



AGENDA

NEVADA COUNTY PLANNING COMMISSION

April 23, 2020 · 1:30 p.m. · REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, CA 95959

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada hereby provides notice that it will hold its regularly scheduled meeting of the Planning Commission by remote. The Planning Commission will attend the meeting and participate to the same extent as if they were present. To follow social distancing guidelines as outlined by the Nevada County Public Health Department, the Board Chambers will remain closed to the public until further notice. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County and can be viewed live through the web at http://nevco.granicus.com/ViewPublisher.php?view_id=19. For members of the public who are unable to view the meeting on television or through the web may call (669) 900-6833 to listen to the meeting live. You will be prompted to provide the Meeting ID#: 929 7252 1488 the Password#: 017535. Closed Captioning is available for hearing impaired viewers.

To address the Planning Commission on a matter on the agenda: Members of the public can provide general comments on items that are that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission or on a particular agenda item before the meeting by writing a letter to the Planning Commission, calling (530) 265-1759 and leaving a message, emailing planning@co.nevada.ca.us, or leaving an eComment at https://nevco.granicusideas.com/meetings/3231-nevada-county-planning-commission/agenda_items. During the meeting, members of the public can comment on specific items under discussion when the Chair calls for public comment by leaving a message at (530) 648-0291, emailing planning@co.nevada.ca.us, or at <https://tinyurl.com/ncpc200423>.

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 all supporting documents are available for review online at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that the on-line agenda may not include all related or updated documents.

The Commission may review general correspondence or discuss Commissioner's concerns at any time during the meeting if the Commission is ahead of schedule. The Commission will not start any item before its scheduled time, but may discuss it at a later time, depending upon the progress of the meeting.

All items on the agenda may be acted upon by the Planning Commission

CALL TO ORDER: 1:30 p.m.

STANDING ORDERS: Salute to the Flag. Roll Call. Corrections to the Agenda.

PUBLIC COMMENT: Members of the public shall be allowed to address the Planning Commission on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission, provided that no action shall be taken unless otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. 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 Planning Commission meeting.
2. The Chair may limit any individual to not less than three (3) minutes. Time to address the Planning Commission 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.

COMMISSION BUSINESS: None.

CONSENT ITEMS:

1. PLN20-0056; EXT20-0001: Extension of Time for John Barleycorn Investors , LLC and Neal Street Investors Industrial Building Amendment to an Approved Permit (AAP17-0002; DP07-002; U07-004).
2. Acceptance of 2020-02-13 Planning Commission Hearing Minutes.

PUBLIC MEETING:

1:30 p.m. AAM19-0003; MGT19-0034: PROJECT DESCRIPTION: A request for an Amended Map to amend the Hidden Glen map recorded in Book 7 of Subdivisions at Page 108 on October 4, 1990 to amend the location of the riparian area and the open space easement shown on Lot 7 only. In addition the project includes the consideration of a Biological Management Plan to allow for the encroachment within the seasonal stream and riparian area setback to allow grading to within 15-feet of the resource. **LOCATION:** 11637 Jodette Lane at the corner of Jodette Lane and Rattlesnake Road, near the intersection of State Highway 174. **APN:** 022-010-026. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Categorical Exempt pursuant to CEQA Guidelines Sections (153061(b)(3) and 15305). **RECOMMENDED PROJECT ACTION:** Approval of the Management Plan and Map Amendment. **PLANNER:** Amanda Nolan, Assistant Planner (530) 265-1257.

1:35 p.m. PLN20-0016; RZN20-0002: PROJECT DESCRIPTION: A request to the Planning Commission to rezone property from FR-X, Forest with the Subdivision Limitation Combining District, to TPZ-X Timber Production Zone, with the Subdivision Limitation Combining District. **LOCATION:** 22100 Banner Quaker Hill, approximately 10 miles east of Nevada City. **APN:** 065-270-003. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend that the Board of Supervisors find that the adoption of timberland preserve zones is statutorily exempt from the requirement to prepare an EIR or Negative Declaration pursuant to Section 15264 of the California Environmental Quality Act (CEQA) Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors adopt the Ordinance amending Zoning District Map (ZDM) #87 to rezone APN: 065-270-003 from Forest with the Subdivision Limitation Combining District (FR-X) to Timberland Production Zone with the Subdivision Limitation Combining District (TPZ-X), based on the findings contained with the Ordinance. **PLANNER:** Janeane Martin, Associate Planner, 530-265-1610

1:40 p.m. PLN20-0032; ORD20-1. A Public Hearing to consider a recommendation to the Board of Supervisors to adopt an Ordinance (ORD20-1) for text amendments to Section L-II 3.4 of Chapter II Zoning Regulations and to add Section L-II 3.4.1 to Chapter II Zoning Regulations of the Land Use and Development Code to allow a limited number of backyard chickens in R1 and RA zoning districts. The amendments would allow between 4 and 12 backyard chickens in R1 and RA zone districts depending on parcel size and develop standards for keeping backyard chickens in R1 and RA zoning. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** CEQA Statutory Exemption 15061(b)(3). **PLANNER:** Brian Foss, Planning Director

1:45 p.m. NEVADA COUNTY 2019 HOUSING ELEMENT ANNUAL PROGRESS REPORT. The Nevada County Planning Commission will hold a public hearing to accept the 2019 Housing Element Annual Progress Report pursuant to State of California Government Code Section 65400. State of California housing law requires cities and counties to submit a prescribed Housing Element Annual Progress Report by April 1 of each year. The 2019 Annual Progress Report contains a numeric and narrative review of the County's achievements in implantation of Housing Element programs during calendar year 2019. **PROJECT LOCATION:** Unincorporated area of Nevada County. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Exempt pursuant to Section 15378(b)(5) of the State CEQA Guidelines. **RECOMMENDED PROJECT ACTION:** Accept the 2019 Housing Element Annual Progress Report. **PLANNER:** Matt Kelley, Senior Planner, (530) 265-1423.

INFORMATIONAL ITEMS & ON-GOING PROJECT UPDATES:

1. Discussion of upcoming Planning Commission meetings.
2. Announcements (informational items only). Commission and staff members may make brief announcements or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda.
3. Adjournment: The next meeting of the Planning Commission is *tentatively* scheduled for May 14, 2020.

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).