



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

June 12, 2019 · 1:30 P.M. · REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, California

Any member of the audience desiring to address the Zoning Administrator regarding an item under discussion which appears on the agenda may do so upon receiving recognition from the Zoning Administrator. The applicant or a representative must be present at the hearing before the Zoning Administrator can take action on the application.

The meeting room is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.

The agenda and supporting documents are available for review during regular business hours at the Planning Counter on the 1st floor of the Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California. The agenda and certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 pm PLN18-0089; TPM18-0006; EIS19-0002: The project is a proposed Tentative Parcel Map to divide a 6.25-acre parcel into two Parcels of 3.01-acres and 3.24-acres. Both parcels will take access from State Highway 174, at an existing access point that is proposed to be an access and utility easement. Proposed Parcel 1 is developed with single-family residential improvements including an individual well and septic system. Minimum Useable Sewage Disposal Areas are delineated on both parcels, setting aside area for septic disposal and/or future repair. Either the Nevada Irrigation District would provide treated water to Proposed Parcel 2, or an individual well could be added. Building envelopes are delineated on both proposed parcels. The building envelope on Parcel 1 would contain existing improvements, and is sized to allow any potential future improvements and designed to avoid the 100-foot setback to Rattlesnake Ditch and 50-feet from a man-made swimming hole. The building envelopes on both proposed parcels span to the building setbacks, allowing a large area for the development of new improvements. **LOCATION:** 12489 State Highway 174—located between Grass Valley and the Cedar Ridge Rural Center **APN:** 012-020-002. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS19-0002). **RECOMMENDED PROJECT ACTION:** Recommend approval of the Tentative Parcel Map (TPM18-0006). **PLANNER:** Amanda Nolan, Assistant Planner (530) 265-1257.

1:45 pm **PLN17-0062; CUP17-0013:** A Conditional Use Permit application (CUP17-0013) seeking to convert the use of a portion of two existing buildings on one parcel, use within a third building on the parcel would not be changed. A portion of a commercial building (approximately 2,275 square feet), is proposed to be used as a church. Interior spaces would include a fellowship area, an office, two storage areas, and two bathrooms. The remaining portion of the building, approximately 700 square feet, would remain available for commercial uses. Church services would occur on a weekday evening (currently Thursday) from 6:30-8:30 p.m. and on Sunday from 3:00-6:00 p.m. The church would include 40 fixed seats for up to 40 members. The Use Permit also includes the conversion of the upper floor (approximately 1,500 square feet) of a second building on the subject parcel, changing the use from commercial office space to single family residence. Along with existing landscaping, lighting and parking facilities (28 standard spaces and four handicap accessible spaces), the site has an existing encroachment on Alta Sierra Drive. Deeded access through the northerly adjacent property provides ingress/egress from/to Alta Sierra Drive. Nevada Irrigation District provides treated water to the site. An existing septic system provides sewage disposal. **LOCATION:** 10120 Alta Sierra Drive - approximately 0.1-miles east of State Highway 49 **APN:** 025-430-010 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Environmental Review Exempt pursuant to CEQA §15301 & 15303. **RECOMMENDED PROJECT ACTION:** Recommend approval of the Conditional Use Permit (CUP17-0013). **PLANNER:** Janeane Martin, Associate Planner (530) 265-1610.

PUBLIC COMMENT:

Members of the public shall be allowed to address the Zoning Administrator's meeting on items not appearing on the agenda which are of interest to the public and are within the subject matter jurisdiction of the Zoning Administrator, provided that no action shall be taken unless otherwise authorized by subdivision (6) of State Government Code Section 54954.2. The following procedures shall be in effect with regard to the public's exercise of this right:

1. The total amount of time allotted for receiving such public comment may be limited to not less than 15 minutes during any regular Zoning Administrator's meeting.
2. The Zoning Administrator may limit any individual to not less than three (3) minutes. Time to address the Zoning Administrator's meeting will be allocated on a basis of the order of requests received. Not all members may be allowed to speak if the total time allocated expires.

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on a date and time as yet to be determined, in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California.

POSTING: This agenda was posted 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).