



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

February 12, 2020 · 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 the website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

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.

(Video-Conferencing for the public comment portion of the meeting is also available in Truckee at the District V Board of Supervisors Conference Room, east (left) side of the Sheriff's Substation at 10879A Donner Pass Road.)

CONSENT ITEMS:

None

PUBLIC HEARING:

- 1:30 p.m. PLN19-0143; DVP19-1; EIS19-0008:** A Development Permit (DVP19-1) proposing a 2,560 sq. ft. commercial building with an 800 sq. ft. covered porch and associated site improvements such as parking, lighting and landscaping to allow for the relocation of the existing Soda Springs Store. **LOCATION:** 21784 Donner Pass Road in the Soda Springs Rural Center, approximately 1/3 mile east of Highway 80. **APN:** 047-101-019. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration (EIS19-0008). **RECOMMENDED PROJECT ACTION:** Approve of the Development Permit (DVP19-1). **PLANNER:** Janeane Martin, Associate Planner
- 1:40 p.m. PLN19-0055; TPM19-0002; MGT19-0041:** A Tentative Parcel Map and Oak Management Plan proposing to subdivide 1.25-acres into three (3) lots of 0.39-acres, 0.36-acres and 0.44-acres, reversing the previous merger and returning the lots to their original configuration. **LOCATION:** 23149 Cypress Point Court, Lake of the Pines, Auburn CA. **APN:** 021-130-042. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Categorically Exempt (Section 15315 of CEQA) **RECOMMENDED PROJECT ACTION:** Approve the Tentative Parcel Map (TPM19-0055) and Oak Management Plan (MGT19-0041) **PLANNER:** Amanda Nolan, Assistant Planner
- 1:50 p.m. PLN19-0150; AAP19-0003: PROJECT DESCRIPTION:** An Amendment to Approved Permit application proposing to convert an existing office/fitness space use into a coffee shop without a kitchen. **LOCATION:** 11412 Pleasant Valley Drive approximately 0.1-miles north from the intersection of Lake Wildwood Drive **APN:** 050-320-040. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Categorically Exempt (Section 15301(a) of CEQA) **RECOMMENDED PROJECT ACTION:** Approve the Amendment to Approved Permit (AAP19-0003) **PLANNER:** Amanda Nolan, Assistant Planner

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).