



# City of Nevada City

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PLANNING COMMISSION AGENDA  
THURSDAY, MAY 21, 2020 1:30 PM  
Council Chambers – City Hall  
317 Broad Street - Nevada City, CA 95959

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## •AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

**AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. •**If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. •**Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

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### Mission Statement

*The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.*

**In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the City of Nevada City, Planning Commission Members may attend this meeting telephonically.**

**1. You are strongly encouraged to observe the Planning Commission meetings live on PUBLIC TELEVISION CHANNEL 17, ONLINE AT THE CITY'S WEBSITE [WWW.NEVADACITYCA.GOV](http://WWW.NEVADACITYCA.GOV), or Nevada City Public Meetings-YouTube Channel or at [HTTP://NEVCO.GRANICUS.COM/PLAYER/CAMERA/2?PUBLISH\\_ID=7](http://NEVCO.GRANICUS.COM/PLAYER/CAMERA/2?PUBLISH_ID=7)**

**2. If you wish to make a comment on a specific agenda item, please submit your comment via email to the City Manager at [Amy.Wolfson@NevadaCityCA.gov](mailto:Amy.Wolfson@NevadaCityCA.gov).**

**Comments will be accepted at the email provided until 2pm the day of the meeting PLEASE INCLUDE THE AGENDA ITEM NUMBER AND LETTER IN YOUR SUBJECT LINE. For comments during the meeting subscribe to the City's youtube channel Nevada City Public Meetings and submit your public live during the meeting. Please limit to 200 words or less. Every effort will be made to read your comment into the record, but some comments may not be read due to time constraints.**

**3. In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at (530) 265-2496 x133. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance.**

**The City of Nevada City thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.**

### PLEDGE OF ALLEGIANCE

**ROLL CALL** Chair Josie Andrews, Vice-Chair Jason Rainey Commissioners, Peter Van Zant, Stuart Lauters, and David Bohegian

### APPROVAL OF ACTION MINUTES

1. April 16, 2020 Meeting

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

**SIGN APPLICATION**

None

**TREE REMOVAL**

2. 357 Nile Street- After the fact Mitigation Determination (*Continued from April 16, 2020*)
3. 215 Prospect Street – four trees
4. 544 Coyote Street – six trees
5. 214 Park Avenue – four trees

**ARCHITECTURAL REVIEW**

6. 212 South Pine- New Paint Color (trim)
7. 210 Gethsemane- Garage demolition and arch review

**PUBLIC HEARING**

None

**CANNABIS BUSINESS APPLICATIONS**

None

**PLANNING COMMISSION LIAISON REPORTS** –Previously approved projects – **informational only**

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

- 227 Sacramento Street – Generator
- 517 Jordan - Reroof
- 208 Clay Street – new ADU
- 436 Clay Street – Generator
- 355 Nile Street – Generator

**CORRESPONDENCE:**

**ANNOUNCEMENTS:**

- Schedule ARC for affordable housing project
- Next Regular Meeting – May 21, 2020

**ADJOURNMENT**



# City of Nevada City

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PLANNING COMMISSION ACTION MINUTES  
THURSDAY, APRIL 16, 2020 1:30 PM  
Council Chambers – City Hall  
317 Broad Street - Nevada City, CA 95959

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**•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE**

**AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

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**Mission Statement**

*The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.*

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chair Josie Andrews, Vice-Chair Jason Rainey Commissioners, Peter Van Zant, Stuart Lauters, and David Bohegian

**APPROVAL OF ACTION MINUTES**

1. March 19, 2020 Meeting  
PUBLIC: None  
MOTION BY D. Bohegian to approve as presented  
SECONDED BY J. Rainey  
VOTE: 5 ayes/ 0 noes, motion carries

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

**SIGN APPLICATION**

None

**TREE REMOVAL**

2. 421 Nevada Street- one ponderosa pine, one cedar  
PUBLIC: None  
MOTION BY S. Lauters to approve as presented  
SECONDED BY P. Van Zant  
VOTE: 5 ayes/ 0 noes, motion carries
3. 632, 634, 636 Zion Street - two maples, three cedars, two walnuts on three properties  
PUBLIC: None  
MOTION BY D. Bohegian to approve as presented  
SECONDED BY J. Rainey  
VOTE: 5 ayes/ 0 noes, motion carries

4. 357 Nile Street – one ponderosa pine  
PUBLIC: Gail Damskey  
MOTION BY P. Van Zant to continue this item to the May meeting with direction to staff to request information on the fine penalty that would be considered by the City Attorney.  
SECONDED BY D. Bohegian  
**VOTE: 4 ayes/ 1 noe (S. Lauters), motion carries**

### **ARCHITECTURAL REVIEW**

5. 236 Commercial St. – Paint only (no awning)- *Continued from March 19, 2020 meeting*  
PUBLIC: None  
MOTION BY D. Bohegian to approve as presented and revised to omit the awning proposal  
SECONDED BY J. Rainey  
**VOTE: 5 ayes/ 0 noes, motion carries**
  
6. 419 Spring Street – Replace windows, trim, siding (south-face only)  
PUBLIC: None  
MOTION BY S. Lauters to approve as presented with recommended conditions in the staff report.  
SECONDED BY J. Rainey  
**VOTE: 4 ayes/ 0 noes, 1 abstention (D. Bohegian), motion carries**
  
7. 510 Silva Avenue- New residence  
PUBLIC: None  
MOTION BY S. Lauters to approve as presented  
SECONDED BY J. Rainey  
**VOTE: 5 ayes/ 0 noes, motion carries**
  
8. 119 Parkside Place –Two Options: A) Demolition and New Residential Construction; B) Addition and Remodel  
PUBLIC: None  
MOTION BY D. Bohegian to approve both options A) Demolition and New Residential Construction; or B) Addition and Remodel with findings 1 through, 3 as recommended in the staff report  
SECONDED BY P. Van Zant  
**VOTE: 5 ayes/ 0 noes, motion carries**  
  
MOTION BY D. Bohegian to approve the tree removal as presented, making finding 1 as recommended in the staff report  
SECONDED BY J. Rainey  
**VOTE: 5 ayes/ 0 noes, motion carries**  
**COMMISSIONER LIAISON ASSIGNED: D. Bohegian**

### **PUBLIC HEARING**

None

### **CANNABIS BUSINESS APPLICATIONS**

None

### **PLANNING COMMISSION LIAISON REPORTS** –Previously approved projects – **informational only**

Calla Lily Crepes

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

528 Main St – new ADU  
422 Jordan Street –Tree Removal  
436 Zion Street - Generator  
157 Grove Street – Generator  
512 East Broad Street – Tree Removal  
510 Nursery – Generator  
348 Brock Road – Generator  
23 Heilman Ct. - Generator  
229 Bridge St.- Tree removal (oak near sewer main –City to split cost of removal)

**CORRESPONDENCE:**

**ANNOUNCEMENTS:**

**Next Regular Meeting – May 21, 2020**

**ADJOURNMENT**

MOTION BY J. Rainey to adjourn at 4:38 P.M.  
SECONDED BY D. Bohegian  
**VOTE: 5 ayes/ 0 noes, motion carries**



# City of Nevada City

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**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** May 21, 2020  
**RE:** Tree Removal Application (After-the Fact) – 357 Nile Street; Mitigation Consideration

**APPLICANT:** Don Jack representing Helen Williamson, property owner;

**ATTACHMENTS:** 1. April 16, 2020 Staff Report

**APPLICATION:** At the April 16, 2020 meeting the Planning Commission considered the after-the-fact tree removal application as submitted by property owner, Helen Williamson of one ponderosa pine and one cedar tree recently removed without a permit at 357 Nile Street. Reasons for removal include fire mitigation and reducing the hazard to structures. The applicant had previously been approved to remove two trees by staff in October 2019, bringing the total number of removed trees to four. The applicant hired Maxum Tree Service to conduct the removal and a third tree was removed at same time as the two approved trees (also ponderosa pines).

At the April meeting, the commission continued the item in order to determine appropriate mitigation for the unpermitted tree removal. Staff was directed to discuss appropriate mitigation with the City Attorney based on her discretion “to prosecute any violation of [the City’s Tree Preservation] chapter either as a misdemeanor or an infraction punishable by a fine of one hundred dollars (\$100.00) per inch of diameter dbh of tree for each tree for a first offense and in doubling increments for each successive offense,” pursuant to Municipal Code Section 18.01.090. While the City Attorney would not impose a fee that exceeds a \$5,000 penalty based on the cumulative diameter of the two trees, Attorney Hodgson has indicated that her determination would be heavily influenced by the commission’s recommendation for such a penalty, particularly if a lesser fee is recommended. The planning commission may advise on an appropriate penalty fee, if applicable, and any replanting mitigation if they feel it’s appropriate.

## **REGULATORY CONSIDERATION:**

***Pursuant to Section 18.01.070*** of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

***Pursuant to Section 18.01.080*** of the City Municipal Code, any person who alters, damages, destroys or removes any protected tree, on public or private property without an approved permit issued pursuant to this chapter shall be liable to the city for the cost of replacement of said protected tree. In addition, all violations are subject to the penalties prescribed by Section 18.01.090 of the City Municipal Code.

Except as provided in this chapter, if protected trees are removed without prior approval, the city council may choose to deny or defer approval of any application for development of that property for a period of up to three (3) years.

***Pursuant to Section 18.01.090*** of the City Municipal Code, any person who personally, or through an agent, employee or representative, violates any provision of this chapter shall be guilty of a separate offense for each and every act constituting a violation of this chapter. The city attorney shall have the discretion to prosecute any violation of this chapter either as a misdemeanor or an infraction punishable by a fine of one hundred dollars (\$100.00) per inch of diameter dbh of tree for each tree for a first offense and in doubling increments for each successive offense. Each person is guilty of a separate offense for each and every day during any portion of which such violation is committed, continued or permitted by such person and shall be punished accordingly. In addition, the damage, destruction or removal of any protected tree(s) without a permit issued pursuant to this chapter shall render the owner and/or person performing the work liable for the damages set forth in Section 18.01.080 of the City Municipal Code. The remedies and penalties provided for herein shall be in addition to any other remedies and penalties provided by law.

**ENVIRONMENTAL CONSIDERATION:** This project may be considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3)(General Rule) ) that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. There is no indication that the removal of the subject tree will have a significant effect on the environment.

### **RECOMMENDED MOTION**

1. In approving mitigation for the after-the-fact Tree Removal application located at 357 Nile Street, Nevada City, CA, the Planning Commission finds:
  - a. That mitigation replanting should occur as follows:\_\_\_\_\_
  - b. That the Planning Commission recommends the following fee penalty of \$\_\_\_\_\_ for the City Attorney's consideration

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.
2. Any firm or person removing the trees shall obtain a business license from City Hall
3. Any tree work shall avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act



# City of Nevada City

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**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** April 16, 2020  
**RE:** Tree Removal Application (After-the Fact)– 357 Nile Street  
**APPLICANT:** Don Jack representing Helen Williamson, property owner;

**ATTACHMENTS:**

1. Application Statement
2. Property pictures after removal
3. Staff Approval

**APPLICATION:** Property owner, Helen Williamson is requesting an after-the fact approval of a ponderosa pine recently removed at 357 Nile Street. Reasons for removal include fire mitigation and reducing the hazard to structures. The applicant was approved to remove two trees by staff in October 2019. The applicant hired Maxum Tree Service to conduct the removal and a third tree was removed at same time as the two approved trees (also ponderosa pines).

Staff was alerted to the tree removal by a citizen complaint. After contacting the owner and the tree removal company, the applicant submitted information about the additional tree removal for the planning commission's consideration

## **REGULATORY CONSIDERATION:**

*Pursuant to Section 18.01.070* of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

*Pursuant to Section 18.01.080* of the City Municipal Code, any person who alters, damages, destroys or removes any protected tree, on public or private property without an approved permit issued pursuant to this chapter shall be liable to the city for the cost of replacement of said protected tree. In addition, all violations are subject to the penalties prescribed by Section 18.01.090 of the City Municipal Code.

Except as provided in this chapter, if protected trees are removed without prior approval, the city council may choose to deny or defer approval of any application for development of that property for a period of up to three (3) years.

*Pursuant to Section 18.01.090* of the City Municipal Code, any person who personally, or through an agent, employee or representative, violates any provision of this chapter shall be guilty of a separate offense for each and every act constituting a violation of this chapter. The city attorney shall have the discretion to prosecute any violation of this chapter either as a misdemeanor or an infraction punishable by a fine of one hundred dollars (\$100.00) per inch of diameter dbh of tree for each tree for a first offense and in doubling increments for each

successive offense. Each person is guilty of a separate offense for each and every day during any portion of which such violation is committed, continued or permitted by such person and shall be punished accordingly. In addition, the damage, destruction or removal of any protected tree(s) without a permit issued pursuant to this chapter shall render the owner and/or person performing the work liable for the damages set forth in Section 18.01.080 of the City Municipal Code. The remedies and penalties provided for herein shall be in addition to any other remedies and penalties provided by law.

**ENVIRONMENTAL CONSIDERATION:** This project may be considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3)(General Rule) ) that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. There is no indication that the removal of the subject tree will have a significant effect on the environment.

### **RECOMMENDED MOTION**

1. In approving the Tree Removal application, as conditioned, located at 302 Nile Street Street, Nevada City, CA, the Planning Commission finds:
  - a. That the after the fact removal of the ponderosa pine identified in the exhibits provided by the applicant is necessary for reasonable use of the property, and **is/is not** subject to additional mitigation or penalties (to be outlined below if required by the commission)

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.
2. Any firm or person removing the trees shall obtain a business license from City Hall
3. Any tree work shall avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act

**From:** Helen Williamson <helenwilliamson@gmail.com>  
**Sent:** Tuesday, April 7, 2020 2:16 PM  
**To:** Amy Wolfson <Amy.Wolfson@nevadacityca.gov>  
**Subject:** Tree Removal at 357 Nile St.

To: Amy Wolfson

Fr: Helen Williamson

Max Meyer has forwarded the letter from you to my son, Donald Jack.

The letter details the non-permitted removal of a tree on my property along with a supporting photo

that was taken by someone clearly venturing onto my property, and without my permission.

All tree removals were for the purpose of responsible fire mitigation and reducing the hazard to my own home

as well as to my neighbors' properties. Additionally, I, along with my son, had concerns about maintaining our

homeowners insurance policy with a new underwriter.

My son, is currently living with me, providing assistance with all activities of daily living.

I am 90 years old and unable to drive, so during this current pandemic lock down, depend upon him even more.

Sincerely,

Helen Williamson



two more backyard photos of the remaining mature-ish trees; consisting of 5 gymnosperms, (4 Sequoia Sempervirens, and 1 Cedar), and 3 deciduous, ( 1 Maple, 1 Dogwood and 1 Japanese Maple).  
Behind the stand of Redwoods at a tricorner property pin are 3 mature co-dominant quite old Cedars, which are cabled very high up



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# CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

CITY OF NEVADA CITY  
OCT 02 2019  
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## TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbd) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

**NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.**

Street Address/Location 357 Nile Street Nevada City APN#: \_\_\_\_\_  
 Owner/Representative: Helen Williamson Phone #: 530-265-5839  
 Mailing Address: 357 Nile Street, Nevada City CA 95959  
 Email Address: maxum tree @ att.net  
 Company performing tree work Maxum tree Service

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

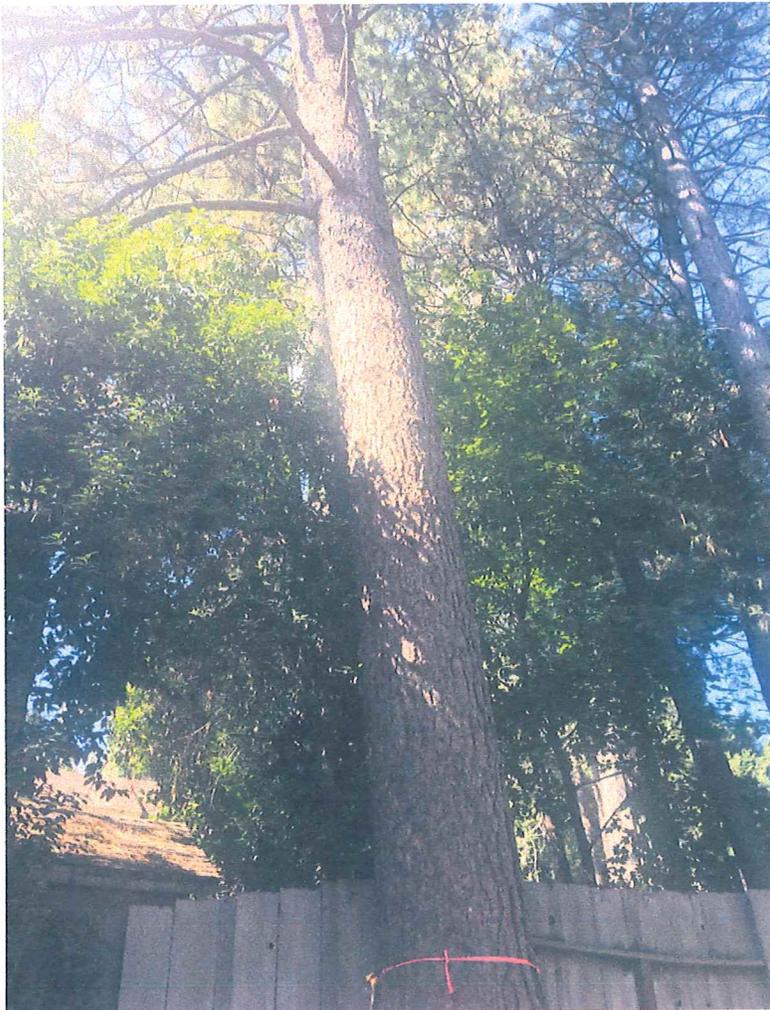
Number	Diameter	Species	Reason for removal (See§ 18.01.035)
2	30"	pine	The largest pine in the backyard has a split root system with a cedar & shows signs of gull rust disease. The large pine on the side of the house has a lean & severe limb weight towards the house. Tree also shows signs of gull rust disease.

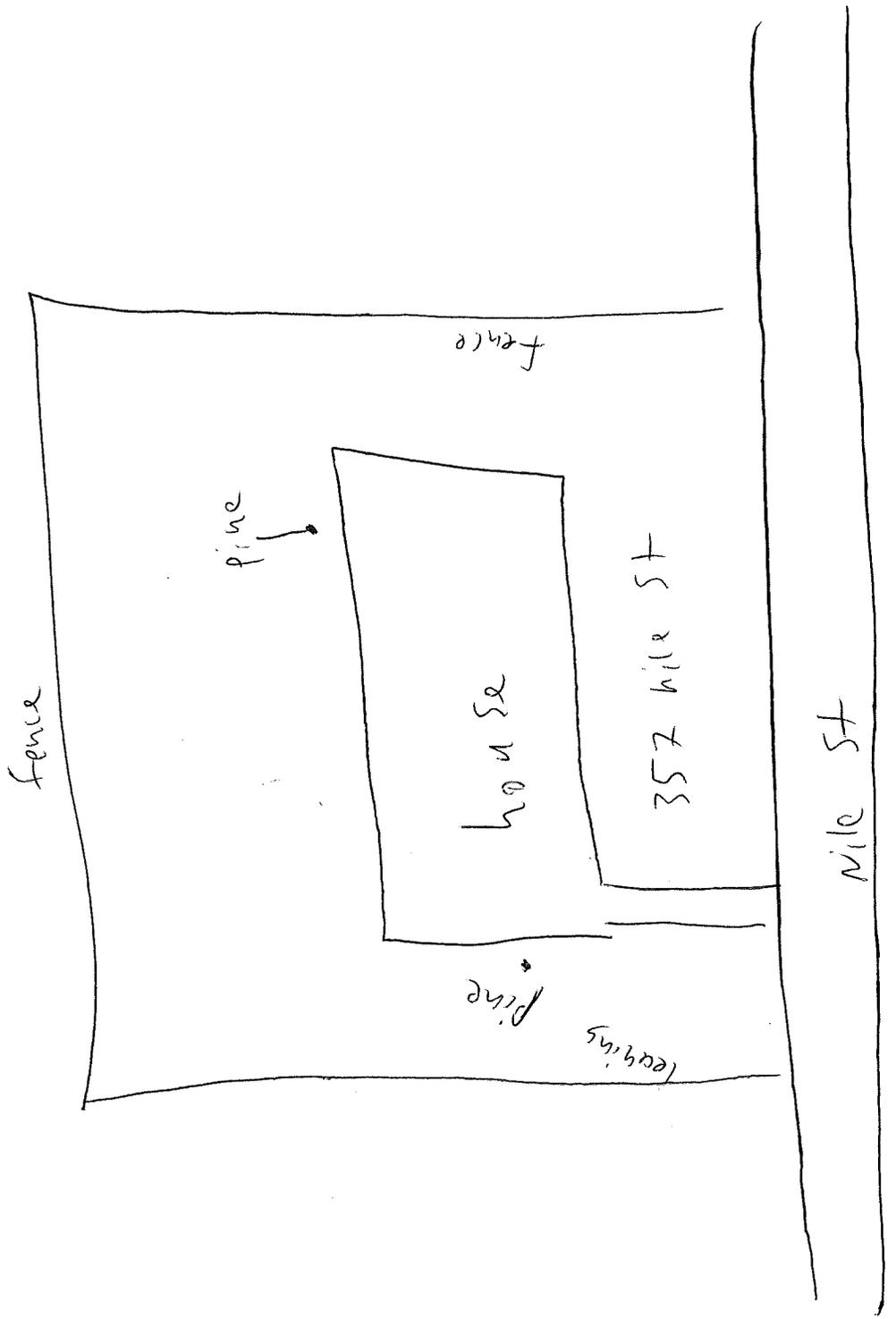
Property Owner's Signature: Helen Williamson Date: October 1, 2019

\*\*\*\*\* Office Use Only\*\*\*\*\*

Permit Date: 10/8/2019 Expiration Date: 4/8/2020 Remarks  
 (Mitigation/Protection Measures): see migratory bird treaty act handout, attached

Approved by:			
_____	_____	_____	_____
Name/Title	Date	Name/Title	Date







# Pacific Southwest Region

California, Nevada and Klamath Basin

## Migratory Bird Treaty Act

- ❖ Was enacted to put an end to the commercial trade of birds and their feathers.
- ❖ Prohibits killing, possessing, or trading migratory birds.
- ❖ Applies to whole birds, parts of birds, bird nests and eggs.
- ❖ Applies to many common bird species and private, state and federal lands.
- ❖ Does not provide protection of habitat of migratory birds, but does prohibit the destruction of active bird nests in active use without a permit from U.S. Fish and Wildlife Service.
- ❖ It is easiest to avoid active nests by working during the non-breeding season. This means avoiding vegetation removal between March 1 and August 31
- ❖ If you want to work during the nesting season, you should hire a biologist to survey for nesting birds and mark sites to be avoided during vegetation removal. Leave a buffer of vegetation around each nest to avoid nest abandonment.

**More than 800 migratory birds are listed under the Migratory Bird Treaty Act. The Eagle Protection Act also protects bald and golden eagles.**



Mourning Dove



Tri-Colored Blackbird

### U.S. Fish and Wildlife Service Jurisdiction

Birds protected under the act include all common songbirds, waterfowl, shorebirds, hawks, owls, eagles, ravens, crows, native doves and pigeons, swifts, martins, swallows and others, including their body parts (feathers, plumes etc), nests, and eggs. A complete list of protected species is found at 50 CFR 10.13. Activities related to fire management which are most likely to result in take of migratory birds include, but are not limited to, clearing or grubbing, tree pruning or limbing, prescribed burning, and vegetation removal in migratory bird nesting habitat during the nesting season when eggs or young are likely to be present. Section 7031 of the MBTA prohibits taking any migratory bird, part, nest or eggs. Take is defined as “to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or any attempt to carry out these activities.” A take does not include habitat destruction or alteration, as long as there is not a direct taking of birds, nests, eggs, or parts thereof.

### Who Do I Contact?

USFWS: Sacramento office 916-445-0411 <http://www.fws.gov>



# City of Nevada City

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**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** May 21, 2020  
**RE:** Tree Removal Application – 215 Prospect Street

- ATTACHMENTS:**
1. Application
  2. Arborist Report, Acton Arboriculture
  3. Tree location map
  4. Photos of trees to be removed
  5. Migratory Bird Treaty Act handout

**APPLICATION:** Property owner, Patricia Hamilton is requesting removal of three wild cherry trees and one tree of heaven for a total of four trees, ranging in size between 6 and 10 inches. Reasons for removal include poor health and pose risks to the house and increased fire danger.

## **MITIGATION CONSIDERATION**

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

## **RECOMMENDED MOTION**

1. In approving/denying the Tree Removal application, as conditioned, located at 215 Prospect Street, Nevada City, CA, the Planning Commission finds:
  - a. That the removal of trees identified in the exhibits provided by the applicant are/are not necessary for reasonable use of the property; and

## **CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.
2. Any firm or person removing the trees shall obtain a business license from City Hall
3. Applicant is responsible for compliance with the Migratory Bird Treaty Act, handout attached.



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**CITY OF NEVADA CITY**  
 317 Broad Street • Nevada City, California 95959 • (530) 265-2496

**TREE REMOVAL APPLICATION**

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbd) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

**NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.**

Street Address/Location 215 PROSPECT ST. APN #: 005-430-022  
 Owner/Representative: PATRICIA C. HAMILTON Phone #: 530-265-8046  
 Mailing Address: 215 PROSPECT ST., N.C. 95959  
 Email Address: patricia.hamilton@comcast.net  
 Company performing tree work ACTION ARBORICULTURE

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

*Number	Diameter	Species	Reason for removal (See § 18.01.035)
1	9"	WILD CHERRY	DYING, POSES A HIGH RISK
2	10"	TREE OF HEAVEN	DEAD, POSES A HIGH RISK
3	6"	WILD CHERRY	DYING, POSES A HIGH RISK
4	10"	WILD CHERRY	DYING, POSES A HIGH RISK

**\* NOTE: SEE ATTACHED ADDENDUM + ACTION ARBORICULTURE REPORT.**

Property Owner's Signature: Patricia C. Hamilton Date: 4-24-20

\*\*\*\*\* Office Use Only \*\*\*\*\*

Permit Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Remarks \_\_\_\_\_

(Mitigation/Protection Measures): \_\_\_\_\_

Approved by:

<p align="center">_____ Name/Title                      Date</p>	<p align="center">_____ Name/Title                      Date</p>
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Addendum to Nevada City Tree Removal Application, 215 Prospect

Patricia C. Hamilton

April 24, 2020

Zeno Acton of Acton Arboriculture inspected the property and determined that four trees along the boundary with the 211 Prospect Street are dead or dying and pose a high risk. As shown on the accompanying Large Scale Site Plan Map, the subject trees in order from the Street are Wild Cherry #1, Tree of Heaven #2, Wild Cherry #3 and Wild Cherry #4. Acton indicated Tree of Heaven #2 is totally dead and does not require a permit but it is included for reference.

The three wild cherries are suffering top death and are in the process of dying. Each of the four trees is very close to our house and the boundary with 211 Prospect Street. They are also crowding out healthy trees. For instance, Cherry #1 is crowding out a large walnut tree on 211 Prospect Street right on the other side of the boundary. Tree of Heaven #2 is crowding out a large healthy cedar tree. Cherry #3 is entwined with and crowding out a healthy maple tree. Cherry #4 is leaning over the boundary line into 211 Prospect Street.

An additional factor in removing these trees is their proximity to the house and the potential for greatly increased fire danger. Note that the tree work will include clearing the remaining trees' limbs ten feet of the house.

The Large Scale Site Plan shows there are numerous large trees surrounding the front of the house including a tulip tree in front as well as viburnum and magnolia trees and mature shrubs. It also shows there are numerous mature trees surrounding the back of the house, including a silver maple, a Norway maple, a hawthorn and further back a large giant sequoia.

Given the extensive foliage that will remain around the house, it does not appear that mitigation is required. If you need additional photos or wish to inspect the property, let me know.

Attached in order are:

1. The report of Acton Arboriculture.
2. Parcel Map, Site Plan of Entire Lot with the 4 four trees sought to be removed, and Large Scale Site Plan Map showing largest trees remaining as well as trees to be removed.
3. Photographs as follows:
  - a. House from the street.
  - b. View of Wild Cherry #1 crowding walnut and leaning toward house.
  - c. Second view of Wild Cherry #1 leaning over porch in front of house.
  - d. View toward street of dead Tree of Heaven #2 right next to healthy cedar.

e. View of Wild Cherries #3 and #4. Wild Cherry #3 is entwined with healthy maple tree we want to preserve. Wild Cherry #4, just beyond the holly and behind the leaning fence on the right is leaning toward the neighbor's house.

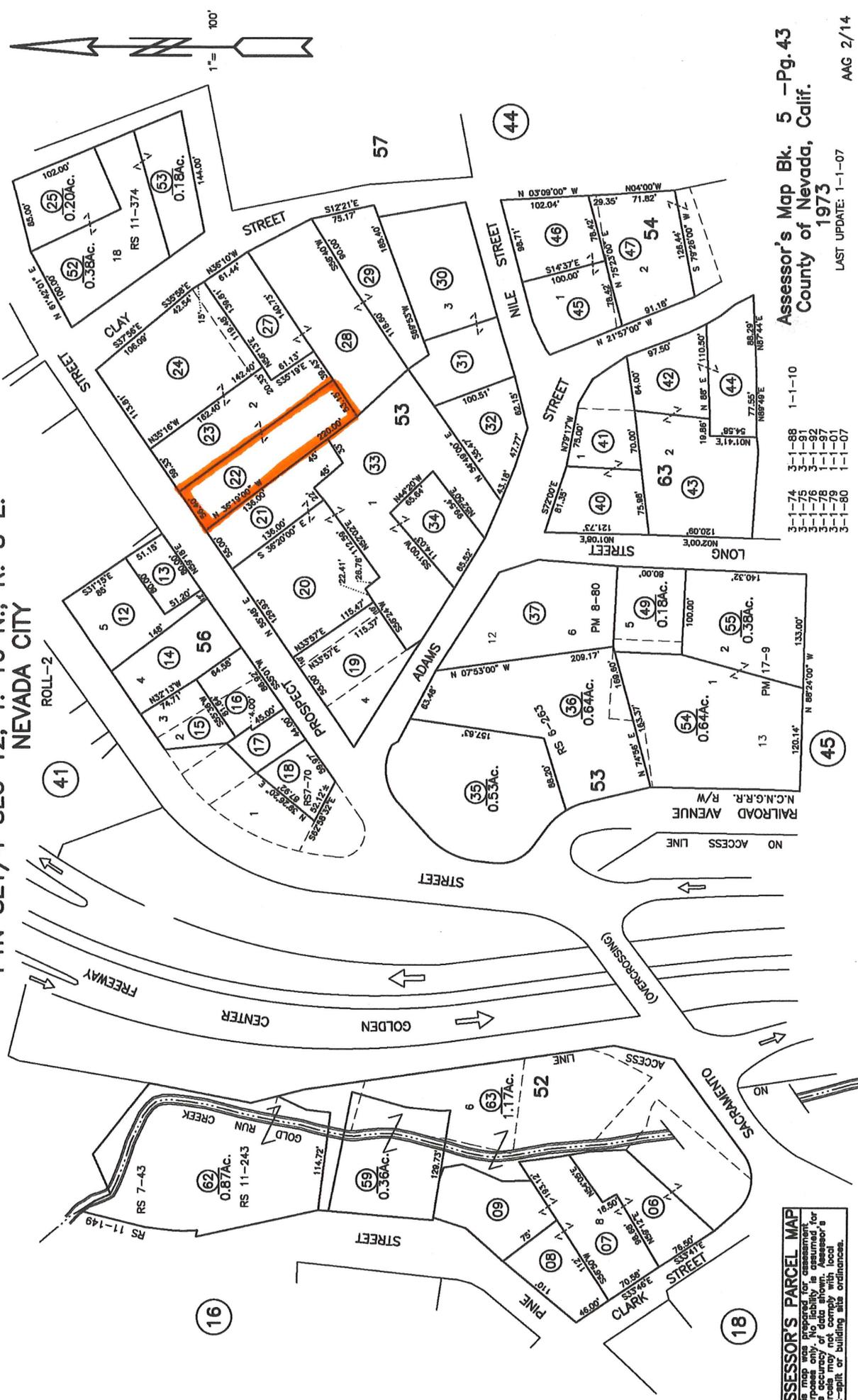
f. View looking from the back of house showing extensive foliage around it, including a large silver maple, a Norway maple and a hawthorn.

4. \$100 filing fee.



Tax Area Code  
02-005

PTN SW1/4 SEC 7, T. 16 N., R. 9 E., M.D.B. & M.  
PTN SE1/4 SEC 12, T. 16 N., R. 8 E.  
NEVADA CITY



**ASSESSOR'S PARCEL MAP**  
 This map was prepared for assessment purposes only. No liability is assumed for errors or omissions. The assessor's parcels may not comply with local lot-split or building area ordinances.

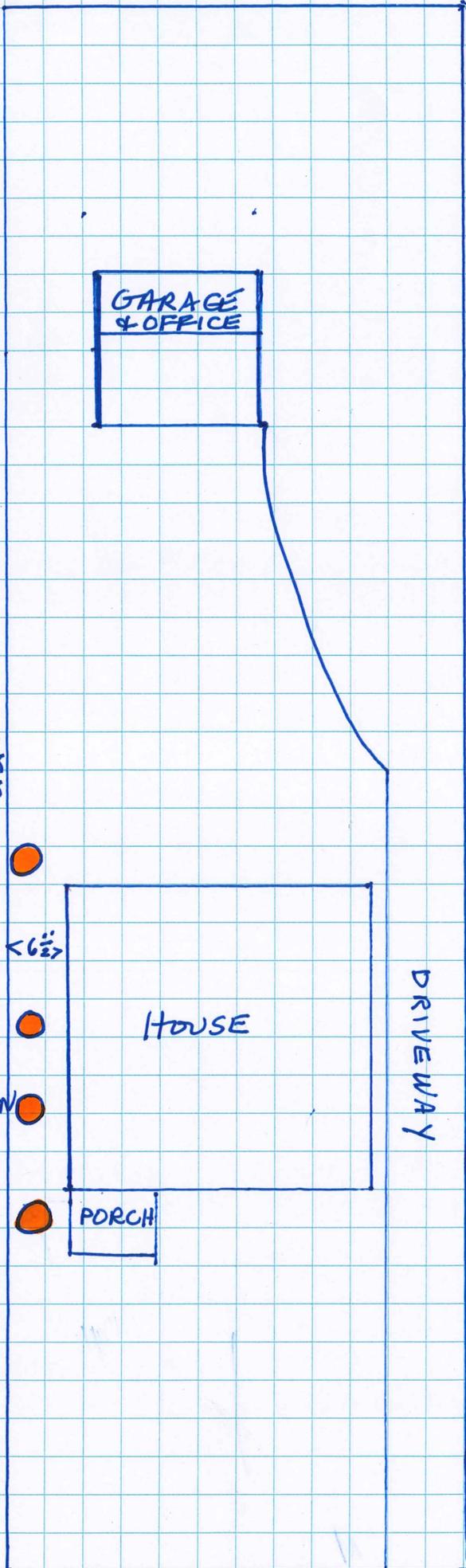
3-1-74	3-1-88	1-1-10
3-1-75	3-1-91	
3-1-76	3-1-92	
3-1-77	1-1-97	
3-1-78	1-1-01	
3-1-79	1-1-07	
3-1-80	1-1-07	

Assessor's Map Bk. 5 -Pg. 43  
 County of Nevada, Calif.  
 1973

LAST UPDATE: 1-1-07

AAG 2/14

215 PROSPECT STREET  
 PARCEL NO. 005-430-022



GARAGE  
& OFFICE

HOUSE

PORCH

DRIVEWAY

4 TREES  
TO BE CUT; 8

WILD CHERRY  
#4

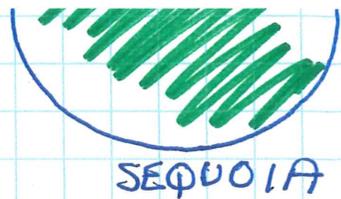
WILD CHERRY #3

TREE OF HEAVEN  
#2

WILD CHERRY  
#1

$6\frac{1}{2}$

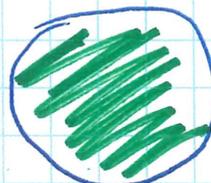
STREET 56.4'  
215 PROSPECT (ENTIRE LOT)



SEQUOIA



NORWAY  
MAPLE



SILVER  
MAPLE



HAWTHORNE



WILD  
CHERRY  
#4



HOLLY



MAPLE  
WILD  
CHERRY #3



HAZELNUT



CEDAR



TREE OF  
HEAVEN  
#2



WALNUT



WILD  
CHERRY #1

PORCH

HOUSE



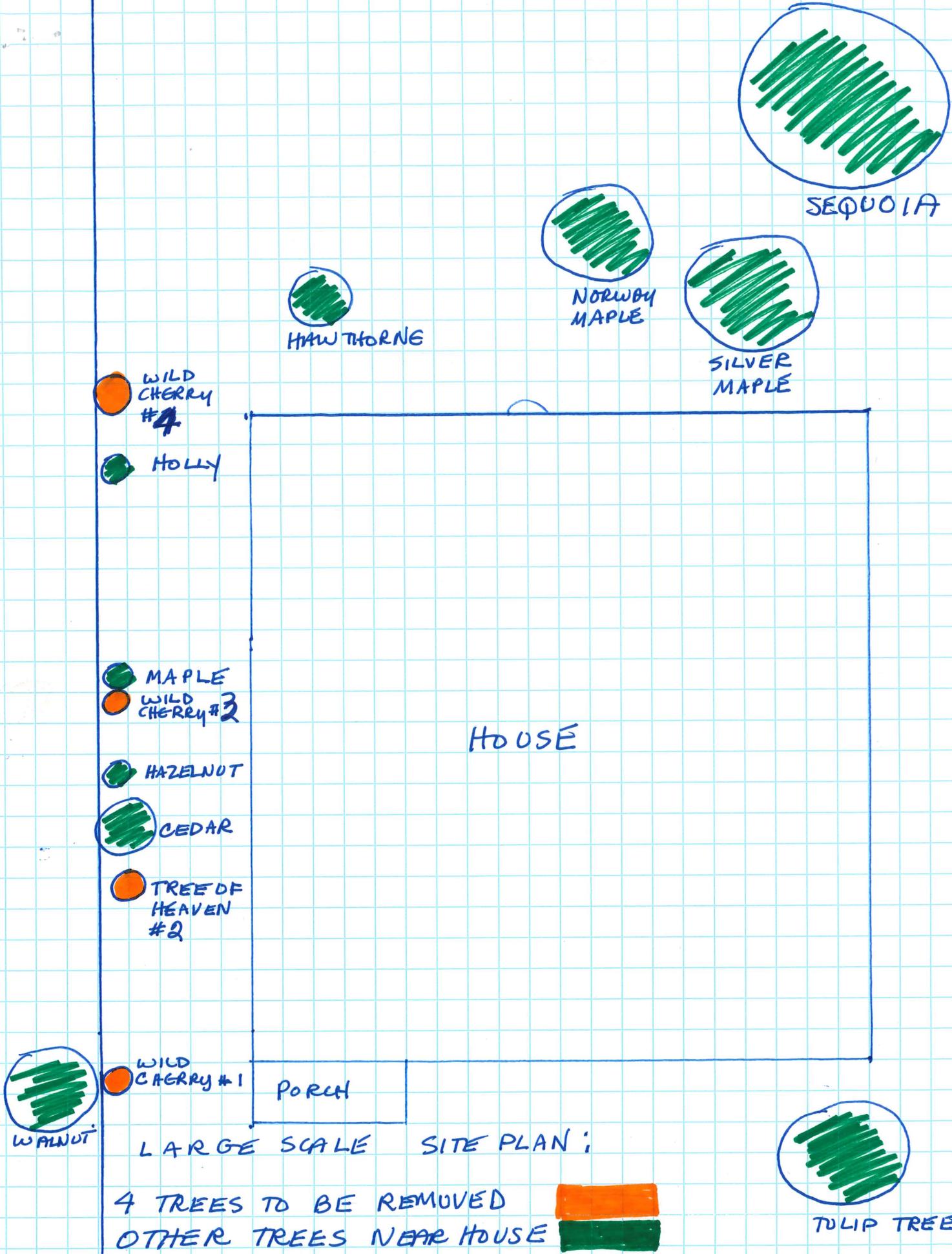
TULIP TREE

LARGE SCALE SITE PLAN :

4 TREES TO BE REMOVED  
OTHER TREES NEAR HOUSE



215 PROSPECT ST.

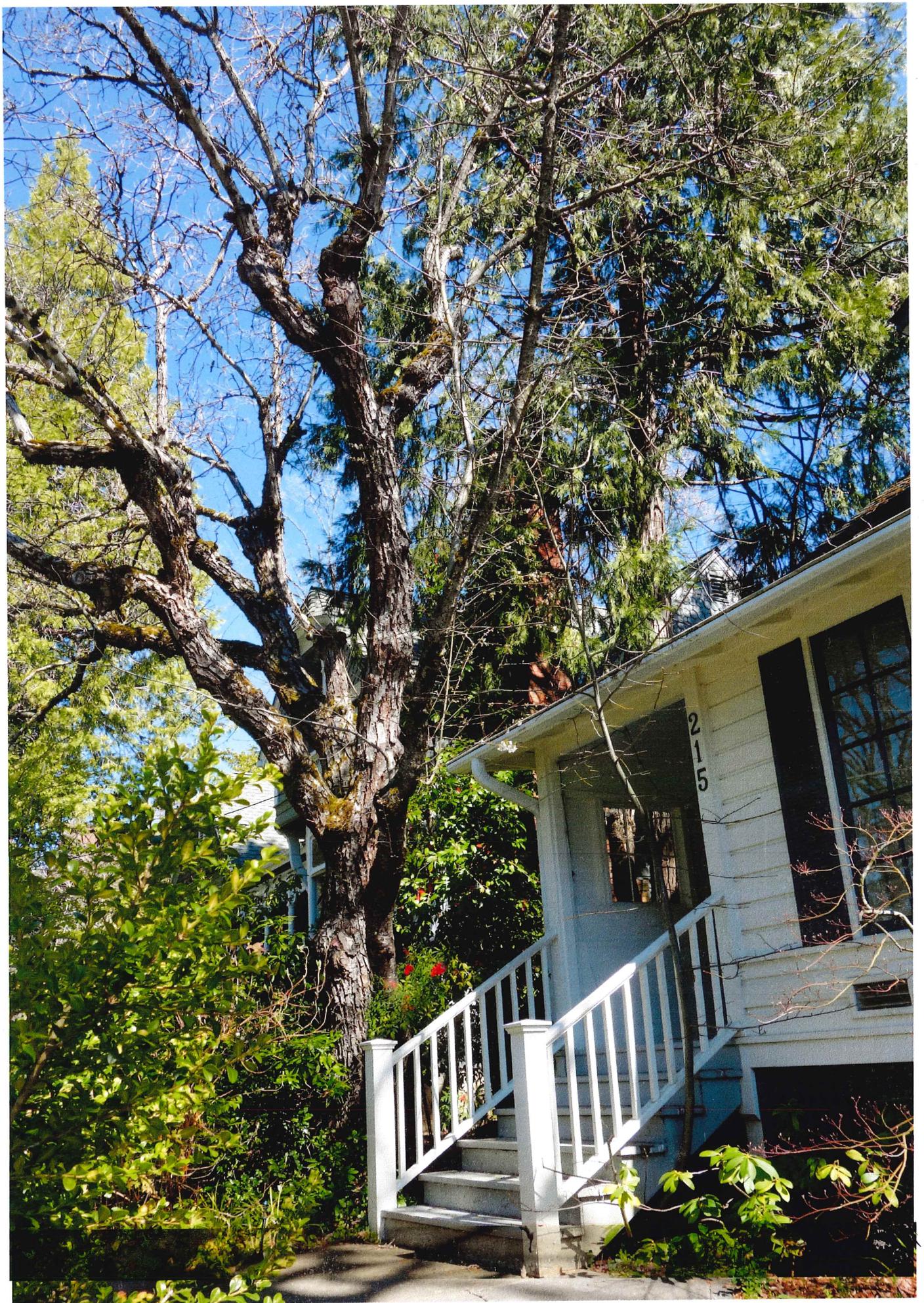


LARGE SCALE SITE PLAN:

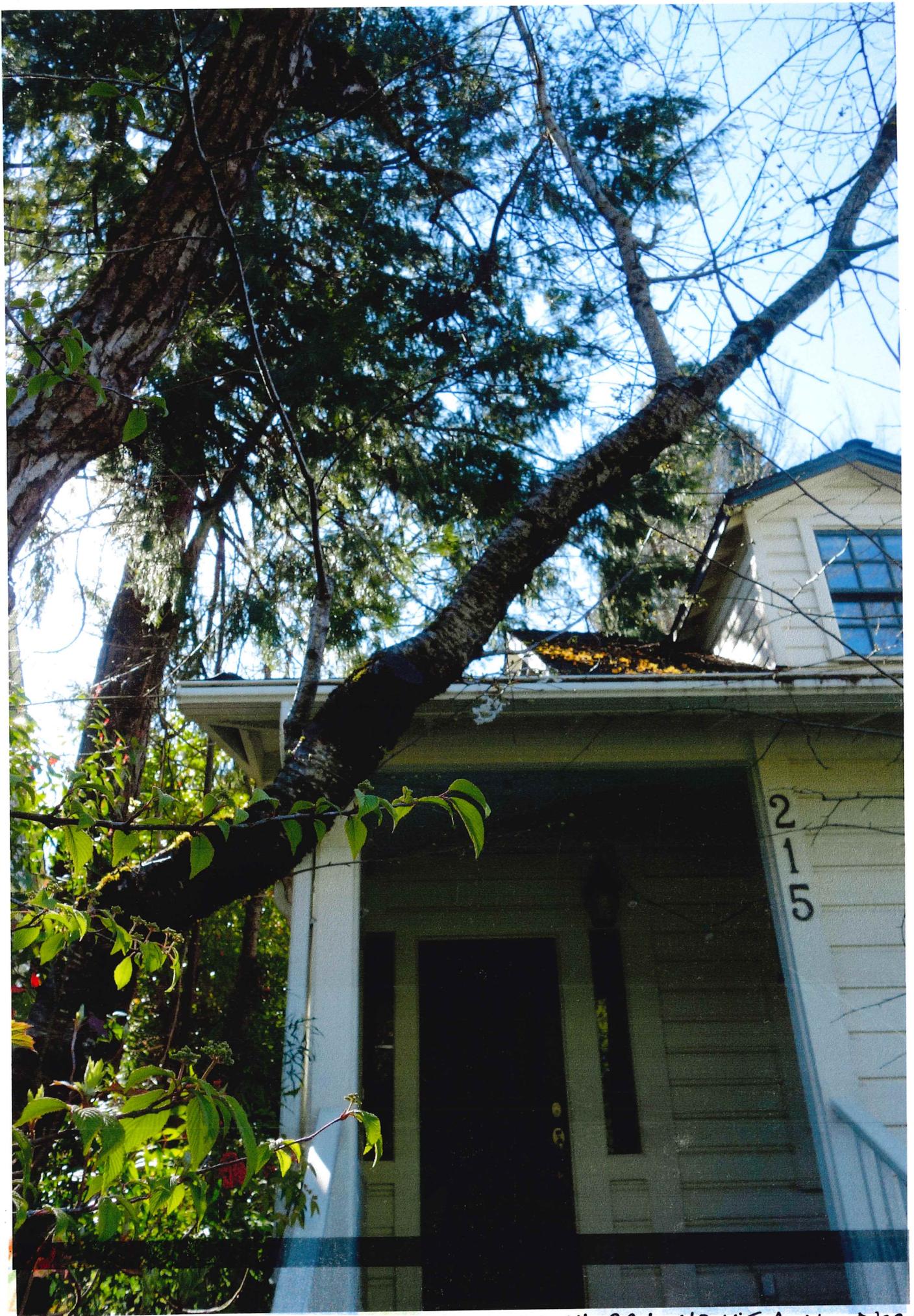
4 TREES TO BE REMOVED   
 OTHER TREES NEAR HOUSE



2. VIEW OF FRONT OF THE HOUSE, 215 PROSPECT



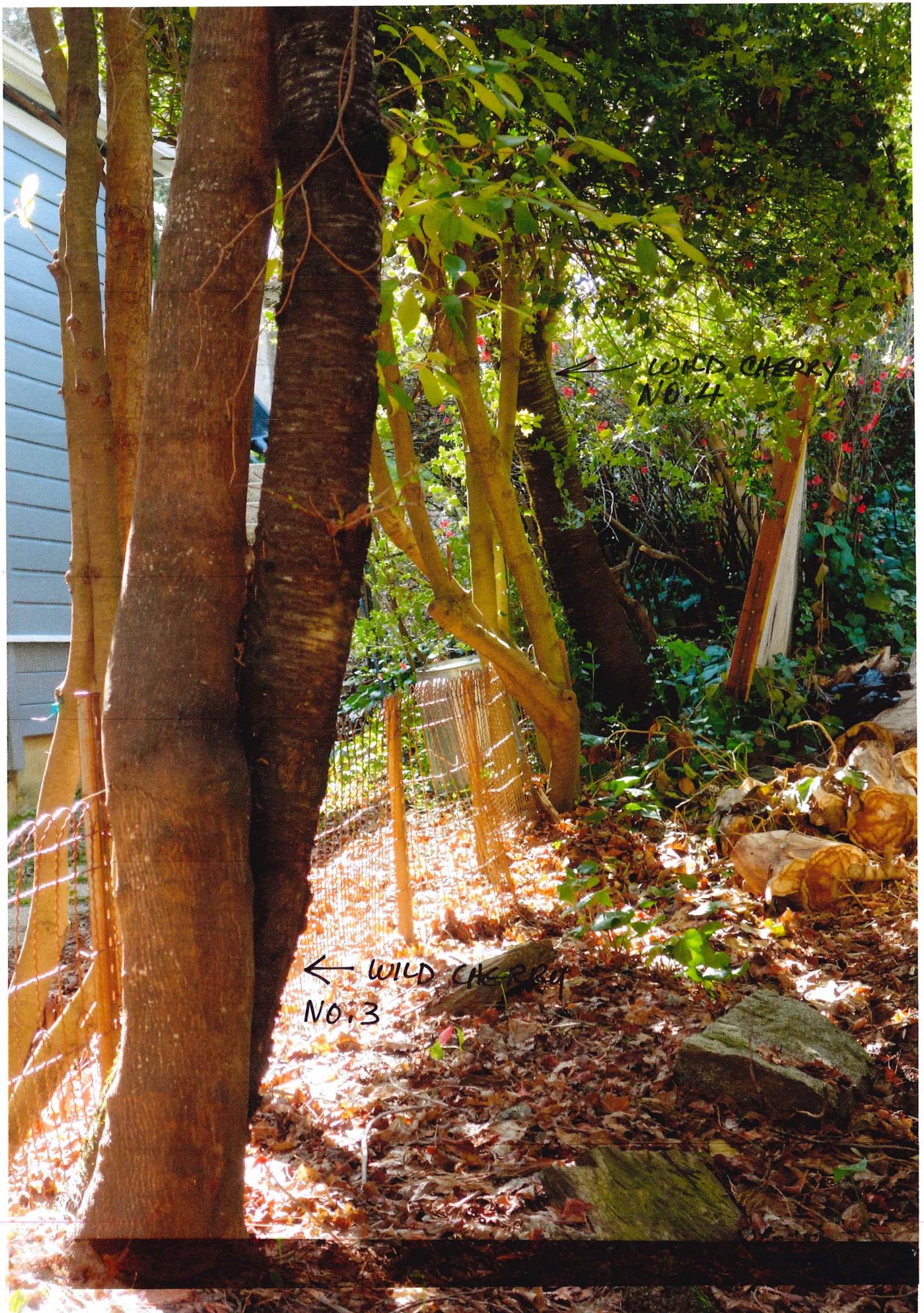
b. VIEW OF WILD CHERRY #1 CROWDING WALNUT.



C. SECOND VIEW OF WILD CHERRY NO. 1 LEANING OVER HOUSE.



d. VIEW TOWARD THE STREET OF DEAD TREE OF HEAVEN  
RIGHT NEXT TO A HEALTHY CEDAR.



e. VIEW OF WILD CHERRIES #3 + #4. #3 ENTWINED WITH HEALTHY MAPLE. #4 LEANING TOWARD NEIGHBOR'S HO USE.



f. VIEW LOOKING TOWARD BACK OF HOUSE SHOWING EXTENSIVE FOLIAGE AROUND IT, INCLUDING LARGE SILVER MAPLE, NORWAY MAPLE & HOLLAND SPRUCE



# Pacific Southwest Region

California, Nevada and Klamath Basin

## Migratory Bird Treaty Act

- ❖ Was enacted to put an end to the commercial trade of birds and their feathers.
- ❖ Prohibits killing, possessing, or trading migratory birds.
- ❖ Applies to whole birds, parts of birds, bird nests and eggs.
- ❖ Applies to many common bird species and private, state and federal lands.
- ❖ Does not provide protection of habitat of migratory birds, but does prohibit the destruction of active bird nests in active use without a permit from U.S. Fish and Wildlife Service.
- ❖ It is easiest to avoid active nests by working during the non-breeding season. This means avoiding vegetation removal between March 1 and August 31
- ❖ If you want to work during the nesting season, you should hire a biologist to survey for nesting birds and mark sites to be avoided during vegetation removal. Leave a buffer of vegetation around each nest to avoid nest abandonment.

**More than 800 migratory birds are listed under the Migratory Bird Treaty Act. The Eagle Protection Act also protects bald and golden eagles.**



Mourning Dove



Tri-Colored Blackbird

### U.S. Fish and Wildlife Service Jurisdiction

Birds protected under the act include all common songbirds, waterfowl, shorebirds, hawks, owls, eagles, ravens, crows, native doves and pigeons, swifts, martins, swallows and others, including their body parts (feathers, plumes etc), nests, and eggs. A complete list of protected species is found at 50 CFR 10.13. Activities related to fire management which are most likely to result in take of migratory birds include, but are not limited to, clearing or grubbing, tree pruning or limbing, prescribed burning, and vegetation removal in migratory bird nesting habitat during the nesting season when eggs or young are likely to be present. Section 7031 of the MBTA prohibits taking any migratory bird, part, nest or eggs. Take is defined as “to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or any attempt to carry out these activities.” A take does not include habitat destruction or alteration, as long as there is not a direct taking of birds, nests, eggs, or parts thereof.

### Who Do I Contact?

USFWS: Sacramento office 916-445-0411 <http://www.fws.gov>



# City of Nevada City

---

**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** May 21, 2020  
**RE:** Tree Removal Application – 544 Coyote Street

**ATTACHMENTS:**

1. Application
2. Tree location map
3. Photos of trees to be removed
4. Migratory Bird Treaty Act handout

**APPLICATION:** Property owners, Josie and Michael Andrews are requesting removal of six ponderosa pine trees and ranging in size between 9 and 16 inches. Reasons for removal include crowding, proximity to the residence, and poor growth structure.

## **MITIGATION CONSIDERATION**

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

## **RECOMMENDED MOTION**

1. In approving/denying the Tree Removal application, as conditioned, located at 544 Coyote Street, Nevada City, CA, the Planning Commission finds:
  - a. That the removal of trees identified in the exhibits provided by the applicant are/are not necessary for reasonable use of the property; and

## **CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.
2. Any firm or person removing the trees shall obtain a business license from City Hall
3. Applicant is responsible for compliance with the Migratory Bird Treaty Act, handout attached.



CITY OF NEVADA CITY

CITY OF NEVADA CITY
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RECEIVED

MAY 06 2020

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Table with 2 columns: Fee Type, Amount. Rows: Filing Fees, Chk, Bus. Li e.

RCPT.

AMT

TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbdh) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.

Street Address/Location: 544 Coyote St. APN #: 005-330-007

Owner/Representative: Josie & Michael Andrews Phone #: 415-601-0811

Mailing Address: 544 Coyote St., NC, CA 95959

Email Address: josiekinek@gmail.com

Company performing tree work: Ethan Gicker

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Table with 4 columns: Number, Diameter, Species, Reason for removal. Rows include trees 2, 3, 5, 6, 10a, 10b with diameters ranging from 9.8" to 15.6" and reasons like crowding and close to house.

Property Owner's Signature: [Handwritten Signature]

Date: May 6, 2020

\*\*\*\*\* Office Use Only \*\*\*\*\*

Permit Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Remarks

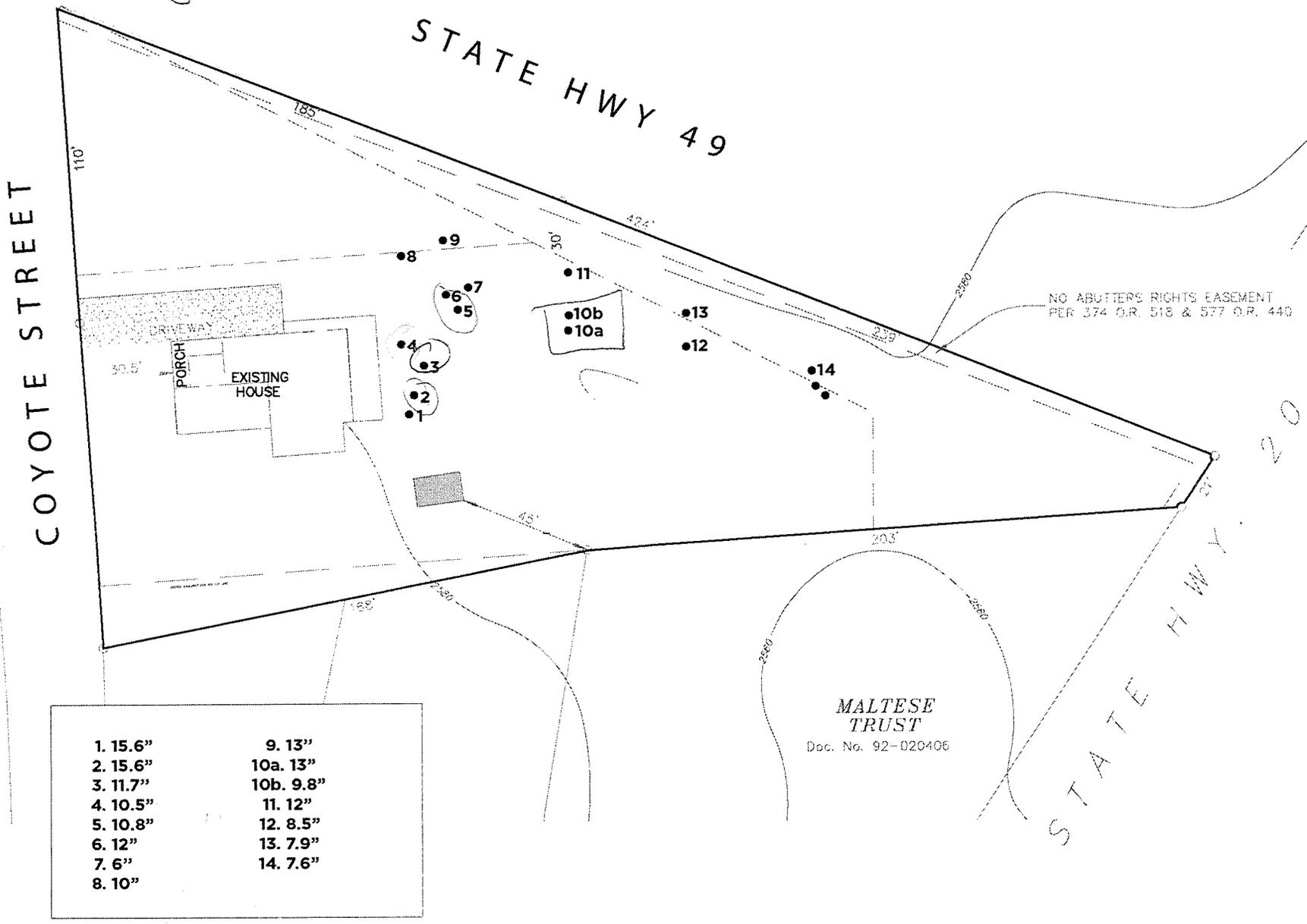
(Mitigation/Protection Measures): \_\_\_\_\_

Approved by:

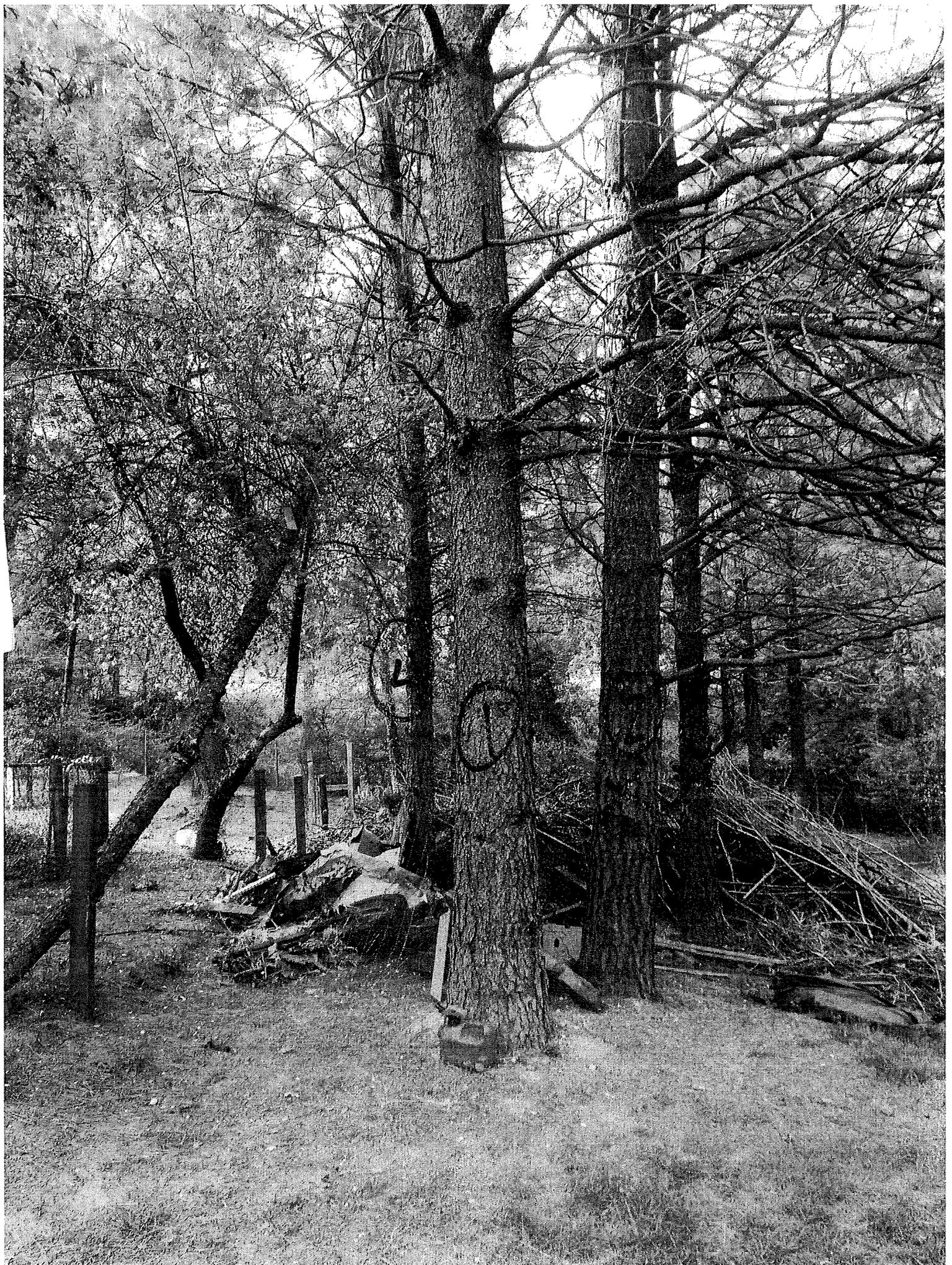
Table for approval signatures with columns for Name/Title and Date.

- 2 - crowding/close to house
- 3 - crowding/close to house/split
- 5 - crowding
- 6 - crowding

10a/b - split



1. 15.6"	9. 13"
2. 15.6"	10a. 13"
3. 11.7"	10b. 9.8"
4. 10.5"	11. 12"
5. 10.8"	12. 8.5"
6. 12"	13. 7.9"
7. 6"	14. 7.6"
8. 10"	









# Pacific Southwest Region

California, Nevada and Klamath Basin

## Migratory Bird Treaty Act

- ❖ Was enacted to put an end to the commercial trade of birds and their feathers.
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- ❖ Applies to many common bird species and private, state and federal lands.
- ❖ Does not provide protection of habitat of migratory birds, but does prohibit the destruction of active bird nests in active use without a permit from U.S. Fish and Wildlife Service.
- ❖ It is easiest to avoid active nests by working during the non-breeding season. This means avoiding vegetation removal between March 1 and August 31
- ❖ If you want to work during the nesting season, you should hire a biologist to survey for nesting birds and mark sites to be avoided during vegetation removal. Leave a buffer of vegetation around each nest to avoid nest abandonment.

**More than 800 migratory birds are listed under the Migratory Bird Treaty Act. The Eagle Protection Act also protects bald and golden eagles.**



Mourning Dove



Tri-Colored Blackbird

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Birds protected under the act include all common songbirds, waterfowl, shorebirds, hawks, owls, eagles, ravens, crows, native doves and pigeons, swifts, martins, swallows and others, including their body parts (feathers, plumes etc), nests, and eggs. A complete list of protected species is found at 50 CFR 10.13. Activities related to fire management which are most likely to result in take of migratory birds include, but are not limited to, clearing or grubbing, tree pruning or limbing, prescribed burning, and vegetation removal in migratory bird nesting habitat during the nesting season when eggs or young are likely to be present. Section 7031 of the MBTA prohibits taking any migratory bird, part, nest or eggs. Take is defined as “to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or any attempt to carry out these activities.” A take does not include habitat destruction or alteration, as long as there is not a direct taking of birds, nests, eggs, or parts thereof.

### Who Do I Contact?

USFWS: Sacramento office 916-445-0411 <http://www.fws.gov>



# City of Nevada City

---

**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** May 21, 2020  
**RE:** Tree Removal Application – 214 Park Avenue

**ATTACHMENTS:**

1. Application
2. Photos of trees to be removed
3. Resident's Statement
4. Migratory Bird Treaty Act handout

**APPLICATION:** Property owner, Bob Tate has authorized resident, Richard Bacon to request removal of one black locust, two cedar trees, and one cherry tree for a total four trees ranging in size between 10 and 20 inches diameter. Reasons for removal include poor health and risk to structures.

## **MITIGATION CONSIDERATION**

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

## **RECOMMENDED MOTION**

1. In approving/denying the Tree Removal application, as conditioned, located at 214 Park Avenue, Nevada City, CA, the Planning Commission finds:
  - a. That the removal of trees identified in the exhibits provided by the applicant are/are not necessary for reasonable use of the property; and

## **CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.
2. Any firm or person removing the trees shall obtain a business license from City Hall
3. Prior to removal, provide the City Planner with a written authorization from the property owner, for the tree work being performed.
4. Applicant is responsible for compliance with the Migratory Bird Treaty Act, handout attached.



*[Handwritten signature]*

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Filing Fees	
Chk	Cash
Bus. l.i.e.	

# CITY OF NEVADA CITY

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## TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbdh) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

**NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.**

Street Address/Location: 214 Park Ave APN #: M/A  
 Owner/Representative: Bob Tate Phone #: 530-995-3179  
 Mailing Address: Same as Above

Email Address: \_\_\_\_\_

Company performing tree work: \_\_\_\_\_

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
1	12"	Locust	Leaning on shed (Garden)
2	20"	Cedar	Dead Leaning on Sequoia
3	12"	Cedar	Dead on top of Sewer Line
4	10"	Cherry	Dead Near Creek

Property Owner's Signature: Richard Bacon for Bob Tate Date: 5-7-20

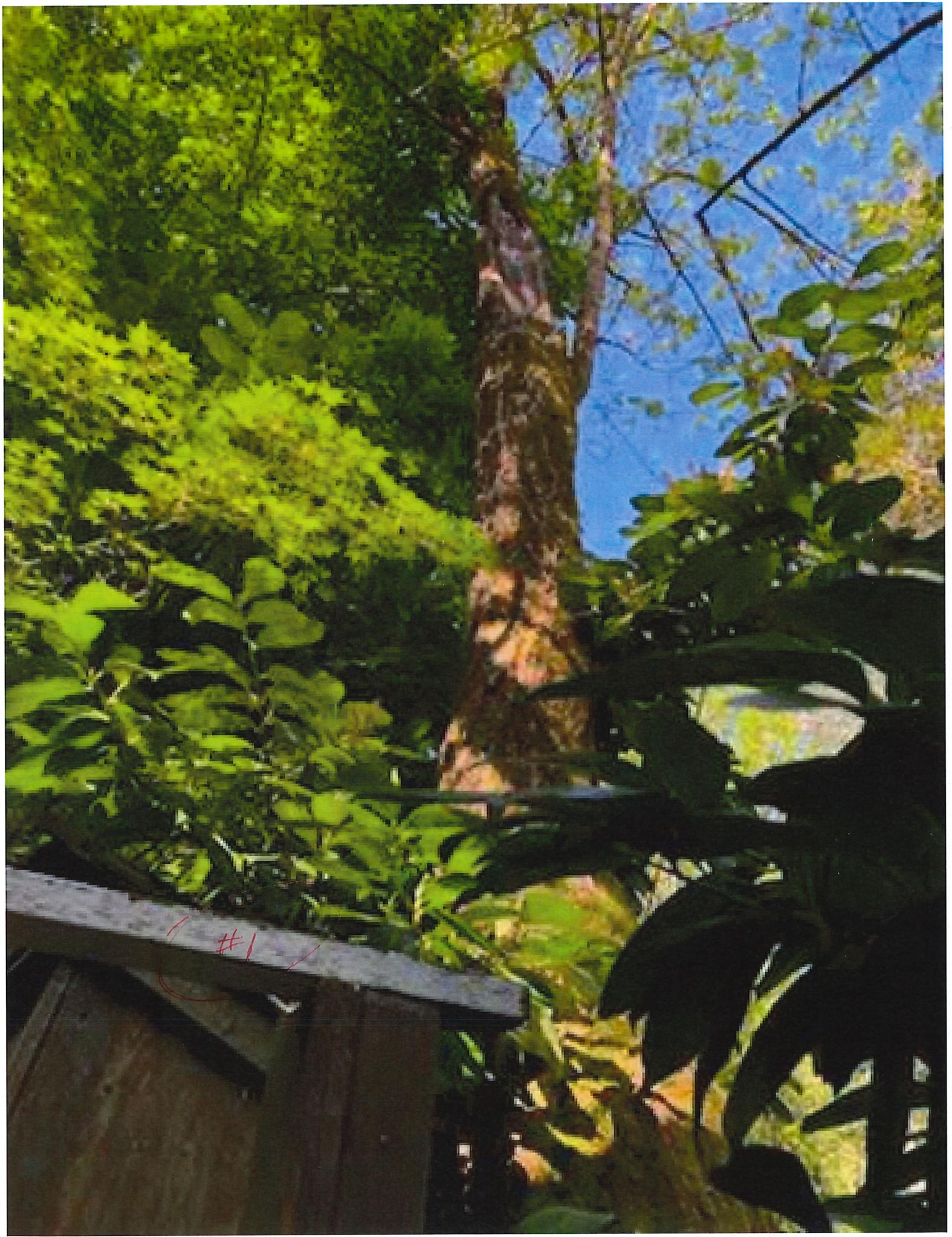
\*\*\*\*\* Office Use Only \*\*\*\*\*

Permit Date: 5/07/2020 Expiration Date: 1 Jan 2021 Remarks

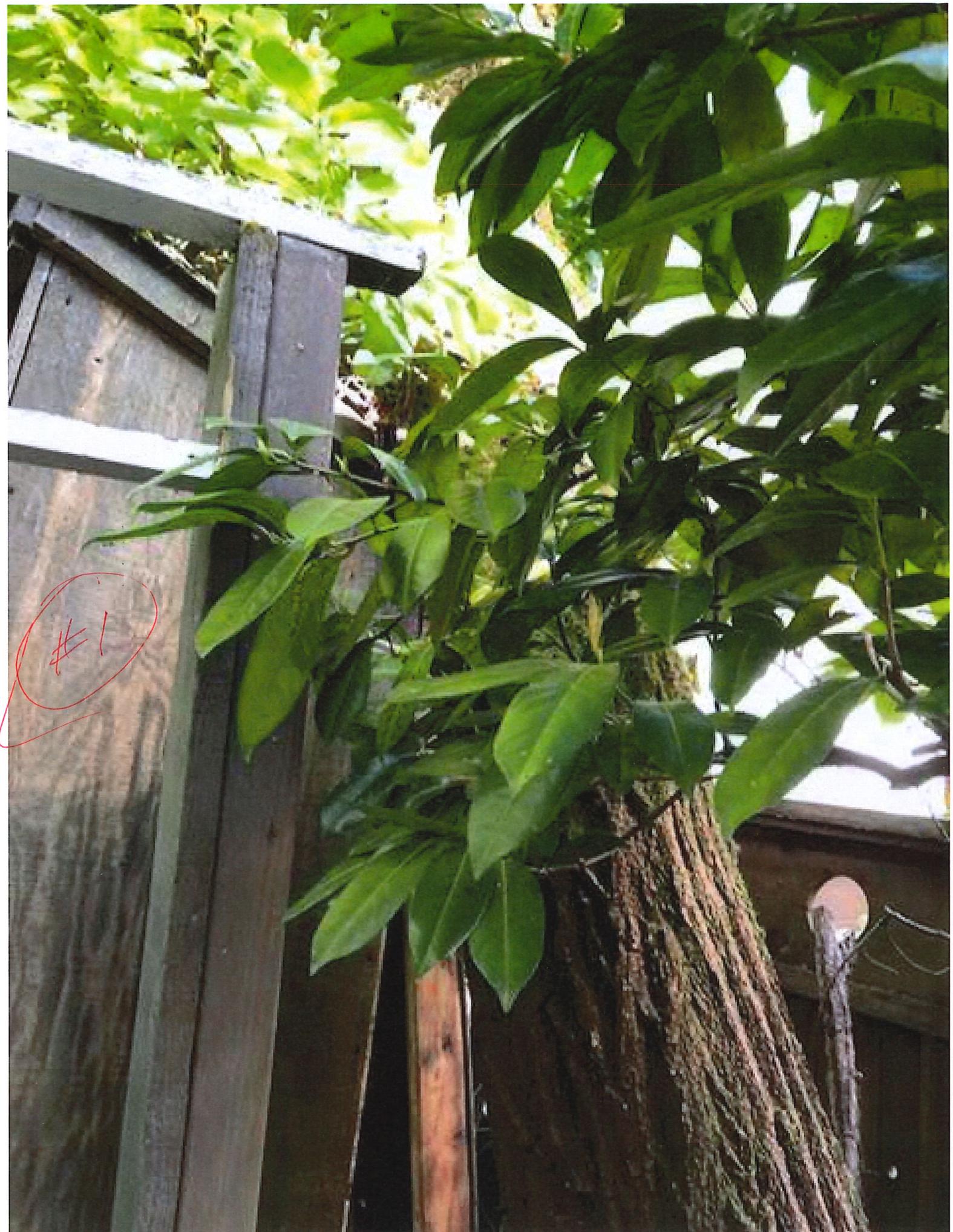
(Mitigation/Protection Measures):

Approved by:

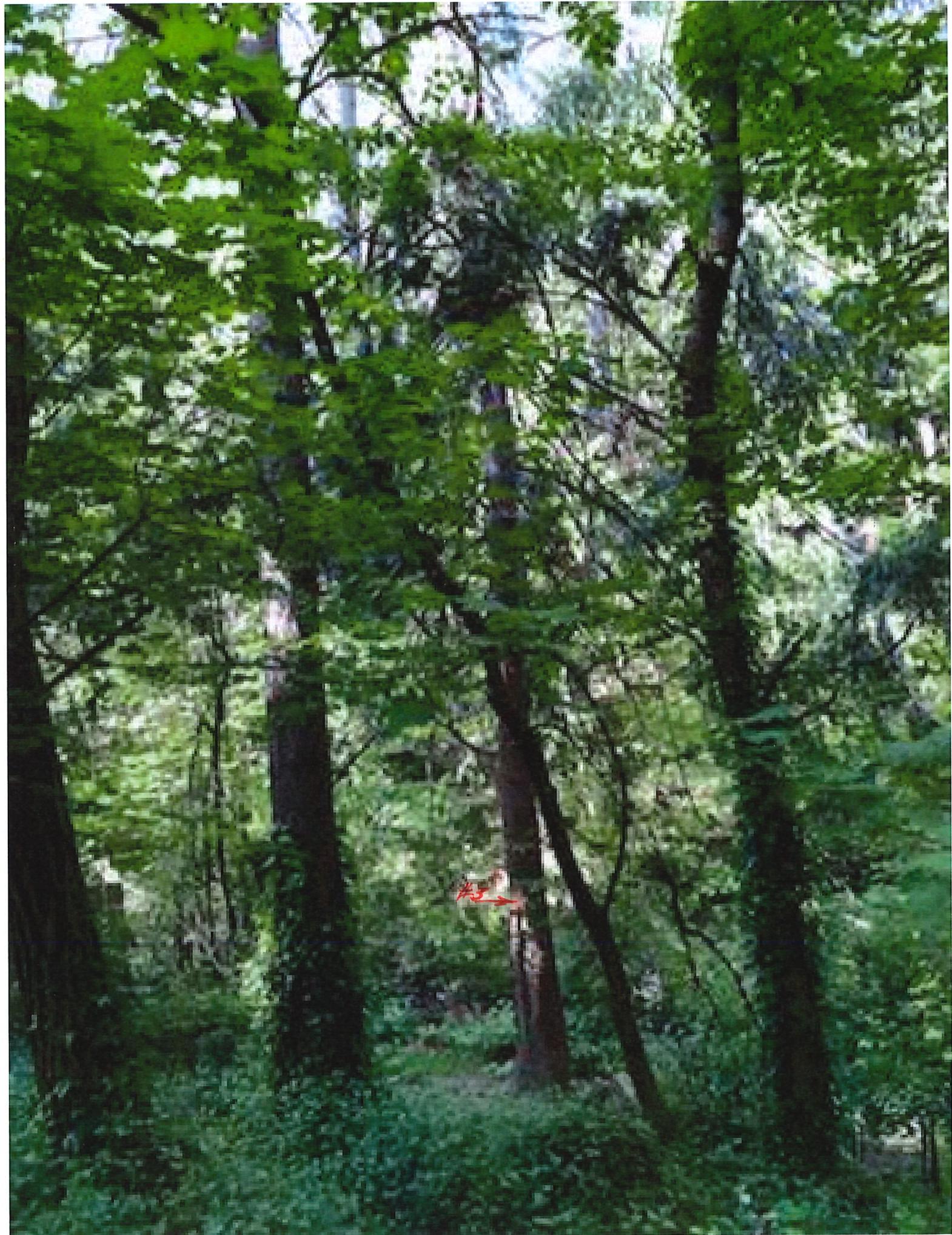
[Signature] 5/07/2020 [Signature] 5-7-2020  
 Name/Title Date Name/Title Date

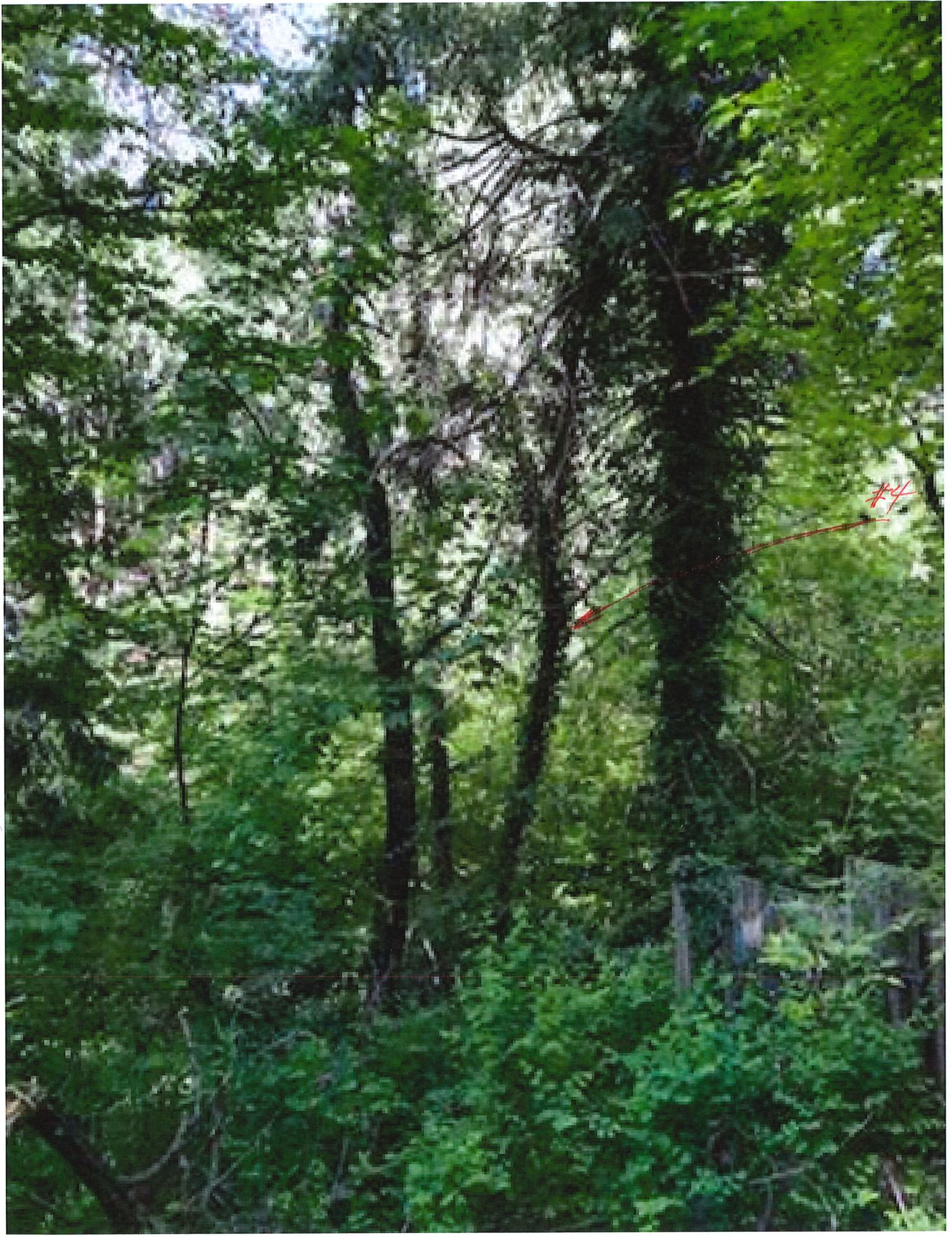


#1



#1







#2



**214 Park Ave. street tree**

1 message

Rick Bacon <rick.bacon@gmail.com>  
To: Rick Bacon <rick.bacon@gmail.com>

5-7-2020

I house sit for 214 Park Ave, Nevada City, CA. The property owner, Bob Tate, has authorized me to manage some dead or threatening tree removal in his back yard while he is in Mexico. T the sidewalk that has numerous issues with it that warrant it's removal.

Bob told me that yeas ago while he was doing some trimming on it, someone from the city drove by and told him he can't do that because it's the city's tree. He hasn't done anything since, e

He told me that utility tree maintenance was done on it after that. They cut the limbs WAY back away from the (low voltage only/ phone and cable) wiring. He said it looked horrible, but at le all of this tree's problems are below what was pruned off at the time. Since that prune job the new growth has regrown to even more than before the pruning, The new growth is once again er significantly to the weight imposed on the compromised trunk below.

If it falls it will take out a lot of phone and cable wiring that serve a lot of people. The bundles of cable going through this foliage are way bigger than what is hanging between most poles. In actually support the tree from falling all the way down into the traffic area of Park Ave.

Here are a few things I see as problems with this tree, with some pictures to go with them-

1. Severe lean of the trunk into the parking area. The base of the trunk is already in the parking area, and the tree immediately starts leaning into it even further. It has been hit by tall, box typ scars in it's bark. The truck in the picture below is my own work truck and I park in front of this tree quite frequently. You have to be very aware of what your doing next to this thing or you will i
2. It's trunk has a large hollowed out section in it about 4' off the ground. Right now, it hasn't even rained in a couple of weeks, and it has a weed growing out of the visible hole in it. This near support other plants growing out of it. On 12-26-2018 I took some pictures of mushrooms growing out of the bark on the side that isn't even covered in moss. Mushrooms and weeds growing
3. The roots are starting to affect the pavement and the sidewalk. Granted I've seen far worse examples of this, but in those cases the problem just went on for so long that the pavement or si safety issue of an uneven surface. I just recently had to replace 20' of sidewalk in front of my parents house in Marin county because 10 years ago, the last time it was repaired the contractor old concrete had (again) lifted up 3" from where it had been "repaired".
4. Frankly, it's an eyesore to look at. It's base is very old, leaning and scared, while it's top is unnaturally bushy with new, all vertical growth from the utility maintenance. It doesn't look natural has a head with a lot of bad plastic surgery done to it.

I hope Nevada City will consider the removal of this tree sooner rather than later. It's not a happy tree, and further plastic surgery isn't going to bring it happiness.

Rick Bacon  
14127 Quaker Hill Cross Rd.  
Nevada City, CA 95959

rick.bacon@gmail.com  
office-530-265-8500  
cell- 530-263-2439

- 214 Park communication wires through center of ...
- 214 Park limb scars from repeated vehicle damag...
- 214 Park tree encroaching on parking.jpg
- 214 Park tree enveloping communication wiring b...
- 214 Park tree lots of moss on hollow trunk.jpg
- 214 Park tree mushrooms emerging from bark.jpg
- 214 Park tree mushrooms on non-moss side of tru...
- 214 Park tree prior pruning regrowth.jpg
- 214 Park tree trunk angle and lifted pavement.jpg
- 214 Park tree very old bark scaring on a major ...
- 214 Park tree with rotted trunk.jpg

**11 Attachments**



# City of Nevada City

---

**TO:** Planning Commission  
**FROM:** Amy Wolfson, City Planner  
**MEETING DATE:** May 21, 2020  
**RE:** Architectural Review Application for Exterior Paint Alteration at 212 South Pine Street

**ATTACHMENT:**

- 1) Application for Minor Architectural Approval – Exterior Paint

**ACTIONS REQUESTED:**

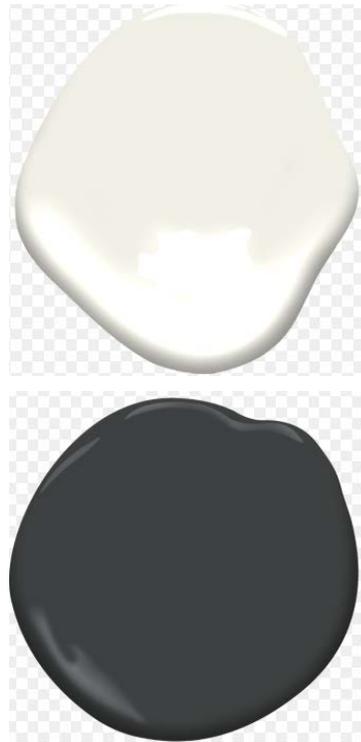
- 1) Approve architectural review for repainting the building with a new trim color

**BACKGROUND:** The subject building was originally built in 1875 according to Assessor Office records. While the property is located with the City’s historic combining district, the Historic District’s National Register does not include this house in the mapped area of contributing buildings.

**Painting Proposal:** Building owners, Chelsea and Cheyenne Ward are requesting approval to repaint the residence with a like-for-like body, but change the trim color from “baby blue” to a charcoal gray hue.



*Existing residence at 212 South Pine Street*



*Benjamin Moore 'White Dove' (base) and 'Black Panther' (trim)*

**REGULATORY CONSIDERATION:**

**Architectural Review:** Pursuant to Section 17.68.070 of the City Municipal Code, Stylistic conformance of alteration or new construction, all buildings which may hereafter be constructed or altered as to their exterior appearance within the historical district shall substantially conform with the Mother Lode type of architecture with respect to their exterior appearance within public view. Pursuant to Section 17.88.040 of the City Municipal Code, exterior alterations must also be compatible with the surrounding neighborhood.

**RECOMMENDED ACTION:** In order to approve this application the following finding must be made:

- A. Make a Motion to Approve the Architectural Review Application for the repainting of the building face at 212 South Pine Street, making the following findings pursuant to Section 17.88.040 of the City Municipal Code:
  - 1) That the proposed paint color scheme is generally compatible with Mother Lode style Architecture and with the Historical District
  - 2) That the proposed paint color scheme is compatible with the context of the surrounding neighborhood.

**CONDITIONS OF APPROVAL**

- a. Paint colors shall substantially comply with the exhibits provided to the Planning Commission
- b. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.



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Bus. Lic.	

**APPLICATION FOR ARCHITECTURAL REVIEW**

Applicant/Property Owner

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State

\_\_\_\_\_  
Phone

\_\_\_\_\_  
email address

**Check all that apply:**

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe) \_\_\_\_\_  
Number of existing units \_\_\_\_\_  
Year of original construction \_\_\_\_\_

**Supporting data must be attached:**

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Assessor's Parcel Number

Nearest cross street \_\_\_\_\_

New floor area proposed \_\_\_\_\_ S.F.

Briefly describe proposed project:

Number of dwelling units on property \_\_\_\_\_

**COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:**

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement -  All siding or  Repairs over \_\_\_\_\_%
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: \_\_\_\_\_

**DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS:** Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

**SUPPORTING DOCUMENTS:** Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

\_\_\_\_\_  
Signature 

\_\_\_\_\_  
Date

-----**FOR OFFICE USE ONLY**-----

Approved by: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION  
WILL BE CONTINUED TO THE NEXT MEETING**

**CITY OF NEVADA CITY  
ARCHITECTURAL REVIEW GUIDELINES  
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

**POLICY DECLARATION:**

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

**SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:**

**Provide a site plan** of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses?  Yes  No

Please explain how it is compatible

**VOLUME AND MASSING**

Lot Size \_\_\_\_\_ SF

	Yes	No
Will the proposed building or changes		
Have a larger floor plan than surrounding buildings?	<input type="checkbox"/>	<input type="checkbox"/>
Be taller than surrounding buildings?	<input type="checkbox"/>	<input type="checkbox"/>
Block views or sunshine from existing buildings?	<input type="checkbox"/>	<input type="checkbox"/>
Does the site plan provide a private yard area?	<input type="checkbox"/>	<input type="checkbox"/>

Discussion, if needed:

**MATERIALS**

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: \_\_\_\_\_ Pitch: \_\_\_\_\_

Siding: \_\_\_\_\_

Windows: \_\_\_\_\_

Trim: \_\_\_\_\_

Foundation/Pony walls: \_\_\_\_\_

Decks, porches, railings: \_\_\_\_\_

**COLORS** (Please provide ten color chips per color)

Color brand, name, number

Roof: \_\_\_\_\_

Trim: \_\_\_\_\_

Accents: \_\_\_\_\_

Railings/Decks: \_\_\_\_\_

**DETAILS**

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

**OTHER APPLICABLE INFORMATION**

Use the space below to provide any additional information for the Planning Commission.



## CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

### CHECKLIST FOR ARCHITECTURAL REVIEW APPLICATIONS

#### *Digital Submittal*

This packet contains filing forms and instructions for completing a digital architectural review application. Architectural review applications apply to:

1. New Construction – inside or outside of the Historical District
2. Alterations to buildings within Historical District
3. An addition of new floor area that is greater than 25% of the existing, conditioned living area of the residence.

The Planning Commission acts as the Architectural Review Committee for all applications for architectural changes to any buildings and structures, or the removal or demolition of any structures.

Please review the following ordinances which will provide the City's goals in preserving the character of Nevada City architecture in terms of historical value, site coverage and planning, as well as volume and massing, materials, color, general design and details. These ordinances also discuss the standards of architectural review within the Historical District and the definition of "Mother Lode Era" architecture. Even though a property is outside of the Historical District, City Ordinances provide standards for architectural review "in keeping within the context of the neighborhood."

1. *Ordinance 90-01*
2. *Ordinance 92-06*
2. *Historical District Ordinance 338*
3. *Nevada City Design Guidelines*

**PROCESS:** Once a complete application has been submitted, it will be scheduled for Planning Commission review. Some applications, such as new construction or major renovations, will require distribution by the City Planner to staff such as the City Engineer, Director of Public Works, Police Chief and the Fire Chief. This can take up to two or three weeks for their review and to provide comments and any conditions. **The City Planner will then schedule the application before the Planning Commission, who meets on 3<sup>rd</sup> Thursday of each month at 1:30 p.m. at City Hall.** The applicant or their representative **MUST** be present to discuss the application at this meeting. The applicant will receive a copy of the agenda and staff report prior to the meeting. Once approval has been obtained, a building permit can be obtained from the Nevada County Building Department. The Building Department will require 2 sets of plans that include two City staff signatures (usually City Planner and City Engineer).

**Checklist** for application submittal: Please include the following items as applicable:

1. Architectural Review application, signed by owner. If signed by a representative, include a letter of authorization from the property owner(s).
2. Project Description – please submit a written description of the work proposed.
3. Filing fee of **\$200** if the construction is less than 25% of the original area of the existing home OR **\$1,000** for new construction, or if the construction is greater than 25%
4. One digital copy of plans (additional hard copies may be requested at Planner's discretion) sent to the City Planner at [amy.wolfson@nevadacityca.gov](mailto:amy.wolfson@nevadacityca.gov)
5. Five color chips, to be distributed with Commissioner's packets (All commercial projects and residential projects in the Historical District)
6. Photograph(s) of structure or property or of property if vacant
7. All Material specifications, such as for windows, roofing, and siding

**NOTE: SEE FOLLOWING PAGE REGARDING BACKFLOW PREVENTION DEVICE REQUIREMENT**

**8. Backflow Prevention Device:** The City requires that with the issuance of ANY building permit, a backflow prevention device shall be installed on the sewer lateral from the City sewer main to the property. Attached is information on how to comply with the ordinance. If a backflow device is not installed on the property, one will be required PRIOR to the final issuance of any building permit.

## **HOW TO COMPLY WITH CITY ORDINANCE REQUIRING BACKFLOW PREVENTION DEVICE**

The City of Nevada City adopted Resolution 2005-12 on March 14, 2005 which requires that with the issuance of any building permit, a back-flow prevention device shall be installed on the sewer lateral from the City sewer main to the property. A back-flow prevention device is also required upon the sale of any parcel within the City (prior to the close of escrow or transfer).

The City contracts with the Nevada County Building Department for issuance of all building permits (construction, roofing, plumbing, etc.). At the time of building permit application, the building staff will ask if a backflow prevention device has been installed. If not known, the Inspector will check when inspecting the property. If one is not installed, the following process needs to be undertaken:

1. Contact City Hall Planning Department (530-265-2496 x130) to determine to if a back flow prevention permit is on file. If one is on file, a copy will be provided to applicant to give to County Building Department. If not please take the following steps:
2. A homeowner may install the backflow prevention device or hire a qualified professional. After installation, the homeowner must call for an inspection.
3. Call Nevada City Hall (530-265-2496). Ask for extension 148 (Public Works) and request an inspection, leaving the name, address and phone number to contact. An inspection will be scheduled.
4. After inspection, Public Works will complete a form for applicant to take back to the City Planning Department. A copy will be retained in the City address files. Building Permit can be issued by the County



# City of Nevada City

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**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner

**MEETING DATE:** May 21, 2020

**APPLICANT:** Mirian Song and Shiloh Hellman, property owners

**RE:** Demolition Application for demolition of a detached garage and Architectural Review for the replacement storage structure at 210 Gethsemane Street

**ATTACHMENTS:**

1. Demolition and Architectural Review Applications
2. Owner's Statement
3. Site Plan and Elevations
4. Photos of Existing Structures

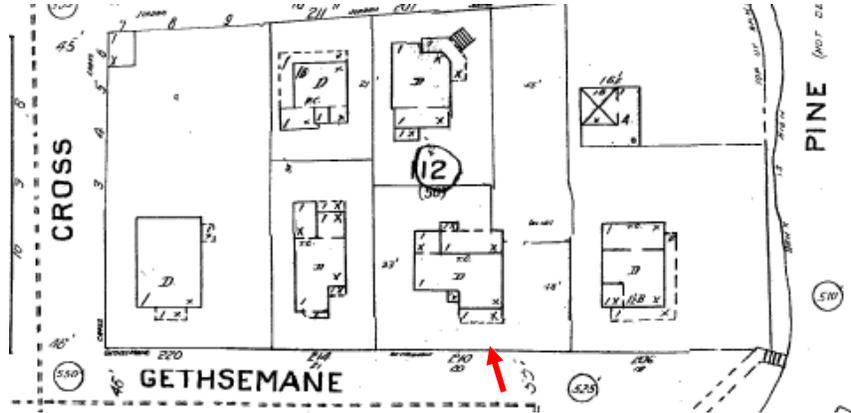
**MULTIPLE ACTIONS REQUESTED**

1. Approve the Demolition application for the existing shed structure
2. Approve the Architectural Review to construct a replacement shed in the same footprint as the existing shed.

**SITE SPECIFICATIONS**

**Lot Size** 0.14 acres  
**Zoning** R1: Single-Family Residential  
**Setbacks** Front yard: 30-feet, Rear Yard: 25-feet, Interior side yards: 5-feet  
**Lot Coverage** 50%  
**Building Height** 35-feet  
**Historical District** Outside

**BACKGROUND:** This property is depicted on both the 1898 and the 1912 Sanborn Maps with the residence shown in approximately the same location. However, the detached garage/storage structure is not shown on the historic maps. The project contractor believes the construction date to be approximately 1960. Assessor records may be able to confirm the date of shed construction, though this would need to be requested by the owner of record.



Excerpt- 1912 Sanborn Map

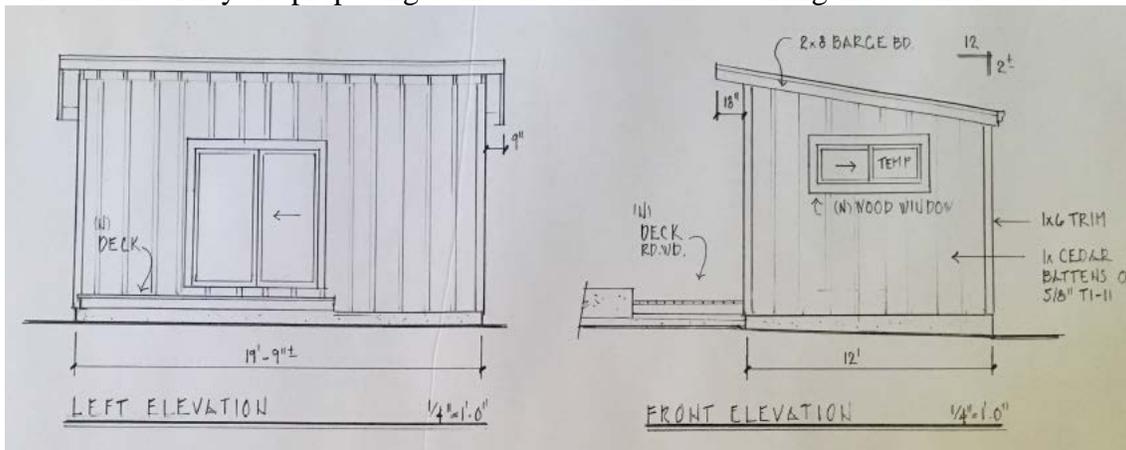
**PROPOSAL**

**Shed/Garage demolition:** The existing shed being proposed for demolition is constructed with a corrugated metal material that, according to the application is “old and rusty... and substandard [in] construction.” In it’s current condition, it is not usable to the property owners.



Existing shed/garage to be demolished

**Proposed replacement shed:** The applicants are proposing to replace the demolished shed/garage with a new 237 square foot storage shed in the same footprint. The new structure will have a board and batten appearance with cedar batters over T1-11 siding. It will also feature a deck at the entrance off the west elevation. They are proposing to install a slider window along the south elevation.



Proposed shed structure

## **REGULATORY CONSIDERATION**

**Demolition:** Pursuant to Section 17.88.040(A) of the City Municipal Code: No building of special historical or architectural interest or value, or an example of the Mother Lode type of architecture, situated inside or outside the historical district, shall be torn down, demolished or removed unless the planning commission makes a finding that such building has become so damaged or dilapidated, whether from damage by fire or other elements or from natural deterioration that it is unusable and cannot reasonably be repaired or restored. Whenever the building or structure to be removed or demolished has some special historical or architectural interest or value, or is an example of Mother Lode architecture, the planning commission, as a condition of granting the demolition, may require the replacement building to reflect the style or character of the building being demolished, and the planning commission may require that the demolition application be accompanied by architectural plans and details for the proposed replacement structure.

**Architectural Review:** The Planning Commission, in their role as the Architectural Review Committee, is required to review proposals for the erection or exterior alterations of any structure, or the remodel, demolition, or razing of any structure. Findings must be made that structures are consistent with Nevada City Architecture and compatible with the surrounding neighborhood.

**Environmental Review:** Because residential use of a structure is an allowed use in the R1 zoning designation, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

## **RECOMMENDED CONDITIONS OF APPROVAL:**

- 1) 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, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$100 (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.
- 2) All improvements shall substantially comply with the exhibits presented to the Planning Commission.
- 3) Prior to building permit issuance, the applicant shall provide Assessor Records indicating the date of garage construction, if available from the Assessor's Office.
- 4) It is the responsibility of the property owner to verify the eastern side property line and the northern rear property line in order to ensure the structure is within the property boundary.
- 5) A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

**RECOMMENDED MOTIONS:**

- 1) Make a motion to approve the Demolition application, as conditioned, for the detached garage/shed located at 210 Gethsemane Street, Nevada City, CA, the Planning Commission finds:
  - a) that the structure does not hold special historical interest or value;  
*AND*
  - b) that the structure is not an example of Motherlode architecture;  
*OR*
  - c) that the structures are so dilapidated that they cannot be reasonably repaired or restored
- 2) Make a Motion to Approve the Architectural Review Application subject to Conditions of Approval or as modified, making findings a and b pursuant to Sections 17.88.040 of the City Municipal Code:
  - a) That the proposed residential structure is generally compatible with Nevada City style architecture; and
  - b) That the proposed residence is compatible with the context of the surrounding neighborhood; and



# CITY OF NEVADA CITY

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## APPLICATION FOR STRUCTURE DEMOLITION

**Applicant/Property Owner**

Shiloh and Mirian Hellman

*Name*

210 Gethsemane St

*Mailing Address*

Nevada City, CA

*City, State*

Phone 818 913 4909

Email hellmancrew@gmail.com

210 Gethsemane St

*STREET ADDRESS*

**Representative:**

\_\_\_\_\_

*Name*

\_\_\_\_\_

*Mailing Address*

\_\_\_\_\_

*City, State*

Phone \_\_\_\_\_

Email \_\_\_\_\_

23

*Size of Structure (Square feet)*

**BUILDING INFORMATION:**

Original Date of Construction: Contractor Ben Lovett suspects it is around 1960 (if unknown, provide evidence as to estimation of construction date: i.e., contractor review, Assessor's Records, etc.).

Date of any additions to the home: none

Inside Historical District (or adjacent to Historical District?) not inside Historical District

**DESCRIBE THE PROJECT**

Provide brief summary of the project (a detailed Demolition Plan of the project is also to be attached; see below)

We currently have a garage that is made of metal, very old and rusty. The doors are quite narrow so it is unusable as a garage. We would like to replace it in its exact size and location with a wooden structure. In its place will be a new storage unit.

**BRIEFLY DESCRIBE REASON FOR DEMOLITION OF BUILDING:**

The building is made of old rusted metal. Our architect Janice Greenlee says that the garage has a substandard construction and the metal is unusable. We would like to replace the metal with a wooden structure that is safe.

**ATTACH A DETAILED *DEMOLITION PLAN* TO INCLUDE SPECIFIC DETAILS OF THE PROJECT AND ANSWERING THE FOLLOWING:**

1. What materials are being removed?
2. Explain the need for removal of materials, providing evidence that the building has become so damaged or dilapidated that it is unusable and cannot reasonably be repaired or restored
3. Are any of these materials being re-used in the project? Clearly list what materials will be re-used and indicate where in the project they will be utilized.
4. If no materials are being re-used please indicate reasons.
5. What replacement materials are being used? Do they match those being removed? If not, explain why.
6. Explain how the exterior appearance and materials will be preserved, to the extent of the alteration.
7. Indicate how the replacement structure will reflect the style or character of the building being demolished.

**ATTACHMENTS** Include as attachments the following information:

\_\_\_ Elevations – Provide elevations clearly indicating the areas to be demolished. This information will be used with any approval as an exhibit clearly designating areas to be demolished. Include an 8-1/2 by 11 copy of these elevations.  
**NOTE:** Any additional requests for demolition beyond that approved will require returning to the Planning Commission for further approvals).

\_\_\_ List percentages of walls, windows, and doors to be removed.

\_\_\_ Evidence as to the condition of the materials (include photographs)

\_\_\_ Evidence of the structural condition of the building (i.e., include structural analysis by professionals, contractor bids, etc.)

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

  
\_\_\_\_\_  
Signature  


5/5/20  
\_\_\_\_\_  
Date



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**APPLICATION FOR ARCHITECTURAL REVIEW**

Applicant/Property Owner

\_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State*

\_\_\_\_\_  
*Phone*

\_\_\_\_\_  
*email address*

**Check all that apply:**

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe) \_\_\_\_\_  
 Number of existing units \_\_\_\_\_  
 Year of original construction \_\_\_\_\_

**Supporting data must be attached:**

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

\_\_\_\_\_ ] \_\_\_\_\_  
*Street Address* *Assessor's Parcel Number*

Nearest cross street \_\_\_\_\_ New floor area proposed \_\_\_\_\_ S.F.

Briefly describe proposed project:

Number of dwelling units on property \_\_\_\_\_

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement -  All siding or  Repairs over \_\_\_\_\_ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: \_\_\_\_\_

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

-----FOR OFFICE USE ONLY-----

Approved by:  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION  
WILL BE CONTINUED TO THE NEXT MEETING**

**CITY OF NEVADA CITY  
ARCHITECTURAL REVIEW GUIDELINES  
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

**POLICY DECLARATION:**

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

**SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:**

**Provide a site plan** of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses?  Yes  No

Please explain how it is compatible

Our current garage was made around the 1960's while our primary home was built in 1890. We wanted to replacement structure to reflect the style of our primary home much like a cottage. The new structure will be wooden, very simple in style. Color will be like cream/yellow.

**VOLUME AND MASSING**

Lot Size 237 SF

Will the proposed building or changes  
Have a larger floor plan than surrounding buildings?  
Be taller than surrounding buildings?  
Block views or sunshine from existing buildings?  
Does the site plan provide a private yard area?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, if needed:

**MATERIALS**

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: Class A Composition Shingles Pitch: 2'

Siding: 1x Cedar Battens o/ 5/8" T1-11

Windows: Wood Windows

Trim: 1x6 trim

Foundation/Pony walls: Existing slab

Decks, porches, railings: Red Wood Deck

**COLORS** (Please provide ten color chips per color)

Color brand, name, number

Roof: Same color as our roof for the main house

Trim: Trim and structure will be the same color Cream

Accents: Not applicable

Railings/Decks: NA

**DETAILS**

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

**OTHER APPLICABLE INFORMATION**

Use the space below to provide any additional information for the Planning Commission.

There are no vents, flues. One door will be a glass sliding door. Window will be a wooden frame.  
Deck will be redwood and no railings apply.

Hello,

As teachers, my wife and I have always shared a reverence for the past. Part of what drew us to Nevada City—apart from the people— was the history lining the streets. As we took a walk through the neighborhood we were struck by the beauty of the houses and the feeling that time had stood still.

These sentiments were in mind when we first bought our home. Since we both loved the architecture, we were mindful to avoid ornamentation which could detract from the qualities which made our new home unique. Still, as overjoyed as we were with our new homestead,, we both felt that the large metal shed at the end of the driveway was not in keeping with the classic appeal of the main residence. At that point, we felt it was time to make a change.

By replacing the existing modern metal shed, which is in poor condition, we hope to replace it with a wooden structure which both compliments the style of our home as well as the those of our neighbors. the style of this new wooden shed would be simple and and timeless. We both feel this new addition would help improve the look of the property and replace a rusted 'eyesore' with something that blends flawlessly into the landscape of Gethsemane street.

Warmly,  
The Hellman Family

### **Answers to the questions:**

1. What materials are being removed?

All metal will be removed with the wood that supports the metal.

2. Explain the need for removal of materials, providing evidence that the building has become so damaged or dilapidated that it is unusable and cannot reasonably be repaired or restored

Our architect Janice Greenlee says that the garage has a substandard construction. The metal is rusted.

3. Are any of these materials being re-used in the project? Clearly list what materials will be re-used and indicate where in the project they will be utilized.

None will be re-used.

4. If no materials are being re-used please indicate reasons.

Metal sidings are old and rusty. Some parts of the structure are dangerous for our children as it has rusted nails jutting out.

5. What replacement materials are being used? Do they match those being removed? If not, explain why.

A wooden structure will be used to match our home and surrounding homes.

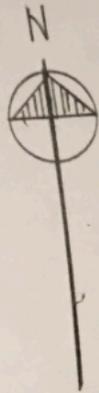
6. Explain how the exterior appearance and materials will be preserved, to the extent of the alteration.

Our current garage was made around the 1960's while our primary home was built in 1890. We wanted the replacement structure to reflect the style of our primary home so no materials will be preserved and the structure will be made of wood.

7. Indicate how the replacement structure will reflect the style or character of the building being demolished.

Since the garage is a modern structure constructed mostly of metal, we wanted the new wooden structure, that will replace it, reflect the style of our primary home. Like our home, the style is simple, with little ornamentation much like a cottage. Special touches like using a wooden window will be made.

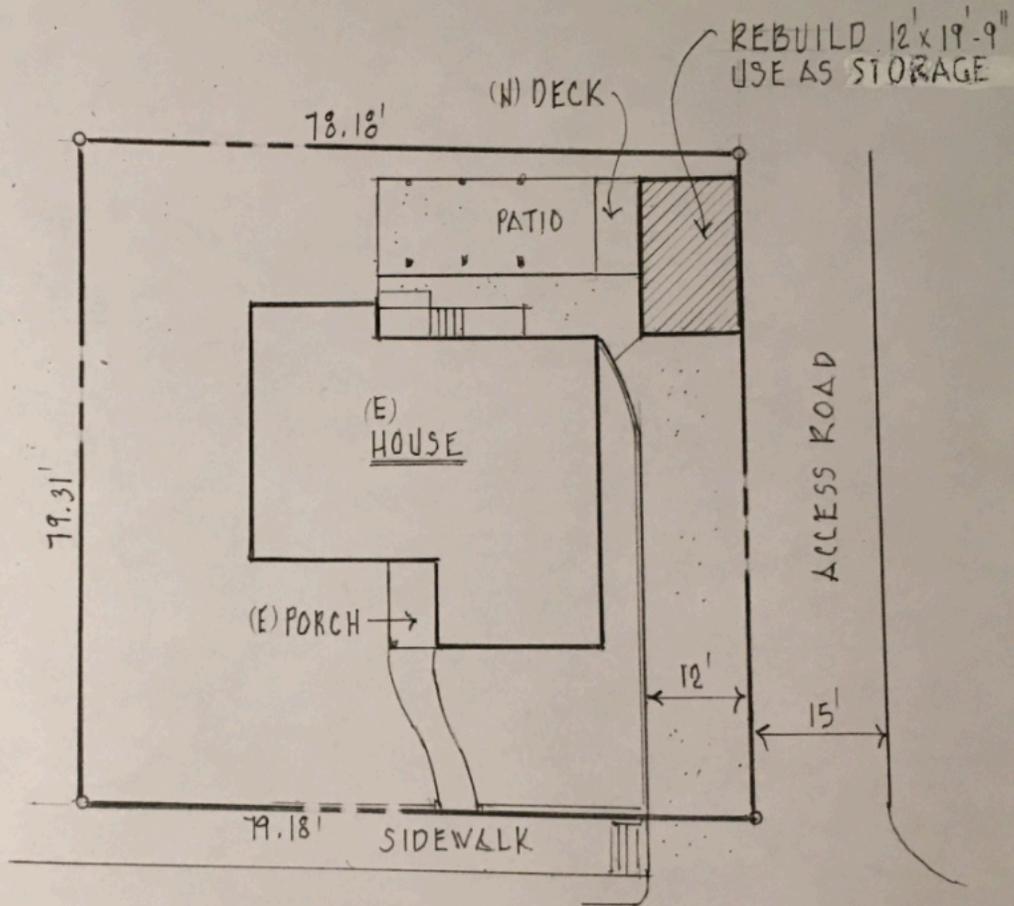
The garage has no windows and has a metal door much like the siding. All will be removed.



SHILOH HELLMAN &  
MIRIAN HELLMAN

210 GETHSEMANE ST.  
NEVADA CITY, CA

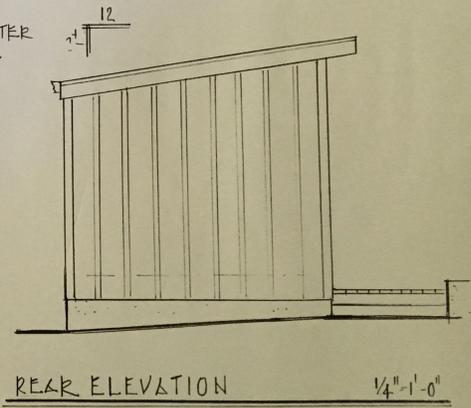
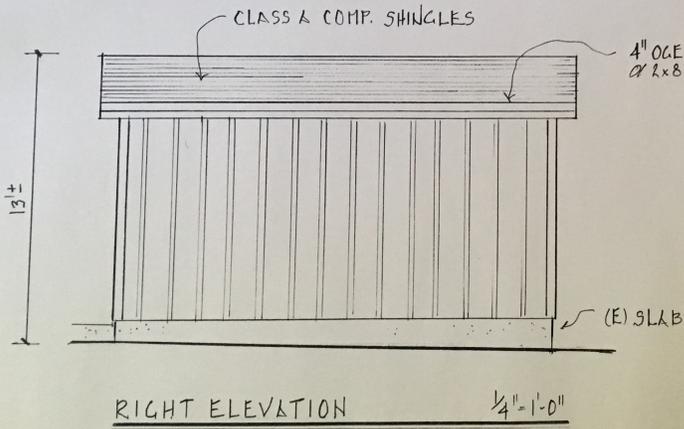
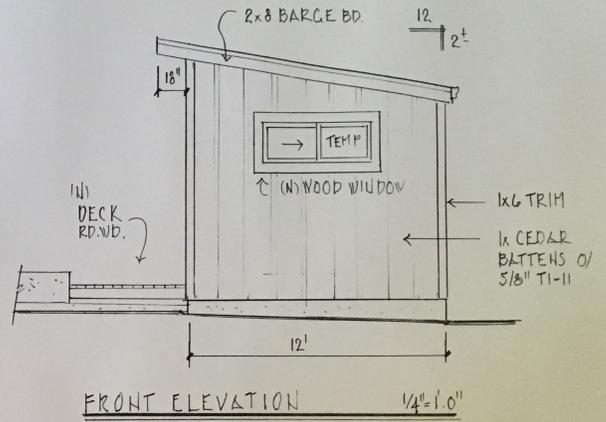
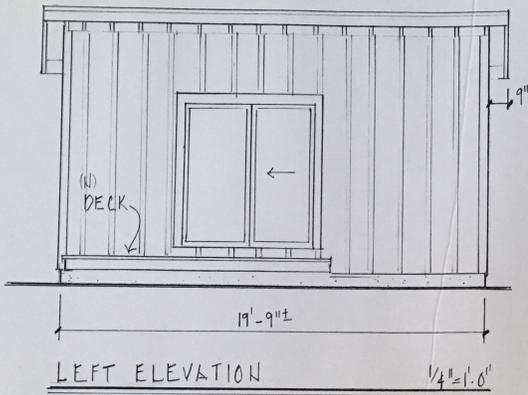
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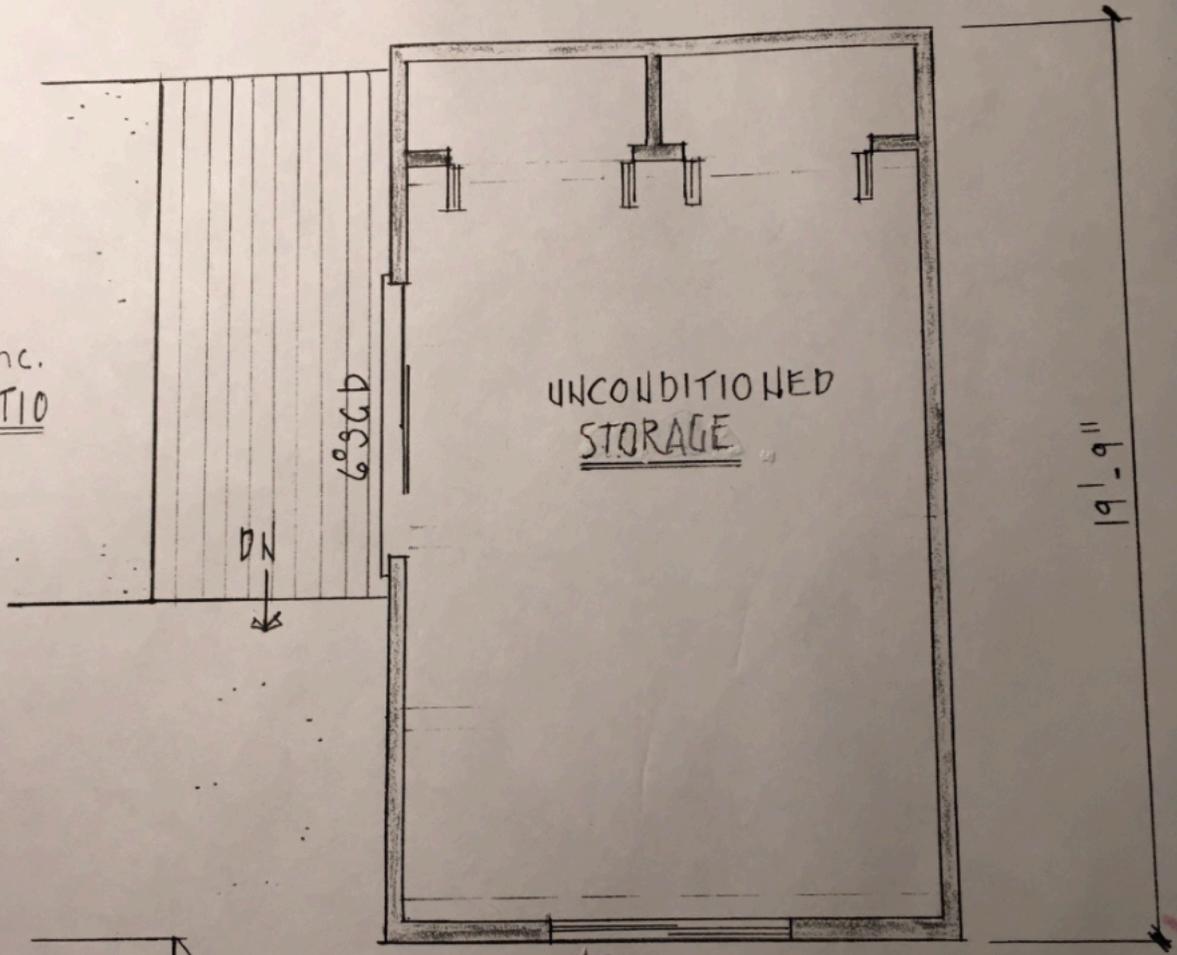
GETHSEMANE STREET

SITE PLAN

1" = 20'



(E) conc.  
PATIO



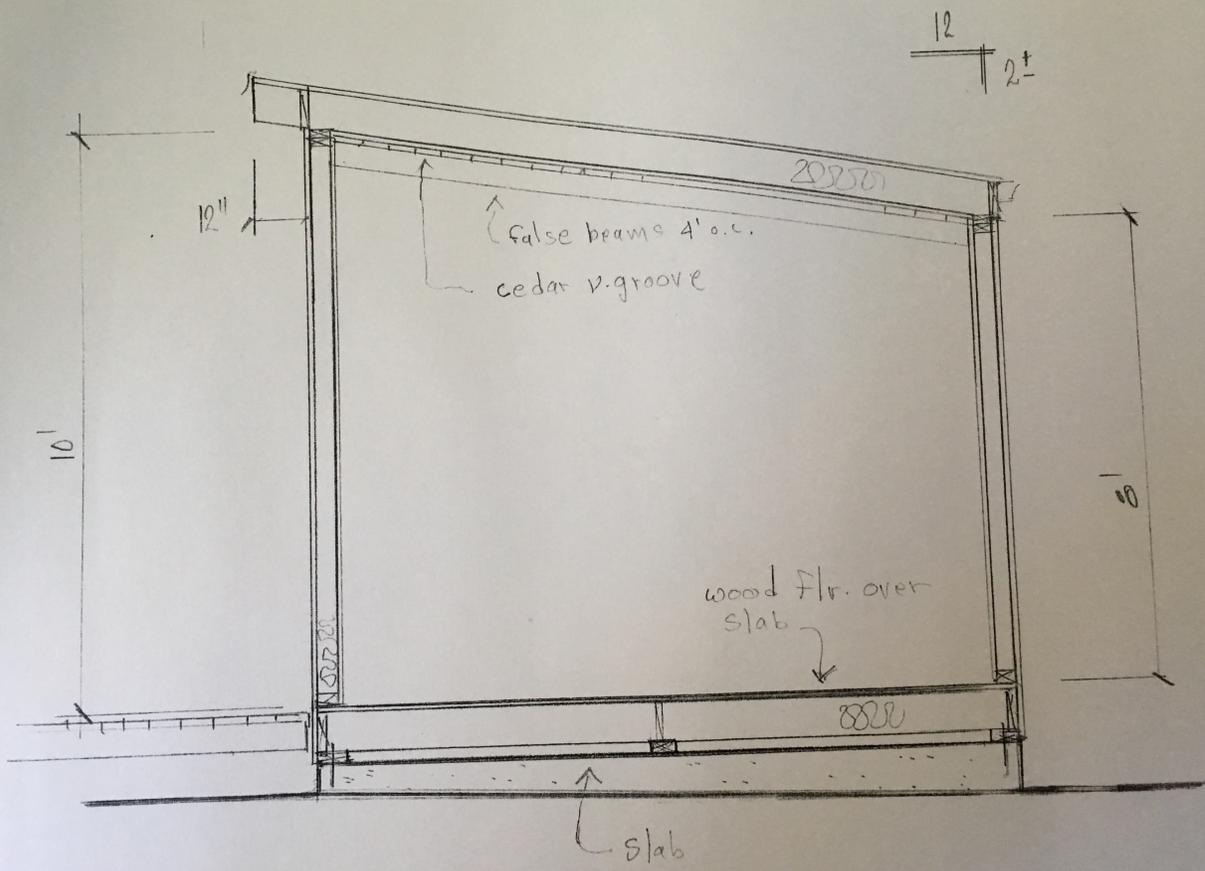
DN  
↓

50° SL. TEMP.

FLOOR PLAN

1/4" = 1'-0"

237 SQ. FT. STORAGE AREA



Evidence to the condition of the material:  
This is our lovely home:



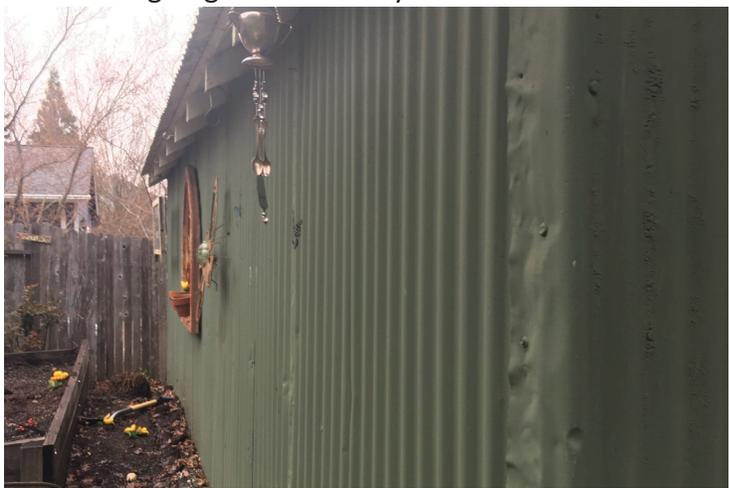
This is the driveway leading up to the garage on the right side of the house:



This is the garage



Side of the garage next to our yard:



Side of the garage next to the fence



Other side of the garage.

