



City of Nevada City

**Meeting of
ADVISORY REVIEW COMMITTEE
MONDAY, November 21, 2011 – 10:00 A.M.
City Hall Council Chambers, 317 Broad Street
Nevada City CA 95959**

Notice is hereby given that the Advisory Review Committee will hold a meeting on **Monday, November 21, 2011 at 10:00 a.m. at City Hall**, 317 Broad St. in the Council Chambers, Nevada City, California, to review the following application:

ADDRESS: 700 Zion Street – Nevada City, CA

PROJECT: Use Permit to establish a school classroom in an accessory detached building, to convert an existing garage into a Pancha Karma (clinical) use, and create a dormitory area within the main building to house up to 5 occupants. Architectural review includes the installation of a vinyl casement window on the back (west) side of the main building.

**OWNER: Dr. Marc Halpern, Calif College of Ayurveda
Gregory J. Wolters, Architect, Representative**

APPLICATION: The Use Permit application proposes establishing three uses to be incorporated into the existing California Ayurveda operations, as follows:

1. To establish a school classroom in an existing detached building, with a maximum occupancy of 33 students
2. To convert an existing garage use into a clinical use (Pancha Karma) to house a patient and therapist.
3. To incorporate a dormitory use inside the main structure to house not more than 5 students/occupants.

The main structure will continue to contain the clinical and administration areas for the California College of Ayurveda, including an ongoing yoga classroom area.

The project includes an Architectural Review application proposing to install a vinyl casement window on the back side of the main building, where a window was previously utilized.

The property contains 52 parking spaces and a parking plan has been submitted, indicating sufficient parking is available for the uses. The property is zoned "OP" Office and Professional.

Environmental Determination: Staff recommends the project to be exempt from environmental review pursuant to Section 15303(c) of the California Environmental Quality Act Guidelines, "New Construction or Conversion of Small Structures."

A copy of the proposed use permit application and City staff report is on file and available for review at City Hall and at the City's website (www.nevadacity.ca.gov - Planning Department site).

Notice is further given that written comments on this project may be filed with the City Planner during regular working hours at City Hall, 317 Broad Street, Nevada City, California or prior to or during said meeting. **If you challenge** the Advisory Review Committee's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City Planner at or prior to the meeting.



Cindy Siegfried, City Planner

10/31/11
Date