim in black (Onyx) for both the residence and the garage. The roofing will be composed of composition asphalt shingles in a charcoal color. The residence's front deck and railing will match the off-white siding color. Windows are proposed to be vinyl material and double-hung in style. The proposed residence and garage will meet all site development standards applicable to the R1 zoning designation, including setback standards, impervious surface limitations, and height limitations.

The city's goal in requiring architectural review is to preserve the character of Nevada City architecture in terms of historical value, site coverage and planning, volume and massing, materials, general design and details. Architectural review is conducted in the context of the neighborhood in which the project is taking place and shall be generally compatible with the existing neighborhood. Examples of nearby residences are provided below. Section 5.1 of Design Guidelines outlines expectations for new construction within existing residential neighborhoods located outside the Historical District. Among its recommendations, this section calls for new projects to be compatible with Nevada City or Mother Lode type of architecture, including use of "…tall and narrow windows…and iron or wood shutters." The west side elevation, facing Silva Avenue, is currently proposed to have three horizontally-oriented windows. Because the north-side elevation is along a public roadway and will be visible form the Silva/Nimrod intersection, staff recommends that these windows be modified to be vertically oriented. Staff further recommends that all windows on both the garage and residence with face either Silva Avenue or Nimrod Street incorporate shutters in the design, similar to the west elevation, in an effort to be consistent with the city's adopted Design Guidelines (Condition 2). Consideration may also be given to other design features that provide architectural interest and that visually break-up the massing along the northern elevation, consistent with the surrounding neighborhood.

Proposed West Elevation (Nimrod View)

Proposed North Elevation (Silva View)

Surrounding Neighborhood:

Directly across Silva (recently approved)

Directly across Nimrod

Northwest of site on Nimrod

East of site on Silva

ENVIRONMENTAL REVIEW: Because a residence meets criteria in the R1 zoning designation, as an allowed use on the property, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED MOTION:

1. In approving/denying the Architectural Review application, as conditioned, for the proposed residence located at 504 Silva Avenue, Nevada City, CA, the Planning Commission finds:
    a. that the structure is/is not generally compatible with Nevada City's style of architecture; and
    b. that the structure is/is not compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDTIONS OF APPROVAL:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of $80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.

2. Applicant shall modify the northern elevation for the residence to replace the horizontally-oriented windows with tall/narrow windows and shall incorporate shutters on all windows for both the garage and residence which face either Nimrod Street or Silva Avenue in an effort to add visual interest along these elevations.

3. The driveway shall be designed to meet Fire Department standards and an encroachment permit shall be obtained from the Public Works Department for any work required to take place within the road right-of-way.

4. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

OFFICE USE ONLY
Filing Fees 300
Chk 1174 Cash
Bus. Lic.

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Eric Bennett
Name

P.O. Box 1772
Address

Nevada City, CA 95959
City, State

510-219-3614 cell
Phone 530-615-4624 home

Check all that apply:
- ☒ A New Building
- ☐ Changes to Existing
- ☐ In the Historic District
- ☐ Other (Describe)

Number of existing units _____
Year of original construction _____

Supporting data must be attached:
- *Color chips* ✓
- *Material specs, i.e. roofing, windows, etc.* ✓
- *Elevations/Site plans – 10 folded copies* ✓

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

504 Silva Ave
Street Address

05-480-45-000
Assessor's Parcel Number

Nearest cross street Nimrod St.

New floor area proposed 1384 S.F.

Briefly describe proposed project:

New Home construction, Single Family, Single Story, + 2 car garage

Number of dwelling units on property 1

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):
- ☐ Foundation replacement
- ☐ Siding replacement - ☐ All siding or ☐ Repairs over _____%
- ☐ Roof replacement
- ☐ Use of metal framed windows
- ☐ Removal of old materials. Describe: _____

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature _____ Date 6-9-2016

---*FOR OFFICE USE ONLY*---

Approved by:

Signature _____ Date _____

Signature _____ Date _____

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? ☒ Yes ☐ No

Please explain how it is compatible No infringement, similar style - meets all setback requirements

VOLUME AND MASSING

Lot Size 1 Acre ~~SF~~

Will the proposed building or changes	Yes	No
Have a larger floor plan than surrounding buildings?	☐	☒
Be taller than surrounding buildings?	☐	☒
Block views or sunshine from existing buildings?	☐	☒
Does the site plan provide a private yard area?	☒	☐

Discussion, if needed:

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: Composition Asphalt 30yr - GAF Pitch: 6/12

Siding: Hardieplank + Hardie-Trim

Windows: Vinyl Double Hung side slider

Trim: Hardie-Trim + wood

Foundation/Pony walls: Concrete w/ Granite

Decks, porches, railings: Wood

(SEE All details on Attachment dwgs)

COLORS (Please provide ten color chips per color)

		Color brand, name, number
Roof:	GAF Timberline HD Asphalt,	- charcoal color
Trim:	Hardieplank Hardie Trim	- Benjamin Moore #2133 ONYX
~~Accents~~ siding:	Hardieplank - siding	- Benjamin Moore # 2141-70 Vanilla Milkshake
Railings/Decks:	Wood	Benjamin Moore #2141-70 Vanilla Milkshake

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

Rock work over Foundation to be granite Natural stone

(SEE DETAILED DWGS)

Attachment 2.1

BENNETT RESIDENCE

504 SILVA AVE

NEVADA CITY, CA 95959

APN: 05-480-45-000

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LANDMARK HOME AND LAND COMPANY, INC. IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT.

THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS, WORKING FROM THESE PLANS AND SPECIFICATIONS, ARE NOT TO SCALE INFORMATION BUT SHALL CONTACT LANDMARK HOME AND LAND COMPANY, INC. OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

LANDMARK HOME AND LAND COMPANY, INC. RESERVES ALL COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF LANDMARK HOME AND LAND COMPANY, INC.

Copyright 2016, Landmark Home & Land Company, Inc.

OWNER CURRENT ADDRESS
PO BOX 1772
NEVADA CITY, CA 95959

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
COVER SHEET

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

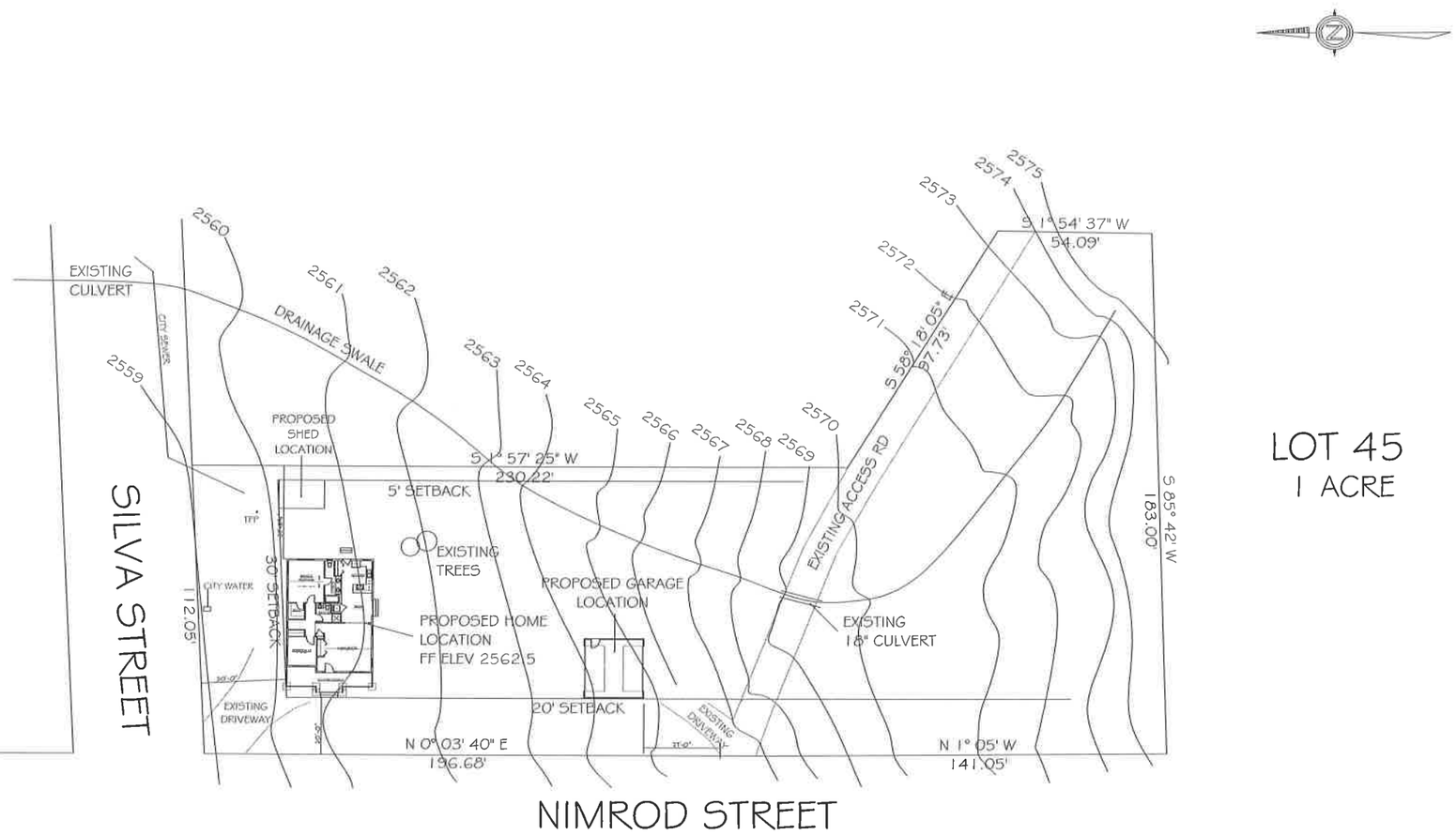
JOB NO:
16-23

DRAWN BY:
MJF

DATE:
04/30/2016

ENGINEER:

SHEET NO:
A1.0



OWNER ADDRESS
PO BOX 1772
NEVADA CITY, CA 95959

SITE PLAN
SCALE: 1"=50'

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
SITE PLAN

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

DATE: 05/02/2016

ENGINEER:

SHEET NO: A1.1

ALL WINDOW SIZES ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED.

APPRAISAL AND BUDGETING PLANS, NOT FOR CONSTRUCTION

NOTE:
1. DIMENSIONS ARE TO EXTERIOR OF SHEATHING
2. FURNACE TO BE IN ATTIC

WINDOWS SHALL BE TEMPERED GLASS OR MULTI-LAYERED GLASS OR GLASS BLOCK OR WINDOW SYSTEMS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MIN. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.

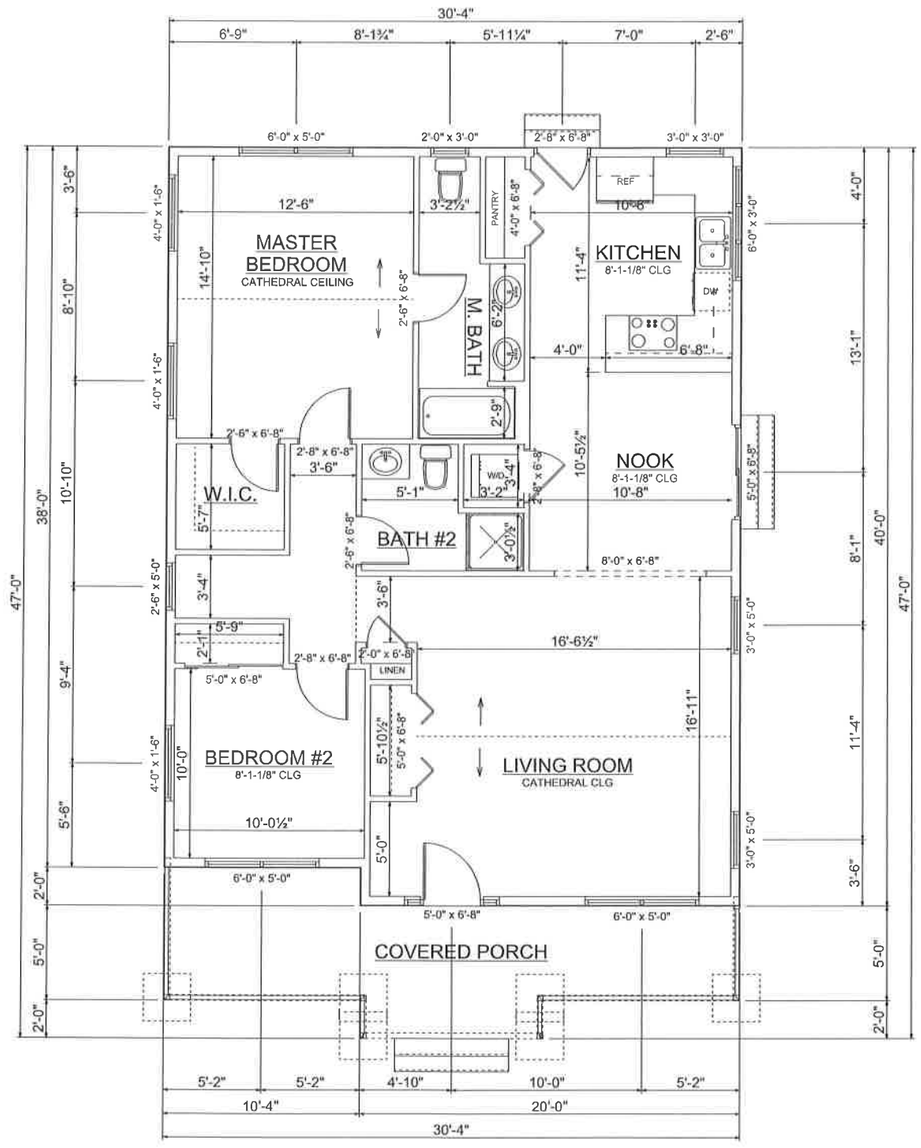
EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS.

WATER HEATERS TO HAVE A MIN. OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT. USE A MIN. OF 3/4" X 24 GUAGE STRAPS WITH 1/4" X 3" LAG BOLTS ATTACHED DIRECLTY TO THE FRAMING.

INTERIOR DOORS TO BE SOLID CORE, 80" HIGH DOORS

CEILING ASSEMBLIES WITH FRAMING GREATER THAN 16" O.C. TO HAVE 1 LAYER OF 5/8", TYPE "X" DRYWALL ON R.C. CHANNEL AT 16" O.C. PERPENDICULAR TO THE FRAMING.



FIRST FLOOR PLAN

SCALE: 1/8"=1'

MAIN LEVEL: 1193 SF

COV'D PORCH: 191 SF

Copyright 2016, Landmark Home & Land Company, Inc.

Attachment 2.3

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
FIRST FLOOR PLAN

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

DATE: 04/30/2016

ENGINEER:

SHEET NO: A2.0

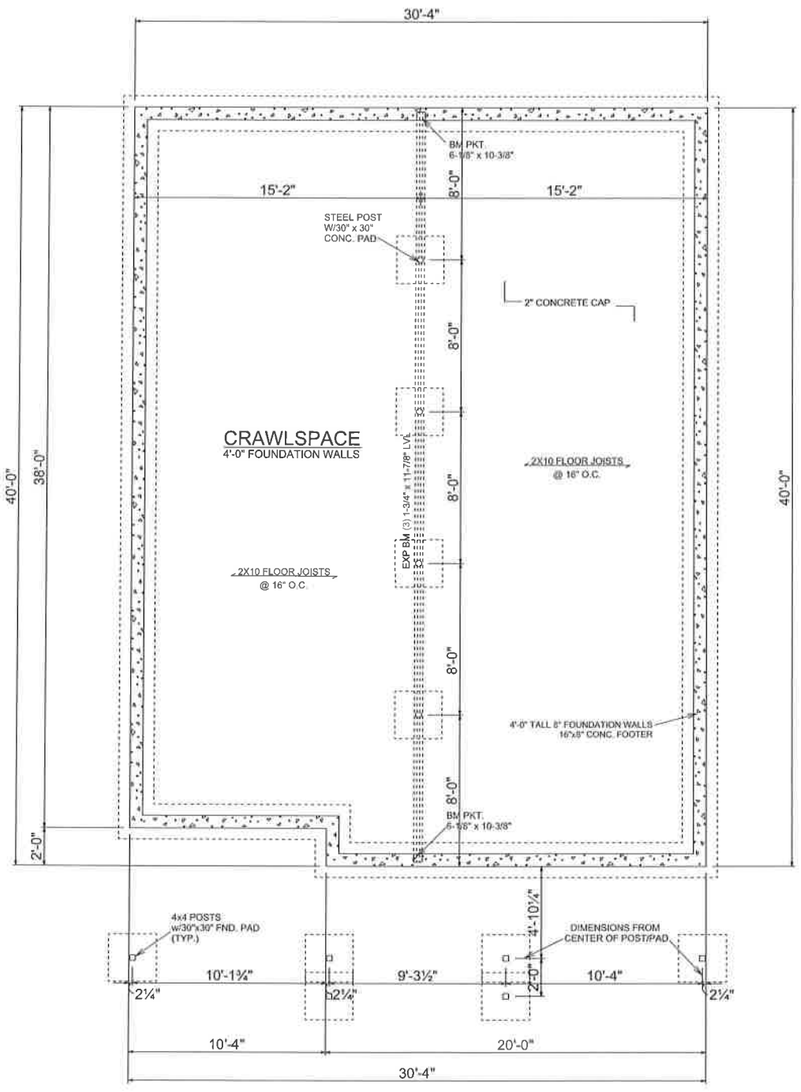
APPRAISAL AND BUDGETING PLANS,
NOT FOR CONSTRUCTION

ALL WINDOW SIZES ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED.

NOTE:
SOIL BEARING CAPACITY TO BE 2,000 PSF (MIN.). CONTRACTOR TO CONFIRM ON SITE PRIOR TO CONSTRUCTION.

NOTE:
DIMENSIONS ARE TO EXTERIOR OF SHEATHING

4'-0 TALL, 8" CONCRETE FOUNDATION WALL W/#4 REBAR @18" O.C. HORZ. & 24" O.C. VERT. ON 16"x 8" CONCRETE FOOTING W/2 #4 REBAR CONT.
TOP OF FINISHED FLOOR = 100'-0"
TOP OF HOUSE FOUNDATION WALL = 99'-0-1/2"
TOP OF CONCRETE SLAB = 95'-2-1/2"
TOP OF CONCRETE FOOTER = 95'-0-1/2"
TOP OF GARAGE FOUNDATION WALL = 99'-0-1/2"
UNLESS OTHERWISE NOTED



FOUNDATION PLAN

SCALE: 1/8"=1'

Copyright 2016, Landmark Home & Land Company, Inc.

Attachment 2.4

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
FOUNDATION PLAN

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

DATE: 04/30/2016

ENGINEER:

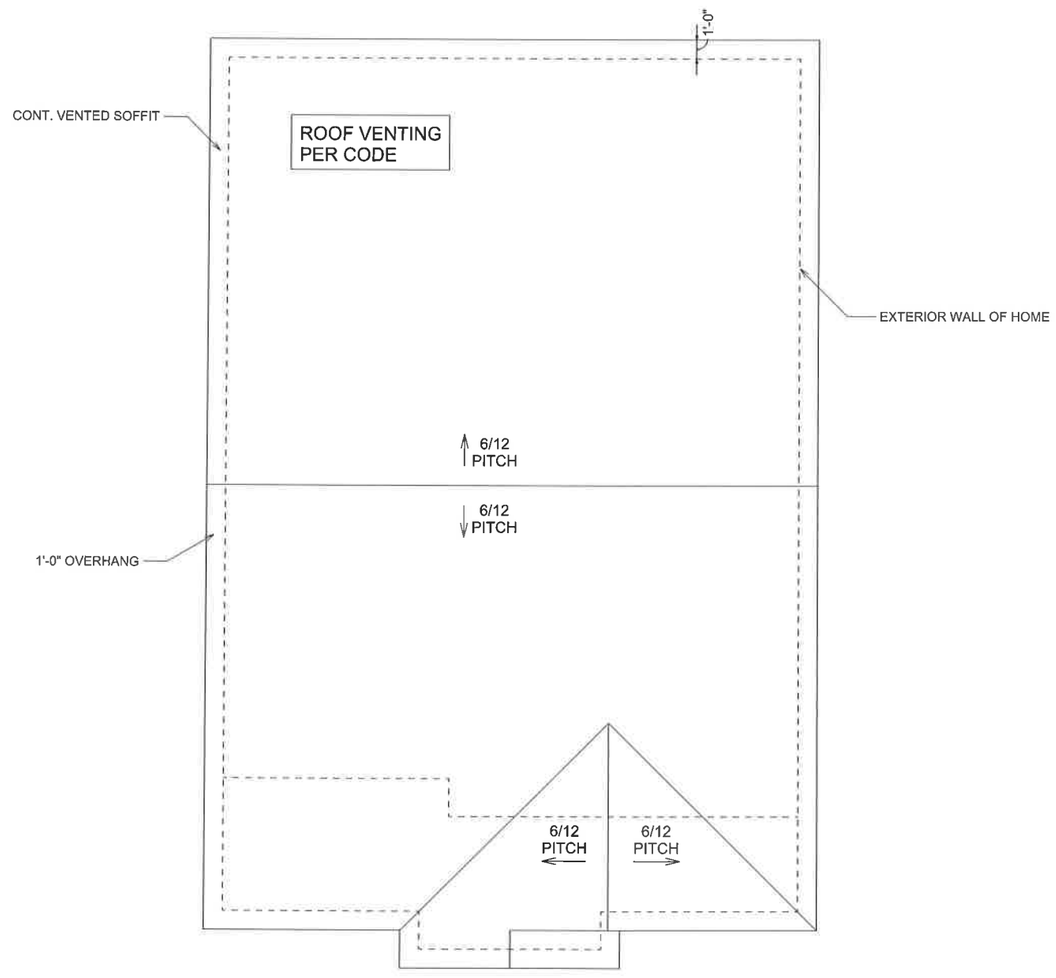
SHEET NO: A3.0

COMPSITE SHINGLE APPLICATION:

30 YEAR COMPOSITE SHINGLES INSTALLED PER MFG. SPECS. ONE LAYER NONPERFORATED TYPE 15 FELT LAPPED 2 INCHES HORIZONTALLY AND 4 INCHES VERTICALLY TO SHED WATER AND WITH ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 12 INCHES INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER. AS AN ALTERNATIVE TO THE LAYER OF NO. 40 FELT, A SELF-ADHERING, POLYMER MODIFIED, BITUMINOUS SHEET MAY BE USED.

ROOF LOADING TO BE:_____.
PLEASE CALL YOUR LOCAL BUILDING DEPARTMENT TO OBTAIN THIS INFORMATION.

APPRAISAL AND BUDGETING PLANS,
NOT FOR CONSTRUCTION



ROOF PLAN

SCALE: 1/8" = 1'

Copyright 2016, Landmark Home & Land Company, Inc.

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
ROOF PLAN

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

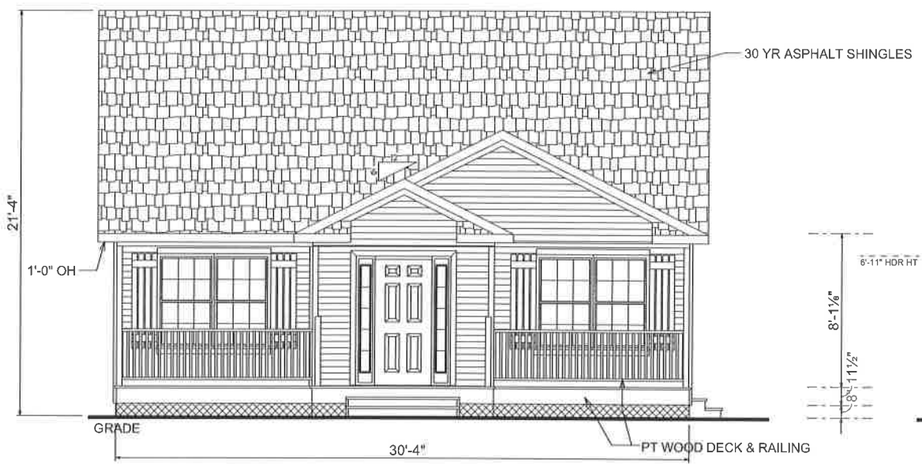
DATE: 04/30/2016

ENGINEER:

SHEET NO: A3.1

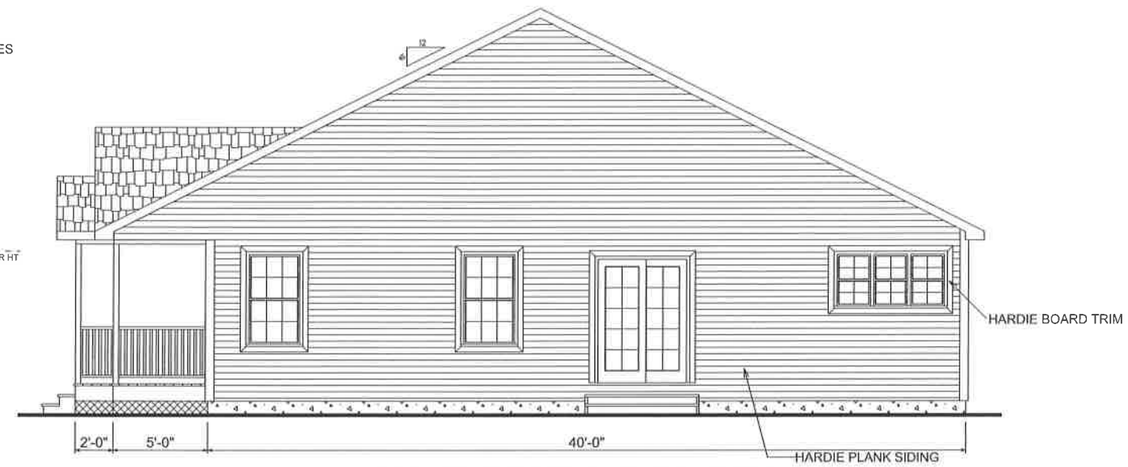
APPRAISAL AND BUDGETING PLANS, NOT FOR CONSTRUCTION

EXTERIOR DETAILS:
1. GAF TIMBERLINE HD ASPHALT SHINGLES IN CHARCOAL
2. HOUSE PAINT TO BE ~~SHERWIN WILLIAMS "PURE WHITE"~~ "Benjamin Moore, Vanilla Milkshake"
3. FRONT DOOR, TRIM & SHUTTERS TO BE PAINTED WITH BENJAMIN MOORE "ONYX"
4. NATURAL GRANITE STONE FINISH TO BE USED ON NORTH & WEST FOUNDATION
5. WINDOWS TO BE VINYL, SIDE TO SIDE SLIDERS AND DOUBLE-HUNG



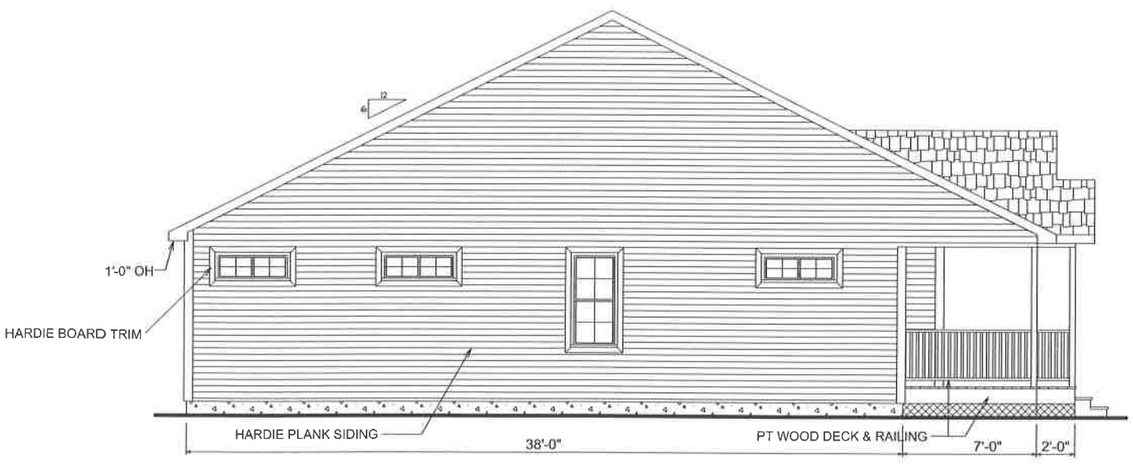
FRONT (WEST) ELEVATION

SCALE: 1/8" = 1'



RIGHT (SOUTH) ELEVATION

SCALE: 1/8" = 1'



LEFT (NORTH) ELEVATION

SCALE: 1/8" = 1'

REAR (EAST) ELEVATION

SCALE: 1/8" = 1'

Copyright 2016, Landmark Home & Land Company, Inc.

Attachment 2.6

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
ELEVATION VIEWS

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

DATE: 04/30/2016

ENGINEER:

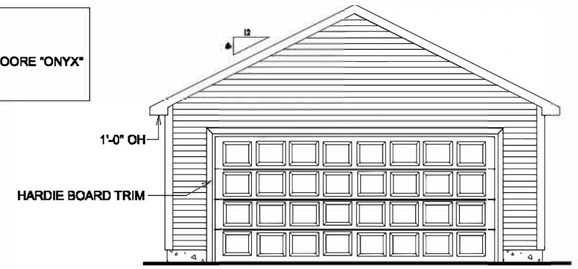
SHEET NO: A4.0

EXTERIOR DETAILS:
1. GAF TIMBERLINE HD ASPHALT SHINGLES IN HUNTER GREEN
2. HOUSE PAINT TO BE SHERWIN WILLIAMS "PURE WHITE"
3. FRONT DOOR, TRIM & SHUTTERS TO BE PAINTED WITH BENJAMIN MOORE "ONYX"
4. NATURAL GRANITE STONE FINISH TO BE USED ON FOUNDATION
5. WINDOWS TO BE VINYL, SIDE TO SIDE SLIDERS AND DOUBLE-HUNG

ALL WINDOW SIZES ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED.

NOTE:
DIMENSIONS ARE TO EXTERIOR OF SHEATHING

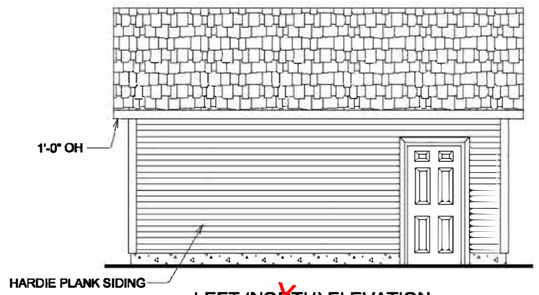
APPRAISAL AND BUDGETING PLANS, NOT FOR CONSTRUCTION



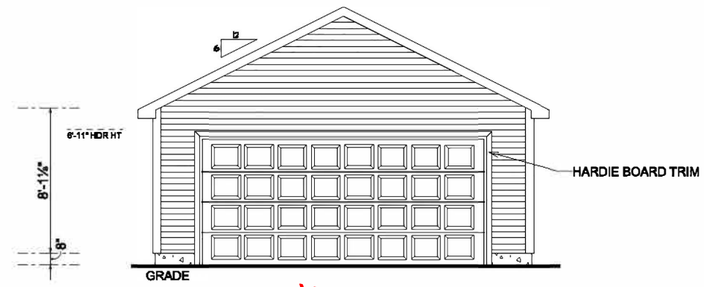
FRONT (WEST) ELEVATION
North

RIGHT (SOUTH) ELEVATION
West (facing Nimrod)

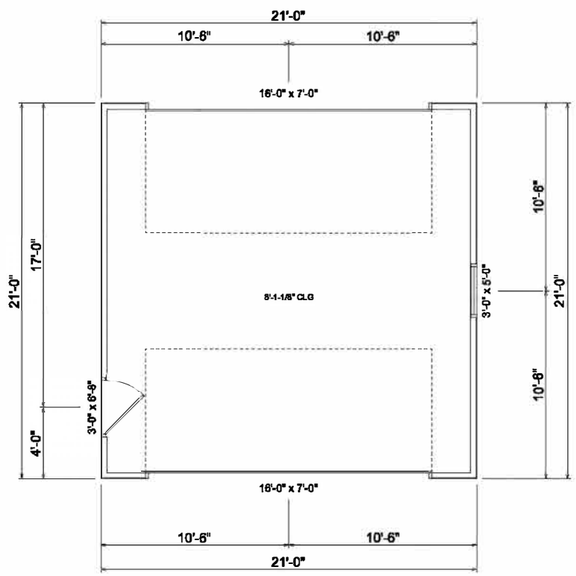
30 YR ASPHALT SHINGLES



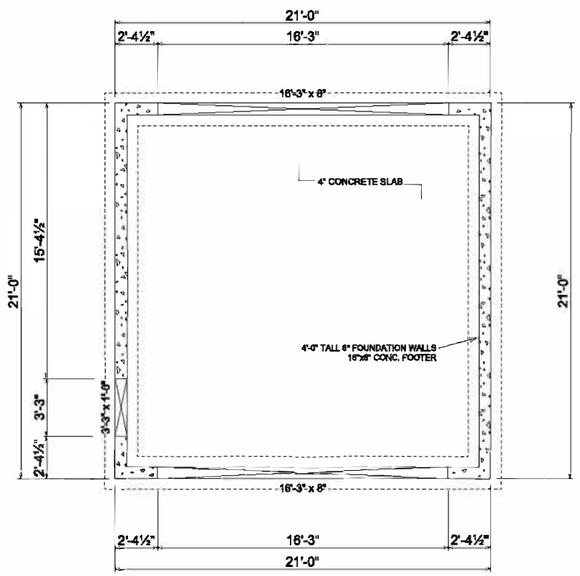
LEFT (NORTH) ELEVATION
East



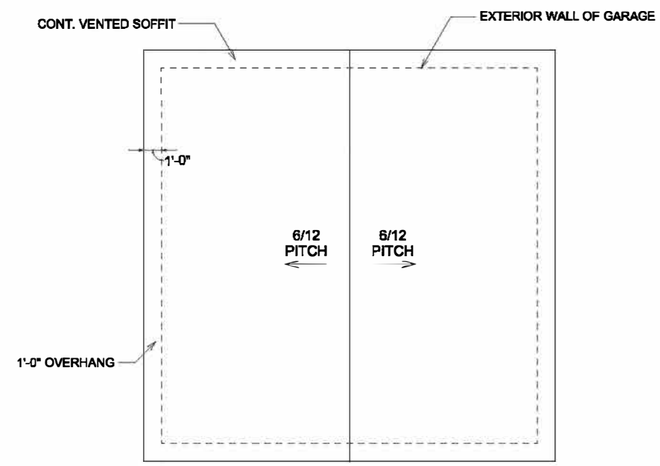
REAR (EAST) ELEVATION
South



MAIN LEVEL PLAN



FOUNDATION PLAN



ROOF PLAN

GARAGE PLAN

SCALE: 1/8"=1'

Copyright 2016, Landmark Home & Land Company, Inc.

PROJECT:
BENNETT RESIDENCE
504 SILVA AVE
NEVADA CITY, CA 95959
APN: 05-480-45-000

SHEET TITLE:
GARAGE PLAN

LANDMARK
HOME AND LAND COMPANY INC.
FINANCING & MATERIALS FOR OWNERS/BUILDERS
Phone: 800-830-9788 Fax: 800-964-2821
www.LHLC.com

JOB NO: 16-23

DRAWN BY: MJF

DATE: 04/26/2016

ENGINEER:

SHEET NO: A6.0

NEVADA CITY PLANNING COMMISSION
STAFF REPORT

APPLICANT: Nevada County Superintendent of Schools c/o Holly Hermansen
HEARING DATE: May 19, 2016
OWNER: Same
File Type: Use Permit

PROJECT DESCRIPTION: Application to the Planning Commission for a Conditional Use Permit to operate an alternative educational program at an existing facility currently used as administrative offices for the Nevada County Superintendent of Schools. The administrative office use will no longer occur at the subject site. The facility is currently used in evenings and on weekends as community meeting space (i.e. Boy Scouts) and training space (i.e. First Aid training) and will continue to be used for community purposes during non-school operating hours. Public and quasi-public uses, including schools, are allowed within the Local Business (LB) Zoning Designation with an approved Use Permit.

LOCATION: Intersection of Ridge Rd. and Nevada City Hwy.; 112 Nevada City Highway

ASSESSOR'S PARCEL NO.: 35-210-52

PROJECT PLANNER: Amy Kesler-Wolfson, Assistant Planner

General Plan:	SC	**Water**:	NID
Zoning:	LB-SC-OS	**Sewage**:	City
Flood Map:	Panel 369, Zone X	**Fire**:	Nevada City Fire Dist.
Parcel Size:	1.09 ac.	**Schools**:	Nevada City School Dist
Prev. File #(s):		**Recreation**:	Nevada City Park & Rec District
		Date Filed:	March 15, 2016

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Applicant's Site Plan
3. Vicinity and Public Notice Map
4. Draft Notice of Exemption
5. Project Comment Letters
6. Guide to School Site Analysis and Development (excerpt pages 13-14)
7. Site Photos

RECOMMENDATION:

1. Environmental Action: Find Exempt pursuant to CEQA Guidelines 15301
2. Project Action: Conditional Approval of the Use Permit

SITE DESCRIPTION: The property has a base zoning district of Local Business and is just over 1-acre. The project site is located at the southern edge of City limits at the intersection of Ridge Road and the Nevada City Highway at 112 Nevada City Highway. The majority of the property is bounded by roadways on its northern, eastern, and western boundaries. The southerly adjacent property is located outside the City limits and is residentially zoned and used. The site is already developed with two buildings and a parking lot. Building one is 2,712 square feet and building two is 2,830 square feet. The parking lot currently provides 36 parking spaces to serve the existing administrative use of the facility. There are no waterways traversing the site and the property is not located in a flood hazard zone as designated on the Flood Insurance Rate Map (FIRM) for this area. Access to the site is off of Nevada City Highway at an existing 25-foot wide driveway encroachment.

Other properties in the immediate vicinity of the project site are zoned Public, serving an existing Historical Society non-profit group, and a fire station. A church is located on a property zoned for residential use across Nevada City Highway, and a vacant lot, located northwest of the site is zoned "Service-Lodge" which allows for a variety of uses including residential or hotel use.

BACKGROUND: The two existing buildings were both constructed with permits in 1990 (permit nos. 90-22707 and 90-020928). Both were constructed, and originally used for retail service. The Superintendent of Schools purchased the building in 1994 and began using the facility for administrative office use at that time. Both retail use and office use are permitted within the LB zoning designation without a discretionary Use Permit.

PROJECT DESCRIPTION: The applicant is proposing to use the existing two buildings, totaling 5,542 square feet, to operate an alternative education school serving up to 20 students. The school program serves a maximum of 20 students ranging in grades between 7 and 12. The school is administered by six staff members, comprised of two teachers, a transitional assistant, a counselor, a principal, and an administrative assistant. The school will operate a traditional school calendar with 180 school days a year with hours from 8:00 a.m. to 2:00 p.m., Monday through Friday.

Students are generally driven to/from the school grounds by parents, though some students rely on public transportation. No parent drop-off areas are proposed because students are escorted into the building directly from their parked vehicles.

The only physical changes being proposed to the exterior site will involve a change in signage and a conversion of 12 of the 37 existing parking spaces to a recess yard and half-basketball court. The signage will use the same color scheme and lettering style as the existing signage and will only change to reflect the new use. The applicant has proposed to enclose the recess/recreation area with a 6-foot high chain link fence. However, staff is recommending Condition No.A.7, which would require fencing material that is more compatible with Nevada City architecture such as wood or iron.

The facility is currently used in evenings and on weekends as a community meeting space (i.e. Boy Scouts) and training space (i.e. first aid training). These community uses will continue to be available only during hours that the school is not in operation (See Condition A.1).

ANALYSIS OF ISSUES:

Use Permit: In considering an application for a conditional use, the commission shall give due regard to the nature and condition of all adjacent uses and structures. In authorizing a conditional use, the commission may impose such requirements and conditions with respect to location, construction, maintenance, and operation, in addition to those expressly stipulated in the Municipal Code for the particular use, as they may deem necessary for the protection of adjacent properties and the public interest.

Traffic: The project site is accessed from Nevada City Highway, a City-maintained roadway. The existing administrative use employs 26 full-time staff and also accommodates ancillary school business and traffic stemming from the 30+ school programs it oversees throughout the County. The proposed use as an alternative education school will accommodate up to 20 students and six staff members. According to the applicant, the majority of students are driven to/from school by parents. An average of 3-5 students rely on public transportation. The Gold Country Stage operates a bus stop at the corner of Nevada City Highway and Ridge Road, located in front of the Nevada County Historical Society property at 161 Nevada City Highway. The Engineering/Public Works Department is recommending that a crosswalk be installed in front of the stop sign at Nevada City Highway in order to provide a safe walking path for those students who do rely on public transportation (Condition C.1). It should be noted that the site of the proposed crosswalk is near an existing ingress/egress easement used by Robinson Timber. The ingress/egress encroachment is located at the intersection and can cause confusion to drivers when in use. The crosswalk is intended to help inform users of this easement, as well as other drivers utilizing the intersection, of the potential student presence. While the crosswalk may not be required by the State, because of the awkward and busy nature of this particular intersection, staff feels a crosswalk is a prudent improvement. Staff anticipates that traffic impacts will not intensify with the proposed use and will likely reduce in impact because there will no longer be impacts related to ancillary school business, and because some of the students will rely on public transportation.

A start time of 8:00a.m., as proposed by the applicant will adequately stagger the traffic impact when considering the other schools in the area of the project. Deer Creek Elementary and Seven Hills Middle School, located ¼ mile and ¾ miles from the subject site respectfully, both have start times of 8:20a.m. Nevada Union High School currently has a start time of 7:30a.m. but will soon move to an 8:30 start time. Similarly, the school end-time will occur a half -hour to forty-five minutes before the end-times of these other schools. Because the start and end times of the Earle Jamieson School will occur before other schools in the area, and due to the small number of student enrollment, peak hour traffic congestion is not anticipated to be intensified.

Parking: Section 17.80.030 of the Zoning Ordinance outlines general parking requirements for specified uses. There are no parking requirements specified for school use. For any use not listed, the number of parking spaces shall be determined by the planning commission upon the basis of comparable use for which parking requirements are specified, or upon information presented by the applicant. Staff has relied on the California Department of Education's "Guide to School Site Analysis and Development," an excerpt of which is provided as Attachment 5, in order to make an informed recommendation as to the required parking. This analysis identifies a need for secondary schools to provide student parking at a ratio of 50 percent of the student enrollment in addition to parking for visitors and staff. A current formula for staff and visitor parking is 2.25 parking spaces for each teaching station. However, staff feels it is appropriate to accommodate each staff member with a parking space due to potential inadequacies in the analysis for addressing schools of this small scale. This amounts to a total of 19 required parking spaces based on two teachers and visitor accommodation (2.25/teaching station), four additional staff (one per additional staff member) and 20 students (50%).

The existing developed site currently has 36 available parking spaces, including three accessible spaces. The applicant is proposing to enclose a portion of the parking lot to create a recreation area to be utilized by students during recess and lunch breaks. The applicant is proposing to remove 12 of the spaces in order to accommodate this use. Based on the drawing, staff also anticipates that a 13th space will practically be lost in order to accommodate gate access and vehicle maneuverability. The preserved parking availability will be 23 spaces and is anticipated to adequately serve the proposed school use.

Noise: Section 17.80.140 of the Zoning Ordinance outlines noise control provisions and incorporates Section 8.2 of the Municipal Code by reference. The primary noise source in the vicinity of the project can be attributed to traffic along Ridge Road and along the Nevada City Highway and their intersection which culminates at the northern end of the property. The nearest noise-sensitive receiving properties are those residences located to the south of the project site, the closest of which is approximately 95-feet from the facility. The applicant is proposing an outdoor recess/recreation area, which will likely be the school feature with the highest potential for generating noise. This area is located at the northern end of the facility, at the furthest point from the residential properties. The school will not operate during night time hours, defined by the Municipal Code as being between 9p.m. to 7a.m. The limit for daytime noise is 75dBA, although section 8.20.070 if the City Municipal Code includes an exception from this limit for events on public school grounds which are part of a public school's general program and are approved by the governing board or administration of the school. The project applicant has indicated that Earle Jamieson does not hold after-school programs such as student productions and events, or parent-teacher nights and therefore will not invoke this exception. The applicant has indicated that students utilizing the outdoor areas will be heavily supervised, in part to control noise levels.

Lighting: The applicant is not proposing any new lighting. Existing outdoor lighting consists of recessed lights in the overhangs around the buildings and six parking lot pole lights that were approved with the original development proposal. All lighting is required to use energy efficient fixtures/lamps pursuant to 17.80.215 of the Municipal Code and reinforced as Condition A.6.

Recess/Recreation Area: As previously discussed, the applicant is proposing to remove 12 parking spaces in order to accommodate a recreation area to be utilized by students during recess and lunch break. The site plan diagram provided by the applicant locates the basketball hoop at the western side of the enclosed area, adjacent to an accessible parking space that serves building 1. Condition A.10 has been included to clarify that the hoop backboard will align with this western plane of the fence enclosure in order to minimize the

potential for errant basketball shots to enter into the roadway. Staff is also recommending Condition A.11 to disallow basketball shooting when the adjacent accessible parking space is in use.

ZONING AND GENERAL PLAN CONSISTENCY: The Service Commercial (SC) General Plan designation and Local Business (LB) base zoning district in which the project is located is intended to provide a neighborhood shopping zone where retail business or service establishments supply commodities or perform services which accommodate the daily needs of the residential neighborhoods or meet the unique commercial demands placed upon Nevada City. Public and quasi-public uses, including schools, are allowed with an approved Use Permit. The proposed alternative education school is considered compatible with the LB designation provided that it complies with site specific Conditions of Approval.

The zoning map includes an OS combining district. However, no such combining district has been adopted by the City and therefore there are no goals or standards to implement. Staff believes this to be mapping error as it is the only site to be designated with an OS combining district.

The scenic corridor (SC) combining district is intended to be applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council. The Planning Commission may impose special conditions or design features which generally have to do with initial development such as massing of buildings, setbacks, colors, and materials, parking lot location, and existing vegetation. Because the site is already developed there is little opportunity to impose further design direction. However, as previously discussed, the applicant is proposing to fence the northern area of the parking lot per the design shown on the site plan. Staff recommends that the fencing material be compatible with Nevada City style of architecture, such as wood or iron. Setbacks will be enforced pursuant to the LB site development standards including 25-feet in the front yard (northern intersection) and 10-feet along the street side-yards (see Figure 1). The fence will be limited in height to 6-feet pursuant to Section 17.80.150 of the Zoning Ordinance.

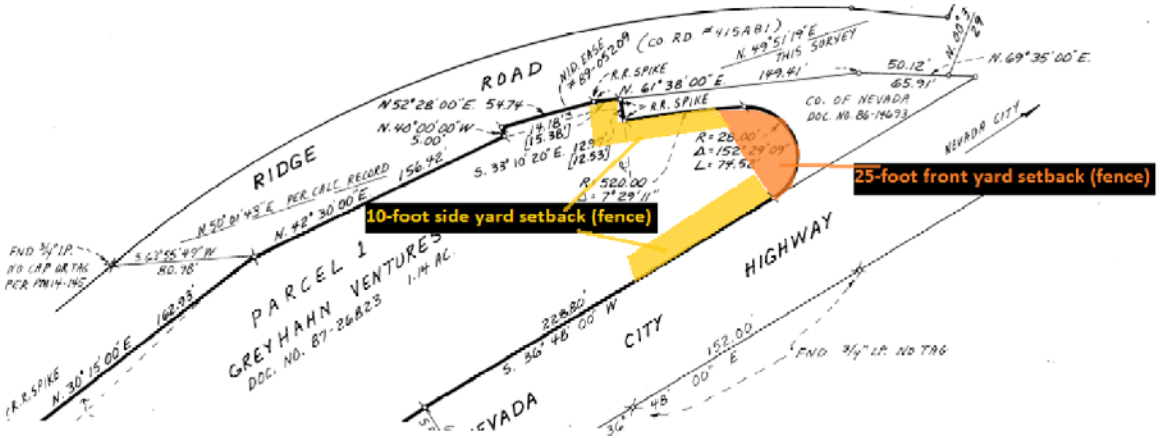


Figure 1: Fence setback illustration

ENVIRONMENTAL REVIEW: The proposed project is for an alternative education school to be established in two existing buildings, totaling 5,542 square feet. Staff has determined that the project is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act (CEQA) guidelines. The CEQA Guidelines for Categorical Exemption §15301, "consists of operation, repair maintenance of existing public or private structures or facilities…involving no or negligible expansion of use beyond that existing at the time of the lead agency's determination." Consistent with this exemption, the school use will serve no more than 20 students and will have up to six staff members. Staff recognizes the parking requirement as having a direct correlation with the intensity of a particular use. Therefore staff recognizes the reduced parking requirement, discussed further in the "parking" section of this report, as a reduction in the intensity of use for the site.

SUMMARY: The project proposal is for an alternative school facility serving up to 20 students, which will operate a traditional school schedule. With implementation of Conditions of Approval concerns with noise and aesthetics are not anticipated to significantly impact the surrounding community. The school use is considered compatible in the LB district provided that conditions are implemented in order to allow proper integration into the surrounding community. Staff has prepared recommended findings for approval of the Use Permit below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

I. Determine this project categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, which exempts operation, repair, maintenance of existing public or private structures or facilities…involving no or negligible expansion of use beyond that existing at the time of the lead agency's determination.

II. Approve the proposed Use Permit subject to the attached Conditions of Approval shown in Attachment 1, or as may be modified at the public hearing, making findings, A-E, pursuant to Sections 17.88.20 of the Nevada City Municipal Code:

A. That this project as conditioned is consistent with the Service Commercial (SC) General Plan land use designation applicable to this project site;

B. The proposed use, as conditioned is consistent with the purposes of the Local Business (LB) base zoning district which allows public and quasipublic uses with an approved use permit and is consistent with the Scenic Corridor (SC) combining district with adequate aesthetic protection of designated scenic roads and highways;

C. The proposed use as conditioned will not jeopardize, adversely affect, or be detrimental to public health, safety, and welfare or to the surrounding property and residents;

D. Adequate public facilities and public services exist within the project area and are available to serve the project without decreasing service levels to other area;

E. The conditions provided in Attachment 1 are deemed necessary to protect the public health, safety, and general welfare.

EARLE JAMIESON SCHOOL – USE PERMIT
Recommended Conditions of Approval

A. PLANNING DEPARTMENT

1. This Use Permit approval authorizes the use of the existing two buildings, located at 112 Nevada City highway, Nevada City, totaling 5,542 square feet, to operate an alternative education school serving up to 20 students, ranging in grades between 7th and 12th. The school shall be administered by six staff members, and shall operate a traditional school calendar with 180 school days a year with hours from 8:00 a.m. to 2:00 p.m., Monday through Friday. Community meeting space may continue at the site provided that use in that manner does not take place during school operating hours.

2. The existing vegetation surrounding the facility shall be kept intact in order to maintain the scenic corridor associated with adjacent roadways.

3. Any new signage associated with the facility shall require a sign permit administered by staff and shall comply with the standards outlined in Section 17.080.190 of the City Municipal Code.

4. Parking areas shall be designated pursuant to the site plan submitted with this Use Permit and in accordance with the design standards of the City Parking Ordinance, Section 17.80.030 of the City Municipal Code.

5. All garbage shall be disposed of in compliance with Chapter 8.12 of the City Municipal Code.

6. All outdoor lighting shall be in compliance with Section 17.80.215, including use of energy-efficient (high pressure sodium, low pressure sodium, hard-wired compact fluorescent, light emitting diodes (LED) or other lighting technology that is of equal or greater efficiency) fixture/lamps.

7. The proposed fence enclosure to surround the recreation area shall substantially comply with Nevada City Architecture, characterized by many of the design features typical of the Mother Lode era, such as wood, iron, and/or brick. Prior to erection of the fence the applicant shall submit the final details of the fencing material to the City Planner for final approval.

8. The proposed fence shall comply with setbacks applicable to buildings in the LB zoning district outlined in Section 17.36.060 and as depicted in Figure 1 of the Staff Report.

9. A Planning Commissioner(s) shall be appointed to act as liaison with the project applicant and to review and approve any minor modifications to the project, and to approve the final fence enclosure detail. If the changes are beyond the scope of the liaison, the matter shall be referred to the Planning Commission for their approval.

10. The basketball hoop backboard shall align along the western plane of the recreation area fence enclosure so as to minimize the potential for errant basketball shots to enter into the roadway.

11. The applicant shall prevent basketball shooting activity when the adjacent accessible space, located directly behind the backboard, is in use.

B. BUILDING DEPARTMENT

1. The school facility shall be subject to the regulations of local, State, and Federal agencies applicable to the conduct of such business, including compliance with the California Building Code, California Fire Code and Health and Safety standards, and including accessibility standards for parking, restroom facilities, and access from parking or bus stop location.

C. ENGINEERING/PUBLIC WORKS

1. A crosswalk shall be installed at the applicant's expense to facilitate student crossing from the bus stop to the school grounds and designed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) prepared by the US Department of Transportation, Federal Highway Administration.

2. The final plans for the fence enclosure surrounding the recreation area shall be evaluated by the Engineering/Public Works Department to ensure that the fence will not block site distance or have any adverse impact on the existing Ridge Road/Nevada City Highway intersection.

GENERAL CONDITIONS

CODES AND REGULATIONS: All work, materials, and equipment provided or supplied by the Contractor shall conform to all laws, adopted local and State codes including the following:

Uniform Building Code, 1991
National Electric Code
Uniform Plumbing Code
Title 24 Energy Requirements
Title 24 Handicap Accessibility Requirements

The Contractor shall maintain a complete and up-to-date set of drawings and specifications on the job site.

2. EXAMINATION OF PREMISES: The Contractor shall examine the site and existing building before submission of a bid. No allowance will be made for lack of full knowledge of all conditions except such conditions as are unknown and unavailable before commencement of work.

3. CONSTRUCTION PROCEDURE: Preconstruction conference. Prior to the start of construction a conference will be called for the purpose of reviewing the construction program with the Contractor. At this conference a detailed step-by-step procedure shall be agreed upon between the Owner, Contractor and Architects.

4. TIME OF COMPLETION: The work to be performed under this contract shall commence upon the signing of Agreement between Contractor and Owner and shall be completed within a period of 40 consecutive calendar days from the day of signing of the Articles of Agreement.

5. PROPERTY AND BUILDING LAYOUT: The General Contractor is responsible for layout of work and verification of bench marks, establishment of finish floor building elevations, locating and taking care of all on-site utility lines and improvements, preserving and protecting adjoining utilities in the area of construction and shall warn of over production or verify figures and elevations.

6. WORKMANSHIP: It is the intent of these specifications to require that good taste and skilled workmanship be applied to all aspects of the work and that all materials and the mix or actual construction be making a complete and finished job. A subcontractor proceeding over the work of another craft shall constitute the acceptance of that prior work.

7. CLEAN-UP DURING CONSTRUCTION: It is required that the entire site be kept in a neat and orderly condition and the Architect may at any time during construction, order a general clean-up of the premises, parts of the work under this section.
Dispose of waste, trash and debris in a safe, acceptable manner in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site except with prior written approval of the Architect.

8. FINAL CLEAN-UP: After prior to final inspection, thoroughly clean the entire site of the work and put it into a neat, acceptable condition. Remove from the entire site all construction waste and unused materials, litter, dunnage, loose rock and all debris of any description resulting from the work. Hose down and scrub where necessary all new concrete and asphalt pavement and walks, and all existing concrete and asphalt pavement and walks damaged as a result of the work.

06 ROUGH CARPENTRY

1. SCOPE: Furnish all labor, materials, and equipment to perform all rough carpentry as shown on the drawings and specified herein.

Scope of Work Specified

Study working drawings, specifications and related work of other trades and with them coordinate work so form a completed job, avoiding inch duplication and confusion. Lay out all walls and installation all lines and levels.

Complete framing and carpentry work of wood, wood products, and erection of steel connections.

Furnish and install temporary ceilings, scaffolds, safety railings, platforms and scaffolding to OSHA Standards for the use of all trades.

Framing for doors, hollow and rough hardware.

Structural and architectural framing, sheathing and anchoring wood construction.

MATERIALS

Wood Dimensions and Grades Per Drawings
Lumber Type: STYLE (South Coast WCLIB, SC, or Pacific Coast WCLIB) Grade No. 2 Dimension Lumber, Kiln Dried, Surfaced on four sides for all exposed and concealed lumber.

Concrete work manner shall be 6 mil poly vapor barrier material installed.

Framing Hardware: Simpson Strong-Tie or equal as approved by Architect.

INSTALLATION, DECKING AND CONSTRUCTION

See Drawings and other sections. Coordinate the work of all subcontractors and trades.

Providing Decking, Furring, Free Decking and Non-Structural Elements:
See Drawings and other sections. Furnish and install furring and nailing rough for the equipment and/or material specified in other sections and items to be based upon manufacturer specifications and shall be installed in accordance with the same or better than the standard of quality specified in the Architectural Specifications. Furnish and install the structural accessories with the work.

SCOPE OF WORK -- OFFICE REMODELING SUITE "A"
NEVADA COUNTY SUPERINTENDENT OF SCHOOLS
January 31, 1995

Furnish and install work listed below and as shown on drawings of the Superintendents Office Suite "A" Remodeling Project. This is an interior remodeling project only. Contractor shall be responsible for any and all required work.

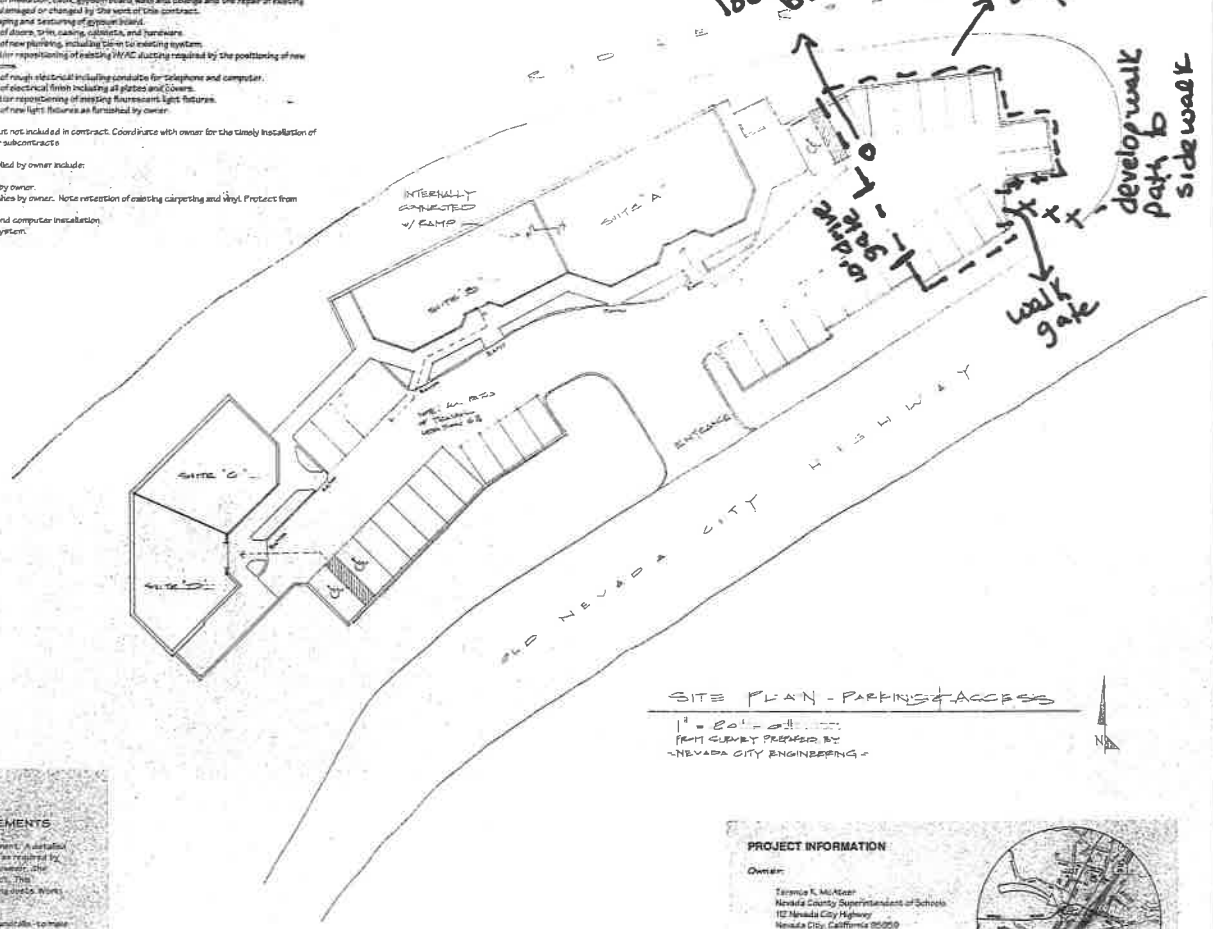
Work shall include the following

1. Required demolition, including entry into suite "B".
2. Removal, repair, and replacement of existing suspended ceiling where required.
3. Cutting and removal of existing carpet as needed to install new walls.
4. Construction of new partition walls.
5. Construction of ramp, handrails and ramp walls.
6. Installation of insulation, cavity, gypsum board walls and ceilings and the repair of existing walls where damaged or changed by the work of this contract.
7. Complete taping and sanding of gypsum board.
8. Installation of doors, trim, casing, cabinets, and hardware.
9. Installation of new plumbing, including tie-in to existing system.
10. Removal and/or repositioning of existing HVAC ducting required by the positioning of new walls and rooms.
11. Installation of rough electrical including conduits for telephone and computer.
12. Installation of electrical finish including all plates and covers.
13. Removal and/or repositioning of existing fluorescent light fixtures.
14. Installation of new light fixtures as furnished by owner.

Work shown of drawings but not included in contract. Coordinate with owner for the timely installation of owner supplied material or subcontracts

Work or items supplied by owner include:

- A All painting by owner.
- B All floor finishes by owner. Note retention of existing carpeting and vinyl. Protect from damage.
- C Telephone and computer installation.
- D Fire alarm system.



SITE PLAN - PARKING & ACCESS

1" = 20' - 0"
FROM CLIENT PREPARED BY
-NEVADA CITY ENGINEERING-

N

TITLE 24 and ADA ACCESSIBLE DESIGN ELEMENTS

The project consists of the remodeling of an existing commercial establishment. A detailed review of compliance with Title 24 and ADA standards has been completed as required by Title 24. In order to the existing facilities comply with current standards, however, the following listed work will be done as part of this tenant improvement project. This compliance upgrade work represents a minimum 20% of the total remodeling costs. Work includes the following elements:

1. Construction of an external ramp to Title 24 standards including handrails to make all facilities available to all employees.
2. The designation of one restroom in suite "B" and one restroom in suite "A" as handicap accessible men's and women's restrooms.
3. The installation of internationally recognized symbols and raised letter signage at all restrooms and designated handicap accessible entrances.
4. The removing of existing handicap parking stalls and walkways and the installation of directional signs indicating path of travel.
5. The installation of handicap accessible door handles on all interior doors.
6. The installation of a handicap accessible drinking fountain and on the staff lounge.
7. All new work complies with Title 24 and ADA standards and requirements.

PROJECT INFORMATION

Owner:

Teresa K. McAteer
Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Property Address

112 Nevada City Highway
Nevada City, California 95959

Assessor's Parcel Number: 35-210-52

Project Description

Square Footage: 2,660 SF
Occupancy: B-2
Construction Type: Type V - No hour
Project: Suite "A" tenant improvements. No structural changes

LOCATION MAP

REVISIONS	BY

BRUCE BOYD, AIA | ARCHITECTURE | PLANNING | CONSTRUCTION
11114 TOLLER FOOTE ROAD NEVADA CITY, CA 95959 (916) 265-5265

SITE PLAN & NOTES

Prepared for McAteer
Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Office Suite "A"
Interior Remodeling Project

SET 8

Date 1-30-95
Scale
Drawn BB
Job
Sheet 1
Of 3 Sheets

Assessor's Parcel #
35-210-52

Attachment 2

Vicinity and Public Notice Map

112 Nevada City Highway

Use Permit: Earle Jamieson School

Applicant: Superintendent of Schools

Noticed parcels within 300-feet of the project site

* Additional noticed parcels

Project site, 112 Nevada City Highway

300-foot radius boundary

NOTICE OF EXEMPTION

TO: ☐ **Office of Planning and Research**
1400 Tenth Street
Sacramento, CA 95814

☐ **Nevada County Clerk/Recorder's Office**
Environmental Filings
Eric W. Rood Administrative Center
950 Maidu Avenue, Nevada City CA 95959

FROM: City of Nevada City
317 Broad Street
Nevada City, CA 95959

Project Title: Earle Jamieson School Relocation

Project Location: Intersection of Ridge Rd. and Nevada City Hwy.; 112 Nevada City Highway; Latitude, Longitude: 39.2478, -121.0294

Project Location – City: City of Nevada City
Project Location – County: Nevada

Project Description: The Nevada County Superintendent of Schools is to proposing to operate an alternative educational program at an existing facility currently used as administrative offices. The administrative office use will no longer occur at the subject site. The school program serves a maximum of 20 students in grades 7 through 12. The school is administered by six staff members. The school will operate a traditional school calendar with 180 school days a year with hours from 8:00 a.m. to 2:00 p.m., Monday through Friday.

Name of Public Agency Approving Project: City of Nevada City

Name of Person or Agency Carrying Out Project: City of Nevada City

Exempt Status: (Check One)

_____ Ministerial (Section 21080(b)(1); 15268);
_____ Declared Emergency (Section 21080(b)(3); 15269(a));
_____ Emergency Project (Section 21080(b)(4); 15269(b)(c));
_____ General Rule Exception (14 CCR 15061(b)(3))
__X__ Categorical Exemption. Type and section number: Existing Facilities, §15301
_____ Statutory Exemptions. State code number:

Reasons why project is exempt: The CEQA Guidelines for Categorical Exemption §15301, "consists of operation, repair maintenance of existing public or private structures or facilities…involving no or negligible expansion of use beyond that existing at the time of the lead agency's determination." Consistent with this exemption, the school use will serve no more than 20 students and will have up to six staff members. The existing administrative use serves 26 employees along with ancillary school business stemming from the 30+ school facilities the Superintendent of Schools oversees. The parking requirement will be reduced from 36 spaces, originally required for the historic retail use, to 19 spaces, required to accommodate two teachers (2.25 spaces/teaching station), four additional staff (one space per additional staff member) and 20 students (50%). Staff is recognizing the reduction in the required parking as a reduction in the intensity of use for the site.

Lead Agency Contact Person: _____ **Number:** _____
Signature & Title: _____ **Date:** _____
☐ **Signed by Lead Agency** ☐ **Signed by Applicant** **Date received for filing:** _____

From: Rosalie Baker
To: Amy Wolfson
Subject: Fw: Resident - Rosalie Baker
Date: Wednesday, April 20, 2016 4:35:29 PM

---

first EMail sent without a period in the address.

On Wednesday, April 20, 2016 4:20 PM, Rosalie Baker <rosaliebryed@sbcglobal.net> wrote:

Re: Proposal to locate a Juvenile Delinquent Court School at 112 Nevada City Hwy, Nevada City, CA 95959

We reside at 16047 Kate Vincent Court, Nevada City, CA 95959, off Ridge Road and up the hill from the proposed school.

We are strongly opposed to the school relocating from McCourtney Road to a neighborhood location with many elderly and small children. We currently cope with a high school of students who travel down Ridge throwing trash as they speed by, hoping they will not kill our animals. I understand from neighbors that there is smoking, and more trash, on their Ridge Road properties by students from the 4 school locations.

The proposed students are on probation for reason(s) - many times for drugs or more serious offenses. Individually they might be ok. It is more probable that an offense would occur when there is a gathering such as at school. Federal and State laws, and lawyers, have taken away any authority educators had, so they cannot discipline or even stop a student from leaving the premise.

We travel and I do not wish to expose my property or animals, not to mention the devaluation of my home.

I understand establishing the school is a State of California mandate and not controlled by the County or City. However, what value is this school adding? There is 9 months to implant behavior modification, while daily this student returns to the same parents/home environment and after the school year to his/her previous school. While the program is state mandated, it seems the 2-1 student resources could be better used to educate those that want to learn.

We currently deal with the homeless just a short distance away, the Brunswick Basin issues and 3 other schools. Please do not add more for this neighborhood to cope with.

Our backgrounds: (1) I was in Human Resources management and later my own HR consulting business, and (2) Dr. Billerbeck was a practicing physcian.

After the April 19 meeting on this issue, I believe the instructors are quite dedicated and feel they can make a difference. I commend them but do not want this experiment near my home.

Thank you for your time and consideration of this issue while it is being reviewed.

Rosalie Jean Baker & Ralph Bryed Billerbeck (MD) 530 265-8350 or cell 530 559-0255

2. Multiply the number of classrooms by 1,000 square feet (this figure is based on a 960-square-foot classroom; the actual area is slightly more than 1,000 square feet with overhangs and circulation area included).
3. Divide this product by 43,560 square feet to determine the acreage.

Example:

1. Assume that 300 pupils are in grades one through three and that CSR is in effect for a class of 30 pupils per classroom, reducing the class size to 20 pupils per classroom. In practice class loading has varied widely - some classes numbered more than 30; some, less than 20. Prior to Senate Bill 50, the accepted loading standard for grades one through three was 97 percent of average daily attendance (a.d.a.), where a.d.a. was computed at 97 percent of enrollment. A class of 29 equals 29.9 enrollment. Therefore, for practical purposes, an enrollment of 30 is used in this example.)
   a. The regular educational program requires 10 classrooms (300 divided by 30).
   b. The CSR program requires 15 classrooms (300 divided by 20).
   Therefore, five additional classrooms are required.
2. Using the 2 to 1 ratio of developed ground area, multiply as follows:
   5 times 1,000 square feet times 3 = 15,000
3. 15,000 square feet divided by 43,560 square feet = 0.3 acre

Table 3 for kindergarten-through-grade-six schools has been revised to include an increase in area due to CSR for buildings and grounds and parking and roads. No revision is needed for kindergarten because acreage in that table is already based on the number of classrooms and can easily be added to acreage for grades one through three to give a total kindergarten-through-three figure.

Example:

Refer to Table 3. Assume 300 students are in grades one through three in a school where CSR is in effect. In the "251 to 300," 1.2 acres is indicated for the regular educational program on the "Building and grounds" line. On the line "Added acreage for buildings and grounds" for CSR, 0.3 acre is indicated. The added parking and roads acreage under CSR may be found in a similar manner. In this example the total acreage for grades one through three without CSR is in effect 2.8. The total acreage with CSR in effect is 3.2. (CSR has no effect on acreage for physical education.)

Data on schools with CSR in effect for grades six through twelve are shown in Tables 4, 5, and 6.

Land for Parking and Access Roads

Typically, areas for parking and bus loading, access roads, and fire and service roads are required of most schools. The minimum parking provided for a one-classroom school is generally space for five to six cars, or five parking spaces for the public and one space for the teacher. Parking areas for small schools are arranged so that these schools use a combined parking area and bus loading area. The minimum space required for this arrangement is about 0.3 acres plus 380 square feet for each auto stall and access roads.

Parking at elementary and middle schools. When this guide was first published, larger elementary schools and middle schools generally provided one and one-half parking spaces for each teacher and each staff member. Under the former formula, an 18-classroom elementary school would have parking for 18 teachers, one principal, one office support staff member, and ten extra spaces for visitors and teacher aides, or 30 spaces.

In recent years the number of teacher aides and other staff members has increased so that the former formula is outmoded. A more up-to-date formula that better reflects current practice would provide 2.25 parking spaces for each teaching station. This would include space for staff members and visitors. Under

this new formula an elementary school of 18 classrooms would have 40 parking spaces. These additional ten spaces are the minimum needed to accommodate the increased number of teacher aides, staff members, and visitors at schools today.

Required area for parking and buses. If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. A kindergarten-through-grade-six school requiring 30 parking spaces would therefore require about 15,000 square feet plus 11,400 square feet, or a total of 26,400 square feet. This total is approximately 0.6 acre. Included in this figure is the land around parking lots, the land between the parking lots, the turn-arounds, drop-off areas, service areas, and the frontal street. The parking acreage requirements developed for kindergarten and grades one through eight in any combination include those elements (see Tables 3, 4, and 5).

Student parking at secondary schools. Secondary schools generally provide additional land for student parking. This provision allows students who drive cars to park on the school site rather than occupy street parking throughout a neighborhood. When student parking areas are located to permit use by the public attending athletic events or community events, more land than is needed for student parking must be provided as determined by the capacity of the gymnasium, stadium, or auditorium. In the past many school districts provided student lots with a minimum parking capacity calculated on 50 percent of the school enrollment. Thus a high school of 2,000 students would provide parking for 1,000 cars at 380 square feet per car - an area of 380,000 square feet or about 8.7 acres of land - in addition to the space needed for staff and visitor parking. The number of students driving cars differs for each school, but this amount of land is usually adequate for all school purposes.

The recommended total area requirements for secondary school parking include student parking, staff parking, access roads, land around and between parking lots, turnarounds, drop-off areas, service areas, and the frontal street (see Table 6).

Back to top

Percentage Factor for Layout

Usually, it is not possible to lay out req[illegible] such as playfields, which [illegible]al dimensions and also critical relationships to other eleme[illegible]er plan, in such a w[illegible]ements fit together neatly as pieces in a jigsaw puzzle. Even[illegible]ssible, it would [illegible]able. Rectangular elements would require a rectangular site [illegible]sions. Any [illegible]ute of the site, such as trees or knolls, would be sacrificed. There would b[illegible]etween [illegible]y areas for safety lanes or buffer areas to permit large groups of children to mo[illegible]ery site should have free space for the small, undefined activities that invariably be[illegible] school is used. Outdoor instruction areas and nature study activities are valuable as [illegible]ren need garden spaces, digging areas, and other space for imaginative and creative pla[illegible]

The tables for determining site requirements [illegible] factor that takes into account the various requirements and permits the layout of th[illegible]his factor varies from 30 percent for very small schools to 10 percent for large [illegible] perc[illegible]varies because schools tend to grow and because the more elements th[illegible]ed on a s[illegible] is the efficiency possible in placing these elements within the site b[illegible]

How to Use the Table[illegible]uts

Key for Photos

01GENERAL CONDITIONS

1. CODES AND REGULATIONS: All work, materials, and equipment provided or installed by the Contractor shall conform to all latest adopted local and State codes, including the following:

   Uniform Building Code, 1991
   National Electric Code
   Uniform Plumbing Code
   Title 24 Energy Requirements
   Title 24 Handicap Accessibility Requirements

   The Contractor shall maintain a complete and up-to-date set of drawings and specifications on the job site.

2. EXAMINATION OF PREMISES: The Contractor shall examine the site and existing building before submission of a bid. No allowance will be made for lack of full knowledge of all conditions except such conditions as are undeterminable before commencement of work.

3. CONSTRUCTION PROCEDURE: Preconstruction conference. Prior to the start of construction a conference will be called for the purpose of reviewing the construction program with the Contractor. At this conference a detailed step-by-step procedure shall be agreed upon between the Owner, Contractor and Architect.

4. TIME OF COMPLETION: The work to be performed under this contract shall commence upon the signing of Agreement between Contractor and Owner and shall be completed within a period of 40 consecutive calendar days from the day of signing of the Articles of Agreement.

5. PROPERTY AND BUILDING LAYOUT: The General Contractor is responsible for layout of work and verification of benchmarks, establishment of finish floor building elevations, locating and being aware of all underground utility lines and improvements, preserving and protecting all existing stations in the area of construction and shall exercise proper precaution to verify figures and elevations.

6. WORKMANSHIP: It is the intent of these specifications to require that good neat and skillful workmanship be applied to all aspects of the work and that all materials and/or new or reused components to making a complete and finished job. A subcontractor proceeding with the work of another craft shall consider the acceptance of that prior work.

7. CLEAN-UP DURING CONSTRUCTION: It is required that the entire site be kept in a neat and orderly condition and the Architect may at any time during construction order a general cleanup of the premises as part of the work under this section.
   Dispose of waste, trash and debris in a safe, acceptable manner, in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Burying or such waste materials and debris on the site is not with prior written approval of the Architect.

8. FINAL CLEAN-UP: Also prior to final inspection, thoroughly clean the entire site of the work and put it into a neat, acceptable condition. Remove from the entire site all construction waste and unused materials. Repair damage, broken rock, and all stains of any description resulting from the work. Hose down and scrub where necessary all new concrete and asphalt pavement and walks, and all existing concrete and asphalt pavement and walks damaged as a result of the work.

06ROUGH CARPENTRY

1. SCOPE: Furnish all labor, materials and equipment to perform all rough carpentry as shown on the drawings and specified herein.

   Some of the items specified are:

   Study working drawings, specifications and related work of other trades and with them coordinate work to form a complete job, avoiding both duplication and omission. Lay out work and installation all lines and levels.

   Complete framing and carpentry work of wood, wood grounds, and wood trim of every description.

   Provide and maintain temporary braces, scaffolds, safety railings, platforms and scaffolding to OSHA standards for the use of all trades.

   Framing for doors, hollow and rough openings.

   Structural and architectural framing, blocking and anchoring wood construction.

07MATERIALS

Wood Grades and Species for Framing, Sheathing, Subfloor, Double Subfloor, Roof Decking, Stairs and Miscellaneous Carpentry shall be as specified on drawings and as required for compliance.

Wood to meet minimum standards of the only Home Owners Association.

Framing Lumber: Douglas Fir or Hemlock as approved by Architect.

08INSTALLATION, DECKING AND CONSTRUCTION

See Drawings and other sections. Coordinate the work of all subcontractors and trades.

Decking, Framing, Lintels, Fire Stopping and Non-Structural Framing:
The Owner and other sections of Purchase mechanical piping and ductwork must be fire resistant and/or material specified in the Uniform Building Code between different occupancies. In the information of all other sections of the contract, differing types and materials of joists, trusses, and other structural members shall be in approximate or exact conformance with the Uniform Building Code.

SCOPE OF WORK– OFFICE REMODELING SUITE " A "
NEVADA COUNTY SUPERINTENDENT OF SCHOOLS
January 31, 1995

Furnish and install all work listed below and as shown on drawings of the Superintendents Office Suite "A" Remodeling Project. This is an interior remodeling project only. Contractor shall be responsible for any and all required work.

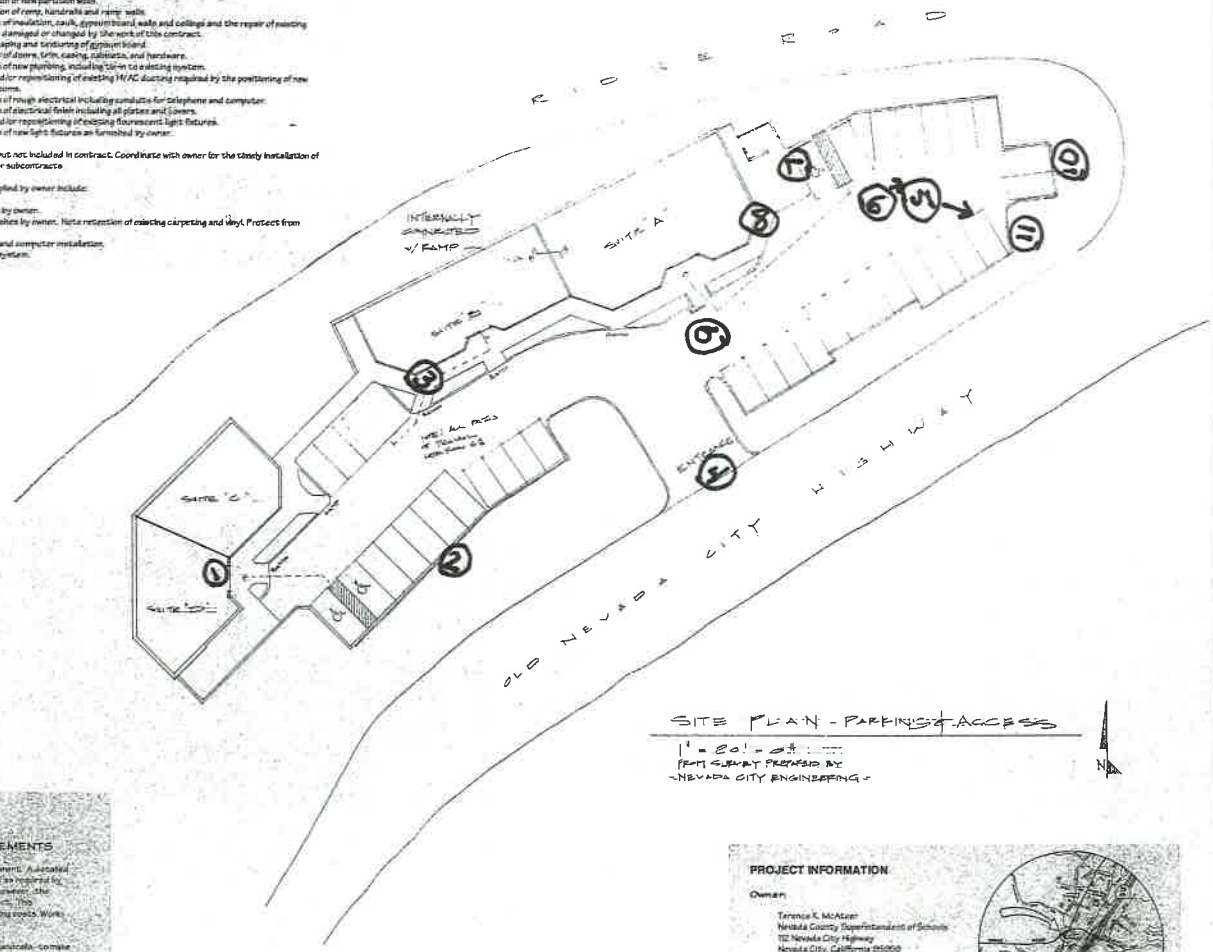
Work shall include the following:

1. Required demolition. Including entry into suite "B".
2. Removal, repair, and replacement of existing suspended ceiling where required.
3. Cutting and removal of existing carpet as needed to install new walls.
4. Construction of new partition walls.
5. Construction of ramp, handrails and ramp walls.
6. Installation of insulation, caulk, gypsumboard walls and ceilings and the repair of existing walls where damaged or changed by the work of this contract.
7. Complete taping and texturing of gypsum board.
8. Installation of doors, trim, casing, cabinets, and hardware.
9. Installation of new plumbing, including tie-in to existing system.
10. Removal and/or repositioning of existing H/AC ducting required by the positioning of new walls and rooms.
11. Installation of rough electrical including conduits for telephone and computer.
12. Installation of electrical finish including all duplex and jowers.
13. Removal and/or repositioning of existing flourescent light fixtures.
14. Installation of new light fixtures as furnished by owner.

Work shown of drawings but not included in contract. Coordinate with owner for the timely installation of owner supplied material or subcontracts.

Work or items supplied by owner include:

- A All painting by owner.
- B All floor finishes by owner. Note retention of existing carpeting and vinyl. Protect from damage.
- C Telephone and computer installation.
- D Fire alarm system.



SITE PLAN - PARKING & ACCESS
1" = 20' - 0"
FROM SURVEY PREPARED BY
NEVADA CITY ENGINEERING

TITLE 24 and ADA ACCESSIBLE DESIGN ELEMENTS

The project consists of the remodeling of an existing commercial establishment. A detailed review of compliance with Title 24 and ADA standards has been completed as required by Title 24. In general the existing facilities already with current standards however, the following items will be done as part of this tenant improvement project. The compliance upgrade work represents at minimum 50% of the total remodeling costs. Work includes the following upgrades:

1. Construction of an interior ramp to Title 24 standards including handrails, compact all facilities available to all employees.
2. The designation of one restroom in suite "B" and one restroom in suite "A" as handicap accessible men and women restrooms.
3. The installation of internationally recognized symbols and raised letter signage at all restrooms and designated handicap accessible entrances.
4. The retooling of existing handicap parking stalls and walkways, and the installation of directional signs indicating path of travel.
5. The installation of handicap accessible door handles on all interior doors.
6. The installation of a handicap accessible counter-top area in Office of Supt.
7. All new work complies with Title 24 and ADA standards and requirements.

PROJECT INFORMATION

Owner

Terence K. McAteer
Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Property Address

112 Nevada City Highway
Nevada City, California 95959

Assessor's Parcel Number 35-210-52

Project Description

Square Footage: 2,660 SF
Occupancy: B-2
Construction Type: Type V – No hour
Project: Suite "A" tenant improvements, no structural changes.

LOCATION MAP

REVISIONS	BY

BRUCE BOYD, AIA / ARCHITECTURE / PLANNING / CONSTRUCTION
5194 FILLEY ROSE ROAD NEVADA CITY, CA 95959 (916) 265-5356

SITE PLAN & NOTES

Nevada County Superintendent of Schools
112 Nevada City Highway
Nevada City, California 95959

Office Suite "A"
Interior Remodeling Project

SET 8

Date 1-30-95
Scale
Drawn BB
Job
Sheet 1
Of 3 Sheets

Assessor's Parcel
35.210.52

Attachment 7.1

①

Existing exterior lighting on eaves around building.

②

Existing exterior lighting in parking lot

③

Existing exterior lighting on eaves around building.

④

Existing entrance to parking lot

(5)

Existing exterior lighting to lower parking lot.

(6)

proposed walk gate and existing pathway to sidewalk

Proposed site of outdoor recreation area to include 6' chain link fencing, 10' drive gate, walk gate.

7

8

Existing Outdoor eating area to remain.

9

Existing parking lot

(10)

Existing signage to remain. Current sign will have "Earle Jamieson Educational Options" added.

(11)

existing bus stop

Current walking path to sidewalk and bus stop. Will add stepping stones and decomposed granite.