

**NEVADA CITY PLANNING COMMISSION  
SUMMARY MEETING MINUTES  
February 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, Park and Recreation Supervisor Dawn Zydonis

Chairman Sullivan opened the meeting by stating this is the "Year of the Tiger." The tiger represents strength, production and prosperity and he wished everyone a happy 2010.

**APPROVAL OF MINUTES:** January 21, 2010 **MOTION** by Wolters, Second by Parent and **CARRIED** to approve minutes of January 21 2010 (4-0) with correction to note Commissioner Phelps as being absent.

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome at this time, limited to three minutes. However, action or discussion by the Commission may not occur at this time. No one was present to speak.

**TRAINING/DISCUSSION:**

City Planner Reports

- a. Report on upcoming projects/applications

City Planner Cindy Siegfried stated staff is beginning working with the owners on the rezoning process to rezone two parcels within the City to the new "R3" High Density zone which was created as part of the Housing Element.

**LIAISON REPORT:** Commissioner John Parent reported on a liaison approval to the remodel project at 437 Broad Street. The owner (Mr. Sanchez), and the County Building Code, required a window change on the side of the home; he visited the site with the City Planner and provided approval.

**SIGN APPLICATION - Inside Historical District**

1. 201 Commercial Street – Bank of America, owner; Coast Sign, Inc., representative. Application to replace existing red color scheme of ATMs with bronze (champagne) color, no logo and no lighting.

Mr. Craig Gleason of Coast Sign, Inc., was present and reviewed the proposed sign application. The applicant, Bank of America (BoFA), is requesting approval to replace the existing 'signage' at the ATMs at the Commercial Street entrance to the bank. The existing ATM colors were installed as part of the BoFA updating program. However, once installed several complaints were received by staff. Staff contacted BoFA and stated an application would need to be filed with the Planning Commission due to being within the Historical District, to which BoFA promptly submitted an application.

The ATM replacement proposal includes:

- Replacement of the red ATM body color with a bronze "champagne" color

- The existing white “Bank of America” lettering will be changed to blue
- The “flag” BofA logo will be removed
- The ATM will become non-illuminated

Chairman Sullivan opened the meeting for any public testimony.

Laurie Oberholtzer, 310 Nevada Street, described the past Commission history in working with Bank of America for the various past approvals and appreciated the efforts in keeping the ATMs compliant with the historical district.

The Commission all expressed appreciation in working with BofA as they have always cooperated with the City and have modified their sign applications to be consistent with the Historical District standards. This application enables the existing ATM to conform to those standards.

**MOTION** by Wright, Second by Parent, and **Unanimously Carried (5-0)** to approve the sign application of Bank of American to change existing colors of ATM from red to bronze, to not contain any logos and no illumination.

#### **SIGN APPLICATION – Outside Historical District**

1. **400 Railroad Avenue – Robyn Adams, Owner – Sign application for “The Village” residential units at Northern Queen Hotel**

Ms. Robyn Adams, owner, was present and reviewed the proposed sign. “The Village” sign application proposes one sign made of wood, 60” x 48” in size, to be placed on the eastern side of the building (facing pool). The location of the sign would not be visible from the freeway, so the approval can be made at the Commission level.

The Planning Commission, On October 7, 2008, approved a use permit application for the owner of the Northern Queen Hotel for an occupancy change of one hotel unit to a hotel facility rented on a long-term basis to permanent or semi-permanent occupants. As part of that approval, the Planning Commission added a condition that any signage for the units be approved by the Commission or by the City Council if the signage is visible from the freeway.

Chairman Sullivan opened the meeting for any public testimony (which there was none).

**MOTION** by Phelps, Second by Parent, and **Unanimously Carried (5-0)** to approve the sign as presented.

#### **PUBLIC WORKSHOP**

1. **Hirschman’s Pond Vision and Planning Study, Dawn Zydonis, Park and Recreation Supervisor.**  
The City’s Recreation Committee has drafted a Vision and Planning Study for Hirschman’s Property. The document includes a vision statement, proposed development standards, suggested management practices for caring and preserving the property. The Commission will take public input and forward the information and comments to the City Council.

Ms. Dawn Zydonis, Park and Recreation Supervisor, provided a power point presentation and reviewed the staff report and proposed “Hirschman’s Pond Vision and Planning Study.” The document includes a vision statement, proposed development standards, and suggested management practices for caring and preserving the property.

Ms. Zydonis’ presentation included the history of the property and the creation of the study by the Recreation Committee. The Hirschman’s Pond property consists of several parcels owned and managed by the City of Nevada City, and is located just off Cement Hill Road, off Highway 49. The property is approximately 83

acres and contains a residence, a large pond and a proposed two-mile trail plan which will traverse the property.

Ms. Zydonis stated that City has vision for the property as being a passive use, and ideas for future improvements are included in the study. Those improvements would most likely be located near the entrance to the trail, off Cement Hill road, and would include restrooms, a meeting area and a viewing dock by the pond. City Planner Siegfried noted that these are ideas and not actual projects; that any such project would undergo environmental review and be heard by the Planning Commission and/or City Council.

Ms. Zydonis reviewed the proposed management practices which include fire hazard maintenance and non-native plant management, stating these plans still need to be developed.

In response to a question from Commissioner Phelps, Ms. Zydonis stated the trail is anticipated to be completed by June 30 of this year.

Chairman Sullivan opened the meeting for any public testimony.

Laurie Oberholtzer, 310 Nevada Street, provided past Council history and work in obtaining the property, noting the uses of the property were always to be passive. She applauded the work done to date by staff and the Committee. She was pleased with the study which will provide preservation of the site.

Richard Thomason, Robinson King Road, and one of the owners to provide an easement for the trail, was pleased with the plan. He discussed future bathrooms which, if left open 24 hours, can become a nuisance. He discussed the fire risk to the property and stated the pond is fed from the Red Hill Ditch, which is ¼ mile above the pond. The pond has a 10-gallon-per minute flow with the water being refreshed; however the water level drops during the summer by as much as 1 to 1-1/2 feet. He suggested adding more water from the Red Hill Ditch to supply the pond during the dry months. He also asked about maintenance of aquatic plants as he noted the cattails are encroaching and would require maintenance.

Eileen Jorgenson, Indian Flat Road resident, was pleased with the study and asked about the publicity of the trail and the property. Ms. Zydonis stated this trail project was not to be characterized as a 'destination' trail but more for the use of local residents and visiting public. Ms. Jorgenson discussed concerns with some homeless people living on the site, and had questions about the trail. Ms. Zydonis stated the workshop is not intended for comments on the trail but more for the vision and planning study. Ms. Jorgenson reviewed the trail configuration and asked about the signage and parking concerns.

Nancy Fedon, Nevada Street property owner, discussed the parking on the trail and the signage.

City Planner Siegfried stated a condition of the trail project was that any signage would be approved by the Planning Commission and that would come before the Commission in the future.

Gail McCellan, Indian Flat Road resident of 32 years, discussed the natural movement and flow of animals and wildlife and felt the trail should not extend into the Indian Trails development.

Ms. Zydonis read correspondence into the record received from:

1. Ray Bryars (discussing a future bridge, monitor and other artifacts)
2. Eric Jorgenson (trail concerns, woods and animal maintenance)
3. David Giguere (trail extension to the Rainbow Market on Hwy 49)
4. Friends of Deer Creek (fishing and minimal testing done on fish which indicates levels of mercury)
5. City Attorney Hal DeGraw (minor edits to the study)

Doug Roderick, area resident, discussed the trail within the project and the usage of NID water to residents and the pond. He discussed potential parking issues at the trailhead.

There being no further testimony, Chairman Sullivan closed the public testimony portion of the meeting.

The Commissioners had various comments, but all agreed and were pleased with the Vision and Planning Study. Commissioner Wright asked about a homeowners association which would monitor the parking within the subdivision. The Commissioners thanked Ms. Zydonis for an excellent job.

Ms. Zydonis further discussed the proposed rules and regulations and the management practices with the Commission.

In summary, Ms. Zydonis stated the main issues were:

1. Signage which would come back before the Planning Commission.
2. Bathrooms (usage and construction)
3. Water concerns of NID
4. Trail connectivity

**MOTION** by Wolters, Second by Phelps, and Unanimously Carried (5-0) to recommend staff proceed to present the Vision and Planning Study to the City Council, and add the comments provided at this meeting in the staff report.

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

**Minor Architectural Review**

1. 308 Main Street- Peter Parkhurst, Contractor – Replace 200-feet of roofing with like-for-like material
2. 506 Main Street – Greg Chapman, Owner – construct framed box for fireplace on side of home

**Tree Removal**

- 1 110 Orchard Street – Evans Phelps, Owner – Removal of a 20-inch Sequoia tree due to be dead or diseased

**CORRESPONDENCE:**

**ANNOUNCEMENTS:** Planning Commission meeting dates - March 4 2010 meeting canceled. Next meeting scheduled is March 18, 2010.

**INFORMATIONAL ITEMS:**

1. City Manager's Report
2. 2009 Year end Report on Planning Commission Activity
3. Strategic Planning Retreat results – January 26 2010

**ADJOURNMENT:** Motion by Phelps, Second by Wright and carried to adjourn the meeting at 7:40 p.m.