



GRASS VALLEY
Planning Commission Meeting

Tuesday, July 19, 2022 at 7:00 PM

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

Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Meeting called to order at 7:02 pm.

PLEDGE OF ALLEGIANCE

Commissioner Coots led the pledge of Allegiance.

ROLL CALL

PRESENT

Commissioner Ari Brouillette

Commissioner Greg Bulanti

Commissioner Liz Coots

Vice Chairman James Arbaugh

Chairman Eric Robins

AGENDA APPROVAL

Motion made to approve the agenda by Commissioner Bulanti, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

ACTION MINUTES APPROVAL

Motion made to approve the minutes by Vice Chairman Arbaugh, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

1. Minutes for June 21, 2022.

PUBLIC COMMENT -

In person public comment by: Joy Garner & Evan Garner

PUBLIC HEARING ITEMS

2. **Development Review Committee Recommendation of Development Review and Use Permit (22PLN-21)** for the remodel of the existing ±6,200 sq. ft. Best Western Conference Center building and new ±6,400 sq. ft. hotel for Best Western, including site and landscaping improvements in the Office Professional (OP) Zone. The remodeled and new hotel buildings include 13 and 14 rooms respectively for a total of 27 rooms. The project is located at 1012 Sutton Way (APN: 035-400-026). Environmental Determination: Categorical Exemption.

Lance Lowe, Principle Planner, gave presentation to the commission.

In person public comment from: Barbara Rivenes & Don Rivenes

Virtual comments attached.

Discussion was had about the requirements for the energy codes, and the colors of the proposed buildings.

Motion made by Commissioner Bulanti, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

3. **Use Permit (22PLN-27)** to allow Riebe's NAPA Auto Parts Store to use the old Sears Building located at 129 Idaho Maryland Road for additional product storage and machine shop operations located at 126 Idaho Maryland Road. The building, located at 129 Idaho Maryland Road was originally Riebe's Auto Parts, prior to the new store at 126 Idaho-Maryland Road in 1997 (APN: 009-210-039). Environmental Determination: Categorical Exemption.

Tom Last, Community Development Director, gave the presentation to the commissioners.

Discussion was had about the type of machine work would be done, and if additional landscaping was occurring.

Motion made by Vice Chairman Arbaugh, Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

OTHER BUSINESS

4. **Review of City Council Items.**

Council will be hearing the the Development codes at the end of August on the 23rd.

5. **Future Meetings, Hearings and Study Sessions**

There may be not be a planning commission meeting next month.

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 8:06 pm.



Eric Robins, Chairman



Taylor Day, Deputy City Clerk

Adoption Date ~~9/20/2022~~ 9/20/2022

Taylor Day

From: Eric Jorgensen <ejorgensen1942@gmail.com>
Sent: Tuesday, July 19, 2022 5:01 PM
To: Public Comments
Subject: Best Western

You don't often get email from ejorgensen1942@gmail.com. [Learn why this is important](#)

July 19, 2022

public@cityofgrassvalley.com

To the Grass Valley Planning Commission

Re: Best Western Hotel

We are submitting these comments on behalf of Nevada County Climate Action Now.

Natural gas is a fossil fuel that is going to be phased out in California in the current decade to reach 100% renewable energy goals. It is much cheaper to build all-electric buildings now rather than a quite expensive retrofit in the future. Burning gas is now a bigger source of GHG pollution than burning coal, and nearly a third of that gas is burned in homes and commercial buildings.

A hotel is a good application for this. It has no gas cooking appliances in rooms that people need to worry about. It also does not have separate electric meters for the rooms since the energy is part of the hotel expenses.

Heat pumps can replace both the furnace and the air conditioner and are highly efficient in single suite settings. A geothermal heat pump can also be considered when constructing the building. Building a new all-electric building powered by heat pumps is cheaper than building with gas because you avoid the costs of gas lines and ventilation and future conversion.

The electricity would be provided by solar panels on roof top and parking areas. Best Western can advertise room car battery charging. And excess is stored in batteries for nighttime or backup use. The storage would protect the guests from a rolling blackout or when PG&E turns off power due to a threatening fire damage while providing transportation support.

Making the hotel net zero energy will help Grass Valley achieve its Energy Action Plan goal of 100% of new construction conforming to Title 24 Green Building and Energy Efficiency Standards.

Thank you for your consideration.

Eric Jorgensen

Nevada County Climate Action Now



PO Box 972, Cedar Ridge, CA 95924-0972
www.cea-nc.org / email: info@cea-nc.org

To the Planning Commission

We are submitting these comments on behalf of Community Environmental Advocates Foundation.

There is no mention of meeting California 2022 Green Building Code Solar requirements in the Development Review and Use Permit for the remodel of the existing $\pm 6,200$ sq. ft. Best Western Conference Center building and new $\pm 6,400$ sq. ft. hotel for Best Western.

The California 2022 Green Building Code Solar requirements applies to hotel buildings.

The code is:

(b) Solar Zone.

Minimum Solar Zone Area. The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.

Section 110.10(b)1B

B. Low-rise and High-rise Multifamily Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings. The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project, and shall have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.

We submit that the Best Western buildings must meet the Green Building Code Solar requirements requiring solar installation.

In addition, we ask that the Best Western buildings shall:

- Be pre-plumbed and structurally engineered for the installation of a complete solar energy system.
- Install a level 2 electric car charger at the hotel.

- Use "Energy Star" rated (or greater) roofing materials.
- Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements.
- Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system.
- Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance.
- Only use low flow water fixtures such as low flow toilets, faucets, showers, etc.
- Only use programmable thermostat timers.
- Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting.
- Include pedestrian-friendly paths and cross walks in all parking lots.
- Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product.
- Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses.
- Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas.
- Require non-smoking in the buildings.

Considering most of its business is from people driving to the location, it would be important to offset those greenhouse gas emissions by offsetting the energy use within the hotel with renewable energy.

This will help Grass Valley achieve its Energy Action Plan goal of curbing global warming by reducing electricity use by 36% by 2035 (Strategy 1.2 Target: 100% of New Construction meets Title 24 Green Building and Energy Efficiency Standards).

Thank you for your consideration.

Donald L. Rivenes

Donald L. Rivenes
Community Environmental Advocates Foundation