

Received 11/9/2015
cc: All BOS
Counsel
CEO
Planning

Supervisor Nate Beason
District 1
950 Maidu Ave. Suite 200
Nevada City, CA 95959

Re: Nov. 10, 2015: SR 15 0988: Continuation of October 27, 2015 public hearing for the Housing Element Rezone Program Implementation Project, including 1) approval of General Plan Amendment GP12-002 to re-designate Sites 3 and 5; and 2) approval of Zoning Map Amendment Z 12-002 to amend specific Zoning District Maps to change existing zoning of Sites 3 and 5 to High Density Residential (R3) , including adding the Regional Housing Need (RH) Combining District.

Dear Supervisor Beason,

The purpose of this letter is to provide input for the above proposal to change the zoning for Sites 3 and 5 along East Bennett Street.

Members of The Ironhorse HOA want to preserve the quality of life that exists in Grass Valley and Nevada County. We also want to preserve the value of our properties. We have concerns about the zoning changes and would like to see the following items included in your proposal if Sites 3 and 5 are rezoned to High Density Residential (R3).

1. We would like to encourage individually owned units where ever possible. People of all economic levels take pride in ownership. To provide continuity in the complex, they should be governed by an HOA. This helps to preserve property values for all income levels.
2. We would like to see no more than 10-15% of the complexes designated as low-income or very low-income housing. Integrating housing for various income levels spreads the housing for differing economic levels throughout the County.
3. We would like to ensure that there are transition areas between residential areas and any light industrial areas. Additionally, there should be landscaped buffers between adjacent properties. Landscaping should cover 25% of the lots in question. Maintain as many trees (6 inches in diameter and 6 feet above the ground) as possible or replace trees if they are cut down.
4. Require adequate lighting as well as on-site parking for residents and guests.

We are aware that some of these items would be addressed if and when a development proposal is initiated. We would like to see the Board of Supervisors do everything they can to promote quality housing for all economic levels in Nevada County.

I plan to attend the Board of Supervisors meeting on Tuesday, Nov. 10, 2015.

Sincerely,

Jan Fleming
Ironhorse HOA President

Supervisor Ed Scofield, Chair
District 2
950 Maidu Ave. Suite 200
Nevada City, CA 95959

Re: Nov. 10, 2015: SR 15 0988: Continuation of October 27, 2015 public hearing for the Housing Element Rezone Program Implementation Project, including 1) approval of General Plan Amendment GP12-002 to re-designate Sites 3 and 5; and 2) approval of Zoning Map Amendment Z 12-002 to amend specific Zoning District Maps to change existing zoning of Sites 3 and 5 to High Density Residential (R3) , including adding the Regional Housing Need (RH) Combining District.

Dear Supervisor Scofield,

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Jan Fleming
Ironhorse HOA President

Supervisor Don Miller, Vice Chair
District 3
950 Maidu Ave. Suite 200
Nevada City, CA 95959

Re: Nov. 10, 2015: SR 15 0988: Continuation of October 27, 2015 public hearing for the Housing Element Rezone Program Implementation Project, including 1) approval of General Plan Amendment GP12-002 to re-designate Sites 3 and 5; and 2) approval of Zoning Map Amendment Z 12-002 to amend specific Zoning District Maps to change existing zoning of Sites 3 and 5 to High Density Residential (R3) , including adding the Regional Housing Need (RH) Combining District.

Dear Supervisor Miller

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Jan Fleming
Ironhorse HOA President

Supervisor Hank Weston
District 4
950 Maidu Ave. Suite 200
Nevada City, CA 95959

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Jan Fleming
Ironhorse HOA President

Supervisor Richard Anderson
District 5
950 Maidu Ave. Suite 200
Nevada City, CA 95959

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