



# AGENDA

## NEVADA COUNTY PLANNING COMMISSION

### January 27, 2022 • 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 via Zoom. 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](http://nevco.granicus.com/ViewPublisher.php?view_id=19). Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.*

**Meeting ID:** 898 5111 5480

**Password:** 95959

**Join by Web:**

<https://zoom.us/j/>

Use the "raise hand" feature if you wish to speak.

**Join by Phone (San Jose):**

+1 669 900 9128

Press \*9 to "raise hand" if you wish to speak.

*To address the Planning Commission on a matter on the agenda: Members of the public can provide general comments on items 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, emailing [planning@co.nevada.ca.us](mailto:planning@co.nevada.ca.us), or leaving an eComment at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). Any member of the audience desiring to address the Planning Commission on an item under discussion which appears on its agenda may do so upon receiving recognition from the Chair. After receiving recognition, state your name and address before making your presentation, as all meetings are being recorded.*

*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:**

1. Nomination and vote for new Commission Chair and Vice Chair.
2. Adopt Resolution authorizing remote teleconference meetings of the Nevada County Planning Commission and its legislative bodies pursuant to the Ralph M. Brown Act.
3. Commission Review: Role, Responsibilities and Duties of a Planning Commissioner Presenter:  
Rhetta VanderPloeg

#### **CONSENT ITEMS:**

1. Acceptance of 2021-11-17 Planning Commission Hearing Minutes
2. Approve 3 year-year time extension for Tentative Parcel Map PLN17-0055; TPM17-0002; CMP18-0007; MGT18-0006; EIS18-0020 extending expiration date to December 24, 2024

#### **PUBLIC HEARING:**

**1:30 p.m. PLN21-0232; VAR21-0001; DRP21-0001.** A Variance and Design Review Permit application for Phase 2 of the Lone Oak Senior Apartments. The proposal includes a Design Review component for a proposed 31-unit new construction senior housing development utilizing a density bonus located on approximately 2.42 acres. The proposed project also includes a Variance requesting to exceed the maximum height limit of 35-feet in the R3 zoning district to provide exterior roof access for the fire department via an enclosed stairwell with a maximum height of 38-feet 10 3/8 inches. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find the project categorically exempt from environmental review pursuant to Section 15061(C)(3) of the CEQA Guidelines for the Design Review component of the project and Section 15305(a) for the Variance. **RECOMMENDED PROJECT ACTION:** Approve the proposed Variance and Design Review (VAR21-0001; DRP21-0001). **PLANNER:** Kyle Smith, Associate Planner.

**1:40 p.m. PLN21-0292; ORD21-2.** Recommendation to the Board of Supervisors to (1) amend Chapter II of the Nevada County Land Use and Development Code Section L-II 2.7.7 to limit camping in the Nevada County Scenic Corridor Combining Districts outside of established campgrounds and those areas approved by Use Permit, and; (2) to amend Chapter IV of the Nevada County General Code Article 5 to add Section 5.1. and Section 5.2. to prohibit camping in the County right of way and on County-owned properties. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find the project categorically exempt pursuant to Sections 15060(c)(2), 15061(b)(3), and 15308 of the California Environmental Quality Act (CEQA) Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend to the Board of Supervisors to adopt the Ordinance amending Chapter II of the Nevada County Land Use and Development Code Section L-II 2.7.7 and Chapter IV of the Nevada County General Code Article 5 to add Section 5.1. and Section 5.2. (PLN21-0292; ORD21-2). **PLANNER:** Kyle Smith, Associate Planner.

#### **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 to the next scheduled meeting for the Nevada County Planning Commission to be held *tentatively* on February 10, 2022, in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California or via remote.

*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).*