

**NEVADA CITY PLANNING COMMISSION
SUMMARY MEETING MINUTES
June 17, 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: May 20, 2010

MOTION by Wright, Second by Parent and **CARRIED** to approve minutes of May 20 2010 with correction as noted by Commissioner Parent. (5-0).

HEARING FROM THE PUBLIC: Mr. Niel Locke, City Clerk and California Preservation Committee member, provided a summary of the recent conference. The participants were very happy with the results of the conference and the various venues. The evaluations submitted by participants resulted in a 4.74 rating with the range being 1 to 5 (5 being the best). The Commissioners thanked Niel and everyone involved with the conference for their hard work.

TRAINING/DISCUSSION:

City Planner Reports

1. Report on upcoming projects/applications
 - a. Update of Design Guidelines
 - b. Review of Historic Building Code
2. Status of R3 zoning projects – Possible workshop at July meeting
3. Notice of upcoming election for Chair and Vice-Chair at July meeting
4. Strategic Planning Session – July 27, 2010 – 8:00 a.m. to 4:00 p.m.

EXTENSION OF TIME REQUEST

1. Extension of Time Request for Architectural Review Approval for construction of new home, located at 377 Wyoming Road, Candace Hansen, Owner.

Planner Siegfried cited Municipal Code Section 17.88.060(C) which 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 owner is requesting an extension due to economic and weather constraints. No further extensions could be granted after July 10, 2013.

Motion by Phelps, Second by Parent to grant a one-year extension on the 2008 architectural review application as requested. The extension is valid until July 10, 2011.

SIGN APPLICATION – Inside Historical District

1. Valerie and Steve Moberg, Owners - 517 W. Broad Street – “*Broad Street Inn*”

Commissioner Phelps recused herself from this matter due to a possible conflict of interest and left the room.

Mr. and Mrs. Moberg were present and reviewed the two proposed signs as follows:

1. Sign #1 – A wooden, 24” x 36” one-sided sign to be placed above the porch as indicated on the attached photograph. The sign will be attached to existing eye bolts with hooks. (Total 6 square feet). Attached to the main sign will be a small 9” by 24” sign stating “Full” or “Welcome.” The sign will be also attached with eye bolts and hooks. (total 1.5 square feet)
2. Sign #2 – one 18” x 24” double-sided sign, to be located near the sidewalk on a white, wooden post. (Total 6 square feet)

The Commissioners discussed the sign and Commissioner Parent stated the sign should be at least 8 feet from the bottom of the sign to the porch floor for headroom. He also felt that perhaps the two signs might be excessive and that one might be sufficient but agreed to the proposal.

The Commissioners discussed the post that holds the sign at the sidewalk level and recommended that it be designed to reflect more of the home and the downtown area, and suggested matching the turned posts of the home. The Mobergs agreed with the ideas and the Commissioners recommended appointing a Liaison to the project. Commissioner Wolters volunteered to be the Liaison.

MOTION by Commissioner Parent, Seconded by Commissioner Wright and CARRIED (4-0) to approve the signage subject to the following conditions:

1. The owner shall review with the appointed Planning Commissioner Liaison (Greg Wolters) the design of the post to hold the sign at the sidewalk level.
2. The signage to be located at the porch shall have at least 8-feet of distance between the bottom of the sign and the porch floor.

Commissioner Phelps returned to her seat.

ARCHITECTURAL REVIEW APPLICATION – Inside Historical District

1. Nevada Theatre Commission – 401 Broad Street – Proposal to repaint doors and windows on front of building and change of colors on doors.

Ms. Jane Primrose, representing the Theatre, discussed the proposals to repaint the doors and windows of the Theatre with different colors. The base of the front door and windows will be “Montgomery White” and the winner panels are “cream custard,” with the trim being “cottage red.” Color chips are included with the packet as well as photographs showing the existing and new proposed colors.

The Commissioners discussed the display case on the front and Ms. Primrose stated it would be painted the same basic color scheme. The Commissioners agreed to appoint a Liaison and Commissioner Parent volunteered.

MOTION by Commissioner Wright, Second by Commissioner Phelps and CARRIED to accept the proposed application to repaint the front building windows and doors with the color scheme as proposed, and appointing Commissioner Parent to act as liaison and assist with any repainting of the display case. (5-0)

ARCHITECTURAL REVIEW APPLICATION – Outside Historical District

1. **325 Monroe Street - Proposed New Home Construction of Dave and Donna Bohegian, new owners (Bruce Ivy Construction, Representative)** - Architectural review application proposing construction of a new residence on property known as 325 Monroe Street, containing 0.52 acre. The proposed floor area is 3,214 square feet, and will be a two-story, wood-frame home, with an attached 605 square foot garage. The property is zoned “R1” Single-Family Residential and the new home meets and/or exceeds the setbacks. The driveway off Monroe Street was approved by the Fire Department and the City Engineer and has an average grade of 13%.

Mr. Bruce Ivy of Ivy Construction was present on behalf of the owners. City Planner Siegfried provided an extensive presentation describing the project materials, site plan and photographs of the site and adjacent homes in the area. Mr. Ivy discussed the materials to be used in the home which included local mine rock, energy efficient materials and wood windows. The roof will be a “cool roof” meaning it is lighter tones and efficient.

Mr. Ivy stated the home is sited outside of any steep slopes and reviewed the various topographical maps for this property and previous parcel map. Planner Siegfried stated staff first did not see the original layout of the home was located within steep slopes but when it was discovered, Mr. Ivy provided a redesigned home outside of steep slopes, and no variances are being applied nor would a variance most likely be granted. In response to a question from Commissioner Parent, Mr. Ivy reviewed the five trees to be removed due to the home site.

Chairman Sullivan opened the meeting for any public testimony.

Ms. Pat Bellini, adjacent property owner, stated she is immediately next door and her view would be of this home. She was supportive of the new home, had no problem with her new view of the home, and urged the Commission to approve the application.

Erin Robbins, area resident, stated she will be purchasing property in the neighborhood and was supportive of the application.

Planner Siegfried read into the record an email received from area resident Candace Hansen who requested that balloons be flown to indicate the height and footprint of the home. Her email was distributed to the Commissioners, the applicant and the file and she had concerns with the mass and scale of the home.

Planner Siegfried also stated she had discussions with area resident Gary Johnson of Drummond Street, who had come into City Hall, reviewed the original and revised plans and called to state he had no objection to the new plan. He earlier concerns were with mass and scale.

There being no further testimony, Chairman Sullivan closed the public hearing.

The Commissioners discussed the possibility of flying balloons and Mr. Ivy stated he would be willing to do that, but suggested if this is something regularly required then the applicant should be made aware of this in the beginning of the process. Planner Siegfried agreed.

It was agreed that Mr. Ivy would fly the balloons to indicate the roof peak but that this was a recommendation and not a condition of approval. The Chair appointed Commissioner Wright to act as Liaison for this project. The Commissioners stated the approval would be for the revised plan which is for a 2591 sq. ft. home with a 522 sq. ft. garage.

MOTION by Commissioner Wright, Second by Parent, to approve the application of Dave and Donna Bohegian, as represented by Mr. Ivy, and submitted in the revised application. **Vote: 4-1** (No Commissioner

Phelps). Commissioner Phelps stated she voted no because she would have liked to continue the matter and have the balloons flown during that time.

Mr. Ivy thanked the Commissioners for their efforts and time.

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)
Commissioner Parent and Planner Siegfried provided an elevation showing the retaining wall to be built with the existing rock. The Commissioners approved the elevation and pleased that it contained as much of the existing rock as possible. The height of the wall will accommodate the neighbor's wishes and their view.
2. **Liaison Reports** – Any reports if necessary
3. **Appointment of Staff Liaison** – Planner Siegfried stated she would like to call on various Commissioners to approval staff-level applications when needed.

STAFF APPROVALS AND DETERMINATIONS – (for information only):

Minor Architectural Review

1. 517 Gethsemane Street – Gary Balch, Owner – Notice of interior work only – informational only
2. 156 Park Avenue Extension – Jason Maier, Owner – like-for-like roof replacement
3. 801 Zion Street – Mike Luzmoore, Owner – Roof replacement of comp shingles with color change from brown to gray

Tree Removal

1. 119 Martin Street – removal of one, 80-inch cedar (approved pursuant to arborist report) and four cedars (8-inches to 14-inches) due to causing damage to foundation of home.
2. 326 Nile Street – Jean Creasey – Removal of one 31-inch cedar tree due to causing damage to home (submitted with note from arborist)
3. 206 Providence Mine Road – Michael Corless, Owner – removal of one dead 20-inch oak

CORRESPONDENCE:

ANNOUNCEMENTS: Review of Power Point Presentations of California Preservation Foundation Conference (1. *Preservation Planning in a Low Budget Environment* and 2. *Sign, Sign, Everywhere a Sign*)

INFORMATIONAL ITEMS:

1. City Manager's Report – May 12 2010
2. City Council Meeting Minutes – April 14 2010 and May 5 2010

ADJOURNMENT: Motion made, Seconded and carried to adjourn at 8:13 p.m. Next meeting July 15 2010