



NEVADA COUNTY ZONING ADMINISTRATOR SUMMARY of PROCEEDINGS

Summary of Proceedings of the regular meeting of June 12, 2019 at 1:30 p.m.
Board Chambers, Eric Rood Administration Center
950 Maidu Avenue, Nevada City, California

ZONING ADMINISTRATOR: Brian Foss

CALL TO ORDER: Meeting called to order at 1:30 p.m.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 p.m. 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.

Approved.

1:45 p.m. 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.

Approved.

ADJOURNMENT: Zoning Administrator Brian Foss adjourned the meeting.

Note: A recording of this hearing is permanently on file with the Planning Department, Eric Rood Administrative Center, First Floor. Please contact the Clerk to obtain a copy.