

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES
May 20, 2010**

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

ABSENT: None

CITY STAFF PRESENT: City Planner Cindy Siegfried

APPROVAL OF MINUTES: April 15, 2010

MOTION by Phelps, Second by Wright and **CARRIED** to approve minutes of April 15, 2010 (5-0).

HEARING FROM THE PUBLIC: Mr. Niel Locke, City Clerk and California Preservation Committee member, provided a “final report” on the recent conference. All reports are that members were very happy with the conference and a June 6th “decompression” meeting will be held to discuss the conference. Most members enjoyed Nevada City and learned a lot from the area. Chairman Sullivan stated he heard several positive comments from participants that visited his store. All Commissioners thanked Mr. Locke for his efforts and hard work in helping make the conference a success.

TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
 - a. California Preservation Foundation Conference Recap
City Planner Siegfried reviewed the two presentations given by staff and Commissioner Wolters and local architect Bruce Boyd and felt both were successful. She suggested showing the power point presentations at the June 17, 2010 Commission meeting.
 - b. New Signage installed at 711 Zion Street – Dr. Morrill, DMD - Planner Siegfried stated the new signage is up and is very attractive. The Commissioners agreed the sign is very nice and thanked Dr. Morrill for his working with the Commission.
 - c. Status of R3 zoning projects – Planner Siegfried stated the applications are moving along and hope to be before the Commission this summer.
 - d. Request for ARC member:
 - R3 rezoning applications – Commissioner Parent
 - Upcoming new home construction on North Pine – Commissioner Wolters

PUBLIC HEARING – USE PERMIT APPLICATION – Outside Historical District

1. Conditional Use Permit Application of Susan Murphy, DVM, to establish an Animal Hospital Clinic in the existing building located at 521 Searls Avenue, Nevada City. The property is zoned “LI” Light Industrial

Mrs. Lavonne Mullin, property owner, was present on behalf of Dr. Murphy. Planner Siegfried reviewed the staff report which included findings and proposed conditions of approval. Conditions include no outside kennel storage, and no boarding of animals will be permitted and an additional condition will be added stating: “All animal waste shall be disposed of in accordance with veterinarian practices.”

Mrs. Mullin reviewed the application, stating the business will be conducted inside the building and said Dr. Murphy has been a long-time resident and veterinarian. She felt this would be a good addition to the 7-Hills business district.

Chairman Sullivan opened the meeting for any public testimony.

Mr. Roland Schumacher, owner of 501 Searls Avenue, stated he and his wife had discussed some concerns with the City Planner about the project – namely, lighting issues but they can be resolved with Ms. Mullin directly. He was pleased there would be no outside kennels or boarding of animals. Ms. Mullin noted that the access to the business will be on the south side of the building, not near the Shumachers.

There being no further testimony, the public hearing was closed.

The Commissioners all agreed this building was a proper site for the proposed business. They also agreed that Condition #4 should be revised to require the applicant to return to the Commission with a sign application and no appoint a Liaison.

MOTION by Phelps, Second by Parent to approve the use permit application of Dr. Murphy, subject to the findings and conditions contained in the staff report dated May 7, 2010 with the amended condition #4 and additional condition regarding disposal of waste. Motion carried 5-0.

PUBLIC HEARING –General Plan Consistency Finding for City’s 5-Year Capital Improvement Plan

1. **CITY OF NEVADA CITY** – Public Hearing to review the City’s 5-year Capital Improvement to determine whether the Plan is in conformance with the city’s General Plan (Pursuant to Government Code Section 65403c.

Mr. William J. Falconi, City Engineer, reviewed the proposed Capital Improvement Plan. He stated the plan was similar to last year and the Commission needs to find that the plan is consistent with the General Plan.

The Commissioners asked several questions about various line items in the plan. Mr. Falconi stated that the City plans to install the Broad Street overlay this year as it was delayed last fall and this spring due to weather. He reviewed other projects that will occur and how they will be funded.

Minor amendments and corrections were made to the list, which the City Engineer will correct.

Chairman Sullivan opened the public hearing for any testimony and there being none, the public hearing was closed.

MOTION by Wright, Second by Phelps and unanimously carried, that the Commission finds that the Nevada City Five-Year Capital Improvement Program, as amended, is consistent with all elements of the Nevada City General Plan. Vote 5-0

PLANNING COMMISSION LIAISON REPORTS:

1. **203 South Pine Street – The Powell House** – Planning Commissioners John Parent and Greg Wolters – (This topic will be placed on each agenda and a report will be provided, if needed).

Commissioners Parent stated he and Commissioner Wolters and the City Planner met with architect Jeff Gold to review proposed minor changes to the building. The changes were minor in nature and approved by the Liaison committee with the exception of a proposed change to a sash window on the southeast side (middle floor) for ventilation purposes, and as required by the building code. The Committee agreed that the fixed single framed glass in the bay window should remain and the Committee relied on the Historic Building Code and the historic nature of the home. This ruling was noted on the plans for the County Building Department

information. A rendering of proposed colored stained glass was reviewed for the front door. The committee will continue to meet as needed and report to the Commission.

2. **524 Main Street - Liaison:** Commissioner Wright – Remodel of home/changes to deck and floor plan
Commissioner Wright stated a change was requested by the architect to the project and he approved of the change as it was on the back side of the home and minor in nature.

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

1. 410 Factory Street – Joe Megill – like-for-like partial siding replacement and flooring on front porch; repainting

CORRESPONDENCE: None

ANNOUNCEMENTS:

1. Design Guidelines Update: City Planner Siegfried suggested that the city's design guidelines be updated. The current guidelines are still quite appropriate but have invalid references (i.e. to a video at City Hall – which does not exist). She was hoping the Commission could review the guidelines, and hold public workshops to update the guidelines. She also suggested that photographs of buildings could be included as references that are compliant with the guidelines. This matter will be placed on a future agenda for discussion.
2. Historic Building Code: Planner Siegfried stated that reference to the historic building code was used with the Powell House update and that the Commission and staff could be better versed in the code. She will provide copies of the Code to the Commissioners. Commissioner Wolters has agreed to review the code and give the Commissioners a report of the contents of the Code and Planner Siegfried stated the County Building Official, Mr. Brian Washko, has agreed to talk to the Commission about the code. She will place this item on the Commission's July meeting of July 15, 2010.

INFORMATIONAL ITEMS:


1. City Manager's Report – April 28 2010
2. City Council Meeting Minutes – Meeting of April 28 2010

ADJOURNMENT: Motion made, Seconded and Carried to adjourn at 7:25 p.m. (5-0)



City of Nevada City

TO: Planning Commission

FROM: Cindy Siegfried, City Planner 

DATE: June 2, 2010

RE: Extension of Time Request for Architectural Review Approval for Candace Hansen new home, located at 377 Wyoming Road

The Planning Commission, on July 10, 2008, approved an architectural review application of Candace Hansen to construct a new, single-story wood-frame residence on her property located at 377 Wyoming Road.

Section 17.88.060(C) allows for extensions of time to be granted by the Planning Commission for “one year at a time, but not to exceed five years total from the original approval date.” The original approval was valid for two years, or until July 10, 2010. The Commission can grant an extension for one year, or until July 10, 2011. No further extensions could be granted after July 10, 2013.

Ms. Hansen cites the “economic constraints on the building sector, and the long winter weather” as reasons to support her extension request.

Attached is the extension application and the Commission’s July approval letter.

Enc.

RECEIVED

MAY 25 2010

City of Nevada City

CITY OF NEVADA CITY
PLANNING DEPARTMENT
317 Broad Street
Nevada City, CA 95959
(530) 265-2496

pd \$100
u# 398
JP

REQUEST FOR AN EXTENSION OF TIME

Extensions of time for tentative maps and other land use permits can be requested pursuant to County or State codes but they are not automatic – specific findings must be made in order to approve an extension, including zoning and General Plan consistency. Extension Requests must be filed with the Planning Department prior to the expiration date of your project.

Please type or print legibly in black ink

Site Address: 377 Wyoming Road APN# 05-130-18-000

Date of Approval: 7-10-09 Date Approval Expires: 7-10-10

Name of Applicant: CANDACE HANSEN

Mailing Address of Applicant: 437 ZION STREET

Telephone #: 265-3472 E-Mail: candygrams.hansen@gmail.com

Name(s) & Address(es) of Property Owner(s): _____

SAME AS ABOVE

Name & Address of Representative: _____

Telephone #: _____ E-Mail: _____

Street Address of Subject Property: 377 Wyoming Road

Reason Extension of Time is needed (be specific; if adequate justification is not provided your request can be denied): ^① ECONOMIC CONSTRAINTS

ON BUILDING SECTOR ^② LONG WINTER

CAUSES CONCERNS @ DISTURBING AND POTENTIAL RUN OFF PROBLEMS
^{SOIL}

Signature of Applicant: Candace Hansen Date: 5.25.10

Note: If the applicant is not the property owner, a Letter of Authorization is required.



City of Nevada City

July 11, 2008

Ms. Candace Hansen
437 Zion Street
Nevada City, CA 95959

RE: Architectural Review Application to construct a new, single-story wood-frame residence on property located at 377 Wyoming Road. The property borders Deer Creek and the residence will maintain the required 100-foot setback from the creek.

Dear Ms. Hansen:

The Nevada City Planning Commission considered the above referenced application at its July 10, 2008 meeting. At that meeting, **the Commission voted to approve your project as submitted, with the conditions stated in the staff report.**

You were also informed of the 15-day appeal period, during which time any person may appeal the Commission's decision (appeal deadline: July 25, 2008 at 5:00 p.m.).

You are reminded that there must be strict compliance with any and all conditions of approval. If you must make any modification to the approval as conditioned, please submit your request to City staff for further review.

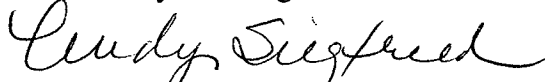
Failure to comply with all conditions of your approval may subject you to applicable enforcement measures, including abatement, penalties, removal of unlawful construction or citation, or a combination of these. Also, if construction approved by this planning approval is not substantially completed within two years of the approval date, an application for extension must be submitted before that date to avoid expiration of this approval.

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, please 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. In some instances, an additional signature from the Nevada City Fire Department will be required and if so, the City Planner will direct you to the City Fire

377 Wyoming Rd.

Department. After the City's review you may obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.

Nevada City Planning Commission



Cindy Siegfried, City Planner