

What problem is so serious that only a general plan amendment transforming virtually the entire town into a “Historic Neighborhood District” (HND) can save us? Simple: there isn’t one.

SB9 is California’s effort to make it easier for property owners to expand housing options. It’s been the law since January 1st, but as of now (late August) it hasn’t resulted in even one lot-split project submitted to the City.

For good reason: property owners can spend small fortunes to split parcels and build only four units total — if that’s even realistic, given the specific property. And developers aren’t swooping on lots for SB9 splits, because of its three-year owner-occupancy requirement.

Measure W’s proponents say they want to “Take back local control” — and turn it over to the Planning Commission and City Council. But what happened to individual homeowner control? Measure W strips it, and the Council can expand the HND even more.

The proponents want you to fear unlimited lot splits and the ruination of our historical architectural heritage. The Municipal Code has many architectural review guidelines in place to prevent this from happening.

Our neighborhoods are just that: neighborhoods! They weren’t intended to become historical museums. To call them “historic districts” — just to bypass state law — is ridiculous and wrong.

Measure W is unnecessary and complex. Voting Yes means the entire package becomes law; so be sure to study all 23 pages:

<https://www.nevadacityca.gov/files/documents/NevadaCityHistoricNeighborhoodsDistrictInitiative1338040331070722PM.pdf>.

Then:

Keep Nevada City vibrant!
Vote No on W!