

SIGN APPLICATION/

none

TREE REMOVAL

3. 133 Grove Street- 6 Black Locust

ARCHITECTURAL REVIEW

4. 419 Spring Street – West wall residing
5. 200 Commercial Street – Roof-mounted “no-climb” fence
6. 335/337 South Pine Street- New single-car garage

PUBLIC HEARING

7. Subdivision Ordinance Amendment to Tentative Map Term Limits

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

STAFF APPROVALS AND DETERMINATIONS – (for information only):

- 236 Boulder – Tree removal (one Cedar)*
- 304 Nevada – Tree removal (three Cedars- dying per arborist)*
- 526 Nevada – Generator*
- 621 E. Broad – Convert office to ADU*
- 752 Lindley – Generator*
- 384 Railroad – like for like roof, deck, windows*
- 528 Main Street – Chimney removal*

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – October 15, 2020

ADJOURNMENT



City of Nevada City

PLANNING COMMISSION ACTION MINUTES
THURSDAY, AUGUST 20, 2020 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•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.

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, City Council Members and Planning Commissioners may attend this meeting telephonically.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Stuart Lauters (absent), Vice-Chair Peter Can Zant Commissioners, Nikiya Schwarz, Laurie Oberholtzer, (one vacant position)

APPROVAL OF ACTION MINUTES

1. July 16, 2020 Regular Meeting

Public: none

Motion by L. Oberholtzer to approve as with one correction to item 1 (426 Broad Street), motion II (added conditions) to add a comma between “stained” and “painted.” Final condition was modified as follows:

- o The picket fence shall be stained, painted white

Seconded by. P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

2. July 24, 2020 Special Meeting

Public: none

Motion by L. Oberholtzer to approve as presented

Seconded by. P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, 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/ZONE COMPATIBILITY

3. 110 York Street – Liquid Gold Juicery

Public: see video record

Motion by L. Oberholtzer to continue item with direction as provided to applicant

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

DIRECTION: Simplify graphic; Consider a traditional font; reconfigure so that it fits into the side of awning and does not fall below awning structure; gold graphics/lettering over white background is preferred; 2-sides of awning is okay due to height and shape; no directional signage

TREE REMOVAL

4. PG&E Tree Removal along West Broad Street and Orchard Street – 263 trees

Public: see video record

Motion by L. Oberholtzer to schedule a special meeting to be held on September 1, 2020 at 1:30 in order to consider mitigations measures for the loss of the trees

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

DIRECTION: To staff to verify and report on the legal authority asserted by PG&E.

ARCHITECTURAL REVIEW

none

DEMOLITION/ARCHITECTURAL REVIEW

5. 414 Broad Street – Demolition of existing residence and rebuild of two-story residence

Public: see video record

Motion by L. Oberholtzer to deny the demolition

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

PUBLIC HEARING

6. 426 Broad Street – Use of outdoor patio for dining and refreshments

Public: see video record

Motion by L. Oberholtzer to find this project categorically exempt from environmental review pursuant to Section 15301(e) of the California Environmental Quality Act Guidelines, which exempts “minor alterations of existing public or private structures or facilities...involving no or negligible expansion of use.”

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

Motion by L. Oberholtzer to approve the proposed Use Permit subject to the Conditions of Approval as conditioned in the staff report, making findings, a-e, pursuant to Sections 17.88.20 of the Nevada City Municipal Code

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

Draft Ordinance for administrative process of commercial and residential back-up generators

Public: none

Motion by L. Oberholtzer to recommend that City Council find Draft Ordinance 2020-XX is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

Motion by L. Oberholtzer to recommend to City Council that they adopt Draft Ordinance 2020-XX to add Section 17.80.240 in order to update the city’s ordinance pertaining to stationary standby generators as modified

Seconded by N. Schwarz

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

ORDINANCE MODIFICATION: All stationary standby generators shall be located outside of the front yard setback or outside a corner street-side yard *if possible*, otherwise they must be adequately screened by fencing, landscaping or other method as demonstrated on the site plan.

DEPARTMENT REQUESTED

7. Commercial Street Phase II Improvements

Public: see video record

Motion by L. Oberholtzer to recommend that the street and sidewalk configuration remain as is with the paving consistent with current sidewalk widths, without bulb-outs and no brick paving

Seconded by P. Van Zant

Vote: 2 ayes/ 1 noe/ 1 absent (S. Lauters)/ 1 vacancy, motion carries

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

STAFF APPROVALS AND DETERMINATIONS – (for information only):

442 Brock – Tree Removal
302 Gethsemane – Tree Removal
422 Jordan – Tree Removal
Pinecrest Condos – Deck replacements
113 Perseverance Mine - Roof-mounted solar
544 Broad Street- Roof-mounted solar
442 South Pine – Tree removal (four dead trees)
130 Orchard – residential generator
606 Long – Reroof
502 Spring – Residential Generator

549 Brock – roof-mounted solar
132 Grove – roof-mounted solar
113 Perseverance Mine - roof-mounted solar
442 Brock – tree removal (two trees)
302 Gethsemane – tree removal (one tree)
422 Jordan – Tree removal (one tree)
Pine Crest Condos- Deck replacement (four units)
544 East Broad - roof-mounted solar
532 Main - Residential Generator
363 Gracie - Residential Generator

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – September 17, 2020

ADJOURNMENT

Motion by L. Oberholtzer to adjourn at 5:13 p.m.

Seconded by P. Van Zant

Vote: 3 ayes/ 0 noes/ 1 absent (S. Lauters)/ 1 vacancy, motion carries



City of Nevada City

PLANNING COMMISSION SPECIAL MEETING ACTION MINUTES
TUESDAY, SEPTEMBER 1, 2020 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•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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ROLL CALL Chair Stuart Lauters, Vice-Chair Peter Van Zant, Commissioners Laurie Oberholtzer, Nikiya Schwarz and once vacancy

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.

TREE REMOVAL

1. 103, 200, 204, 208 Providence Mine Road- 15 trees

Public: see video record

Motion by L. Oberholtzer to approve tree removal as presented except with the added condition to retain trees as specified.

Seconded by S. Lauters

Vote: 3 ayes/ 0 noes/ 1 recused (P. Van Zant)/ 1 vacancy

ADDED CONDITION: Retain the two Redwoods at the end of Lindley Lane (identified as tree nos. 6 and 8)

2. PG&E Tree Removal along West Broad Street and Orchard Street – 103 City trees

Public: see video record

Motion by P. Van Zant that the planning commission recommends that City Council hire an arborist to review City trees as identified on both a staff-identified list and on a list provided at the request of Commissioner Oberholtzer to develop a different prescription other than removal as may be recommended by the arborist, as soon as possible.

Seconded by N. Schwarz

Vote: 4 ayes/ 0 noes/ 1 vacancy

Motion by P. Van Zant recommending that private property citizens review PG&E tree removal process as presented to the City.

Seconded by L. Oberholtzer

Vote: 4 ayes/ 0 noes/ 1 vacancy

Motion by P. Van Zant recommendation that Council work with PG&E to develop a comprehensive program, such as undergrounding and infrastructure improvement to reduce the need for future clear-cutting.

Seconded by L. Oberholtzer

Vote: 4 ayes/ 0 noes/ 1 vacancy

Motion by L. Oberholtzer recommending that City Council engage with PG&E to to develop a mitigation response for the loss of trees that is consistent with PG&E's "Right Tree, Right Place" program and explore funding possibilities other than replanting.

Seconded by. N. Schwarz

Vote: 4 ayes/ 0 noes/ 1 vacancy

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – September 17, 2020

ADJOURNMENT

Motion by L. Oberholtzer to adjourn at 3:32 P.M.

Seconded by. N. Schwarz

Vote: 4 ayes/ 0 noes/ 1 vacancy



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: September 17, 2020

RE: Tree Removal Application – 133 Grove Street

ATTACHMENTS:

1. Application and applicant statement
2. Photos
3. Tree location map
4. Migratory Bird Treaty Act handout

APPLICATION: Property owner, Ron Graddy at 133 Grove Street is requesting removal of six Black locust trees between ten and 18 inches diameter on their 0.26 acre property. Reasons for removal are poor health, hazard to structure, and fire fuel management.

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.

Pursuant to Section 18.01.036 additional protection may consist of, but is not limited to, one (1) or more of the following:

- Modifications to existing structures, such as porches/decks or similar improvements;
- Pruning/trimming;
- Spraying for insects and disease;
- Special care and feeding;
- Method of tree removal.

ENVIRONMENTAL CONSIDERATION: This project may be considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alterations to Lands) for small projects that do not involve the removal of healthy, mature, and scenic trees, except for forestry and agricultural purposes.

RECOMMENDED MOTION

1. In approving the Tree Removal application, as conditioned, located at 133 Grove Street, Nevada City, CA, the Planning Commission finds:
 - a. That the removal of the trees identified in the exhibits provided by the applicant are necessary for reasonable use of the property

RECOMMENDED CONDITIONS OF APPROVAL

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



CITY OF NEVADA CITY
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 CITY OF NEVADA CITY

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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: 133 Grove St. APN #: 05-400-07-000 05-400-08-000
 Owner/Representative: Ron Graddy Phone #: 415-734-1077
 Mailing Address: same - 133 Grove
 Email Address: rongraddy@gmail.com
 Company performing tree work: Tim the tree man

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	18"	Black locust	Dead branches over my home
2	13"	" "	Dead branches - Fire & Wind hazard
3	13"	" "	" " " " " "
4	13"	" "	" " " " " "
5	10"	" "	Dead branches - Fire & Wind hazard
6	10"	" "	" " " " " "

Property Owner's Signature: Lennie D. Graddy Date: Sept. 3, 2020

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

Permit Date: _____ Expiration Date: _____ Remarks

(Mitigation/Protection Measures): _____

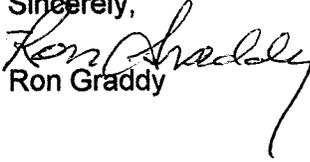
Approved by: _____

 Name/Title Date Name/Title Date

Any Woodson
City Planner
City of Nevada City, Ca.

My name is Ron Graddy and I live at 133 Grove Street, Nevada City, Ca. I am requesting a permit to remove 6 trees on my property; one is 15-18" in diameter, 3 w/ 13" dia. and 2 w/10" dia. All trees are black locust(Robins pseudoacacia. All threes are within range of falling on my home, power lines, Grove street and possibly my neighbors home. All tree have dead branches that are also a danger to people if the branch comes down. In addition to the dead branches the leaves start falling in July with heavy leaf dropping at the start of fire season. After removal I plan to plant various maples as replacements. Thank you for your consideration.

Sincerely,


Ron Graddy

TREE REMOVAL PERMIT INFORMATION FORM

If necessary, attach a separate page to adequately identify all required information.

1. Total # of trees on site to be removed: 12-14
2. Percentage of trees over 10" in diameter (4½' above grade): 40%
3. Is a Timber Harvest Plan required by CDF? no
If yes, have you filed it? _____ Date: _____

Has it been approved? ___ (yes) ___ (no)

Permit #: _____

4. How trees will be flagged for identification:

12-14 Trees 9 with 8" diameter, 1 w/ 18" diameter
2 with 13" dia.
the rest are under 8" diameter

5. Tree inventory::

# & Names of trees to be removed (common name & species)	Size (above grade)	Condition (dead, diseased, etc.)	Size & Species of Proposed Replacement Trees
<u>Black Locust Robinia pseudoacacia</u>	<u>1-18"</u>	<u>dead branches high above my home. could fall on power lines</u>	<u>15 gallon Silver maple</u>
<u>Black Locust Robinia pseudoacacia</u>	<u>2-10"</u>	<u>dead branches</u>	<u>15 gal. maple</u>
<u>Black Locust Robinia</u>	<u>3-13"</u>	<u>dead branches</u>	<u>15 gal. maple</u>

6. Describe safety measures to be implemented during tree removal process:

Will be removed by licensed tree removal
company. Tim the Tree man and his
employees. I was told that the large locust
is brittle and could snap during a heavy snow storm.



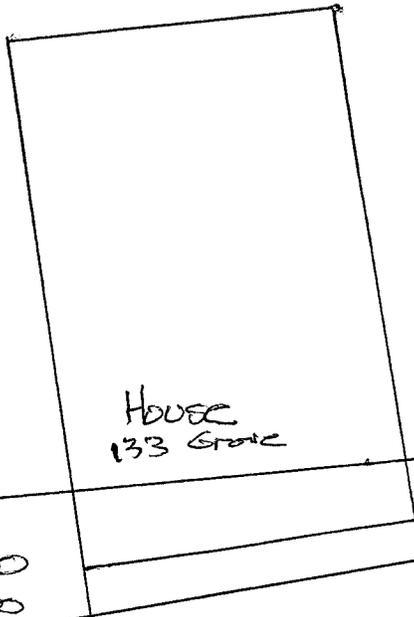






④ ⑤ ⑥

② ③



① All Black brust

APN - 05-400-07000
05-400-08-000

Grove St.



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: September 17, 2020
RE: Architectural Review Application for siding replacement on the west-side of the building at 419 Spring Street
APPLICANT: Michelle Legras Peltier and Jean Pierre Legras, representing the Legras 1993 Living Trust, property owner

ATTACHMENTS:

- 1) Application for Architectural Review
- 2) West elevation
- 3) Photo of existing building
- 4) Replacement Materials Details

ACTIONS REQUESTED:

- 1) Approve architectural review for replacement of south-side windows, trim, and siding

BACKGROUND:

The 1898 Sanborn Map represents a structure in substantially the same location of the subject structure. However, building records show that the original structure was destroyed by fire in 1982. The current structure was constructed in 1984 and it is not clear how closely it reflects the original building architecture. While the building is located within the Historic District, the National Register inventory does not include a description of this building.



1898 Sanborn Map

PROJECT PROPOSAL: At the April 16, 2020 meeting, the planning commission approved replacement of windows and siding with materials that will better withstand the sun exposure for the south-facing wall of the building as follows:

<i>Existing Material</i>	<i>Proposed Material</i>
Wood casement windows	Milgard Vinyl, double-casement windows
Wood lap siding, cove profile	Boral resin-polymer, lap siding, cove/Dutch profile

All features are proposed to be painted like-for like.



Existing building



View looking down west-side

RECOMMENDED MOTION:

- A. The Planning Commission, acting as the Architectural Review Committee, approves the Architectural Review application, as conditioned, for the building located at 419 Spring Street, Nevada City, CA, making findings 1 and 2:
- 1) That the proposed exterior alterations are generally compatible with Mother Lode style Architecture and with the Historical District
 - 2) That the proposed exterior alterations are compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDITIONS 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 one digital copy of plans OR 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. Material selections, colors, and all proposed work shall substantially comply with the exhibits presented to the Planning Commission.
3. Building tenant shall provide a statement of authorization to the City Planner from the building owner, authorizing the proposed improvements.
4. 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.



CITY OF NEVADA CITY
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AUG 18 2020
AMT.

CITY OF NEVADA CITY

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

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Bus. Lic.	

MINOR ARCHITECTURAL APPROVAL

Applicant/Property Owner

Michelle Legras Peltier & Jean Pierre Legras
Name

247 Parkhill Drive
Address

Carson City, NV 89701
City, State

775-883-9443
Phone

lepeltiers@charter.net
email address

Check all that apply:

- Roof Replacement
- Like for Like Replacement
- Minor Additions (less than 25% of existing home)

Supporting data must be attached:

- Color chips, if requested
- Material specs, i.e. roofing, windows, etc.
- Photos of existing structure must be submitted
- Site plan drawn to scale

Address and Assessor's parcel number of property where work is proposed:

419 Spring Street
Street Address

005-120-026-000
Assessor's Parcel Number

Description of work: Completed south facing wall, so seeking permit to continue onto "WEST" facing wall. Replace LOOK like-for-like siding due to deterioration/age/exposure.

- See attached permits/approvals
- Siding will be same as south wall. Man-made but "like-for-like in size, look and is more fire resistant."
- Paint will be exactly the same (look, texture, color)

Applicant's Signature

Note: if you are unable to create a digital signature, please scan a signed signature/authorization sheet and submit as an attachment

Michelle Legras Peltier

Date 8/17/2020

NOTICE TO APPLICANT:

This architectural approval by the City Staff is authorized by Planning Commission resolution. **The approval is strictly limited to the above work.** Any other work may require Planning Commission approval. Please call City Hall if you have any questions regarding the extent of this approval.

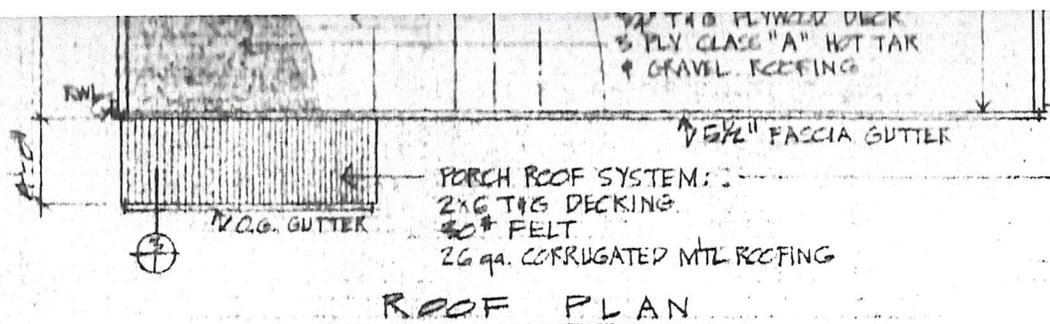
This approval does not exempt the work from a building permit. Contact the Nevada County Building Department (265-1222) to check whether a building permit is required. This form may be presented as evidence of City architectural approval for the above work.

Contractors must have a current Business License on file with the City of Nevada City.

Approved by:

If checked, staff recognizes this building is located within the City's Historical District; said Historical District is listed on the National Register, listed in September 1985 and as such can be excepted per Title 24 part 8.

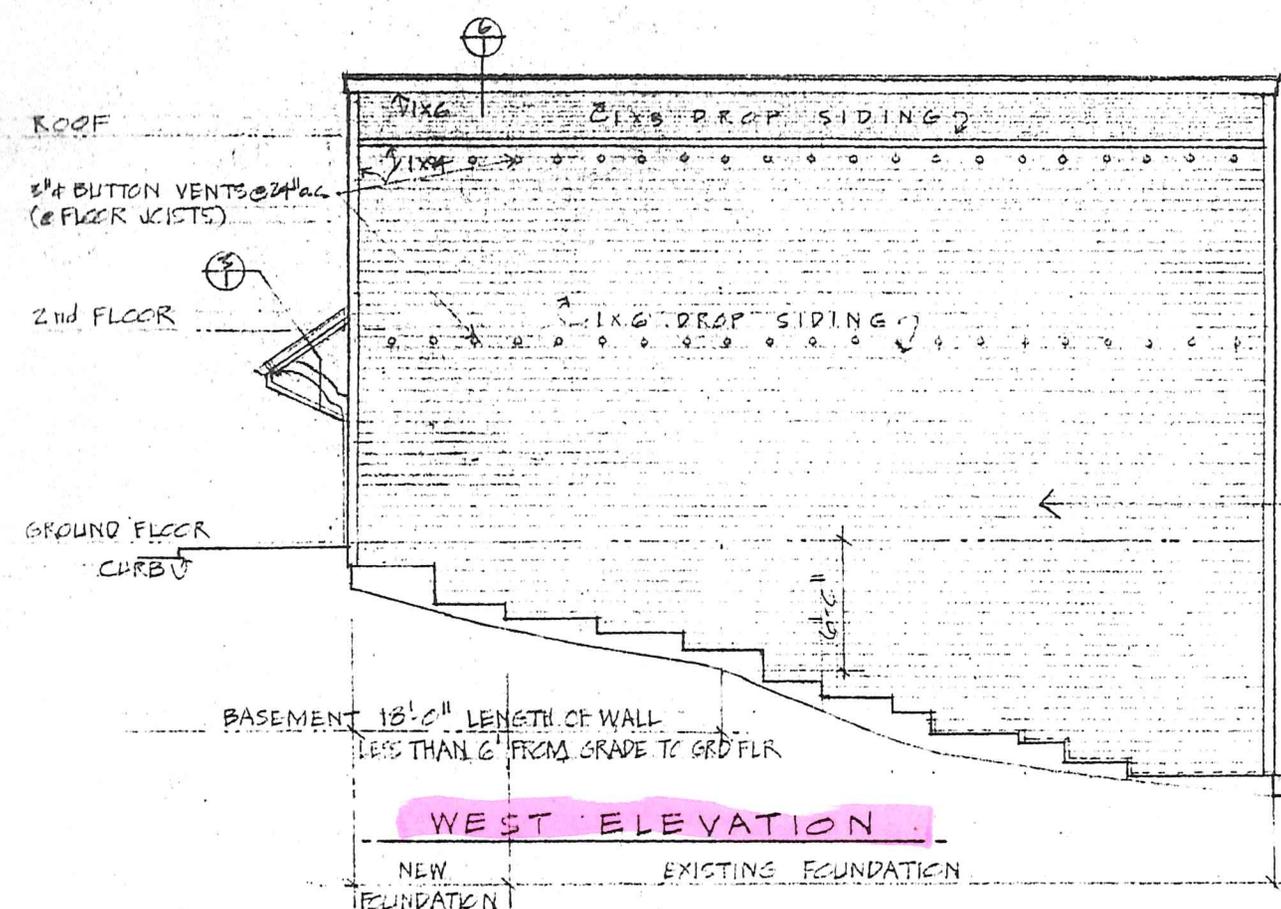
24"
 M DEFLECTION: $\frac{1}{240} L$
 1" DEPTH: 18"
 JOISTS FOR SLOPE
 FOOT)
 USER TO PROVIDE
 DIMENSIONS & CALCULATIONS



WINDOW SCHEDULE - ROUGH OPENING

①	REG. 24" x 24"	4'-6" x 2'-11 1/2"
②	CL 2x5	4'-9 1/2" x 5'-2"
③	CL 2x4	4'-9 1/2" x 4'-2"
④	SL 1x4	2'-5 1/2" x 4'-2"
⑤	2" x 5" - 2" x 10"	3'-0" x 8'-0"
⑥	2" x 5"	3'-0" x 5'-4"

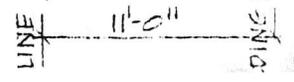
ROOF PLAN



- 4-SIMPSON TS-22 STRAPS @ EACH OF 4 BEARING POINTS
- (2)-INT. WALL STUDS TO TRIPLED JOISTS
- (2) TRIPLED JOISTS TO GIRDER & BEARING WALL BELOW

NOTE ON GYPSUM BOARD NAILING ON WEST WALL:
 NAIL WITH 6d CORNER NAILS @ 7" o.c. BLOCK ALL EDGES @ BASEMENT & GROUND FLOOR

WEST ELEVATION

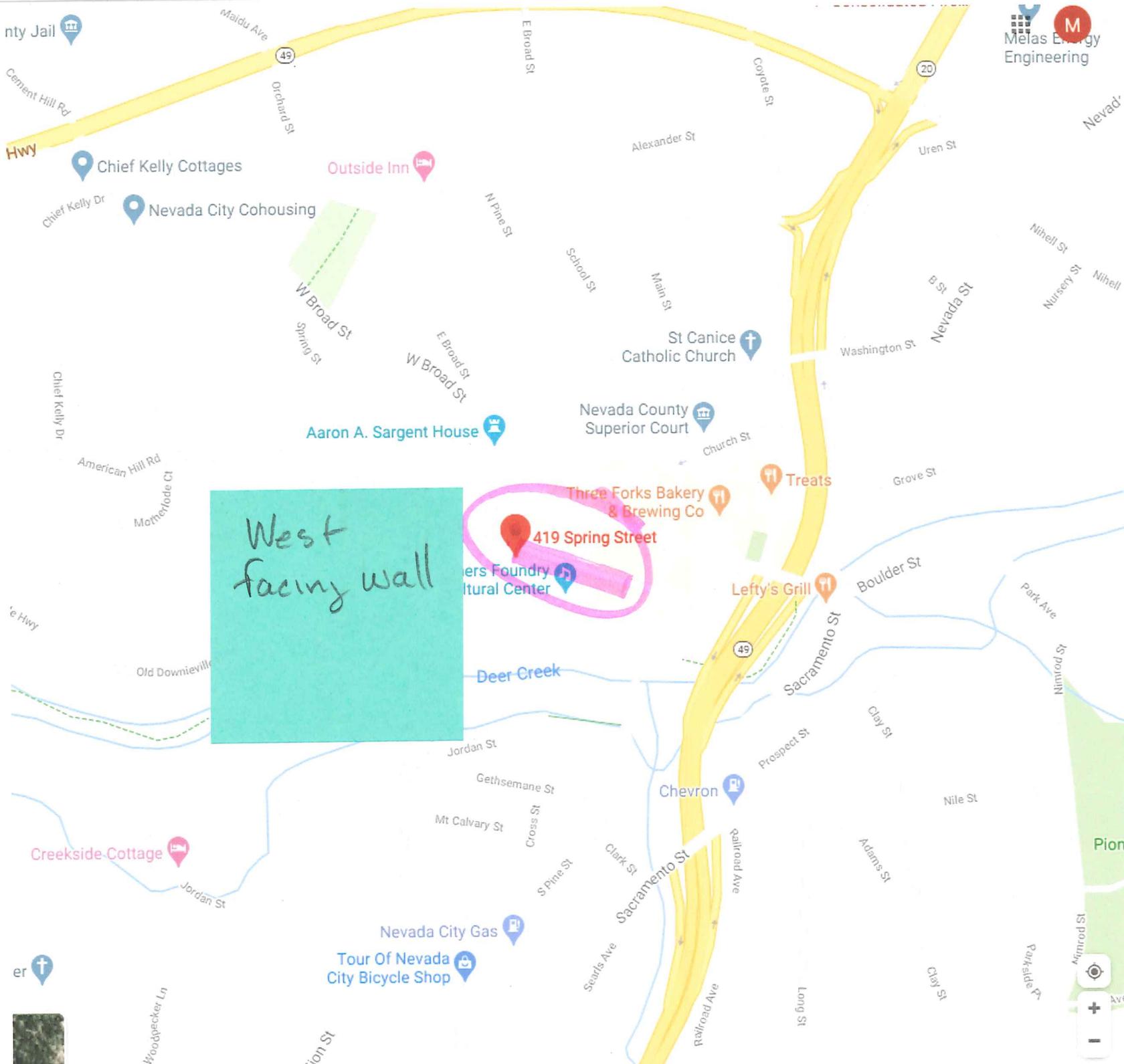


Front



West
Side





West facing wall

419 Spring Street



419 Spring St, Nevada City, CA 95959

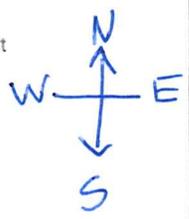


419 Spring St

Nevada City, CA 95959
Building

- Directions
- Save
- Nearby
- Send to your phone
- Share

- Suggest an edit on 419 Spring St
- Add a missing place
- Add your business
- Add a label

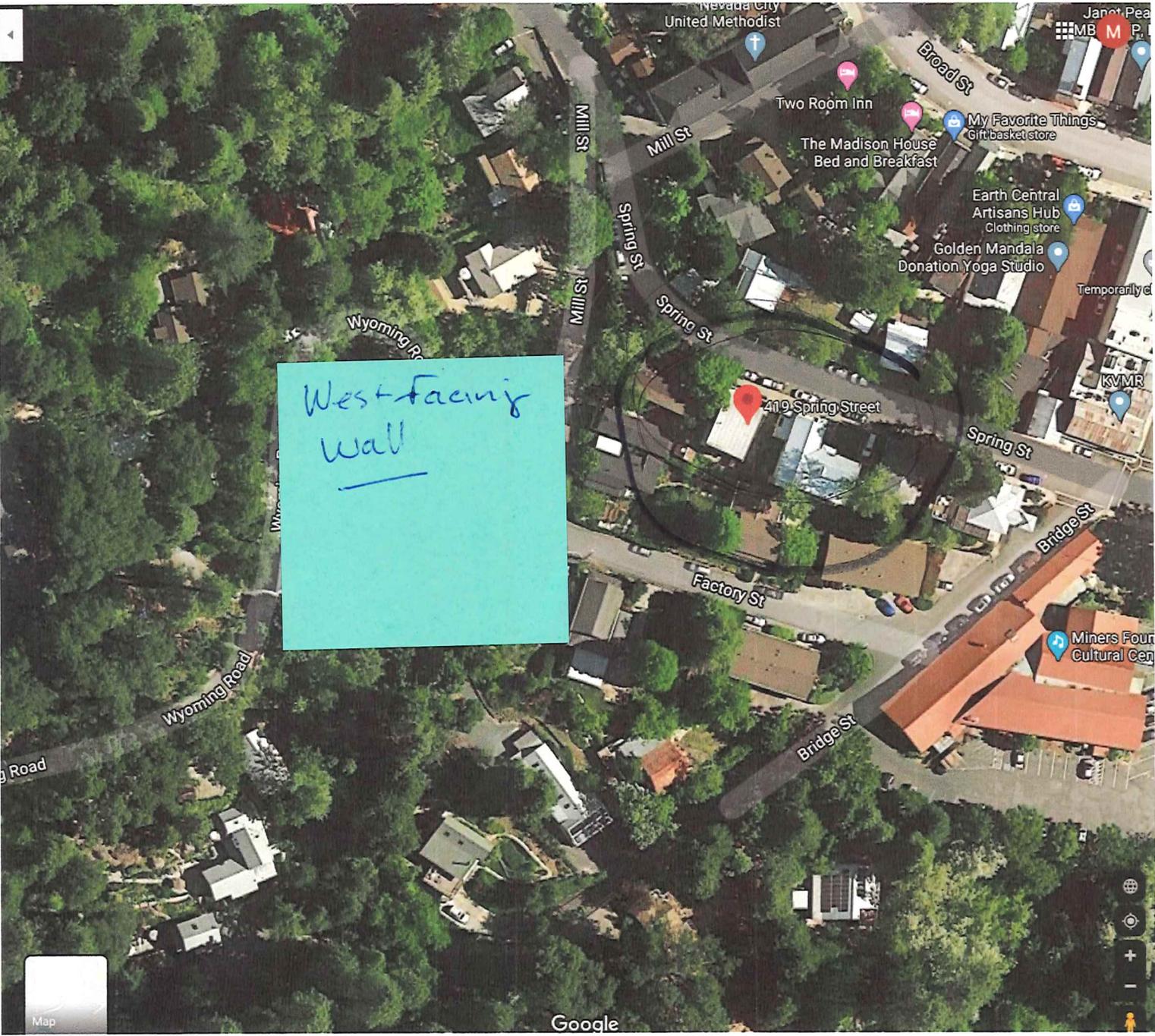


Photos



At this location

Jassteel Sindona
Massage therapist · 419 Spring St

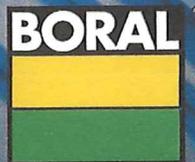
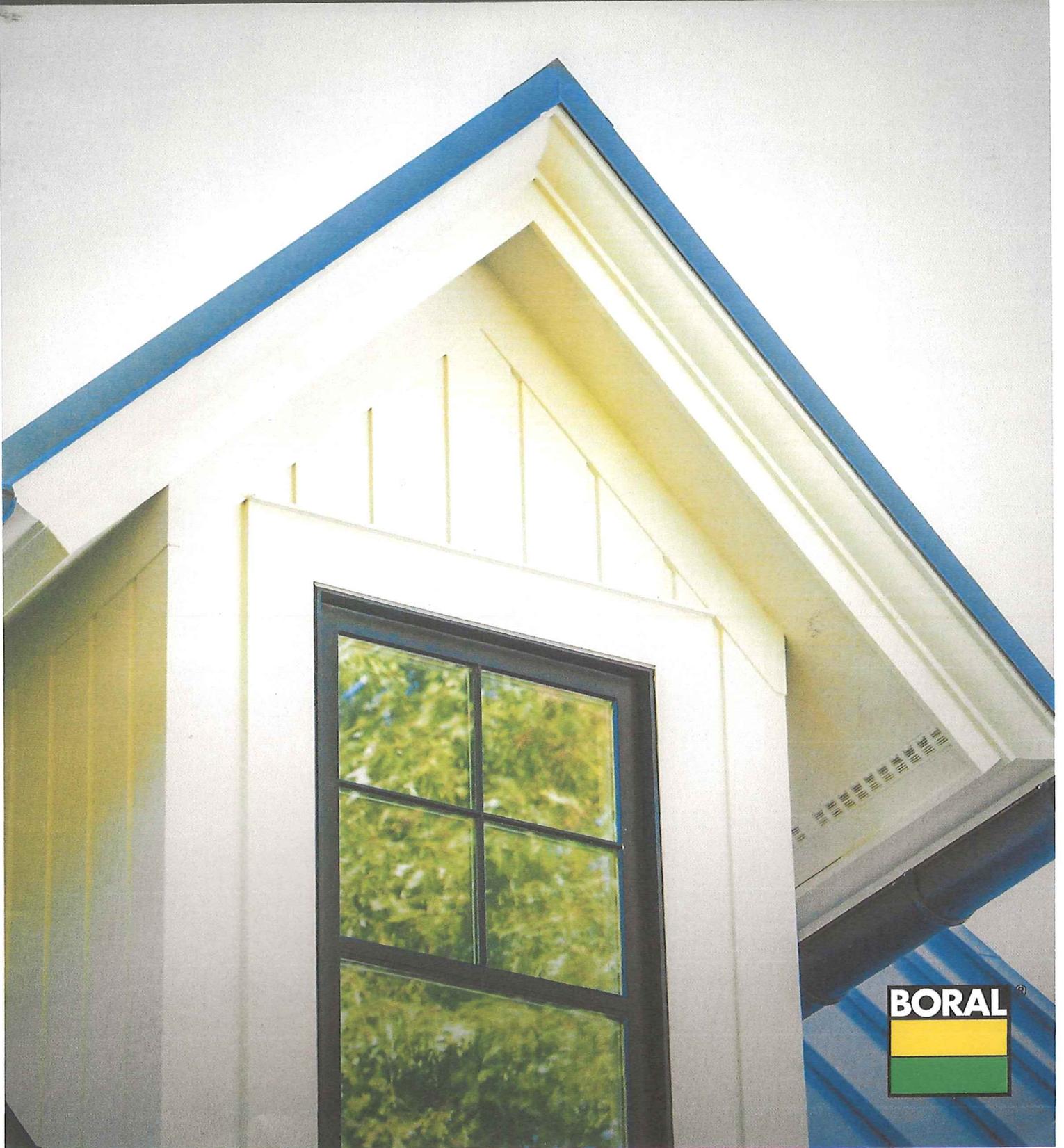


Google

Build something great™

Boral **TruExterior** Siding & Trim

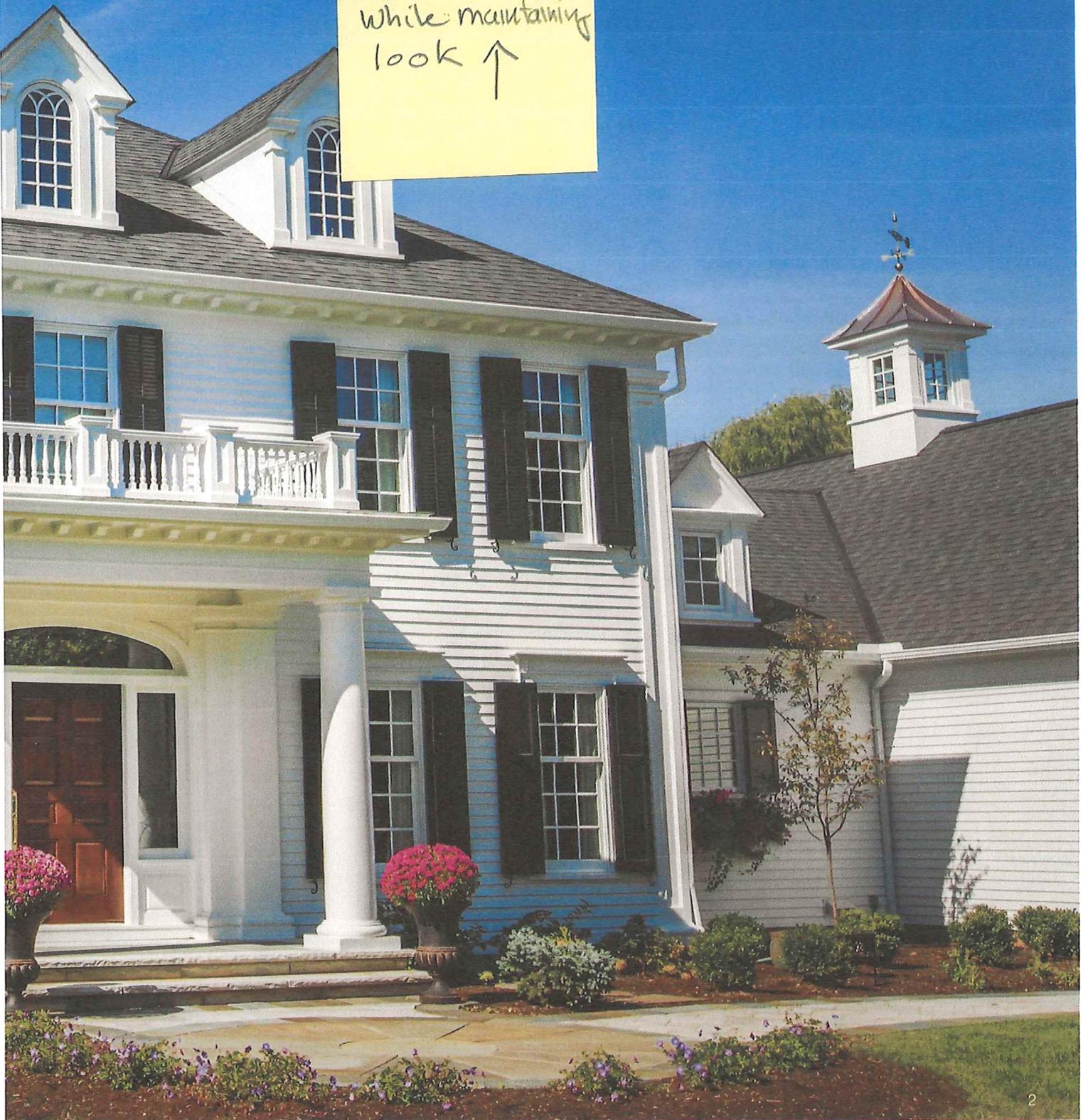
Product Guide



So Authentic. So Reliable. Nothing Compares.

Boral TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other manmade alternatives.

While maintaining
look ↑



• For Vertical Installation

- Use a minimum of 7/16" sheathing. Consult your local building code to determine requirements.
- Fasteners should be installed every 16"OC or less. For best results, place fasteners within 2" of the edge of each board.
- At least one fastener should be through the face of the profile, simply fastening the product through the tongue alone is not sufficient.

Safety – In working with any product that may cause airborne debris such as nuisance dust, be sure to take proper measures to protect against eye and inhalation hazards.

Expansion and Contraction – Boral TruExterior™ Siding is very stable* during periods of temperature and moisture change; no special precautions such as gluing or gapping are necessary to control or limit movement.

Use at Grade – Since Boral TruExterior™ Siding is highly resistant to moisture, termite attacks and the product won't rot*, it is approved for ground contact.

Nail Holes and Repair – Filling nail and screw holes or repairing any minor damage caused by handling may be done using high-grade acrylic caulk or wood fillers.

Painting – Painting Boral TruExterior™ Siding is a requirement, and failure to do so will void the warranty. As in preparing for any painting project, be sure the surface of the product is free of dirt, debris or other contaminants prior to paint application. Boral TruExterior™ Siding can be painted using any high grade exterior paint. Make sure to follow the paint manufacturer's application recommendations.*

Boral TruExterior™ Siding may be painted any color without special precaution as the product is not prone to excessive movement due to heat buildup.*



Boral TruExterior™ Siding is virtually impervious to moisture*, so there is no need to prime or paint end-cuts or field-cut edges.



Moisture cycling is a primary cause for paint failure on wood products. Since Boral TruExterior™ Siding is resistant to this moisture cycling*; paint will perform better.

Caulks & Sealants – While Boral TruExterior™ Siding does not require priming or sealing of end cuts, a variety of caulks and sealants may be used in conjunction with the product to help prevent water intrusion to the structure.*

*More information can be found in Boral's technical bulletins for paint and adhesives and sealants or in the product warranty. Documents can be found at www.BoralTruExterior.com



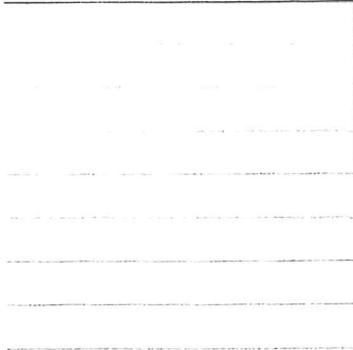
V-Rustic

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect

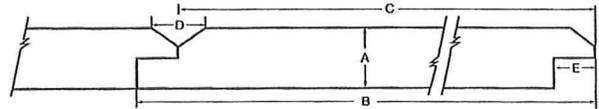
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	5.0"	0.625"	0.50"
1 x 8	0.6875"	7.50"	7.0"	0.625"	0.50"
1 x 10	0.6875"	9.50"	9.0"	0.625"	0.50"



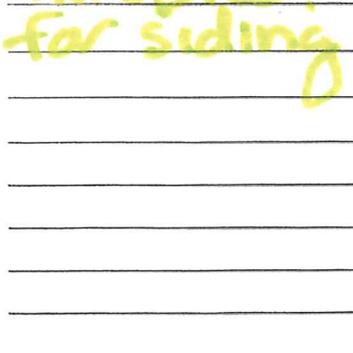
Cove/Dutch Lap

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance

Available Finish:

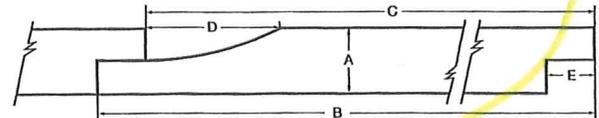


smooth



*This one!
for siding*

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.25"	6.719"	1.469"	0.531"
1 x 10	0.6875"	9.25"	8.719"	1.469"	0.531"



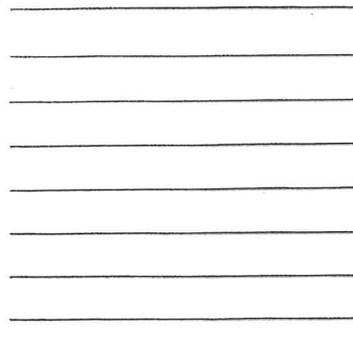
Channel

The Channel profile's wide groove creates a rich shadow line effect

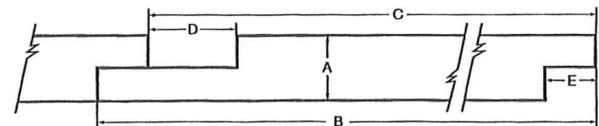
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"



Extra Benefits →

Extra Benefits →

Sustainability

The sustainable properties of Boral TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Cradle to Cradle Certified™
- Contains a minimum of 70% recycled content – verified by SCS Global Services



Code Listings

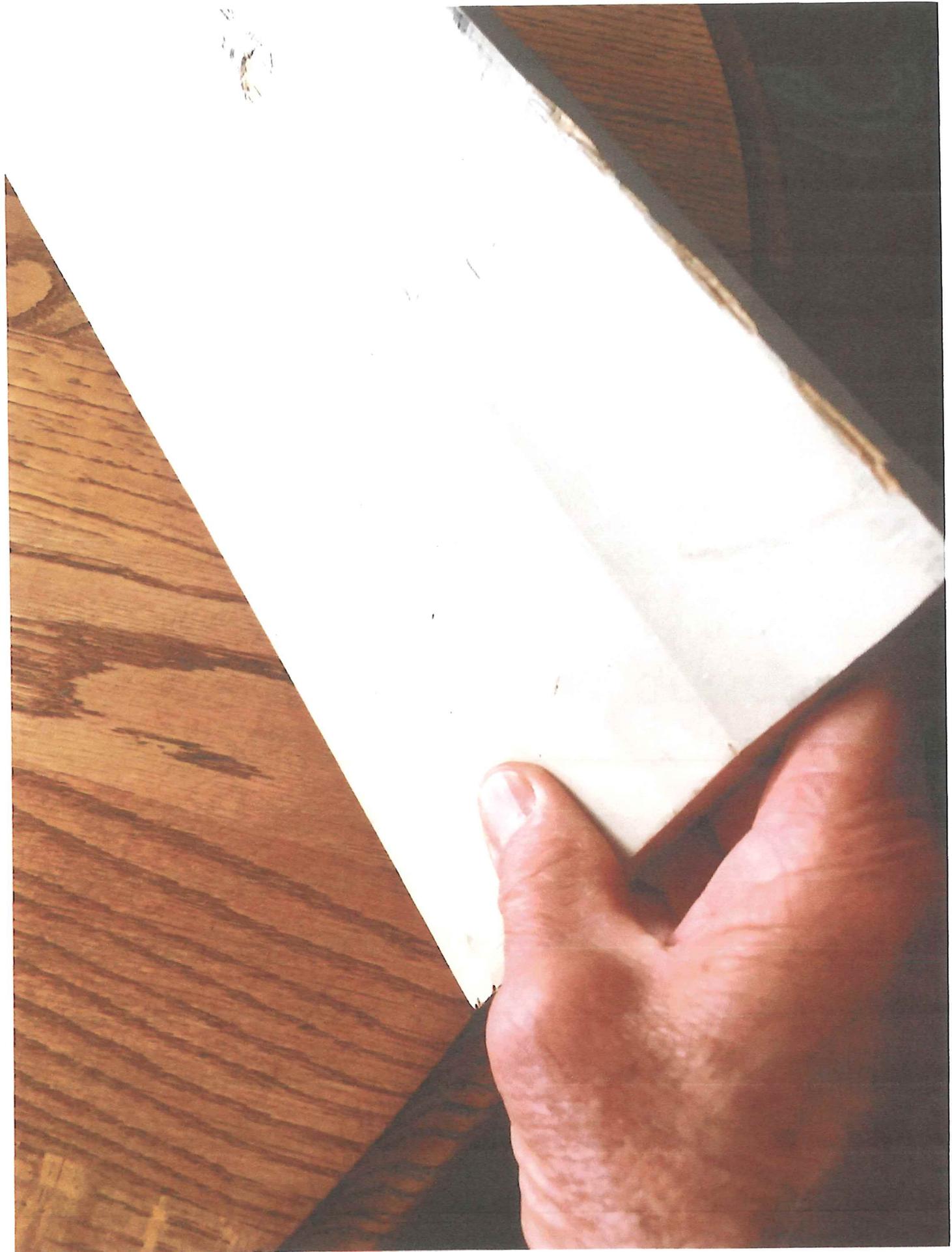
Boral TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090 – Trim and Beadboard
- PEI Evaluation Service Report ESR-13069 – Siding
- ICC-ES Evaluation Report ESR-3597 verifies that Boral TruExterior® Siding meets code requirements*
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285

Project Estimator

V-Rustic		Cove/Dutch Lap		Channel	
Nominal Size	Boards per square	Nominal Size	Boards per square	Nominal Size	Boards per square
1 x 6	15	1 x 6	15	1 x 6	15
1 x 8	11	1 x 8	12	1 x 8	12
1 x 10	9	1 x 10	9	1 x 10	9
Channel Bevel		profile	Nickel Gap		
Nominal Size	Boards per square		Nominal Size	Boards per square	
1 x 6	15		1 x 4	24	
1 x 8	11		1 x 6	15	
1 x 10	9	1 x 8	11		
			1 x 10	10	
Bevel 1" lap		Bevel 1.25" lap		Bevel 1.5" lap	
Nominal Size	Boards per square	Nominal Size	Boards per square	Nominal Size	Boards per square
1 x 6	17	1 x 6	18	1 x 6	19
1 x 8	12	1 x 8	12	1 x 8	12
1 x 10	9	1 x 10	9	1 x 10	10

*ESR-3597 does not include the new Bevel Siding profile







City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: September 17, 2017

APPLICANT: Anthony Mirante, property owner represented by Richard Baker of Sitrine Architecture

RE: Architectural Review Application to install a roof-mounted “no-climb” fence at 200 Commercial St.

ATTACHMENTS:

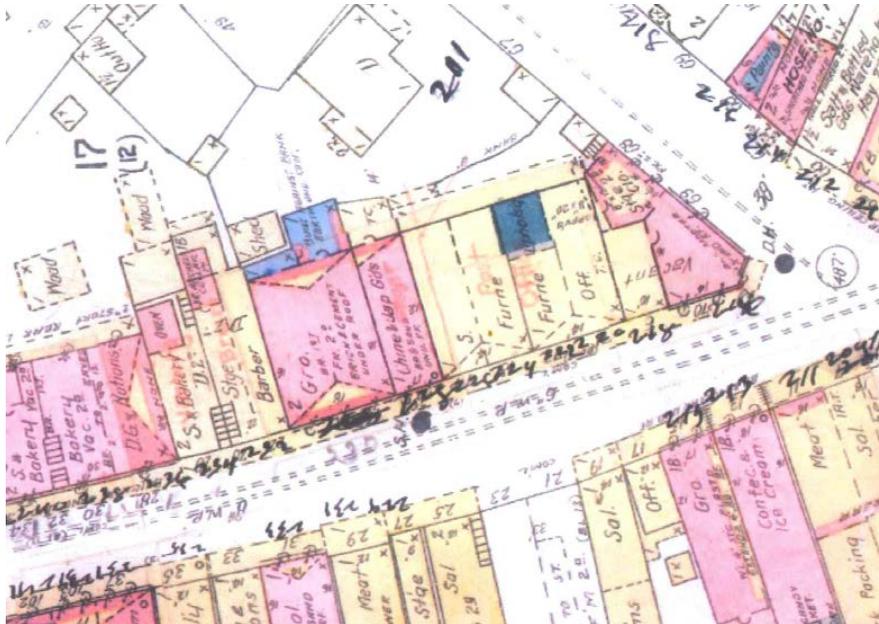
- 1) Application for Architectural Review
- 2) Fencing Details
- 3) Photos of roof with fence location indicated
- 4) Photograph of Existing Building (staff-prepared exhibit)

ACTION REQUESTED:

- 1) Approve a no climb fence on the roof of 200 Commercial Street

BACKGROUND: Property owner, Anthony Mirante is requesting to install a “no-climb” fence to prevent access to his roof from adjacent buildings. The building is currently occupied by the business “Inner Path.” A building is depicted on the 1898 Sanborn Map, though the National Register of Historic Places indicates that the present building was constructed in 1942 and it is represented as “non-contributing” and describes it as follows:

This one story building served as the Nevada City post office from 1942 until the present one opened in 1973. The building has brick facing on the Commercial and Main Street sides; the other two sides are stucco. A parapet fronts a flat roof.



1898
Sanborn
Map Excerpt

“NO-CLIMB” FENCING PROPOSAL: The fencing is proposed to be powder coated, painted black, attached to the masonry parapet of the existing building. It will be approximately 5'-6' tall from top of parapet



Photo of Building illustrating the location of the fence

REGULATORY CONSIDERATIONS:

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 and exterior alterations are consistent with Mother Lode Architecture and compatible with the surrounding neighborhood.

Historical District: 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. The subject building fronts Commercial Street

Design Guidelines: The Design Guidelines adopted by City Council in August 2015, are intended to provide guidance in determining suitability and architectural compatibility of proposed projects with preservation and promotion of the historic character of Nevada City. They are not intended to be used as a technical manual for rehabilitating or building structures in the City nor are they intended to dictate mandatory design features.

Generally, mother lode architecture involves the use of wood and brick as primary materials, and is generally characterized by such design features as gabled or shed roofs, tall and narrow windows and doors, dormer windows, iron or wooden shutters, balconies, wooden awning and ornamental scroll work. The determination of whether a building conforms with the Mother Lode type of architecture shall include all factors which affect the external appearance of the building including architectural elevations, building materials, colors, finish, lighting, ornamental devices, and signs.

Environmental Review: Section 15301 of the California Environmental Quality Act (CEQA) Guidelines exempts those projects that involve only minor alterations to existing facilities.

RECOMMENDED MOTIONS:

1. After discussion and hearing from the public, the Commission in their capacity as Architectural Review Committee can make a motion to approve the architectural review application, as conditioned, to replace the exterior, front window as presented at 200Commercial Street, making the following finding:
 - a. That the exterior appearance of the proposed “no-climb” fencing is consistent with the Mother Lode type of architecture (17.68.080).
 - b. That the proposed “no-climb” fencing is compatible with the context of the surrounding neighborhood.

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. Material selections and the proposed work shall substantially comply with the exhibits presented and approved by the Planning Commission.
3. A Planning Commission member may be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.
4. 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.



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

OFFICE USE ONLY	
Filing Fees	
Chk <input type="checkbox"/>	Cash <input type="checkbox"/>
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Anthony Mirante
 Name
 C/O 644 Zion St
 Address
 Nevada City, Ca.
 City, State
 530-478-9415
 Phone
 rab@sitelinearch.com
 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):

200 Commercial St
 Street Address

005-390-005
 Assessor's Parcel Number

Nearest cross street Main St

New floor area proposed N/A S.F.

Briefly describe proposed project:

Addition of "no climb" fencing to stop access to roof from adjacent properties

Number of dwelling units on property N/A

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
 Approved by

9/8/2020
 Date

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

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

- 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:

Addition of steel "no climb" fencing to dissuade people from climbing onto the roof of the building from adjacent properties - fencing would be limited to the areas where there are easy access points from the neighbor property roofs and landscape

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.

Fencing would be powder coat painted black - attachment would be to masonry parapet of existing building - fencing would be approx. 5'-6' tall from top of parapet



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. *Historical District Ordinance 338*
2. *Ordinance 92-06*
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 3rd 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
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

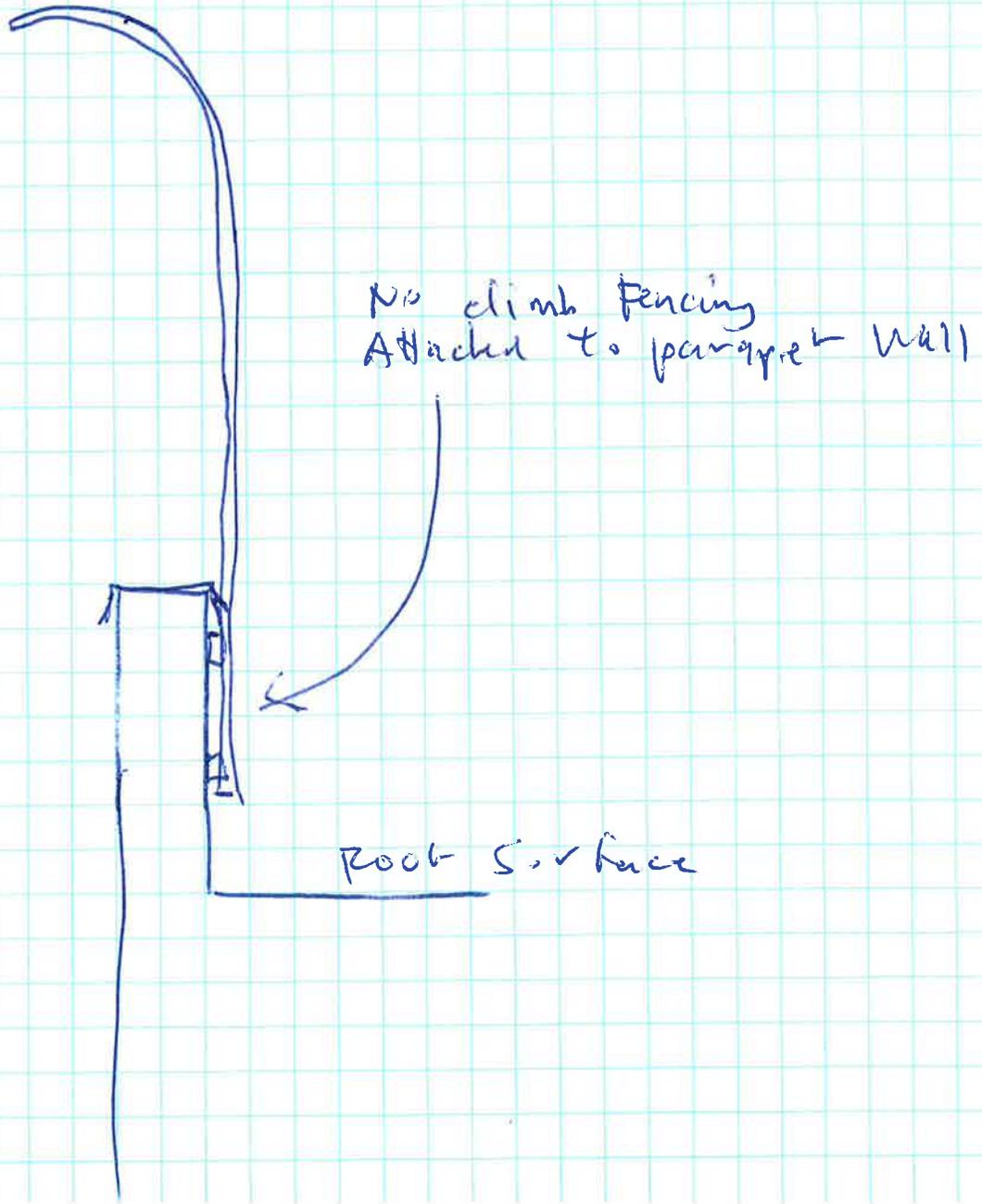
The City of Nevada City adopted Resolution 2005-12 on March 14, 2005 which requires that with the issuance of any building permit, a back-flow prevention device shall be installed on the sewer lateral from the City sewer main to the property. A back-flow prevention device is also required upon the sale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



* No Climb Fencing



Horse
& Grill
Takeout

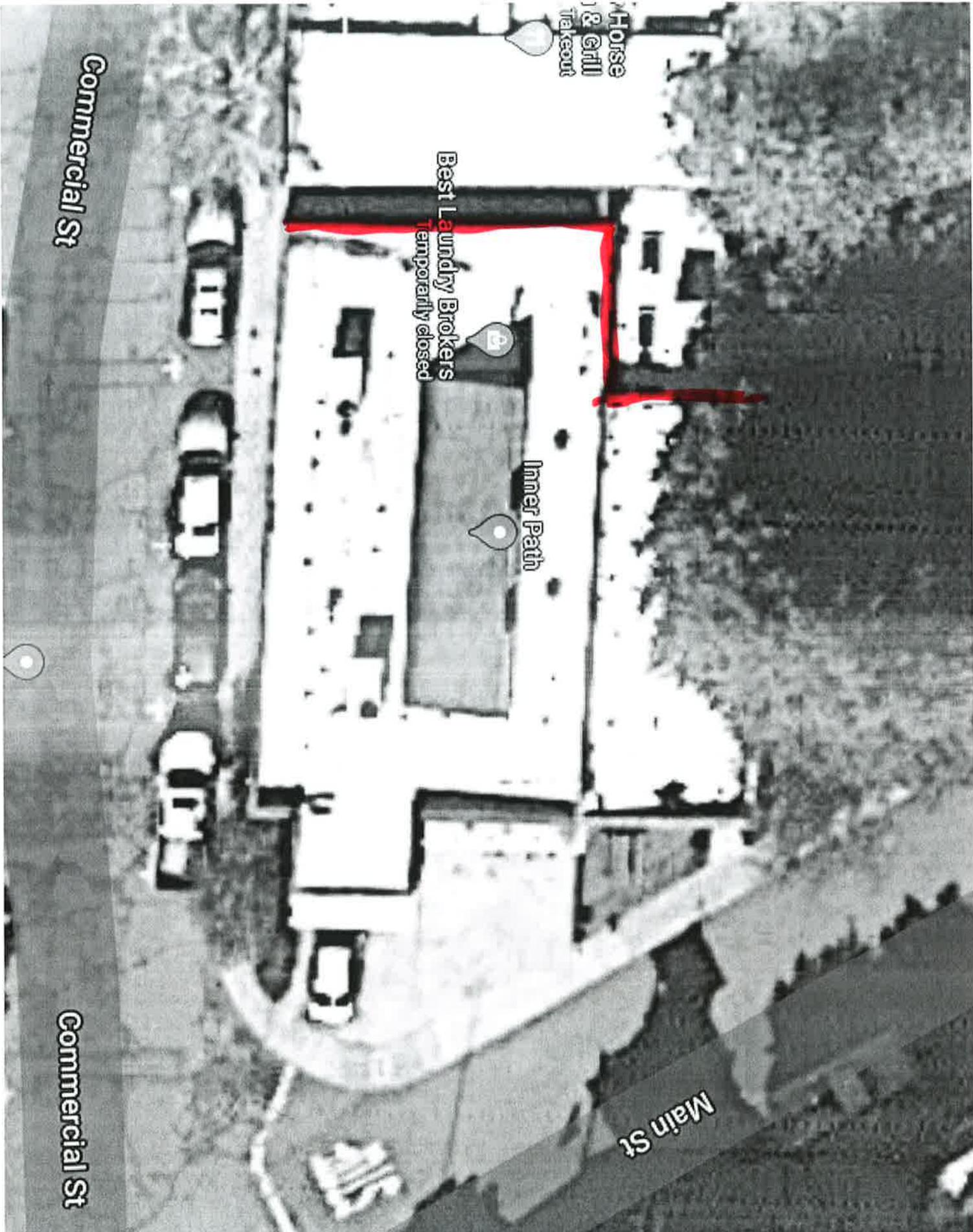
Best Laundry Brokers
Temporarily closed

Inner Path

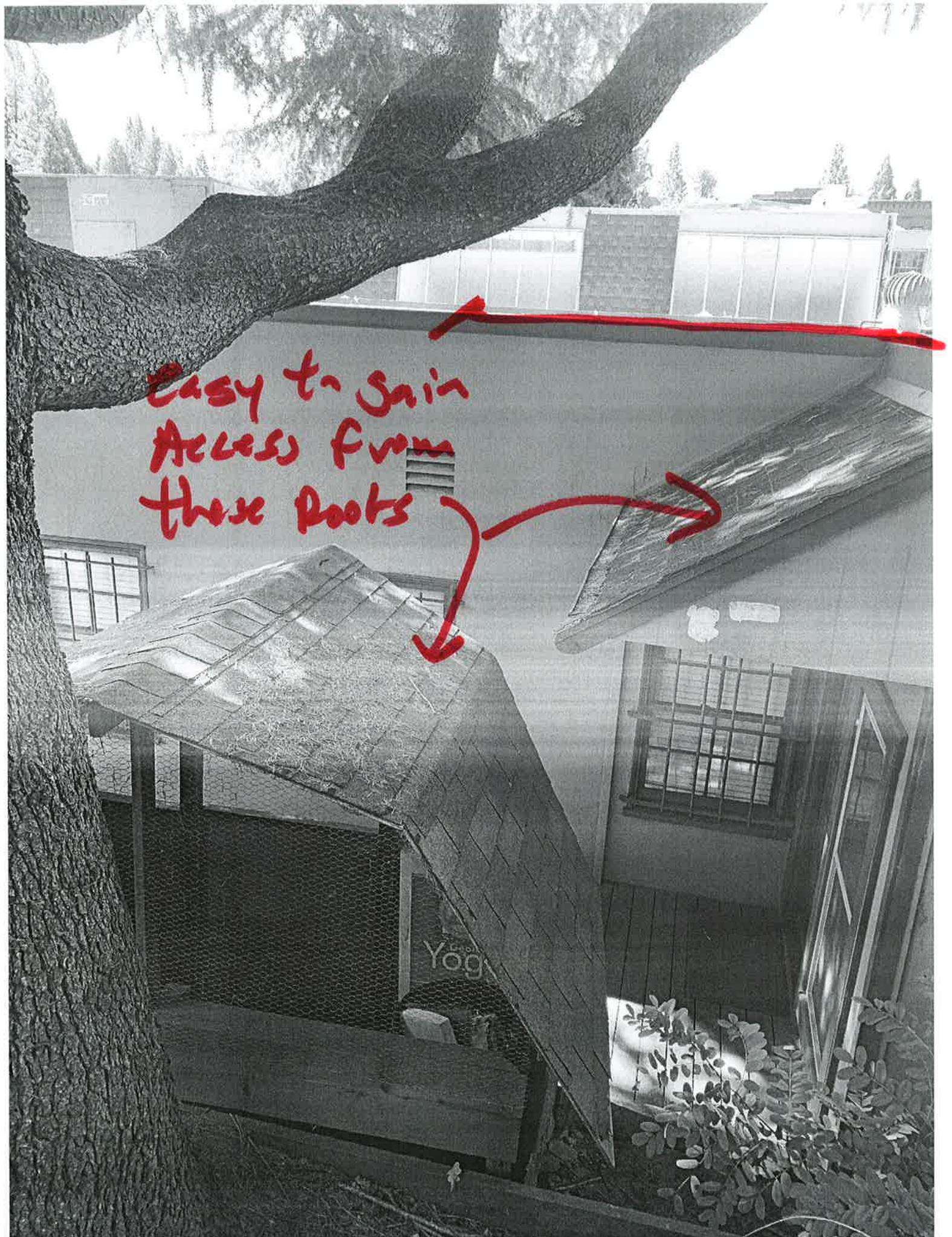
Commercial St

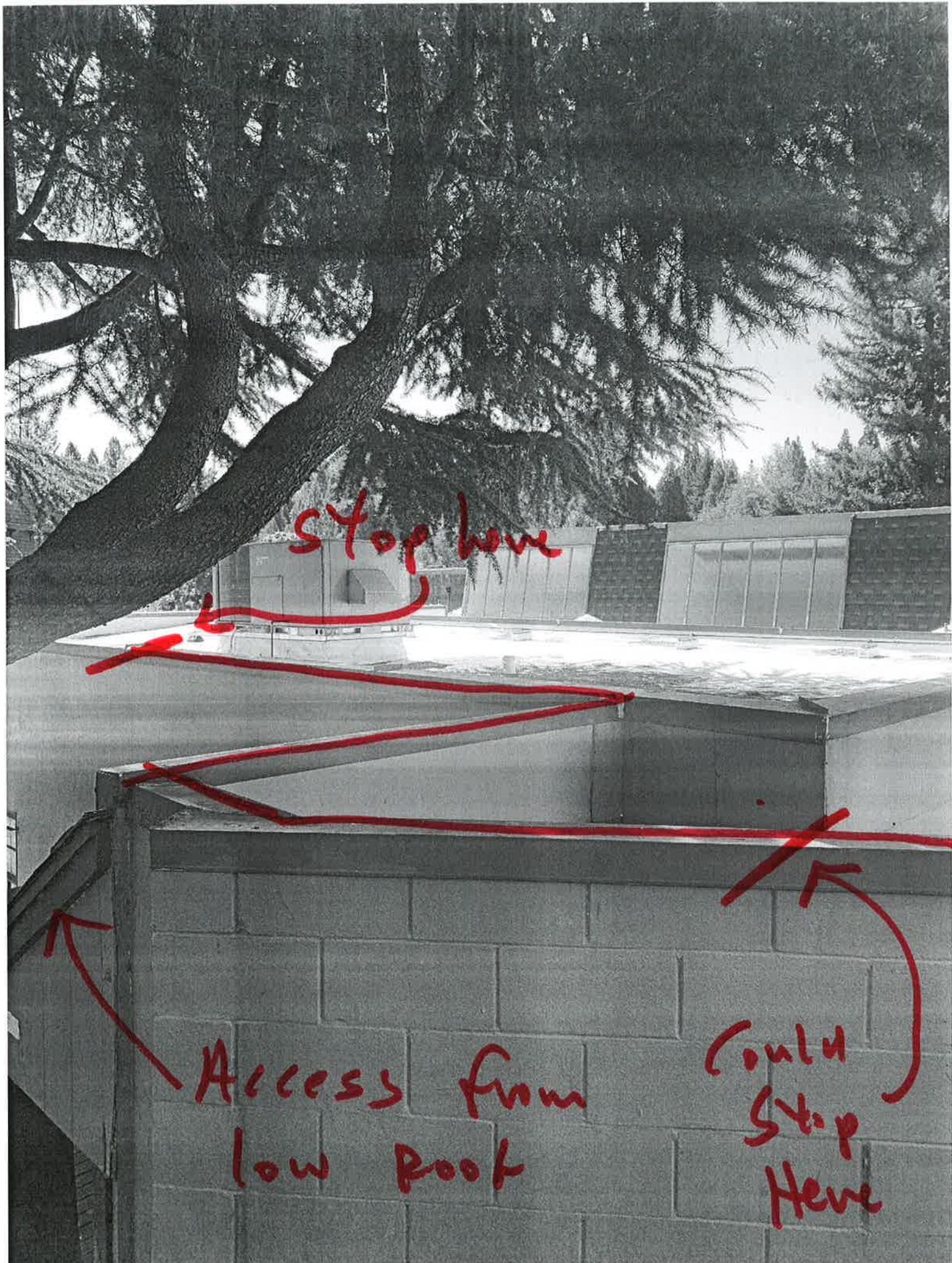
Main St

Commercial St

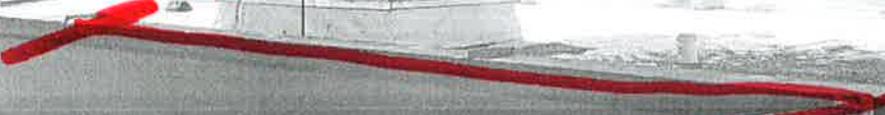


Easy to gain
Access from
these roots



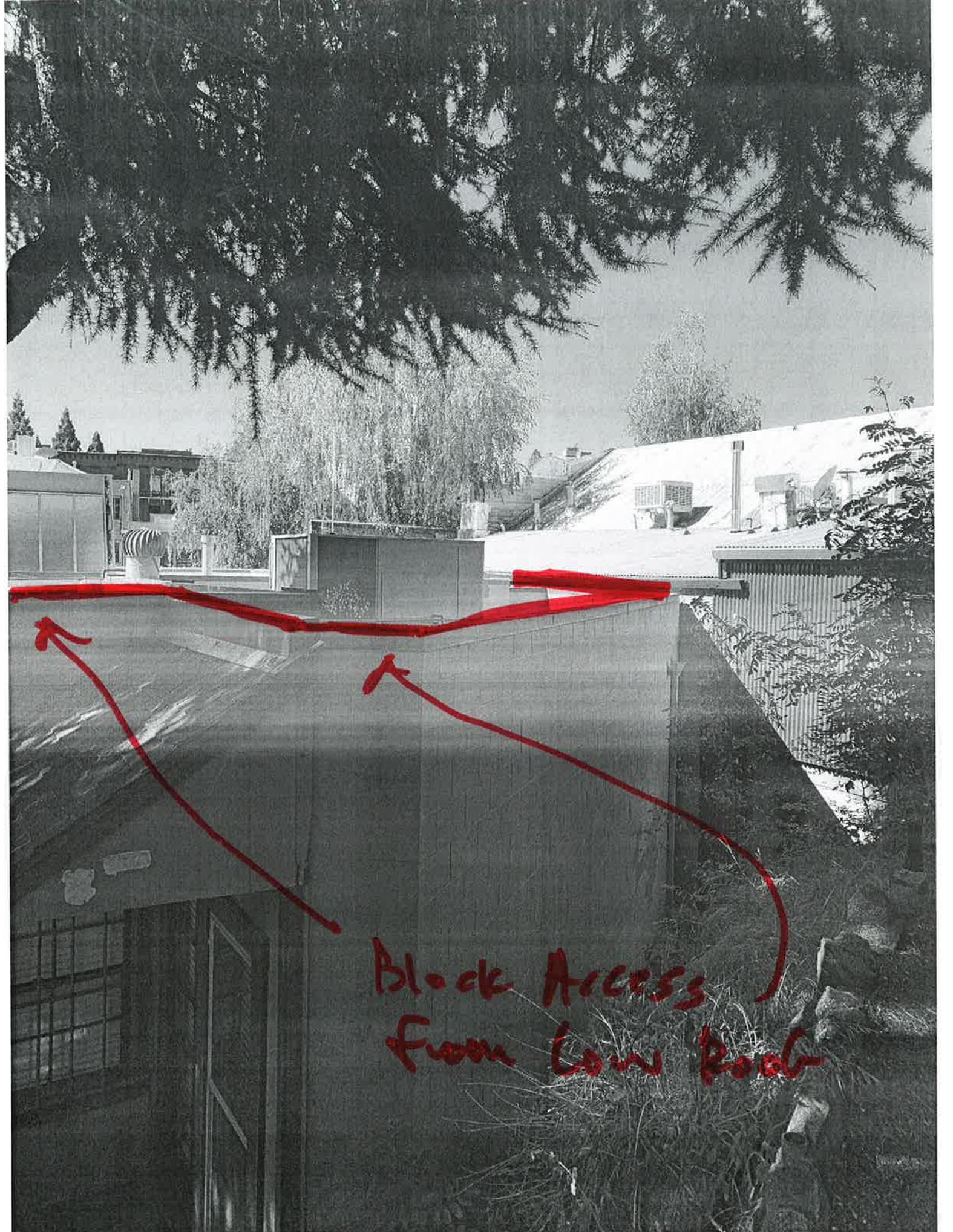


Stop here



Access from low roof

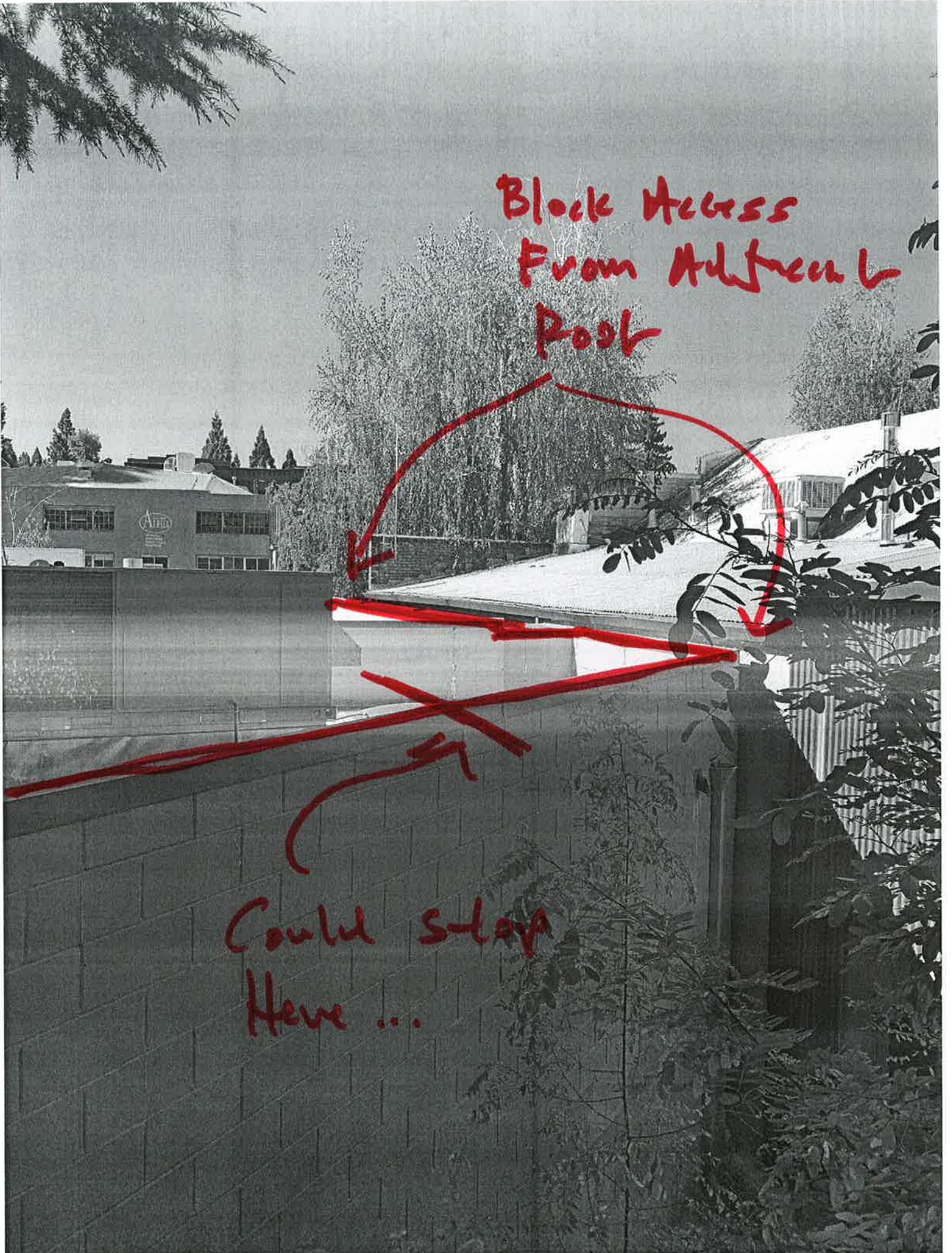
could stop here



Block Access
From Low Roof

Block Access
From Midgreen
Pool

Could stop
Here ...







City of Nevada City

TO: Planning Commission
FROM: Amy Wolfson, City Planner
MEETING DATE: September 17, 2020
APPLICANT: Brendan Fowler, owner
RE: **Architectural Review Application to Construct a Detached Single-car Garage with Storage Area at 335/337 South Pine Street**

ATTACHMENTS:

1. Architectural Review Application
2. Construction Plans (Elevations, Floor Plan, Site Plan)
3. Material Specifications

ACTION(S) REQUESTED

1. Approve the Architectural Review application to construct a new detached garage

SITE SPECIFICATIONS

Lot Size 0.15-acre
Zoning R1: Single-Family Residential
Setbacks Front yard: 30-feet, Rear Yard: 25-feet, Interior side yards: 5-feet, Corner side: 10
Lot Coverage 50%
Building Height 35-feet
Historical District Outside

BACKGROUND: Applicant Brendan Fowler presented this same proposal to the Planning Commission in September 2017. The commission approved the project at that time, but Fowler has been unable to begin the work due to the difficulty of coordinating with tenants' schedules. As a result, Fowler's approved application has exhausted the two-year expiration period applicable to Architectural Review applications. He is requesting that the approval be re-instated.

The residence on the subject property is identified on the 1898 Sanborn Map. City records indicate that there are two legal residences verified in the structure on the corner of Clark Street and South Pine Street known as 335 and 337 South Pine Street. 335/337 South Pine Street is located approximately 8-feet from the property line. According to Section 17.12.270 of the Municipal Code, the front lot line, which determines where to apply the corner yard and where to apply the front yard setback standards,"... the owner may choose which street he shall designate as the front of the lot. Once the choice of frontage is made, it cannot be changed unless all requirements for yard space are complied with." In this case, because zoning standards were not in force at the time of construction, both structures are considered legal, non-conforming, no matter which street is considered the front yard.



1898 Sanborn Map Excerpt



337 South Pine Street



Clark and S. Pine corner view

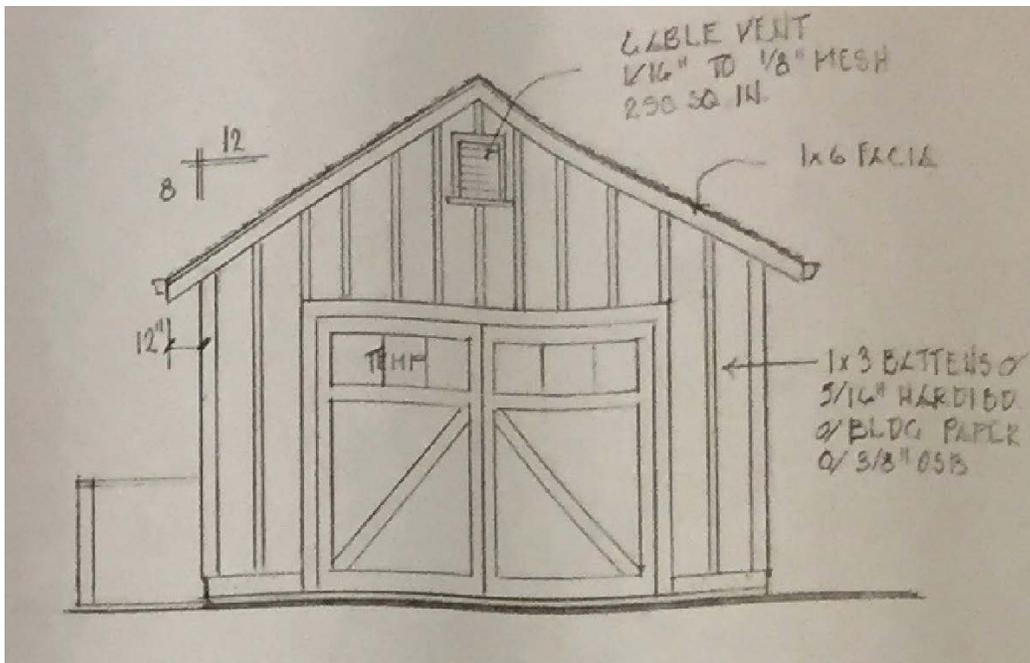
PROPOSAL

New Garage: The owner is proposing to construct a new 320 square foot single-car garage with 190 square feet of storage area below. The impervious area for this project, which includes the existing residential and the new garage footprints as well as any paved areas (concrete and asphalt driveway aprons) and concrete entry porch amounts to approximately 44.7% of the total lot coverage. The new

garage will be constructed in compliance with current building standards. The ground drops steeply at an approximate 28% slope so Fowler is proposing to construct a storage area below the garage.

The garage is proposed to be sited between the two existing residential structures and setback 10-feet from South Pine Street side of the lot. This setback distance is consistent with the City’s corner-side yard setback standard. Therefore, construction of the proposed garage will establish the South Pine Street side as the “corner-side” of the lot, and the Clark Street side as the “front yard” of the lot, pursuant to Section 17.12.270 of the Municipal Code.

Fowler is proposing to use Hardi board and batten siding with a carriage-style garage door. He is proposing a metal guardrail on garage deck to have a 2x6 wood top cap and custom 2x2 metal pickets. Architectural elevations showing siding, door, and window details are included in Attachment 3. Spec Material specification sheets are provided in Attachment 4.



Garage Elevation, South Pine Street

Material Details:

Windows

Jeld-Wen Sitrine. Double-hung style.



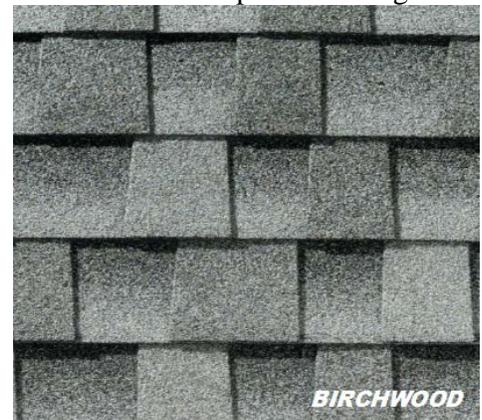
Siding

Hardie Panel boards and Hardie Trim Batten Boards



Roofing

GAF brand ‘Timberline HD’ “Birchwood” composition shingle.





PAID SEP 08 2017

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

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Brendan Fowler
 Name
11281 Tower Hill Rd
 Address
Nevada City, CA 95959
 City, State
(530) 559-9527
 Phone

Check all that apply:

- A New Building
 - Changes to Existing
 - In the Historic District
 - Other (Describe)
- Number of existing units 3
 Year of original construction 1850 ASH

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

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

333, 335, 337 South Pine St
Street Address

Assessor's Parcel Number

Nearest cross street Clark St

New floor area proposed _____ S.F.

Briefly describe proposed project:

Build New garage between buildings, add deck to back of R 333 S. pine
Replace vinyl windows w/ Jeld-Wen wood windows, add new window location
in downstairs bath, new window in downstairs bedroom.

Number of dwelling units on property 3

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: Vinyl windows, MDF Boardrails, rotten soffits

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]
Signature

9/8/17
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: Like for Like Pitch: 12/12 + 4/12
 Siding: wood bevel lap
 Windows: feld-ven wood
 Trim: Painted Wood
 Foundation/Pony walls: NA
 Decks, porches, railings: Wood decks, metal rails

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: GAF Timberline Birchwood GAF, Birchwood
 Trim: _____
 Accents: _____
 Railings/Decks: _____

DETAILS

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

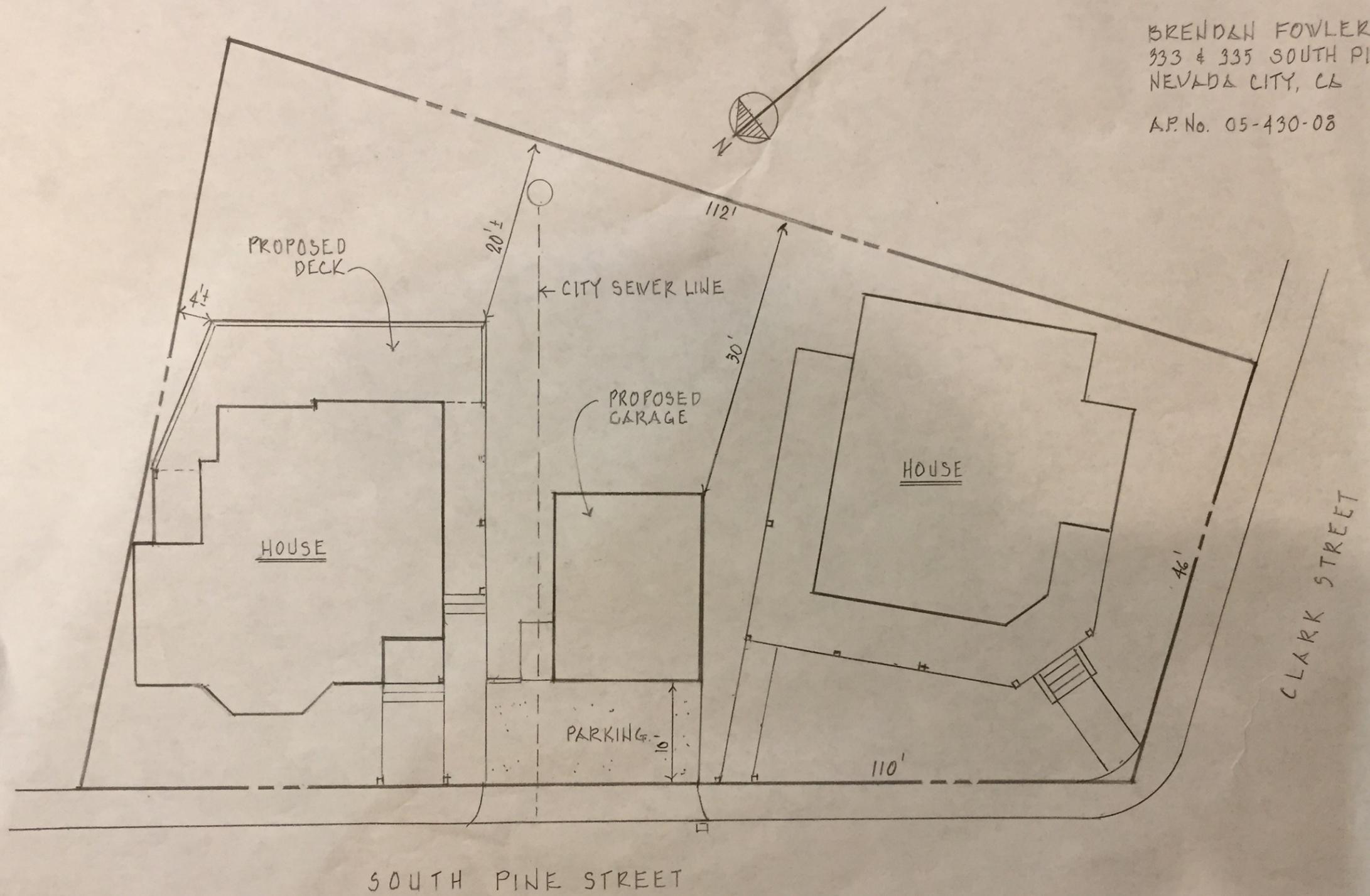
- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

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

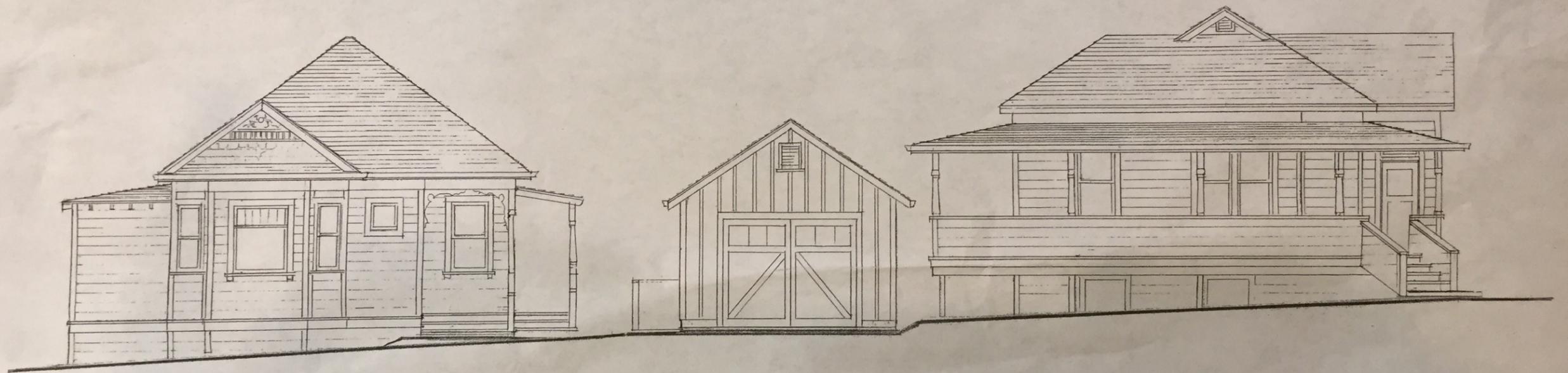
This will be a comprehensive renovation project for both buildings, with the addition of a single car garage. Most of the work ~~doing~~ to be done will be to improve the safety of the buildings and bring them into compliance with current building codes.

BRENDAN FOWLER
333 & 335 SOUTH PINE ST.
NEVADA CITY, CA
A.P. No. 05-430-08



SITE PLAN 1" = 10'

BRENDAN FOWLER
333 & 335 SOUTH PINE ST.
NEVADA CITY, CA
A.P. No. 05-430-08



STREET VIEW

N.T.S.

PRODUCT INFORMATION SHEET

Timberline HD® Shingles

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!



PRODUCT INFORMATION

"Value and performance in a genuine wood-shake look"

Timberline HD® Shingles Provide These Unique Benefits:

- **Dimensional Look . . .** Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles³

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Barkwood, Birchwood, Biscayne Blue, Canadian Driftwood, Charcoal, Copper Canyon, Driftwood, Fox Hollow Gray, Golden Amber, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakewood, Slate, Sunset Brick, Weathered Wood, White, and Williamsburg Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

¹See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 130419.04 (Location dependent; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance
- CSA A123.5***
- ENERGY STAR® Qualified (White Only) (U.S. Only)
- Title 24 Compliant, CRRC Listed, and Meets Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

***Refers to shingles sold in Canada only.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass® 8"; Ridglass® 10"
- Starter: ProStart® & WeatherBlocker™

†Refer to complete published installation instructions.

††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at www.gaf.com.

Exterior alterations to the residential structure: Fowler is also proposing to repaint the residence and re-roof it like-for-like in color and material. These improvements may be approved administratively.

REGULATORY AUTHORITY

The R1 zoning designation allows accessory structures, which are customarily appurtenant to a permitted use, without discretionary review. However, 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. Motherlode type architecture is generally characterized by steep roof pitches, overhanging rooves with gabled ends, covered porches and entries, vertical and bay windows, and use of horizontal and rustic siding materials.

Architectural Review: The R1 zoning designation allows accessory structures which are customarily appurtenant to a permitted use, without discretionary review. However, 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. In order to approve the proposed residential exterior alterations to the residential structures and to approve the new single-car garage, the Planning Commission must find that the structure is compatible with the surrounding neighborhood and with Nevada City style of architecture.

Environmental Review: Because residential use and ancillary used such as the proposed garage meets criteria of the R1 designation, as an allowed use of the property, 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 MOTIONS

1. The Planning Commission, acting as the Architectural Review Committee, approves the Architectural Review application, as conditioned, for the proposed detached single-car garage located at 335/337 South Pine Street, Nevada City, CA, making findings a and b:
 - a. that the structure is generally compatible with Nevada City's style of architecture; and
 - b. that the structure is compatible with the context of the surrounding neighborhood.

RECOMMENDED CONIDITIONS 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. Material selections, paint colors, and the proposed work shall substantially comply with the exhibit presented to the Planning Commission.
3. 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.



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: September 17, 2020

RE: Update of the City's Subdivision Ordinance Pertaining to Term Limits of Tentative Maps in Compliance with the State Subdivision Map Act

ATTACHMENTS:

1. Draft Ordinance 2020-XX (Tentative Map Term Limits)

ACTION REQUESTED

1. Recommend to City Council that they adopt Draft Ordinance 2020-XX to amend Section 16.04.370 and section 16.04.480 of the City Municipal Code in order to update the City's Ordinance pertaining to tentative map term limits in compliance with adopted State legislation

BACKGROUND: The City Attorney and City Planner recently became aware that the City's current tentative map time limits are inconsistent with the minimum requirement of the Subdivision Map Act (California Government Code Sections 66410-66499). The City's code provides a term of eighteen months and the Subdivision Map Act requires that the term be at least twenty-four months, with the option for local agencies to adopt up to a thirty-six month term limit.

DRAFT ORDINANCE (Tentative Map Term Limits)

The draft ordinance amends the term limits from eighteen months to thirty-six months. No other language was amended. Staff opted to draft the ordinance with the thirty-six month only because it has proven difficult for developers to meet the shorter time-frame. It is important to note that there are extensions of time applicable to any approved tentative map.

The changes in the ordinance language are shown below, bolded and italicized:

16.04.370 - Time limit for recordation (Final Maps)

Within ***thirty-six (36) months*** of the date of approval or conditional approval of the tentative map, the subdivider may cause the proposed subdivision, or any part thereof, to be surveyed, and a final map to be prepared and recorded, in accordance with the provisions of this article and the Subdivision Map Act.

16.04.480 - Time limit for recordation (Parcel Maps)

Within ***thirty-six (36) months*** of the date of approval or conditional approval of the tentative map, the subdivider may cause a parcel map to be prepared and recorded, in accordance with the provisions of this article and the Subdivision Map Act.

ENVIRONMENTAL REVIEW: This Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15061 because CEQA only applies to projects which have the potential to have a significant impact on the environment and because the environmental impact of each individual project will be analyzed at the time that the project is submitted. There are no impacts of this ordinance which have the potential to cumulatively cause a significant effect on the environment because the city is so small, and it is not anticipated that there will be enough facilities to cause such an impact.

RECOMMENDATION: Staff recommends that the Planning Commission recommend that the City Council approve an Ordinance amending 16.04.370 and section 16.04.480 of the City Municipal Code in order to update the City's Ordinance pertaining to tentative map term limits in compliance with adopted State legislation

ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF NEVADA CITY AMENDING SECTIONS 16.04.370 AND SECTION 16.04.480 IN ORDER TO UPDATE THE CITY'S SUBDIVISION ORDINANCE PERTAINING TO TERM LIMITS OF TENTATIVE MAPS IN COMPLIANCE WITH THE STATE SUBDIVISION MAP ACT

WHEREAS, the City of Nevada City, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the Subdivision Map Act is outlined in California Government Code Sections 66410-66499

WHEREAS, Section 66452.6 of the Subdivision Map Act regulates terms of tentative map approvals requires that an approved or conditionally approved tentative map shall expire 24 months after its approval; and

WHEREAS, Section 66452.6 of the Subdivision Map Act further allows local jurisdictions to prescribe by local ordinance an additional 12 months; and

WHEREAS, the current City Ordinance sets the term of both a tentative parcel map and a tentative final map at 18 months, and is therefore out of compliance with State legislation; and

WHEREAS, on September 17, 2020 the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance;

WHEREAS, the City Council held a duly-noticed public hearing for a first reading on _____, and a second reading on _____ and considered the staff report, recommendations by staff, recommendations by the Planning Commission, and public testimony concerning the proposed ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NEVADA CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 16.04.370 and section 16.04. are hereby amended to read as follows. All other provisions of Chapter 16.04 remain in full force and effect.

16.04.370 - Time limit for recordation

Within thirty-six (36) months of the date of approval or conditional approval of the tentative

map, the subdivider may cause the proposed subdivision, or any part thereof, to be surveyed, and a final map to be prepared and recorded, in accordance with the provisions of this article and the Subdivision Map Act.

SECTION 2.

16.04.480 - Time limit for recordation.

Within thirty-six (36) months of the date of approval or conditional approval of the tentative map, the subdivider may cause a parcel map to be prepared and recorded, in accordance with the provisions of this article and the Subdivision Map Act.

SECTION 3. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15061 because CEQA only applies to projects which have the potential to have a significant impact on the environment and because the environmental impact of each individual project will be analyzed at the time that the project is submitted. There are no impacts of this ordinance which have the potential to cumulatively cause a significant effect on the environment because the city is so small, and it is not anticipated that there will be enough facilities to cause such an impact.

SECTION 4. Effective Date. This ordinance shall become effective on the 31st day after adoption.

SECTION 5. Severability. If any portion of this ordinance is found to be unenforceable, each such provision shall be severed, and all remaining portions of this ordinance shall be enforced to the maximum extent legally permissible.

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this ordinance as required by law.

PASSED, APPROVED AND ADOPTED this ___th day of _____2020 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

Erin Minett, Mayor

ATTEST:

Niel Locke, City Clerk

APPROVED AS TO FORM

Crystal V. Hodgeson, City Attorney