

1 **NEVADA COUNTY PLANNING COMMISSION**  
2 **NEVADA COUNTY, CALIFORNIA**

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4 **MINUTES** of the meeting of April 8, 2021, 1:30 p.m., Board Chambers, Eric Rood Administration  
5 Center, 950 Maidu Avenue, Nevada City, California via remote  
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8 **MEMBERS PRESENT:** Commissioners Duncan, Coleman-Hunt, Greeno, Ingram Spencer, and  
9 Mastrodonato.

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11 **MEMBERS ABSENT:** None.

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13 **STAFF PRESENT:** Planning Director, Brian Foss; Principal Planner, Tyler Barrington; Deputy  
14 County Counsel, Rhetta VanderPloeg; Assistant Planner, Amanda Nolan; Administrative  
15 Assistant, Shannon Paulus.  
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18 **PUBLIC HEARINGS:**

- 19  
20 1. Hoctor Map Amendment  
21 PLN21-0024; AAM21-0003

Page 1, Line 39

22  
23 **STANDING ORDERS:** Salute to the Flag - Roll Call - Corrections to Agenda.

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25 **CALL MEETING TO ORDER:** The meeting was called to order at 1:30 p.m. Roll call was  
26 taken.

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28 **CHANGES TO AGENDA:** Principal Planner Tyler Barrington noted that the Agenda listed the  
29 incorrect date for the next scheduled hearing, which was yet to be determined.

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31 **PUBLIC COMMENT:** Members of the public shall be allowed to address the Commission on  
32 items not appearing on the agenda which are of interest to the public and are within the subject  
33 matter jurisdiction of the Planning Commission, provided that no action shall be taken unless  
34 otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. None  
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36 **COMMISSION BUSINESS:** None

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38 **CONSENT ITEMS:** Acceptance of 2021-03-11 Planning Commission Hearing Minutes.

39  
40 **PUBLIC HEARING:**

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42 **PLN21-0024; AAM21-0003:** An application for an Amendment to an Approved Map (AAM21-  
43 0003) to relocate 8,686 square feet of the existing Building Envelope from the South Western side  
44 of the Minimum Useable Septic Disposal Area (MUSDA) to the North Western side of the  
45 MUSDA. This proposed relocation will provide for more suitable area of development for  
46 residential purposes. **APN:** 022-241-043 **RECOMMENDED ENVIRONMENTAL**  
47 **DETERMINATION:** Categorical Exemption 15305. **RECOMMENDED PROJECT**  
48 **ACTION:** Approve the Amendment to the Approved Map (AAM21-0003) **PLANNER:** Amanda  
49 Nolan, Assistant Planner

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51 Assistant Planner Amanda Nolan introduced herself to the Commission and began her  
52 presentation. She discussed the background of the parcel, including the building envelopes and  
53 conditions of approval for the original approved map. She discussed the proposed project, which  
54 would move 8,686 square feet of the building envelope from the southwest side of the MUSDA to  
55 the northwest side of the MUSDA. She discussed the existing development and showed the  
56 Commission several photos of the site as is. She further reviewed the zoning, general plan  
57 designation, environmental review, and land use compatibility. She noted that Condition A.1 in  
58 the Staff Report was incorrect, and that the final Conditions would include the correct project  
59 number of AAM21-0003. She finished her presentation with staff's recommendation that the  
60 Planning Commission find the project categorically exempt from Californian Environmental  
61 Quality Act Guidelines pursuant to Section 15305, Minor Alterations in Land Use and to approve  
62 the Map Amendment to allow for the relocation of 8,686 square feet of the existing building  
63 envelope, making findings A-F. She offered to answer any questions.

64  
65 Chair Duncan asked for any questions. As none were forthcoming, she asked if the project  
66 applicants or representative wanted to say anything.

67  
68 Sandy Jansen from California Survey Company introduced herself and project applicants Janice  
69 and Kerry Hctor to the Commission. She stated they had no additional comments, however they  
70 were anxious to move the process along. She added that they would be doing a Certificate of  
71 Correction to complete the project.

72  
73 Chair Duncan asked if the Commission had any questions for the representative.

74  
75 Chair Duncan opened public hearing at 1:43 p.m.

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77 Chair Duncan closed public comment at 1:43 p.m.

78  
79 Chair Duncan asked if staff had anything to add.

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81 Planner Nolan answered she had no additional information to add.

82  
83 Chair Duncan asked if they were ready for a motion.

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85 **Motion by Commissioner Ingram Spencer** to find the Amendment to the supplemental  
86 information recorded with the original final map (FM02-004) requesting to modify the  
87 configuration and location of the designated building envelope is Categorically Exempt from  
88 Environmental Review pursuant to section 15305 of the California Environmental Quality Act  
89 (CEQA), because the request consists of a change only to minor alterations to land use limitations  
90 and which do not result in any land use changes or additional density. **Second by Commissioner**  
91 **Greeno. Motion carried on a roll call vote 5/0.**

92  
93 **Motion by Commissioner Ingram Spencer** to, after reviewing and considering the proposed  
94 Amended Map application (AAM21-0003), approve the amended map, shown in Attachment 5,  
95 subject to the Recording of an Amended Map or Certificate of Correction for Lot 14 as recorded  
96 in Book 8 of Subdivisions at Page 137, pursuant to the amended conditions shown in Attachment  
97 1 and making findings A-F: **Second by Commissioner Greeno. Motion carried on a roll call**  
98 **vote 5/0.**

99 Chair Duncan noted that there was a 10-day appeal period on the project.  
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101 Discussion ensued regarding upcoming Commission meetings and ongoing project statuses.  
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103 **Motion by Commissioner Greeno; second by Commissioner Coleman-Hunt to adjourn.**  
104 **Motion carried on voice vote 5/0.**  
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106 There being no further business to come before the Commission, the meeting was adjourned at  
107 1:50 p.m. to the next meeting scheduled for June 24, 2021, in the Board of Supervisors Chambers,  
108 950 Maidu Avenue, Nevada City.  
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111 Passed and accepted this 24<sup>th</sup> day of June, 2021.  
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113 *Brian Foss (by sp)*  
114 Brian Foss, Ex-Officio Secretary  
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