



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

January 22, 2025 · 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. Members of the public can provide general comments on a particular agenda item before the meeting by writing a letter to the Planning Department, emailing planning@nevadacountyca.gov.

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 all 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. Prior to the meeting, the agenda and select supporting documents will be posted on the Nevada County Planning Department website at <https://www.nevadacountyca.gov/516/Zoning-Administrator>. Please note that the on-line agenda 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 ITEM:

PLN24-0171; EXT24-0007 Amaral: Application Request for an Extension of Time

PUBLIC HEARING:

1:40 PM: PLN23-0173; CUP23-0014 Hahner. A Conditional Use Permit (CUP23-0014) application proposing to convert an existing as-built structure into a permitted 832-square-foot oversized guest quarters with an attached 156-square-foot storage area, and a 50-square-foot covered porch with an approved septic system at 13183 Wood Rose Way (APN: 006-800-016). The oversized 832 square foot guest quarters will be accessed via an existing A.C. paved driveway that currently serves the permitted single-family residence and will have its own separate propane tank pursuant to a 2021 decision made by the Nevada County Planning Department. **LOCATION:** 13183 Wood Rose Way in Grass Valley, CA, approximately 1.1 miles south of the Nevada County Airport and 0.6 miles northeast of State Highway 174 in western Nevada County. **APN:** 006-800-016. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find the project Exempt from

California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303. **RECOMMENDED PROJECT ACTION:** Approve the proposed Conditional Use Permit (CUP23-0014). **PLANNER:** Zachary Ruybal, Associate Planner.

1:50 PM: PLN23-0193, CUP23-0017, EIS23-0013 Verizon Sequoia McCourtney: A Conditional Use Permit proposing a new telecommunication facility consisting of a one-hundred-fifty-foot (150') faux pine tree (monopine) cellular tower with antennas at a tip height of one hundred forty-five feet (145'). Three equipment cabinets will be placed at the base of the tower within a 900-square-foot lease area enclosed by an eight-foot-tall wood fence. **LOCATION:** 11962 McCourtney Road, Grass Valley, CA 95945, 0.2 miles west of the City of Grass Valley City limits, 0.5 miles south of California State Highway 20, near the Nevada County Fairgrounds (APN 007-360-044). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan pursuant to Section 15074 and 15097 of the California Environmental Quality Act. **RECOMMENDED PROJECT ACTION:** Approval of Conditional Use Permit (CUP23-0017). **PLANNER:** David Nicholas, Associate Planner.

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on a date yet to be determined in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California.

POSTING: This agenda was posted at least 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).