



# AGENDA

## NEVADA COUNTY ZONING ADMINISTRATOR

### March 10, 2021 · 1:30 P.M. · REGULAR MEETING

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

*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 Zoning Administrator by remote via Zoom. The Zoning Administrator 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. The public may participate in the meeting using the information below.*

**Meeting ID:** 960 7339 8931

**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

*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 certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/517/Projects-Scheduled-for-Public-Meeting>. 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.

**CONSENT ITEMS:**

None

**PUBLIC HEARING:**

**1:30 p.m. PLN20-0223; AAM20-0003.** A Map Amendment (AAM20-0003) proposing to amend Parcel 2 of the map recorded as Book 18 of Parcel Maps at Page 30, Nevada County Official Records. The proposed amendment would remove a 200-foot building setback and natural vegetation protection area labeled as “Area A”. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find the project exempt from CEQA pursuant to section 15305 Minor Alteration to Land Use Limitations. **RECOMMENDED PROJECT ACTION:** Approve the Amended Map (AAM20-0003). **PLANNER:** Lucas Kannall, Associate Planner

**1:35 p.m. PLN21-0004; AAM21-0001.** A proposed refile of an approved Tentative Parcel Map (PM16-002) that created two parcels including all associated Management Plans (MGT16-015; MGT17-0001) and incorporating the approved 2018 Map Amendment (AAM18-0002) that added a building envelope to accommodate parking associated for an approved Use Permit (CUP18-0009) on the Parcel 1. The map was allowed to expire without seeking an extension of time for up to four more years that was available to the applicant. The proposed map is in the same configuration as the originally approved projects and no additional amendments or changes to the map are being sought with this application. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find prior environmental document (EIS16-007) as adequate for this project pursuant to CEQA Guidelines Section 15162. **RECOMMENDED PROJECT ACTION:** Approve the refiled Map and associated Management Plans (AAM21-0001). **PLANNER:** Tyler Barrington, Principal 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).*