

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES**

August 5, 2010

Chairman Bob Wright opened the meeting at 6:30 pm.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

ABSENT: None

CITY STAFF PRESENT: City Planner Cindy Siegfried

APPROVAL OF MINUTES: July 15, 2010 – MOTION by Phelps, Second by Parent and Carried to approve the minutes of July 15, 2010. (Vote: 5-0)

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. None.

TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
 - a. Update of Design Guidelines – Scheduled for September 2, 2010 Commission Meeting
 - b. Review of Historic Building Code – Commissioner Wolters to review and report at Sept meeting. (Commissioner Wolters stated he would provide a report at the September 16, 2010 meeting.)
2. Status of R3 zoning projects –Public workshop at August 19 2010 meeting with adjournment to special meeting to visit sites (tentative scheduled for August 25, 2010 beginning at 10:00 a.m. at 646 Searls Ave.)
3. Strategic Planning Session Update - Commissioners and staff commented on the effectiveness of these sessions.

CONTINUED ITEMS:

ARCHITECTURAL REVIEW APPLICATION – Outside Historical District

1. **541 North Pine Street – Todd Wells, Owner - Proposed Architectural Review Application to renovate the front of the 1890's home by replacing windows and creating a new entry area**

Commissioner Phelps recused herself due to a potential conflict of interest and left the room.

Planner Siegfried updated the Commission on the project and provided revised elevations of the plans for the home's front porch, as well as a door schematic and window plans.

Mr. Andre Recko, contractor for the project, was present on behalf of Mr. Todd Wells. He stated the windows will be 'true divided lights' and reviewed the plans to re-use the original front door.

Commissioner Wolters stated he appreciated the turned posts and the windows. Commissioner Sullivan agreed.

In response to a question from Chair Wright, Mr. Recko stated the project will help return the home to its 1890 vintage by removing aluminum windows and by adding new, wooden windows and by keeping the door that was on the home when the owner purchased it.

There was no comment from the public.

MOTION by Parent, Second by Sullivan and **CARRIED** to approve the revised architectural review application of Mr. Todd Wells, subject to the condition that the applicant will provide a dimensioned floor and site plan for the file. Motion Carried 4-0 (Commissioner Phelps recused).

Commissioner Phelps returned to the table.

SIGN APPLICATIONS – Inside Historical District

1. **212 Church Street** – Sign Application for “Inlakesh” – Ken Teichmann, Solace Graphics – Representative – Request for two signs (No additional material submitted at time of agenda preparation)

Planner Siegfried stated the applicant did not contact her with any further information so it was agreed to remove this item from the agenda until information is submitted by the applicant.

2. **239 Commercial Street** – Sign Application for “Stik-It Kabob Restaurant” –Erica Robison, Owner

Ms. Erica Robison was present and reviewed the revised sign which included the graphics, or business symbol, of a kabob.

Commissioner Phelps stated the sign was “great” and Commissioner Sullivan stated it was “charming.” Commissioner Wolters suggested that more spacing be given between the two words and Ms. Robison said she would incorporate that suggestion into the final sign.

MOTION by Parent, Second by Phelps and **CARRIED** to approve the revised sign as submitted. Vote: 5-0.

NEW BUSINESS:

SIGN APPLICATION – Outside Historical District

1. **521 Searls Avenue** – Sign Application for “Four Paws Animal Clinic” - Susan Murphy, DVM, Owner (the Commission previously approved the Use Permit on May 20, 2010)

Mr. David Niedziejko was present on behalf of Dr. Murphy. The sign was reviewed by the Commission and it was suggested that the hearts be removed from the sign. Planner Siegfried stated the property is zoned “LB-SC” Local Business and within the Scenic Corridor and that the Commission recently approved the use permit for the business, with the condition that the signage be approved by the Commission.

It was the consensus of the Commission to remove the sign and to consider reducing the dark heavy line between “Four Paws” and “Animal Clinic” which would allow the red cross to be more dominant. The removal of the hearts would also make the sign “less busy” and easier to read.

The Commission asked the applicant to submit a revised sign to the City Planner for final approval.

MOTION by Phelps, Second by Sullivan to approve the sign for the Four Paws Animal Clinic with the removal of the hearts and the suggestion that the heavy black line between the words be reduced in size. The applicant is to submit the revised sign to the City Planner for final approval. Vote: 5-0.

PUBLIC HEARING – 215 WASHINGTON STREET – APPLICATION OF FOREST CHARTER SCHOOL, Peter Sagebiel, Representative

1. **Conditional Use Permit Application of Forest Charter School** proposing to lease the building at 215 Washington Street for use of K-8 support classes for a home school cooperative program called PACE. The site will be used three days per week from 9 a.m. to 2 p.m. The property is zoned “R1” Single-family Residential which allows “public, quasi-public uses with a conditional use permit.”

Mr. Peter Sagebiel, applicant, was present. Planner Siegfried provided a presentation on the application along with photographs, site plans and reviewed the staff report and proposed conditions of approval.

Mr. Sagebiel reviewed the school program, stating the hours will be from 9 a.m. to 1 p.m. and that the 6-8 grades will not be at the school on Mondays, which will result in 1/3 less students. In response to a question from Commissioner Parent, Mr. Sagebiel stated there will be three teachers and two assistants. The traffic pattern was reviewed and the history of the site which has been in school use since 1950's.

Chair Wright opened the meeting for any public testimony. There being none, the public hearing was closed.

MOTION by Phelps, Second by Sullivan and Carried to approve the use permit as submitted, subject to the findings and conditions stated in the staff report. Vote: 5-0.

PLANNING COMMISSION LIAISON REPORTS:

1. **203 South Pine Street – The Powell House** – Planning Commissioners John Parent and Greg Wolters – **Report on roof treatment**

Commissioner Parent reviewed the proposed roof treatment and a letter from owner Brad Croul dated August 4, 2010. Samples of the “Barkwood” colored composition roofing were provided; these will be used on the main roof and eave returns on the gable ends of the building. The original plan was to use charcoal comp shingles however the barkwood color will more closely match the cedar shingles recently installed on the corner bay projection windows and on the upper Pine St. facing balcony of the house.

2. **Liaison Reports** – Any reports if necessary – No further reports given.

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

1. 225-1/2 Broad Street – Oustomah Lodge #16 – Odd Fellows – like-for-like repainting
2. 111 Cottage Street – Cathy Jones – Owner – replace rear glass window with working windows
3. 410 Factory Street – Replace two wood windows with wooden sash in aluminum clad frame
4. 301 Sacramento Street – Tom Compton, Owner – like-for-like roof replacement
5. 700 Zion Street – Miners’ Clinic building – Gold Country Roofing (rep) roof overlay

Tree Removal

1. 516 Zion Street – Brian Stafford, owner – removal of large walnut tree due to obvious disease

CORRESPONDENCE: None.

ANNOUNCEMENTS: Next meeting will be August 19 2010

INFORMATIONAL ITEMS:

1. City Manager’s Report
2. City Council Meeting Minutes

ADJOURNMENT: Motion made, seconded and Carried to adjourn at 7:20 p.m.