

# GENERAL PLAN AMENDMENT AND REZONE



GPA20-0002; RZN20-0003; PFX20-0002; EIS20-0002

Ian Gray

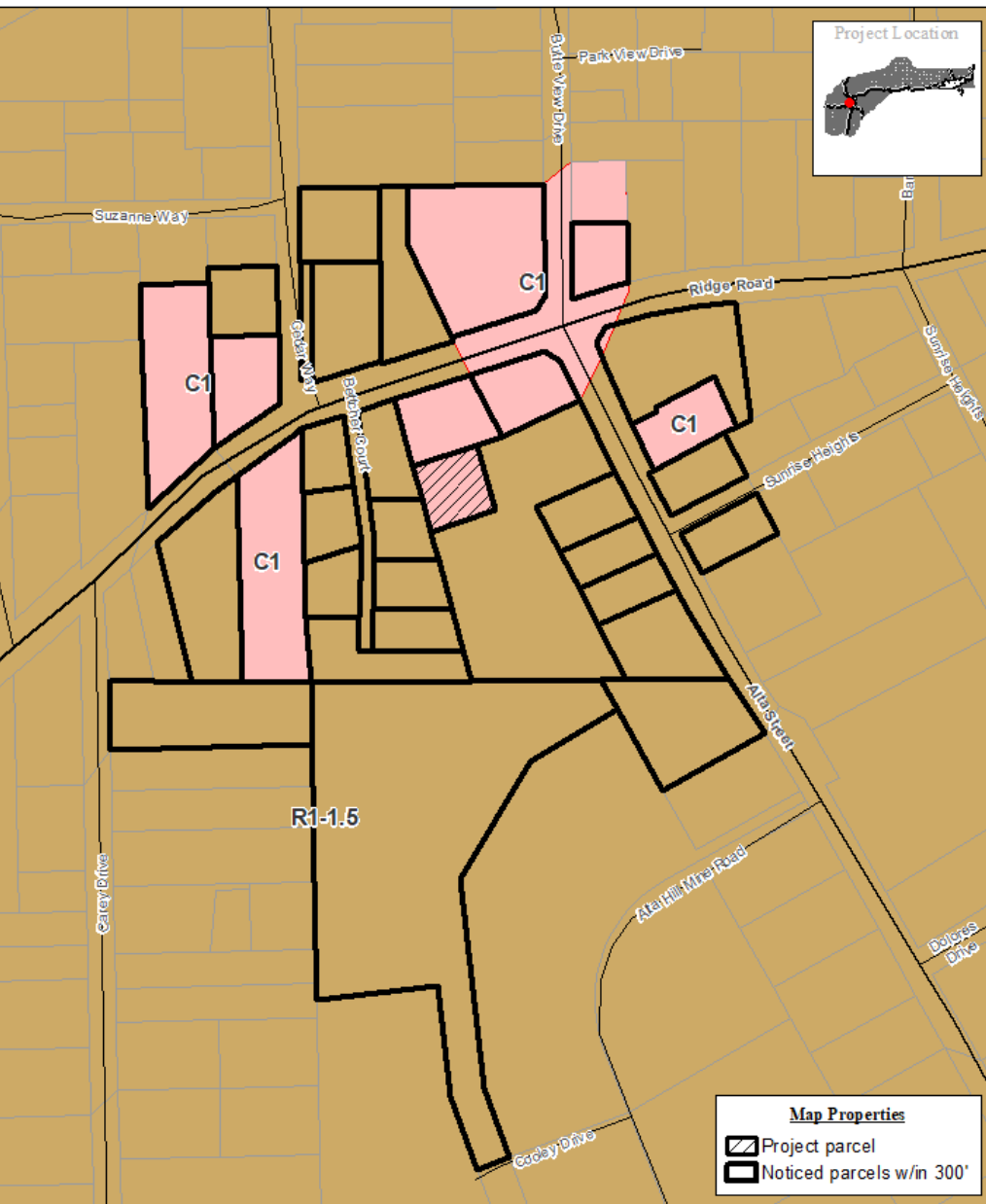
Board of Supervisors  
December 15, 2020

# Background

- May 21, 2015- NCCFD Board of Directors declare all properties as surplus
- March 10, 2016- NCCFD Originally Submitted GPA Application (NC)
  - PC: May 26, 2016- (3-0, 2 absent vote); BOS: August 9, 2016 (no action)
- Current Project:
  - General Plan Amendment (GPA20-0002): From PUB to RES
  - Zoning District Map Amendment (RZN20-0003): From C1 to R1
  - Petition for Exception to Driveway Standards (PFX20-0002): Allow for reduced Driveway Easement Width
- November 12, 2020- Nevada County Planning Commission



# Gray General Plan Amendment and Rezone Zoning, Vicinity and Public Notice Map



## Project Site

- APN: 008-070-034
- Size: 0.23-acres
- Zoning: C1
- General Plan: PUB
- Community Region: Grass Valley SOI
- Surrounding Uses: Residential, Some Commercial
- Site Characteristics:
  - 2,792 sq. ft
  - 91% impervious surface
- Access: Ridge Road via paved driveway
- Water: NID
- Sewer: Septic



# Site Photos



Southern View from Ridge Road



Northern View of Ridge Road



Western View of Building/Parking Area



Southern View down Western Prop. Line

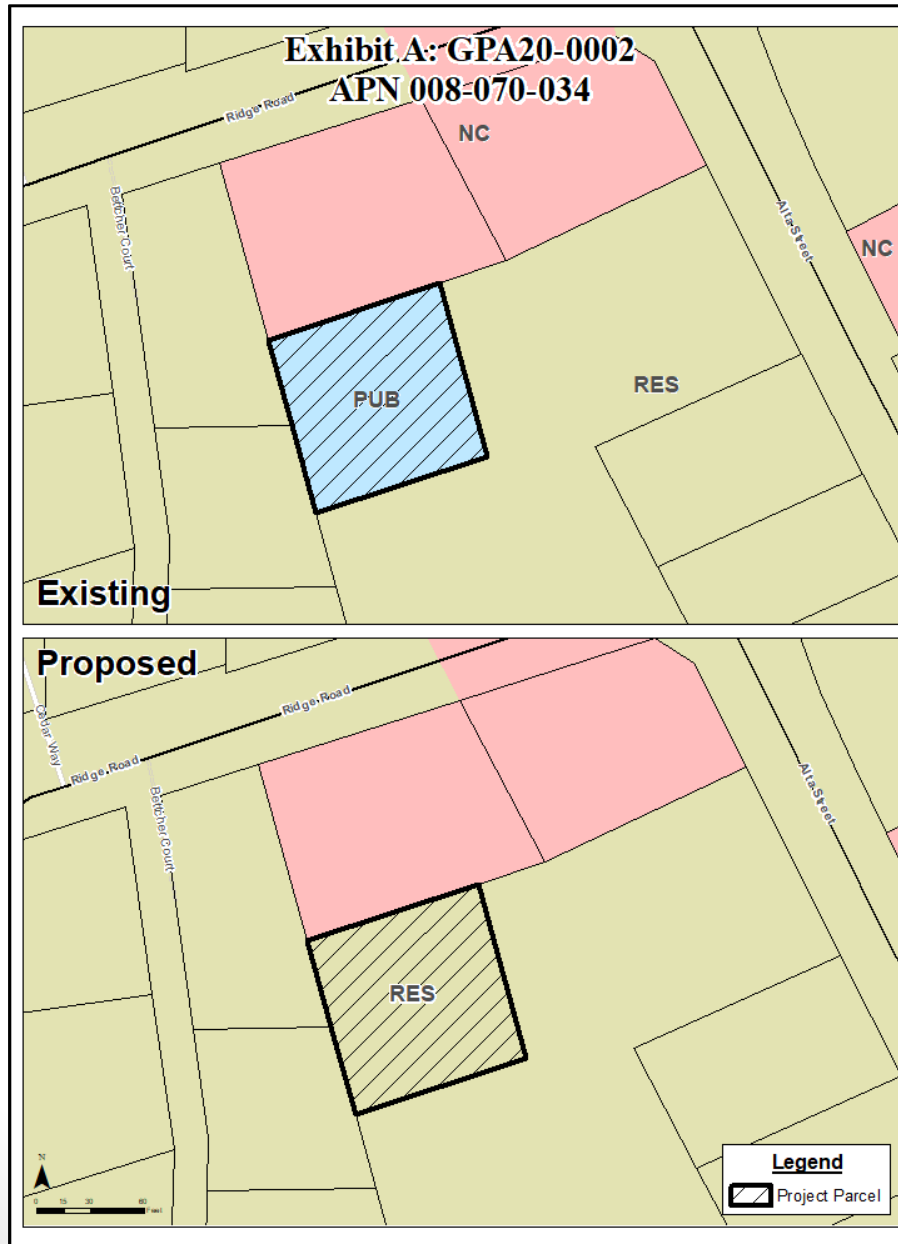


Western View of Rear Prop. Line



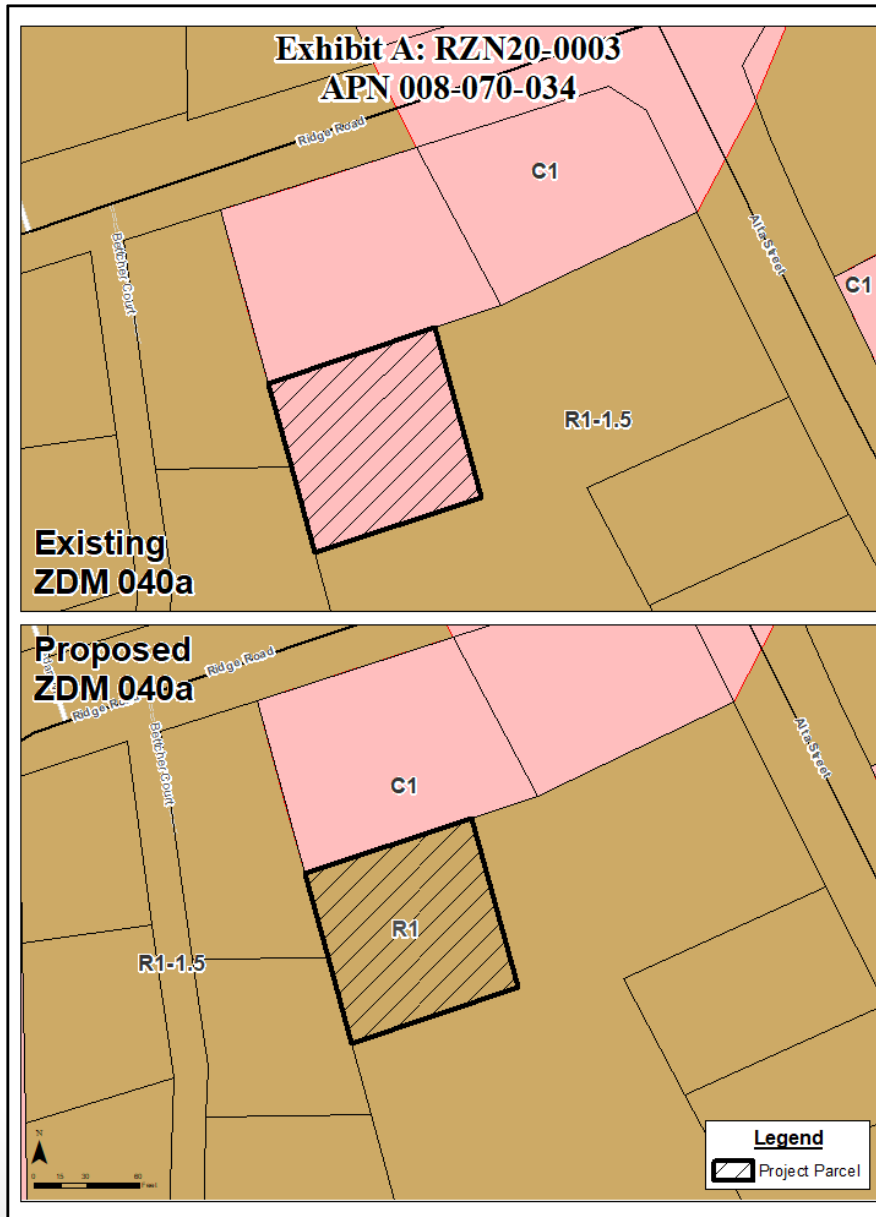
Interior View

# GP Land Use Map Amendment



- Existing: Public (PUB)
- Proposed: Residential (RES)
- PC Recommendation:  
Approve, 3-1, 1 absent vote  
(November 12, 2020)

# Zoning District Map Amendment



- Zoning District Map No. 40a
- Existing: Public (P)
- Proposed: Single Family Residential (R1)
- PC Recommendation:  
Approve, 3-1, 1 absent vote  
(Nov. 12, 2020)



# Environmental Review (EIS20-0002)

- Draft Initial Study/Recommended Negative Declaration
- Public Comment Period Oct. 7, 2020-Oct. 27, 2020
- Project will allow for conversion of structure to a residential use
- Determined that residential uses would be compatible with surrounding land uses
- Found that no significant impacts would occur as a result of project
- No Adverse comments received
- Planning Commission Recommended 3-1, 1 absent to approve (November 12, 2020)

# Zoning and General Plan Consistency

- Project is compatible in size and intensity with surrounding uses
- General Plan Policy 2.6: Economic Study- Add to property value/Increased tax revenue
- Petition for Exception- Reduce Driveway Easement Width
  - NCCFD, Office of the County Fire Marshal and DPW Support
- Impervious Surface/Rear Yard Setback

# PC Recommendation

- November 12, 2020 3-1, 1 absent vote
  - Approve the Resolution for the Negative Declaration
  - Approve the Resolution for the Petition for Exception
  - Approve the Resolution approving the General Plan Amendment
  - Adopt the Ordinance approving the Zoning District Map Amendment