



NEVADA COUNTY ZONING ADMINISTRATOR SUMMARY of PROCEEDINGS

Summary of Proceedings of the regular meeting of January 22, 2025, at 1:30p.m.
Board Chambers, Eric Rood Administration Center
950 Maidu Avenue, Nevada City, California

ZONING ADMINISTRATOR: Brian Foss

CALL TO ORDER: Meeting called to order at 1:30 p.m.

CONSENT ITEM:

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

Approved at Hearing

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.

Approved at Hearing

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.

Approved at Hearing

ADJOURNMENT: Zoning Administrator Brian Foss adjourned the meeting.

Note: A recording of this hearing is permanently on file with the Planning Department, Eric Rood Administrative Center, First Floor. Please contact the Clerk to obtain a copy.