



COUNTY OF NEVADA Penn Valley Area Municipal Advisory Council

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February 20, 2019

District IV Supervisor Sue Hoek
Nevada County
950 Maidu Ave.
Nevada City, CA 95959-8617

RE: Recommendations for Proposed text amendments to the Nevada County Zoning Ordinance to bring the Code into Compliance with state housing laws for accessory dwelling units (ADUs), and transitional and supportive Housing.

Honorable Sue Hoek,

At a meeting on October 18, 2018, the Penn Valley Area Municipal Advisory Council (MAC) received an update on the County's proposed text amendments to the Nevada County Zoning Ordinance to bring the Code into Compliance with state housing laws for accessory dwelling units (ADUs), and transitional and supportive housing. As such, the MAC wished to highlight the below recommendation which was included in its written recommendations provided to District IV Supervisor Hank Weston on September 8, 2017 and made the following recommendations for your consideration on the aforementioned proposed changes to the Nevada County Zoning Ordinance.

- (1.) The Penn Valley Area MAC recommends 6-1 that Table L-II 2.4.D, under Commercial C2 Zoning that any "By Right" be changed to "Use Permit" and be comparable with the other Commercial Zoning Districts, C1, C3, CH and OP. Transitional and Supportive Housing is "by right" in Single-family, Multi-family and Rural Districts, which effectively does not hold those housing types to a higher standard than other residential uses.

Thank you for the opportunity to provide comment on this important issue to our county and the community's interests.

Regards,

Mike Mastrodonato
Chair, Penn Valley Area Municipal Advisory Council