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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, January 27, 2026 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

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## AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

## MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

**Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.**

**CALL TO ORDER**

## ROLL CALL

### ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

### GENERAL APPLICATION FOR REVIEW

1. Request for the removal of existing terracotta/adobe tiles at the store entrance and replace with a black and gold penny-tile design (**26PLN-0001**) Location: 126, Mill St / APN: 008-345-014

**Environmental Status:** Categorical Exemption, Section 15301, Class 1.

**Recommendation:** 1. That the Development Review Committee approve the replacement of the existing terracotta tile at the entrance and replace with the proposed penny-tile design as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Approve the Minor Development Review Application, requesting the replacement of existing terracotta entry tile with period-appropriate penny-tile as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

2. Variance for Front Setback (**25PLN-0036**) Location: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370023),

**Environmental Status:** Exemption 15305, Minor Alterations in Land Use Limitations

**Recommendation:** 1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions: a. Determine the Variance application Categorical Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and, c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5feet, in accordance with the Conditions of Approval as presented in the Staff Report.

3. 1849 Brewing Company Expansion and Special Events (**25PLN-0046**) Location: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480003)

**Environmental Status:** Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

**Recommendation:** 1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 7, for approval of the project/ Major Use Permit as presented in the Staff Report; and, c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval as presented in the Staff Report.

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, January 27, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, January 22, 2025.

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**Taylor Whittingslow, City Clerk**