

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES**

March 18, 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: February 18, 2010 **MOTION** by Phelps, Second by Wolters and **CARRIED** to approve minutes of February 18, 2010 (5-0).

HEARING FROM THE PUBLIC: No one was present to speak.

TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
2. Status of R3 zoning projects – Planner Siegfried provided an update on the two properties that are to be rezoned R3 and staff anticipates applications to be submitted by the end of this month.
3. Green Team Workshop – A workshop was held March 8, 2010 that was scheduled by the City Council to review ways to make Nevada City more sustainable. Next meeting is March 23, 2010 at 6:00 p.m. at City Hall.

SIGN APPLICATION / ARCHITECTURAL REVIEW – Inside Historical District

1. **300 Spring Street – Diana Vincent, Tenant**, prospective owner, including:
 - A. Sign Application for “High Camp Home” furnishing store
 - B. Architectural Review to repaint overhang, trim and base siding
 - C. Replace existing exterior lighting

Diana Vincent was present and reviewed the application to repaint the building and add new exterior lighting. The sign design and colors were discussed, with the Commission agreeing that those colors as presented in the application were appropriate for the building. All members felt this was an improvement to the building and this important entrance to the City.

Chairman Sullivan asked for any public comment and there was none.

MOTION by Phelps, Second by Wolters and **UNANIMOUSLY** approved to approve the application as presented. (5-0)

SIGN APPLICATION – Outside Historical District

1. **Sign Application of Dr. Frederick Morrill, DMD - 711 Zion Street- “Nevada City Professional Dental Care”**

Dr. Morrill was present and reviewed the history of how the sign was placed. He apologized for any error on his part however he relied on a sign maker who was not aware of Nevada City’s regulations and the need for prior sign approval. The sign was designed to reflect the area’s blue sky and the green mountains and he felt it was appropriate to our area.

Planner Siegfried provided a photo presentation of past area signage that was approved by the Commission and how that signage is low-key and more in keeping with the OP Office and Professional zoning district. The OP zone requires signs to meet the standards of the Historical District as far as colors, fonts and graphics.

The Commission reviewed the existing sign and Commissioner Phelps stated that the purpose of the OP zone is professional uses and not retail; therefore the signage is more to bring clients to their appointments rather than to shop. The Commissioners agreed that no ill-will was intended by Dr. Morrill and everyone was hoping to work together and create a sign appropriate for the area.

Commissioner Parent felt that the tooth in the sign is very appropriate and in keeping with the Design Guidelines which state graphics are to depict what the business is. He hoped the tooth was retained in the signage.

Chairman Sullivan felt that the signage was more modern and not necessarily something that would be seen in the Mother Lode era of 1849 to 1900.

There was no public testimony regarding this application.

It was agreed that a subcommittee should be created to work with Dr. Morrill to discuss various locations for the signage and to have the signage comply with the 24 square foot maximum limit. Dr. Morrill stated the building is actually two offices and requested he be allowed to have 48 square feet. Planner Siegfried read from the ordinance which states that any "one" business is allotted 24 square feet, however public entrances on two sides of the building may be treated as separate and may have 24 square feet per entrance. The Commission agreed this building does not fit that standard.

ACTION: Chairman Sullivan appointed Commissioners Greg Wolters and Bob Wright to meet with staff and Dr. Morrill to try and modify the signage to conform to the City sign standards. The matter will be continued to the meeting of April 15, 2010.

PUBLIC HEARING:

1. **Variance application for Wayne and Doris Whittlesey**, owners of property located at 207 Jordan Street, proposing to construct an addition of 625 square feet of new living space and an attached, 519 square foot garage to the existing residence. An Architectural Review Application and a tree removal application to remove two trees are included in the application.

Planning Commissioner Greg Wolters recused himself from this matter as he is the architect for the project. Commissioner Phelps recused herself from voting as she owns property within 500 feet of the property. Both Commissioners left the room.

Wayne and Doris Whittlesey were present and reviewed the project. Planner Siegfried reviewed the staff report, discussed the need and findings for the variance. Mr. Whittlesey reviewed the site plan, elevations and tree removal aspects of the project.

Chairman Sullivan opened the public hearing for any comment.

Mr. Ed Blanchard, owner of property at 210 Gethsemane and immediately adjacent to the Whittlesey's, stated he will be most affected by the project and construction, however was in favor of the project and urged the Commission to approve the variance.

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

The Commissioners asked various questions about the project and agreed this will improve this older home. This is a nice, historic neighborhood and this will enhance the area. The Commissioners agreed to the removal of the trees for the construction.

Chairman Sullivan appointed Commissioner Parent as a liaison to this project in the event minor changes are desired. Commissioner Wright was appointed as alternate liaison.

MOTION by Commissioner Parent, Second by Commissioner Wright to approve the variance application with the findings that other similar properties along Jordan Street have received variances as the homes were built within the setbacks prior to any setback standards. The Commissioners adopted the findings and conditions included in the staff report. Included in the approval are the architectural review and the tree removal. Motion Carried 3-0.

Commissioners Wolters and Phelps returned to the table.

SIGN REVIEW – Historical District:

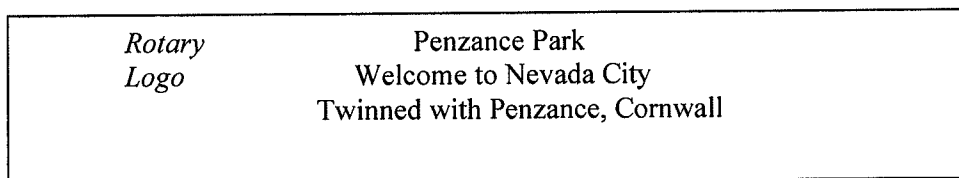
1. **Preliminary Sign Proposal of Rotary Club of Nevada City – Sacramento Street**
Proposed Review of Sign to be located in Penzance Park, off Sacramento Street, on City-owned Property – Recommendations to be forwarded to the City Council

Planner Siegfried reviewed the brief staff report prepared for this item. The Rotary Club is proposing a sign to be located on the City-owned property that has been called “Penzance Park,” on Sacramento Street, across from the Chevron gas station. The purpose of the sign is to welcome visitors to Nevada City.

The Rotary Club of Nevada City’s past projects have included cleanup of this property and they plan on adding improvements to enhance the property such as a retaining wall and landscaping. The Rotary Club has a work day planned in April to further clean up the park.

The plans submitted include construction of a retaining wall and location of a sign. Local stone mason, Dan Reinhart, has submitted a proposal for the sign construction which includes stone columns that will be 4 feet high with pressure-treated posts in concrete.

The sign application will be 2’ x 8” which totals 16 square feet. The sign will include the Rotary logo, state:



The Commissioners posed several questions about the project, including:

1. Has the park officially been named “Penzance Park?”
2. What are the planned uses of the park?
3. Is the site suitable for a park due to the steep slope and small area?
4. Is there a need for a welcome sign?
5. How is the property to be continuously maintained and by whom (Rotary?)

The Commissioners commented that Nevada City signage has historically been minimal and it has been the desire to not clutter the City with unnecessary signage. If the Council finds that a sign is desired at this

location, the Commission would be pleased to review the proposals and ensure conformance with the City's standards. It was noted that the access to this property is difficult given the traffic pattern in the area.

The Commissioners noted the property is within the "R1-HD-SC" Residential, Historical District –Scenic Corridor District and logos are not permitted in the Historical District. Therefore, the Rotary logo would not be permitted. The Commissioners agreed that perhaps a small plaque placed on or in the proposed retaining wall would be more appropriate acknowledgement of the Rotary's efforts.

The Commissioners agreed the word "twinned" should be "sister city with..." However, all stated the review was premature by the Commission and that the Council is the body that would provide them with direction to review any proposals on this property.

PLANNING COMMISSION REPORTS:

1. **203 South Pine Street – The Powell House** – Planning Commissioners John Parent and Greg Wolters, appointed as liaisons to the project, will provide a verbal status report on the project

Commissioners Parent and Wolters provided a very informative status update of the Powell House project. Commissioner Parent reviewed the following minor changes:

1. Addition of corner windows on the southeast side to match approved windows at the other three corners
2. Use of cement fiberboard shingle panels for the south end of the gable end of the building. North gable end will remain fish-scale redwood (sample provided at meeting)
3. Material for roof projections over the apartment doors on lower level of building to be flat copper or bronze metal roof rather than corrugated metal or corrugated glass
4. A wider vertical wood siding for the majority of the building will be used to create less visual shadow lines
5. Two drawings were reviewed: one being a reduced color drawing of the stained glass windows replacing the original windows that were vandalized when the building was unoccupied; and a depiction of the new pop-out corner window.

Commissioner Parent also provided a revised set of drawings for the Planning Department file and a letter from Jeff Gold, Architect, dated 3/8/10 discussing the changes.

The Commissioners appreciated the update and look forward to periodic reports.

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

1. 345 Nimrod Street- Dan Reinhart, owner – construction of 104 square foot utility structure; all materials to match existing second dwelling unit
2. 545 Main Street – Susan Zimmerman, owner – like-for-like roof replacement

Tree Removal

- 1 119 Parkside Place – Marisha Finkler, Owner – removal of cedar and oak trees due to causing damage or being diseased
- 2 212-220 Prospect Street – City of Nevada City, owner – removal of one 24-inch walnut tree due to being dead
- 3 329 South Pine Street – Mike Miller, owner – removal of one 18-inch cedar tree causing damage to retaining wall

CORRESPONDENCE: None.

ANNOUNCEMENTS: The Planning Commission meeting of April 1, 2010 will be cancelled and the next meeting will be held April 15, 2010.

INFORMATIONAL ITEMS:

1. City Manager's Report
2. City Council Meeting Minutes
3. Updated City Council/Commission/Staff directory information

ADJOURNMENT: Motion to adjourn the meeting at 8:07 p.m.