

A total of 368 Nevada City voters signed the Historic Neighborhoods District petition. They understood its very simple goal: Maintain the existing zoning densities and design review process that have kept our neighborhoods desirable for decades.

The opponents are trying to confuse voters with scare tactics and statements that are simply not true. There are NO NEW REGULATIONS and NO NEW COSTS to homeowners in the proposed Historic Neighborhoods District (HND). It uses the State's own legal exemption for Historic Districts to achieve this.

Now and before the State SB9 mandate, all homeowners in Nevada City received planning commission review for certain home renovations under established zoning and design guidelines.

None of that has changed. For routine renovations, the same rules will still apply in the HND and throughout the City.

However, under the State mandate, single-family homeowners can conduct a major SB9 project with little review and no public comment - they can split their lot and build 3 more primary homes (never allowed in the past). Before SB9 this would not have been allowed without a significant zone change from R-1 Single-Family to R-3 Multi-Family because of the quadrupling of density.

THESE are the changes that occurred, and they came from the State.

Information to the contrary presented by opponents of Measure W continue to be false regardless of how often it is repeated.

By simply continuing our long-standing rules, the HND protects our historic neighborhoods, so important to Nevada City's small-town character and economy.

Please vote Yes on W.