





# City of Nevada City

**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner

**SPECIAL MEETING DATE:** September 25, 2020

**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.

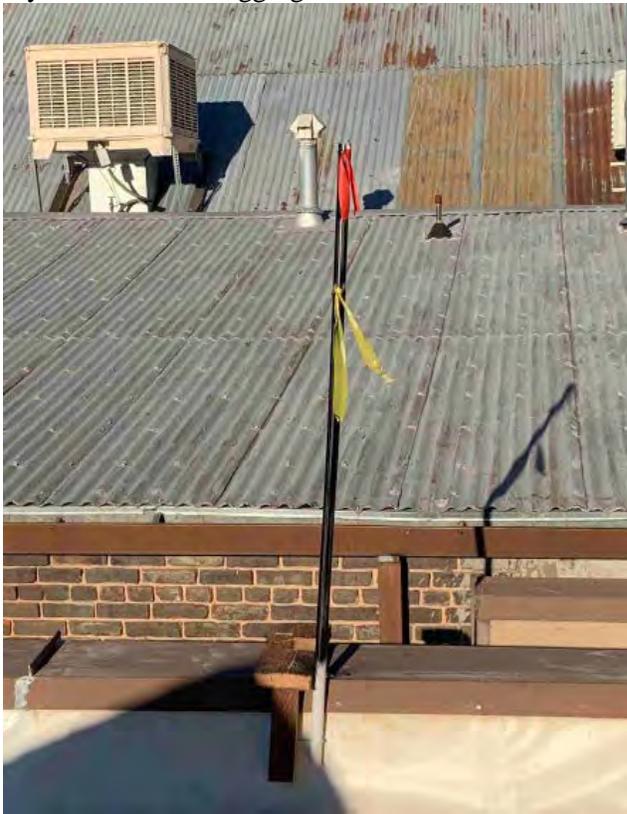
**ATTACHMENTS:**

- 1) Fencing style options
- 2) Photos of mock-up posts
- 3) Photos of existing vandalism

**ACTION REQUESTED:**

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

**BACKGROUND:** At the September 17, 2020 meeting, the Planning Commission heard a proposal by property owner, Anthony Mirante to install a “no-climb” fence to prevent access to his roof from adjacent buildings. The commission continued the item in order to allow the applicant to provide a mock-up of the proposed fence. The fencing is proposed to be powder coated, painted black, attached to the masonry parapet of the existing building. Project Architect, Richard Baker installed mock-up posts showing options for height with yellow and red flagging.



*Mock up posts, mounted on roof.*

**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.

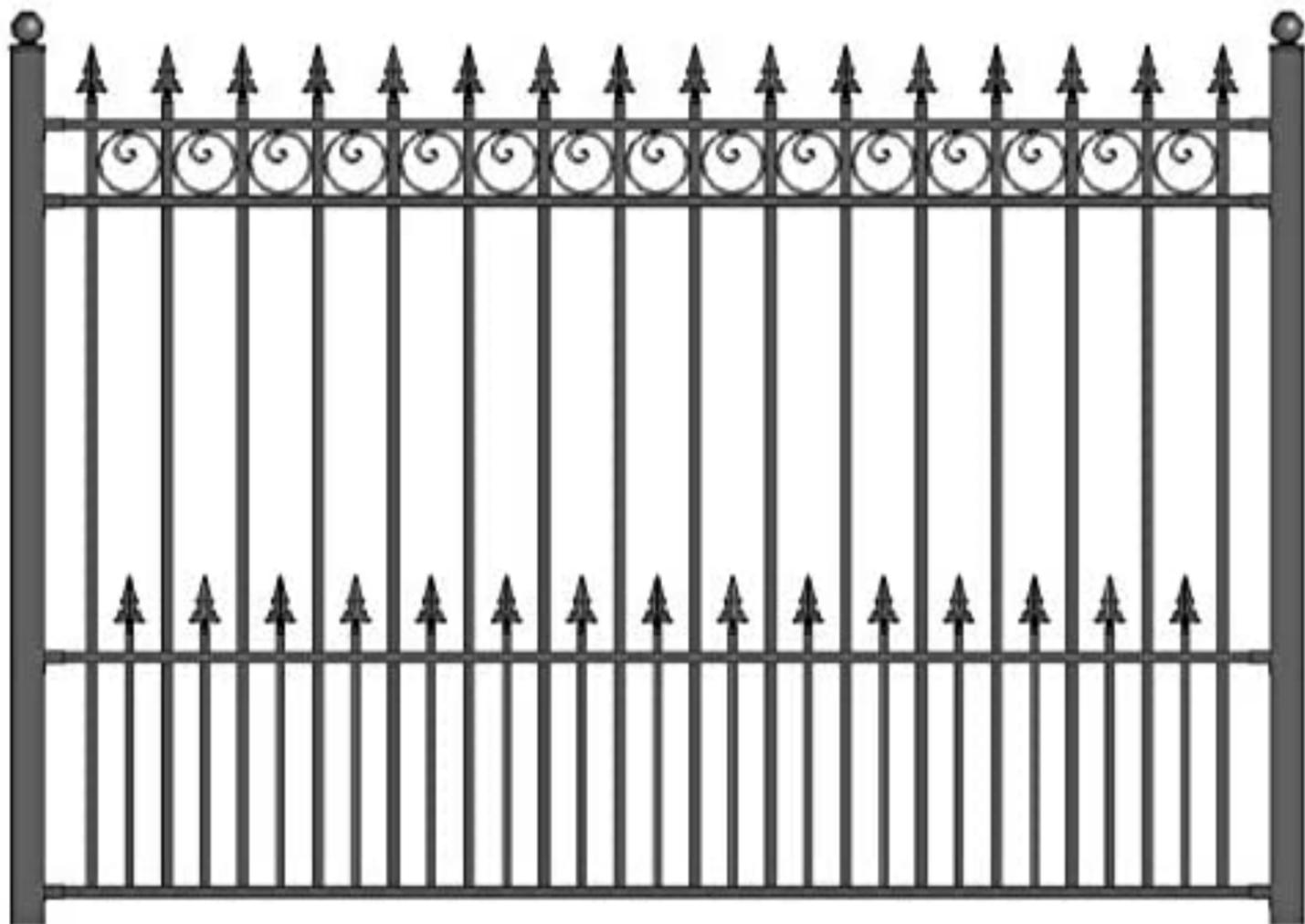
**RECOMMENDED MOTIONS:**

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.















PRIVATE  
PARKING  
ONLY



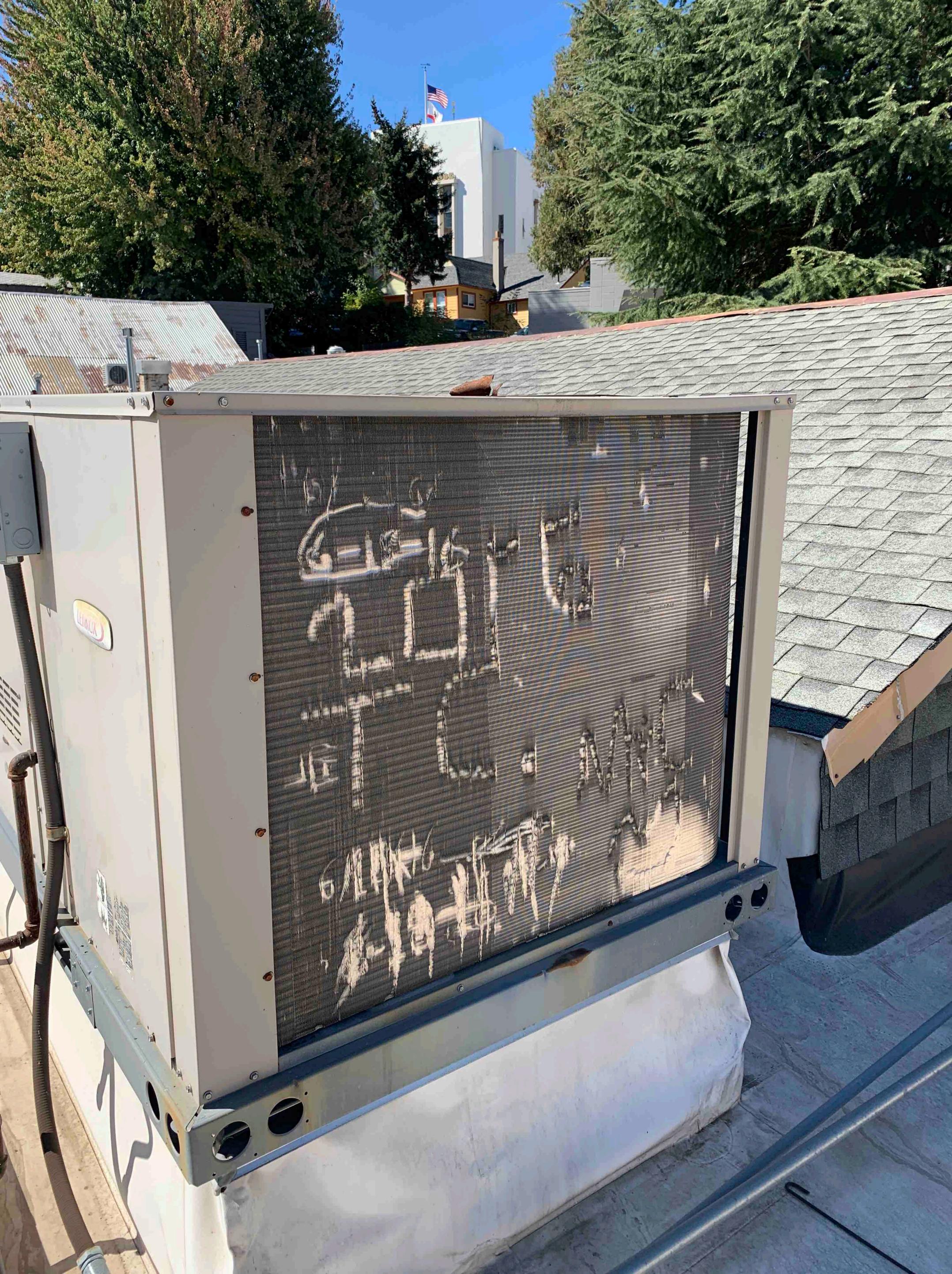




Alpine  
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HARDWARE  
HOUSEWARES  
FURNITURE  
AVAILABLE  
1000 W. 1ST ST.  
SPOKANE, ID.









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Large area of black spray-painted graffiti on the left side of the utility box.

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MFTT



MISS HALLOWEEN



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NO SMOKING