

RECEIVED

AUG 19 2022

CITY OF NEVADA CITY

Argument Against Measure W

Measure W would over-regulate homeowners and make us a less vibrant community. Measure W would make it difficult for homeowners to afford to care for and protect their property investment. It would overregulate exterior home improvements, making repairs more expensive. It would subject Nevada City homeowners in residential neighborhoods to strict historical preservation rules by placing most of our town in a new, virtually all-encompassing Historic Neighborhoods District (HND). Homeowners in this new district will need to apply for architectural review permits and receive Planning Commission approval for any exterior improvements, such as changing windows, new siding or adding solar. There will be lengthy planning commission hearings with no clear guidelines - we have all seen this arbitrary and capricious process in action (which resulted in the loss of two buildings downtown due to fire). The City Council majority could expand the HND boundaries at any time without voter approval. Not only can future City Council majorities add additional neighborhoods at their whim, three council members can also make HND preservation policies even more restrictive. Measure W proponents say our town will be overrun with new development because of Senate Bill 9, the California HOME Act. Measure W supporters fail to mention that because of its owner-occupancy requirement, SB9 benefits homeowners, and homeowners alone - not institutional developers. Projects must follow all existing local development standards. After your home is placed in the new HND, what if you want to harden your home's exterior for fire safety? Many home-hardening exterior materials currently don't meet historical guidelines. This initiative will make it difficult for those who love their home to do the right thing to care for and protect their property, community, and investment.

Measure W is misleading - Vote No to Keep Nevada City Vibrant