



# City of Nevada City

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TO: Planning Commission

FROM: Cindy Siegfried, City Planner *CS*

DATE: June 30, 2010

RE: 106 Gold Tunnel Drive -- Extension of Time Request for Variance  
Approval of August, 2008 for proposed remodel and addition to existing  
residence, **David and Julie Bernard, Owners**

The Planning Commission, on August 14, 2008 approved a variance and architectural review application of Mr. and Mrs. Bernard, for a remodel and addition project to the existing home at 106 Gold Tunnel Drive.

Zoning Ordinance Section 17.88.060(C) 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 August 14, 2010. The Commission can grant an extension for one year, or until August 14, 2011. No further extensions could be granted after August 14, 2013.

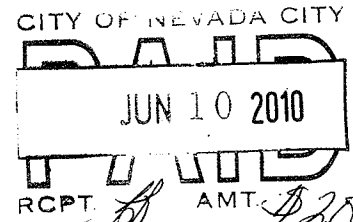
The owners' representative, Mr. Bruce Boyd, will be present at the meeting to answer any questions. Attached are the extension request and the Commission's August 2008 approval letter.

Enc.

BRUCE E. BOYD ARCHITECTS & PLANNERS  
17894 TYLER FOOTE ROAD  
NEVADA CITY CALIFORNIA 95959  
530 - 265 - 5280 BEBOYD@MAC.COM

June 9, 2010

Cindy Siegfried  
City Planner  
City of Nevada City  
317 Broad Street  
Nevada City CA 95959



RCPT. *[Signature]* AMT. \$200.00  
ck# 1429

Request to extend a currently approved Variance  
106 Gold Tunnel Road  
Nevada City CA 95959

Dear Cindy,

The Owner of this property, David Bernard, requests that the City extend the variance granted to this project last year.

Please find enclosed a check for \$200.00 to apply for this variance extension request.

I, as the Owners representative on this project will attend the Planning Commission meeting to answer any questions regarding this request.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Bruce Boyd".

Bruce Boyd  
Project Archtiect

August 18, 2008

David and Julie Bernard  
591 Spruce Street  
San Francisco, CA 94118

**RE: 106 Gold Tunnel Drive – Variance application and Architectural Review application of David and Julie Bernard for a proposed remodel and addition to an existing residence. Assessor’s Parcel Number 05-110-11. Bruce Boyd, Architect and Representative.**

Dear David and Julie:

The Nevada City Planning Commission considered the above referenced application at its August 14, 2008 meeting. **At that meeting, the Commission voted to approve the project as presented with the conditions of the City Planner and Fire Department stated in the staff report, and a roof pitch of 8:12 if the client so chooses.**

There is a 15-day appeal period, during which time any person may appeal the Commission’s decision (appeal deadline: August 29 2008 at 5:00 p.m.).

**You were also reminded that there must be strict compliance with any and all conditions of approval. If you must make any modification to the approval as conditioned, please submit your request to City staff for further review.**

Failure to comply with all conditions of your approval may subject you to applicable enforcement measures, including abatement, penalties, removal of unlawful construction or citation, or a combination of these. Also, if construction approved by this planning approval is not substantially completed within two years of the approval date, an application for extension must be submitted before that date to avoid expiration of this approval.

Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, please submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures. In some instances an additional signature from the Nevada City Fire Department will be required, and if so, the City Planner will direct you to the City Fire Department. After the City’s review you may

obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.

Nevada City Planning Commission

Cindy Siegfried, City Planner

CC: Bruce Boyd

Bruce Boyd  
17894 Tyler Foote Road  
Nevada City CA 95959




# City of Nevada City

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TO: Planning Commission

FROM: Cindy Siegfried, City Planner

DATE: June 30, 2010 

RE: **229 Bridge Street** – Extension of Time Request for 2008 Architectural Review Approval for proposed remodel to existing residence, David and Susanna Petty, Owners.

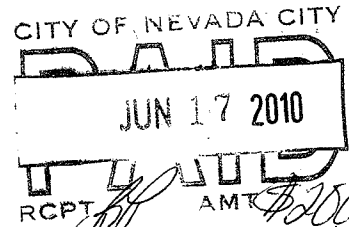
The Planning Commission, on July 10, 2008 approved an Architectural Review Application for a remodel and addition to the existing home at 229 Bridge Street, owned by David and Susanna Petty.

Zoning Ordinance Section 17.88.060(C) 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. Because the extension request was submitted prior to July 10, 2010, the Commission can act on the request and can grant an extension for one year, or until July 10, 2011. No further extensions could be granted after July 10, 2013.

Attached is the extension request and the Commission’s July 2008 approval letter.

Enc.

CITY OF NEVADA CITY  
PLANNING DEPARTMENT  
317 Broad Street  
Nevada City, CA 95959  
(530) 265-2496



Handwritten: \$200 -  
Ch #36946

Filing Fee: \$ 200.00

**REQUEST FOR AN EXTENSION OF TIME**

Extensions of time for tentative maps and other land use permits can be requested pursuant to County or State codes but **they are not automatic** – specific findings must be made in order to approve an extension, including zoning and General Plan consistency. Extension Requests must be filed with the Planning Department prior to the expiration date of your project.

*Please type or print legibly in black ink*

Site Address: 229 BRIDGE STREET APN# 05-140-12

Date of Approval: JULY 2008 Date Approval Expires: JULY 2010

Name of Applicant: DAVID PETTY

Mailing Address of Applicant: 229 BRIDGE STREET

Telephone #: 530-362-0812 E-Mail: DAVID@CDCON.COM

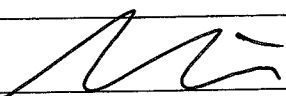
Name(s) & Address(es) of Property Owner(s): DAVID + SUSANNA  
PETTY

Name & Address of Representative: NONE

Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Street Address of Subject Property: 229 BRIDGE STREET

Reason Extension of Time is needed (*be specific; if adequate justification is not provided your request can be denied*): ECONOMIC HARSHIP

Signature of Applicant:  Date: 06-15-10

*Note: If the applicant is not the property owner, a Letter of Authorization is required.*

July 11, 2008

Dave & Susanna Petty  
229 Bridge Street  
Nevada City, CA 95959

**RE: Application proposing a remodel and addition to the existing 1,700 square foot residence located at 229 Bridge Street by adding 1.073 square feet.**

Dear Dave and Susanna,

The Nevada City Planning Commission considered the above referenced application at its July 10, 2008 meeting. **At that meeting, the Commission voted to approve the project as presented, including all conditions in the staff report, plus the following conditions:**

1. All windows will be trimmed out with detail to match early photos of the residence, thus ensuring historical correctness and consistency; photos to be submitted by applicant to the City Planner.
2. An arborist report will be submitted to the City Planner and reviewed by the Commission liaison to ensure the health and well-being of the large oak tree on the west side, with possible review by the full Commission.
3. Commissioner Wolters to be the project liaison

At that time, you were informed of the 15-day appeal period, during which time any person may appeal the Commission's decision (appeal deadline: July 25, 2008 at 5:00 p.m.).

**You were also reminded that there must be strict compliance with any and all conditions of approval. If you must make any modification to the approval as conditioned, please submit your request to City staff for further review.**

Failure to comply with all conditions of your approval may subject you to applicable enforcement measures, including abatement, penalties, removal of unlawful construction or citation, or a combination of these. Also, if construction approved by this planning approval is not substantially completed within two years of the approval date, an application for extension must be submitted before that date to avoid expiration of this approval.

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approval and will require their signatures. In some instances, an additional signature from the Nevada City Fire Department will be required and if so, the City Planner will direct you to the City Fire Department. After the City's review you may obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.

Nevada City Planning Commission

Cindy Siegfried, City Planner

CC: Richard Baker, Sitrine Architecture