



# City of Nevada City

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**PLANNING COMMISSION AGENDA**  
**6:30 PM, THURSDAY, May 20, 2010**  
**Council Chambers – City Hall**  
**317 Broad Street**  
**Nevada City, CA 95959**

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**•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 telephone or in writing directed to the City Planner and should be made at least 72 hours prior to the meeting.

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### 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.*

**ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA.**

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**APPROVAL OF MINUTES:** April 15, 2010

**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.

### TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
  - a. California Preservation Foundation Conference Recap
  - b. New Signage installed at 711 Zion Street – Dr. Morrill, DMD
2. Status of R3 zoning projects
  - a. Request for ARC member

### 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

**NEVADA CITY PLANNING COMMISSION  
SUMMARY MEETING MINUTES**

**April 15, 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:** March 18, 2010 **MOTION** by Wright, Second by Wolters and **CARRIED** to approve minutes of March 18, 2010 (5-0).

**HEARING FROM THE PUBLIC:** Mr. Niel Locke, City Clerk and California Preservation Committee member, provided an in-depth status report about the upcoming May conference. He reviewed the publicity efforts and email “blasts” that will promote the conference. Volunteers are needed. The Commissioners thanked Niel for his information.

**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 stated the applications have been submitted at staff level; an ARC member will be needed and the Chair should appoint one at the May 20<sup>th</sup> meeting.

**SIGN APPLICATION – Outside Historical District – Continued from March 18 2010 Meeting**

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

Dr. Morrill was present and presented the revised signage which will be one sign, not to exceed 24 square feet in size, with a dark blue background and a tooth graphic. Commissioners Wright and Wolters met with Dr. Morrill on site after the last meeting to discuss modifications to the original proposed sign to become more compliant. The new signage, without the mountain graphics and the subdued colors, is much more in keeping with the zoning standards. Commissioner Parent appreciated the tooth graphic being kept in the sign. The Commissioners all stated they appreciated Dr. Morrill’s cooperation and working with the City standards.

**MOTION** by Commissioner Wright, Seconded by Commissioner Parent and Unanimously Carried to approve the revised signage as submitted by Dr. Morrill. (5-0)

**ARCHITECTURAL REVIEW – Outside Historical District**

1. 117 Grove Street – Jim and Claudia Jensen, Owners; Dave Mann, Architect/Representative  
Proposal to repair/replace materials on the front of the existing residence, including window replacement, siding replacement and adding roof over existing garage

Jim and Claudia Jensen, owners, were present as was their representative and architect, Dave Mann. City Planner Siegfried reviewed the staff report prepared for this project which included revisions to the front façade of the building only. Mr. Dave Mann provided a detailed presentation of the project and reviewed the materials, colors, etc.

Commissioner Phelps asked if “real rock” were to be used and Mr. Mann replied that yes, “real rock”, not synthetic, was going to be used. The Commissioners all agreed this is an old, very important street in Nevada City and appreciated the attention to details and materials such as the wood siding and windows, real rock, etc.

Mr. Mann reviewed the phases of the project with the front being completed first and the other elevations next. He reviewed the materials

Chairman Sullivan asked for any public comment and there being none, returned the matter to the table.

Discussion was held on the railing height and the UBC standard of 42 inches. The current railing is 24 inches in height and the Commissioners felt that the height should remain at 24 inches and that the historical building code should be utilized due to the age and character of the home.

Discussion turned to the posts where the plans indicated the two corner posts are turned and the others posts are square. It was agreed that the posts should all be consistent, whatever style is requested. The Commissioners suggested appointing a Liaison Committee who can assist in selecting the post style.

Commissioner Parent agreed this was a terrific project and plans. Commissioner Wolters and Wright agreed to act as liaisons.

**MOTION** by Commissioner Phelps, Second by Commissioner Wright, to approve the architectural review application as submitted and presented, with the railing height to remain at 24 inches, and with the materials being real wood siding and windows, and real river rock. Commissioners Wolters and Wright will act as Liaisons to the project and provide status updates on the project to the Commission and provide assistance to the owner for any minor changes and to review the style of posts. Motion Carried Unanimously (5-0)

The 15-day appeal period was cited.

**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) = **NO UPDATE**

**STAFF APPROVALS AND DETERMINATIONS – (for information only): No comment**

**Minor Architectural Review**

1. 221 Broad Street – Barbara Byers – Replace composition roof behind façade with corrugated roofing to match metal roofing in rear of building and approved in May of 1995 – roof not visible
2. 214 Church Street – Nevada County Historical Society – like-for-like deck replacement

**Tree Removal**

- 1 245 Brock Road – Erma Hunnicut, Owner – removal of two red oaks due to causing damage
- 2 221 Sacramento Street – Pete & Dawn Korber, Owners – Removal of several cedar trees due to causing damage or being hazardous
- 3 227 Sacramento Street – James Luckinbill, Owner – removal of three large cedar trees due to being hazardous and causing damage
- 4 305 Railroad Avenue – Stella Walcutt, Owner – Removal of two cottonwoods being dead or dying
- 5 132 Grove Street – Harlow and Martie Rothert, Owners – removal of one 13-inch maple tree causing damage to foundation – owner replacing tree

**CORRESPONDENCE: None**

**ANNOUNCEMENTS:** Discussion of Planning Commission meeting dates: Proposal to meet temporarily once a month, on the third Thursday

Planner Siegfried reviewed a memorandum to the Commission and discussion ensued on the remaining Commission meeting calendar and the amount of meeting cancellations due to lack of applications. . Since August of 2009, five meetings have been cancelled.

For a trial period, the Commissioners agreed to try meeting on the third Thursday of each month and plan to cancel the meetings held on the first Thursday. With a somewhat definite schedule, applicants and staff can plan accordingly. The next meeting would be May 6<sup>th</sup>, which would be cancelled and the following meeting would be May 20<sup>th</sup>.

**INFORMATIONAL ITEMS:**

1. City Manager's Report
2. City Council Meeting Minutes
3. OTHER

Commissioner Wright asked Planner Siegfried about monitoring of projects that have been approved and the owners' accountability to the approval. Planner Siegfried stated the Commissioner Liaisons are becoming more and more useful in assisting applicants and providing status reports to the Commission. Also, the City/County Building Department relationship is strong and their staff are most helpful to the City in providing assistance and issuing permits.

**ADJOURNMENT:** Motion made, Seconded and Carried to adjourn at 7:31 p.m. (5-0)