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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, March 25, 2025 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) Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

### 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. **25PLN-03:** Plan Revision for Maria's Patio at 226 E Main St / APN 008-350-030

**Recommendation:** That the Development Review Committee approve the plan revisions for the patio at Maria's Mexican Restaurant as presented, or as modified by the Development Review Committee, which includes the following actions:  
a. Determine the project Categorically 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

2. **25PLN-07:** Sign Exception Permit for wall signs exceeding height standards on a Priority 2 structure at 122 East Main St / APN 008-343-004

**Recommendation:** That the Development Review Committee recommend the Planning Commission approve the "Texas Tommy's" and address signs as presented, or as modified at the public meeting, which includes the following actions:  
a. Determine the project Categorically 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the "Texas Tommy's" and address signs in accordance with the Conditions of Approval, attached to 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, March 25, 2025, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 20, 2025.

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Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
March 25, 2025**

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**Prepared by:** Lucy Rollins, Senior Planner

**DATA SUMMARY**

**Application Number:** 25PLN-03  
**Subject:** Plan Revision for Maria's Patio  
**Location/APNs:** 226 E Main St / APN 008-350-030  
**Applicant:** Maria Byers Ramos, Owner  
**Zoning/General Plan:** Town Core (TC) / Commercial (C)  
**Entitlement:** Plan Revision to Minor Development Review  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Development Review Committee approve the plan revisions for the patio at Maria's Mexican Restaurant as presented, or as modified by the Development Review Committee, 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 Development Review Permit as presented in the Staff Report; and,
  - c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

The DRC heard the Plan Revision application for 25PLN-03 at their regular meeting on March 11, 2025. At the meeting, the DRC approved the metal chickens as proposed and continued the discussion of the corrugated metal wall and cupolas until such a time as members of the DRC were given an opportunity to see a mock-up of the cupolas and view the inside of the patio wall on the subject site. All DRC members interested in seeing these features on-site had completed their individual site visits by March 13, 2025; therefore, the item was scheduled for the next regular meeting of the DRC on March 25, 2025.

**PROJECT PROPOSAL:**

The applicant seeks to revise the plans approved by the Development Review Committee in 2023 to have corrugated metal siding on the walls of the patio area and mount two cupolas on the roof of the patio structure. Attachment 4 includes images of the proposed design changes.

The existing patio is approximately 11'7" at its peak. The cupolas will be mounted onto black steel box framing that would then mount to the pitch of the roof. Once mounted, the maximum height of the cupolas will be 15'1" from finished grade.

### **GENERAL PLAN AND ZONING:**

**General Plan:** The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

**Zoning:** The property is within the Town Core (TC) Zone District. The TC Zone strengthens the mixed-use pedestrian-oriented nature of the existing historic downtown. This zone specifically allows restaurants.

### **STAFF ANALYSIS:**

The existing patio has a metal roof and was approved with approximately 4-foot-tall brown siding, with no additional decorative features. The proposed siding is 59-inch (4.9 feet) corrugated metal. While the main building does not have any corrugated metal, this material is found throughout the downtown area and is compatible with the metal roof of the patio. The City of Grass Valley Community Design Guidelines encourage architectural elements and finishes to be generally compatible with the surrounding buildings and neighborhood but does not specifically address decorative features such as the cupolas. It is the responsibility of DRC to determine whether the proposed wall finish and decorative features are compatible with existing development.

### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The property is fully developed with a restaurant and parking lot. Adjacent uses include commercial to the south and west, an apartment complex to the north, and residential homes to the east.

### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed cupolas on the roof of the patio are decorative in nature and will not result in expansion of use of the commercial property.

### **FINDINGS:**

1. The City received a complete application for Plan Revision Application 25PLN-03.

2. The Grass Valley Development Review Committee approved the installation of three metal chickens as proposed under application 25PLN-03 at their regular meeting on March 11, 2025.
3. Development Review Committee members were provided an opportunity to visit the subject site individually to view the corrugated metal wall and proposed cupolas.
4. The Grass Valley Development Review Committee reviewed Plan Revision Application 25PLN-03 at their regular meeting on March 25, 2025.
5. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
6. This project is not inconsistent with the City's General Plan and any specific plan.
7. The project is consistent with the applicable sections and development standards in the Development Code.
8. The project, as conditioned, is not inconsistent with the City of Grass Valley Community Design Guidelines.
9. The design, location, size, and operating characteristics of the proposed decorative features are compatible with the existing and future land uses in the vicinity.

#### **B. RECOMMENDED CONDITIONS:**

1. The approval date for this Development Review Committee review is March 25, 2025 with an effective date of Thursday, April 10, 2025, pursuant to Section 17.74.020 GVMC.
2. The final design shall be consistent with Minor Development Review plan revision application and plans provided by the applicant and approved by the Development Review Committee (25PLN-03). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

#### **ATTACHMENTS:**

1. March 11, 2025 Staff Report
2. Vicinity Map

3. Aerial Map
4. Universal Application
5. Proposed Plan Revisions

## **ATTACHMENTS**

### **Maria's Patio Decorative Features**

#### **25PLN-03**

1. March 11, 2025 Staff Report
2. Vicinity Map
3. Aerial Map
4. Universal Application
5. Proposed Plan Revisions
  - a. Cupolas
  - b. Siding



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
February 25, 2025**

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**Prepared by:** Lucy Rollins, Senior Planner

**DATA SUMMARY**

**Application Number:** 25PLN-03  
**Subject:** Plan Revision for Maria's Patio  
**Location/APNs:** 226 E Main St / APN 008-350-030  
**Applicant:** Maria Byers Ramos, Owner  
**Zoning/General Plan:** Town Core (TC) / Commercial (C)  
**Entitlement:** Plan Revision to Minor Development Review  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Development Review Committee approve the plan revisions for the patio at Maria's Mexican Restaurant as presented, or as modified by the Development Review Committee, which includes the following actions:
  - a. Determine the project Categorically 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 Development Review Permit as presented in the Staff Report; and,
  - c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

In 1993, Maria's Restaurant replaced the Humpty Dumpty Restaurant at 226 East Main Street. In 1999, the City approved a 1,017 square foot expansion to the restaurant. This expansion required the payment of the City's in-lieu parking fee to address the parking shortage from the expansion. In 2008, the City approved a 1,593 square foot expansion and a 858 square foot patio. Additional parking spaces were provided as part of that expansion. In 2014, the City approved a 24-space parking lot on the adjacent parcel for Maria's Restaurant. The parking lot expansion resulted in 61 total parking spaces for the business. In 2020 and 2021, in response to the COVID 19 pandemic, the City allowed restaurants to convert portions of their parking lots into temporary outdoor seating areas. The applicant installed the patio cover and dining area in the parking lot at that time. In 2023, the applicant applied for a Development Review permit to convert the temporary outdoor patio cover and



seating area into a permanent structure within the restaurant parking lot. The Development Review Committee approved the structure at that time.

### **PROJECT PROPOSAL:**

The applicant seeks to revise the plans approved by the Development Review Committee in 2023 to have corrugated metal siding on the walls of the patio area and mount two cupolas and three metal chickens on the roof. Attachment 4 includes images of the proposed design changes.

The existing patio is approximately 11'7" at its peak. The cupolas will be mounted onto black steel box framing that would then mount to the pitch of the roof. Once mounted, the maximum height of the cupolas will be 15'1" from finished grade. The chickens will be mounted to the roof using U-bolts and stainless steel plates.

### **GENERAL PLAN AND ZONING:**

**General Plan:** The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

**Zoning:** The property is within the Town Core (TC) Zone District. The TC Zone strengthens the mixed-use pedestrian-oriented nature of the existing historic downtown. This zone specifically allows restaurants.

### **STAFF ANALYSIS:**

The existing patio has a metal roof and was approved with approximately 4-foot-tall brown siding, with no additional decorative features. The proposed siding is 59-inch (4.9 feet) corrugated metal. While the main building does not have any corrugated metal, this material is found throughout the downtown area and is compatible with the metal roof of the patio. The City of Grass Valley Community Design Guidelines encourage architectural elements and finishes to be generally compatible with the surrounding buildings and neighborhood but does not specifically address decorative features such as the cupolas and metal chickens. It is the responsibility of DRC to determine whether the proposed wall finish and decorative features are compatible with existing development.

### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The property is fully developed with a restaurant and parking lot. Adjacent uses include commercial to the south and west, an apartment complex to the north, and residential homes to the east.

### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the

time of the lead agency's determination. The proposed cupolas and metal chickens on the roof of the patio are decorative in nature and will not result in expansion of use of the commercial property.

### **FINDINGS:**

1. The City received a complete application for Plan Revision Application 25PLN-03.
2. The Grass Valley Development Review Committee reviewed Plan Revision Application 25PLN-03 at their regular meeting on February 11, 2025.
3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. This project is not inconsistent with the City's General Plan and any specific plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project, as conditioned, is not inconsistent with the City of Grass Valley Community Design Guidelines.
7. The design, location, size, and operating characteristics of the proposed decorative features are compatible with the existing and future land uses in the vicinity.

### **B. RECOMMENDED CONDITIONS:**

1. The approval date for this Development Review Committee review is February 11, 2025 with an effective date of Thursday, February 27, 2025, pursuant to Section 17.74.020 GVMC.
2. The final design shall be consistent with Minor Development Review plan revision application and plans provided by the applicant and approved by the Development Review Committee (25PLN-03). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

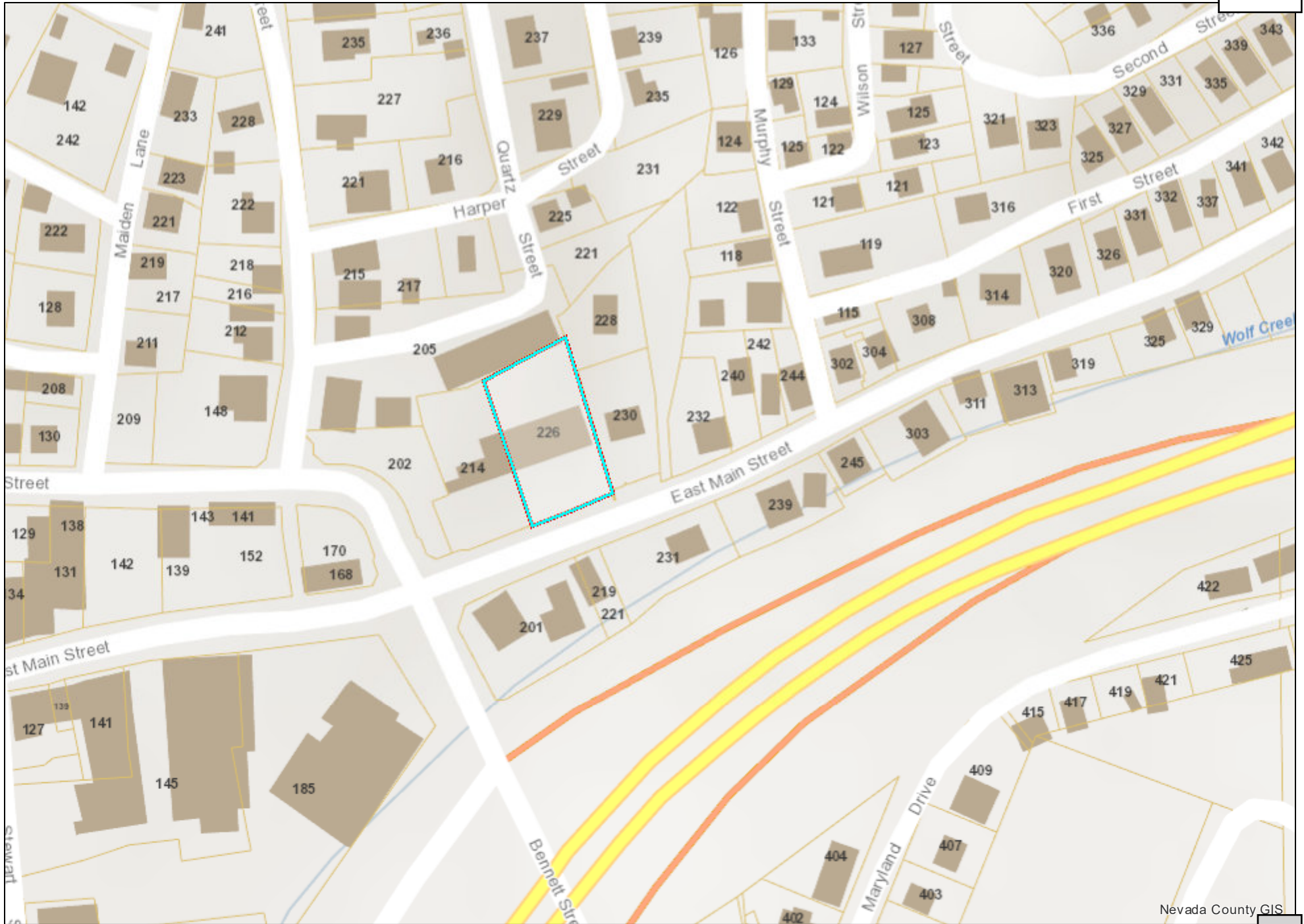
### **ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map

3. Universal Application
4. Proposed Plan Revisions

# Vicinity Map - 226 E Main St

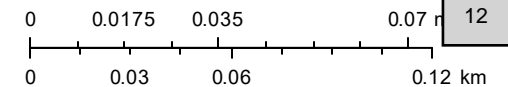
Item # 1.



February 6, 2025

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Scale:  
1:2,257



Nevada County GIS



Aerial Map - 226 E Main St

Item # 1.





# UNIVERSAL PLANNING APPLICATION



Item # 1.

## Application Types

### Administrative

- ☐ Limited Term Permit  
\$757.00
- ☐ Zoning Interpretation  
\$243.00

### Development Review

- ☐ Minor Development Review – under 10,000 sq. ft.  
\$1,966.00
- ☐ Major Development Review – over 10,000 sq. ft.  
\$3,571.00
- ☐ Conceptual Review - Minor  
\$497.00
- ☐ Conceptual Review – Major  
\$847.00
- ☐ Plan Revisions – Staff Review  
\$342.00
- ☒ Plan Revisions – DRC / PC Review  
\$901.00
- ☐ Extensions of Time – Staff Review  
\$306.00
- ☐ Extensions of Time – DRC / PC Review  
\$658.00

### Entitlements

- ☐ Annexation  
\$8,505.00 (deposit) + \$20.00 per acre
- ☐ Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- ☐ Development Agreement – New  
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- ☐ Development Agreement – Revision  
\$7,486.00 + cost of staff time & consultant minimum \$300
- ☐ General Plan Amendment  
\$8,000.00
- ☐ Planned Unit Development  
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- ☐ Specific Plan Review - New  
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- ☐ Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- ☐ Zoning Text Amendment  
\$3,364.00
- ☐ Zoning Map Amendment  
\$5,501.00
- ☐ Easements (covenants & releases)  
\$1,794.00

### Environmental

- ☐ Environmental Review – Initial Study  
\$1,858.00
- ☐ Environmental Review – EIR Preparation  
Actual costs - \$34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination  
\$162.00 (+ Dept. of Fish and Game Fees)

- ☐ Environmental Review - Notice of Exemption  
\$162.00 (+ County Filing Fee)

### Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$330.00
- ☐ Major – Master Sign Programs  
\$1,407.00
- ☐ Exception to Sign Ordinance  
\$1,046.00

### Subdivisions

- ☐ Tentative Map (4 or fewer lots)  
\$3,788.00
- ☐ Tentative Map (5 to 10 lots)  
\$5,267.00
- ☐ Tentative Map (11 to 25 lots)  
\$7,053.00
- ☐ Tentative Map (26 to 50 lots)  
\$9,668.00
- ☐ Tentative Map (51 lots or more)  
\$14,151.00
- ☐ Minor Amendment to Approved Map (staff)  
\$1,208.00
- ☐ Major Amendment to Approved Map (Public Hearing) \$2,642.00
- ☐ Reversion to Acreage  
\$829.00
- ☐ Tentative Map Extensions  
\$1,136.00
- ☐ Tentative Map - Lot Line Adjustments / Merger  
\$1,325.00

### Use Permits

- ☐ Minor Use Permit - Staff Review  
\$562.00
- ☐ Major Use Permit - Planning Commission Review  
\$3,292.00

### Variances

- ☐ Minor Variance - Staff Review  
\$562.00
- ☐ Major Variance - Planning Commission Review  
\$2,200.00

Application	Fee
Plan Revisions	
DRC / PC review	901.00
<b>Total:</b>	<b>\$ 901.00</b>

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com) regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

### **ADVISORY RE: FISH AND GAME FEE REQUIREMENT**

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration\* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1<sup>st</sup>** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

\*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.



Applicant/Representative	Property Owner
Name: <u>Mary Byers Ramos</u>	Name: <u>Mary Byers Ramos</u>
Address:	Address: <u>16154 AMERICAN Hill Rd</u> <u>Nevada City Ca 95959</u>
Phone: <u>530 5598786</u>	Phone: <u>530-5598786</u>
E-mail:	E-mail: <u>MaryBamosByers@Icloud.com</u>

Architect	Engineer
Name:	Name:
Address:	Address:
Phone: ( )	Phone: ( )
E-mail:	E-mail:

### 1. Project Information

- a. Project Name Marias patio
- b. Project Address 226 E Main st Grass Valley Ca 95945
- c. Assessor's Parcel No(s) APN 008-350-030  
(include APN page(s))
- d. Lot Size Large

### 2. Project Description Patio out side. This for

1. metal corrugated half walls
2. Two Domes out side over roof (CUPOLA)
3. metal chickens and Roosters on Roof
4. old vintage signage on corrugate metal

3. General Plan Land Use: \_\_\_\_\_

4. Zoning District: \_\_\_\_\_

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ☐ N ☒

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15<sup>th</sup> day, or the very next day that the City Hall is open for business.

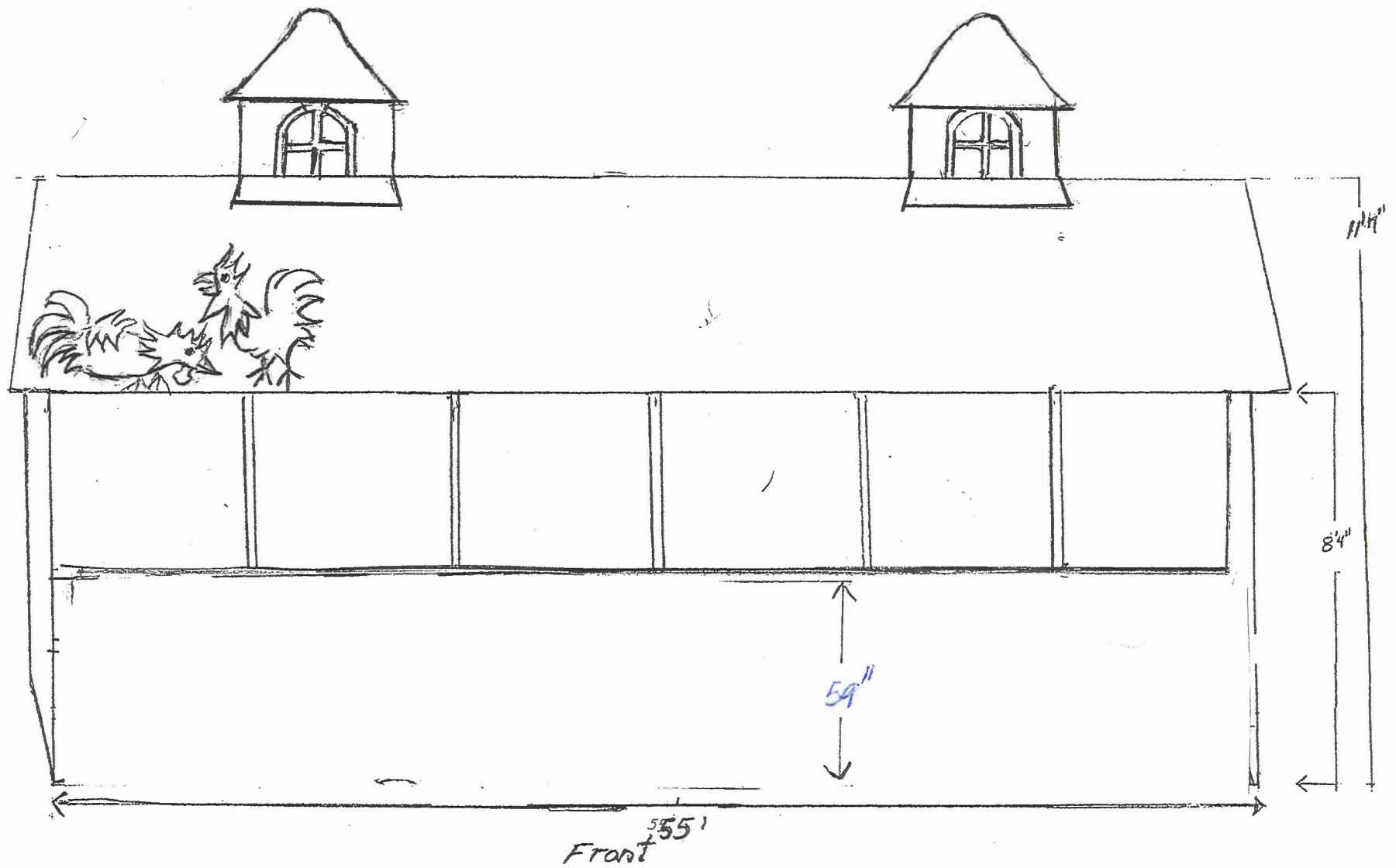
I hereby certify, to the best of my knowledge, that the above statements are correct.

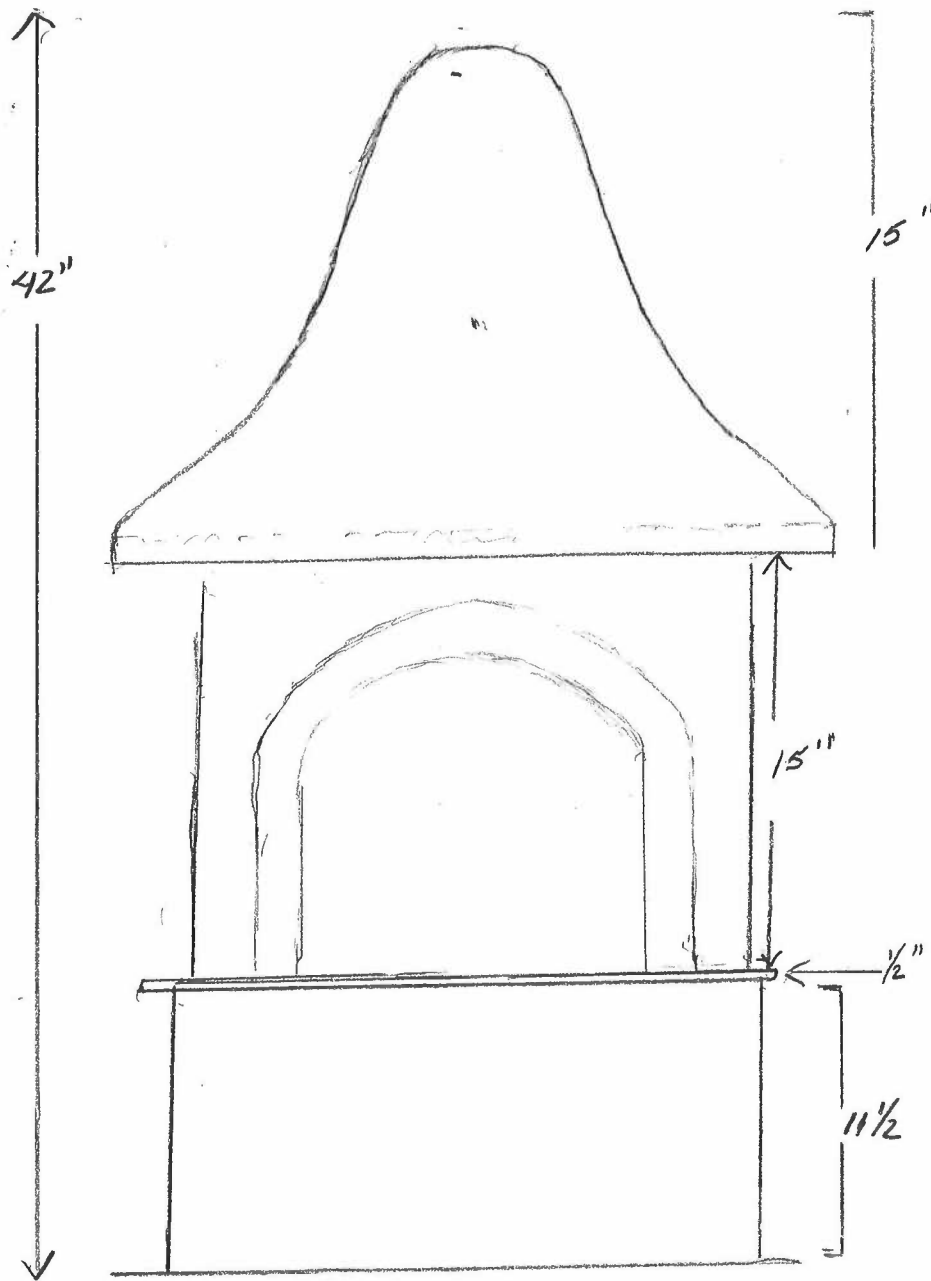
Property Owner/\*Representative Signature: Mary Byers Ramo

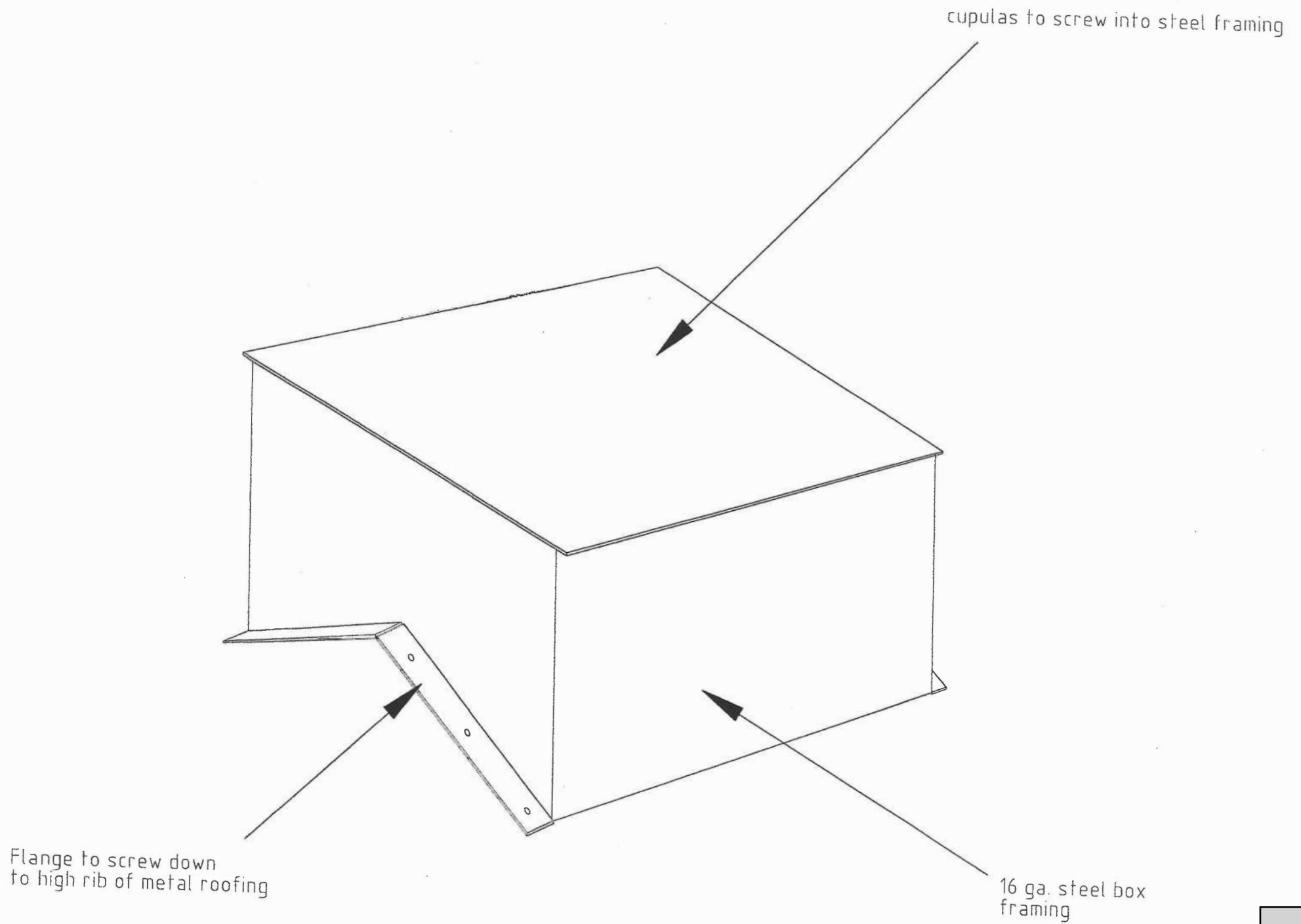
**\*Property owner must provide a consent letter allowing representative to sign on their behalf.**

Applicant Signature: Mary Byers Ramo

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	



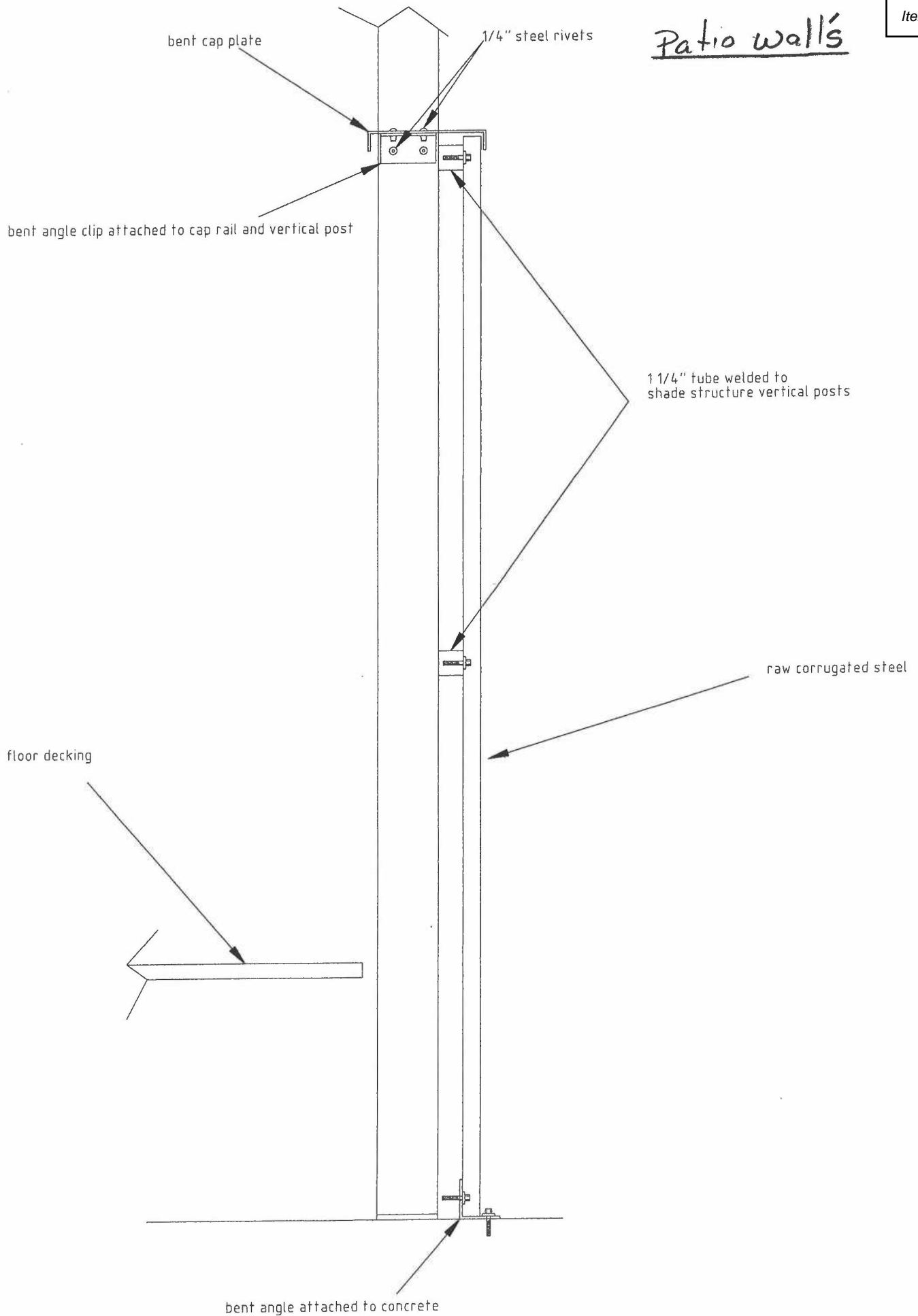






Item # 1.

# Patio walls











**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
March 25, 2025**

---

**Prepared by:** Lucy Rollins, Senior Planner

**DATA SUMMARY**

**Application Number:** 25PLN-07  
**Subject:** Sign Exception Permit for wall signs exceeding height standards on a Priority 2 structure  
**Location/APN:** 122 East Main St / APN 008-343-004  
**Applicant:** Amanda Ashley, on behalf of owner  
**Zoning/General Plan:** Town Core (TC) – Historic Combining District (H) / Commercial (C)  
**Entitlement:** Sign Exception Permit  
**Environmental Status:** Categorical Exemption

---

**RECOMMENDATION:**

1. That the Development Review Committee recommend the Planning Commission approve the “Texas Tommy’s” and address signs as presented, or as modified at the public meeting, which includes the following actions:
  - a. Determine the project Categorically 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 Development Review Permit as presented in the Staff Report; and,
  - c. Approve the Sign Exception Permit for the “Texas Tommy’s” and address signs in accordance with the Conditions of Approval, attached to the Staff Report.

**BACKGROUND:**

The existing 2-story exposed brick structure was built circa 1860 according to the City of Grass Valley Historical Inventory. The 1872 Nevada County Directory lists the owner of the property as John Willard Relley, carpenter, with the lot valued at \$500 and the brick house and frame building valued at \$1,500. Relley's property was subsequently split and by 1891 it was occupied by a meat market and the Golden Gate Hotel with the infamous "Texas Tommy's Brothel" located upstairs. Ellis Rose, aka Texas Tommy, was the madam of the brothel while it operated, according to the Nevada County Historical Society. By 1898 the building was occupied by the hotel and a saloon. In the early 1900s the building was occupied by the Grass Valley Rochdale Co. and from the 1930s through the 1950s J.Y. Cheung was

proprietor of the Young China Cafe. More recently, the building was the location of Frank's Pizza beginning in the 1960s, and currently Bicycle Thief, which opened in 2024.

In 2023, after Frank's Pizza had closed, the current owner applied for building permits to renovate the structure. Under permit 23BLD-0313, the owner remodeled the upstairs, which had previously been home to the Texas Tommy's brothel and later a hotel, to three residential dwelling units. Under permit 22B3BLD-0228, the current exterior balcony fronting East Main Street was installed. The downstairs was subsequently remodeled to accommodate the new pizza restaurant.

Today, the structure is considered a Priority 2 structure in the Grass Valley Historical Inventory, meaning it is a significant building in contributing to the historic district and 1872 historic inventory, and has retained historic integrity.

The Grass Valley Historical Commission reviewed the project at their regular meeting on March 11, 2025. Commissioners were enthusiastic about the "Texas Tommy" sign to highlight the history of the building and recommended approval of the proposed height of the signs. However, the Commission requested two modifications to the signs to be more consistent with historic design:

1. Text on both signs should be more rectilinear. According to Commissioners [MARK] and Poston, historic signs typically had text that was more linear, rather than at a slant. They requested this change be made to the "Texas Tommy" text on the front sign and "East Main Street" on the rear sign.
2. The "Texas Tommy" text stay within the gold decorative border, if used, rather than projecting over the border.

The applicant has developed modified designs for DRC's consideration in response to the feedback from the Historical Commission.

### **PROJECT PROPOSAL:**

The applicant has proposed two signs that require a Sign Exception permit:

1. "Texas Tommy's" Sign:  
This proposed sign is 69 inches long by 25 inches tall, for a total of 11.96 square feet and features white lettering with a gold leave border on a black background. The lettering is printed at an angle to appear to project beyond the gold leaf accent outline. The proposed sign would be located 13 inches below the top of the parapet on the front of the building, and 31 feet from the sidewalk below, in the existing rectangular frieze. The applicant proposes to install the sign to provide a finished look within the frieze and pay homage to the history of the building. The applicant has also included three alternative sign designs in Attachment 5, in order of preference, for consideration.

Staff searched Nevada County Historical Society and Grass Valley Historical Inventory records and could not identify a previous sign in this place; however, the historical inventory does not state that the frieze is a historical element. Staff expects that this space was used for signage or a decorative feature prior to digital records. Attachment 5 includes photos from the applicant on similar signage locations on other buildings.

2. Rear Address Sign:

The address sign proposed on the rear of the building at the access point for Unit 4 on the upstairs level is 16 inches wide by 65.5 inches tall, for a total of 7.2 square feet. The sign is proposed to be located 58 inches below the roof top and the top of the sign to be 17 feet above the finished grade blow. The sign features white lettering and gold leaf decorative borders on a black background. The intent of the sign is to clearly mark the entrance to Unit 4 for tenants and their visitors.

Regulatory Authority: The proposed sign is considered a “Wall Sign,” the standards for which are outlined in Section 17.72.030 (L) GVMC, and include the following provision:

1. One wall sign may be located on a primary structure frontage, and on one secondary structure frontage.
2. The area of a wall sign shall not exceed one square foot for each linear foot of primary tenant frontage and one-half additional square foot for each linear foot of secondary tenant frontage or ten percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors, and recesses, whichever is less. The total area of all signs on a primary frontage shall not exceed one hundred square feet and the total area of all signs on a secondary frontage shall not exceed fifty square feet.
3. A wall sign shall not project more than twelve inches from the surface to which it is attached.

While the proposed signs are in compliance with the standards specific to wall signs, they exceed the allowed height for signs, as established by Section 17.38.060(C)(2):

Maximum Height for Signs on Structures. The top of a sign mounted on a structure shall not extend higher than the lesser of:

- a. The top of the wall to which the sign is attached, in the case of a one-story structure;
- b. The window sills of the second floor, in the case of a multi-story structure; or
- c. Twenty feet above normal grade.

Further, Section 17.28.040(C)(2)(b)(v) establishes that “no signs shall be located above the awning, unless previously existing.” In cases where there is not evidence of a previously existing sign, above-awning signs in the Historical combining zone are subject to historic review.

Pursuant to Table 3-9 GVMC, a sign exception permit may be granted by the planning commission, with a recommendation by the Development Review Committee, when a sign “exceeds standards specified in the sign ordinance.” In this case, both signs exceed the permitted height for signs on multi-story structures. Therefore, a Development Review Committee recommendation, followed by Planning Commission is the appropriate review process. In this case, as the structure is a Priority 2 structure in the Historic District, Historical Commission review is required prior to proceeding to the Development Review Committee.

Section 6.3.5 of the City Grass Valley Design Review Guidelines for the 1872 Historic Townsite notes that, historically, signs were mounted on exterior walls using cleats or metal

brackets. Some signs were affixed into the wall of the building itself in inset friezes identifying its owner or perhaps affiliation with a fraternal lodge.

### **GENERAL PLAN AND ZONING:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Commercial (C). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

**Zoning:** The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone permits a full range of retail, restaurant, and housing uses. The Historical combining zone (-H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The site is built out with a 3,912 square foot, 2-story masonry exposed brick structure with a restaurant on the ground floor and residential units on the second floor.

### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed signs are intended to mark the history of the structure and aid in tenant access. Therefore, the signs will not result in an expansion of the use of the property.

### **FINDINGS:**

1. The City received a complete application for Sign Exception Application 25PLN-07.
2. The Historical Commission reviewed Sign Exception Application 25PLN-07 at their regular meeting on March 11, 2025.
3. The Grass Valley Development Review Committee reviewed Sign Exception Application 25PLN-07 at their meeting on March 25, 2025.
4. The Grass Valley Planning Commission reviewed Sign Exception Application 25PLN-07 at their meeting on \_\_\_\_\_.
5. The Grass Valley Planning Commission reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.

6. This project is consistent with City's General Plan.
7. The project is consistent with the applicable sections and development standards in the Development Code.
8. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines, including that "signage should be designed as an integral architectural element of the project and site to which it relates".
9. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
10. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
11. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

#### **A. RECOMMENDED CONDITIONS:**

1. The approval date for Planning Commission review of the proposed sign is \_\_\_\_\_, with an effective date of Thursday, \_\_\_\_\_, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on \_\_\_\_\_, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Planning Commission (25PLN-07). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
4. The signs shall be maintained in good repair and functioning properly at all times.
5. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

#### **ATTACHMENTS:**

1. Aerial Map
2. Vicinity Map
3. Universal Application

4. Sign Exception Permit Application
5. Sign Plan Set
  - a. Revised Designs
  - b. Original Designs
6. Texas Tommy photo
7. Grass Valley Historical Inventory record



## **ATTACHMENTS**

### **122 East Main Street – Sign Exception Permit**

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Plan Set
  - a. Revised Designs
  - b. Original Designs
6. Texas Tommy photo
7. Grass Valley Historical Inventory record

Aerial Map - 122 E Main St

Item #2.





# Vicinity Map - 122 E Main St

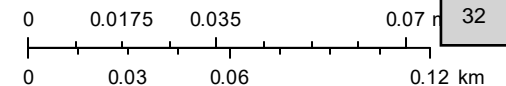
Item # 2.



March 3, 2025

© 2024 Nevada County, California

Scale:  
1:2,257



CITY OF GRASS VALLEY  
Community Development Department  
125 E. Main Street  
Grass Valley, California 95945  
(530) 274-4330  
(530) 274-4399 fax

## UNIVERSAL PLANNING APPLICATION



### Application Types

#### Administrative

- ☐ Limited Term Permit  
\$757.00
- ☐ Zoning Interpretation  
\$243.00

#### Development Review

- ☐ Minor Development Review – under 10,000 sq. ft.  
\$1,966.00
- ☐ Major Development Review – over 10,000 sq. ft.  
\$3,571.00
- ☐ Conceptual Review - Minor  
\$497.00
- ☐ Conceptual Review – Major  
\$847.00
- ☐ Plan Revisions – Staff Review  
\$342.00
- ☐ Plan Revisions – DRC / PC Review  
\$901.00
- ☐ Extensions of Time – Staff Review  
\$306.00
- ☐ Extensions of Time – DRC / PC Review  
\$658.00

#### Entitlements

- ☐ Annexation  
\$8,505.00 (deposit) + \$20.00 per acre
- ☐ Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- ☐ Development Agreement – New  
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- ☐ Development Agreement – Revision  
\$7,486.00 + cost of staff time & consultant minimum \$300
- ☐ General Plan Amendment  
\$8,000.00
- ☐ Planned Unit Development  
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- ☐ Specific Plan Review - New  
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- ☐ Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- ☐ Zoning Text Amendment  
\$3,364.00
- ☐ Zoning Map Amendment  
\$5,501.00
- ☐ Easements (covenants & releases)  
\$1,794.00

#### Environmental

- ☐ Environmental Review – Initial Study  
\$1,858.00
- ☐ Environmental Review – EIR Preparation  
Actual costs - \$34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination  
\$162.00 (+ Dept. of Fish and Game Fees)

- ☐ Environmental Review - Notice of Exemption  
\$162.00 (+ County Filing Fee)

#### Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$330.00
- ☐ Major – Master Sign Programs  
\$1,407.00
- ☒ Exception to Sign Ordinance  
\$1,046.00

#### Subdivisions

- ☐ Tentative Map (4 or fewer lots)  
\$3,788.00
- ☐ Tentative Map (5 to 10 lots)  
\$5,267.00
- ☐ Tentative Map (11 to 25 lots)  
\$7,053.00
- ☐ Tentative Map (26 to 50 lots)  
\$9,668.00
- ☐ Tentative Map (51 lots or more)  
\$14,151.00
- ☐ Minor Amendment to Approved Map (staff)  
\$1,208.00
- ☐ Major Amendment to Approved Map (Public Hearing) \$2,642.00
- ☐ Reversion to Acreage  
\$829.00
- ☐ Tentative Map Extensions  
\$1,136.00
- ☐ Tentative Map - Lot Line Adjustments / Merger  
\$1,325.00

#### Use Permits

- ☐ Minor Use Permit - Staff Review  
\$562.00
- ☐ Major Use Permit - Planning Commission Review  
\$3,292.00

#### Variances

- ☐ Minor Variance - Staff Review  
\$562.00
- ☐ Major Variance - Planning Commission Review  
\$2,200.00

Application	Fee
Sign Exception	\$1046
<b>Total:</b>	<b>\$1046</b>

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com) regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

### **ADVISORY RE: FISH AND GAME FEE REQUIREMENT**

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration\* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1<sup>st</sup>** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

\*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

<b><u>Applicant/Representative</u></b>	<b><u>Property Owner</u></b>
Name: Amanda Ashley	Name: Lauren Maddux
Address:	Address: PO Box 3191
	Grass Valley, CA 95945
Phone: 530-966-7154	Phone: 530-277-5094
E-mail: info@missmoth.org	E-mail: lauren@theeventhelper.com

<b><u>Architect</u></b>	<b><u>Engineer</u></b>
Name:	Name:
Address:	Address:
Phone: (     )	Phone: (     )
E-mail:	E-mail:

**1. Project Information**

- a. Project Name Texas Tommys Signage
- b. Project Address 122 E Main St. Grass Valley, CA
- c. Assessor's Parcel No(s) 008-343-004-000  
(include APN page(s))
- d. Lot Size .13 acres

**2. Project Description** This project entails two signs, Sign 1 Texas Tommy's sign on front of

building. Sign 2 a rear address sign.

Sign 1: 25" X 69" posted in an existing inset rectangle in the building fascia structure. This is a  
structure. The material is 3mm thick aluminum composite with charcoal black factory coating,  
history of the building itself. Using oil based enamel and 22k gold leaf and traditional methods  
painted on the metal substrate These methods ensure longevity and beautiful aging. We have  
alternatives to choose from should the first submission not meet historic guidelines.

Sign 2: 16" X 65.5" posted 17' above the black top, not over a walkway. The materials and motif  
will read vertically to match the architectural lines of the building.

**3. General Plan Land Use:** C

**4. Zoning District:** TC-HC



4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y \_\_\_\_\_ N <sup>x</sup> \_\_\_\_\_

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15<sup>th</sup> day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/\*Representative Signature: Lauren Maddux

Digitally signed by Lauren Maddux  
Date: 2025.02.09 19:32:24 -08'00'

***\*Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: Lauren Maddux

Digitally signed by Lauren Maddux  
Date: 2025.02.09 19:32:35 -08'00'

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

# MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



## SUPPLEMENTAL APPLICATION INFORMATION

**Application Request:** Placement of the sign is what qualifies this exemption. Sign 1 placement request- there is now a balcony which interferes with visibility of the sign at the approved placement "below the first parapet". There is an inset where the sign would actually highlight the architectural features. Sign 2 placement request is to allow for the distant traffic to be able to see the address clearly. Additionally, the placement of the sign is a compliment to the architecture.

**Property Address or Location:** \_\_\_\_\_

122 E. Main St, Grass Valley CA

## SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

### A. Application Checklist:

- ☒ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☒ One electronic copy of the site plan and all other applicable plans/information.
- ☐ One materials sample board (if applicable).
- ☒ If a sign exemption is being requested, list the reasons for the exemption.
- ☒ The appropriate non-refundable filing fee.

### B. Site Plan:

- ☒ SITE PLAN; On electronic copy of the Site Plan for the property on which the sign(s) will be placed including:
- ☒ Location of existing and proposed signs on site.
- ☒ Provide square footage and type of each sign and total square footage for all signs.
- ☒ For more than one sign, please give each sign a number starting with the number 1.
- ☐ For suspended or projecting signs please note distance from sidewalk to bottom of sign.

☒ For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.

☐ For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

### C. Sign Illustrations:

☒ Color drawing of each proposed sign including:

☒ Number each sign corresponding to number shown on the site plan.

☒ Message on sign including; typeface, font, and design details.

☒ Dimensions in feet and total square footage area of proposed sign.

☒ Overall height of all monument and freestanding signs.

**D. Murals:** A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

☐ A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.

☐ Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.

☐ The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

### E. Mounting Details:

☒ Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:

☒ Description of material used in construction of sign.

☒ Thickness and approximate weight of sign for suspended or projecting signs.

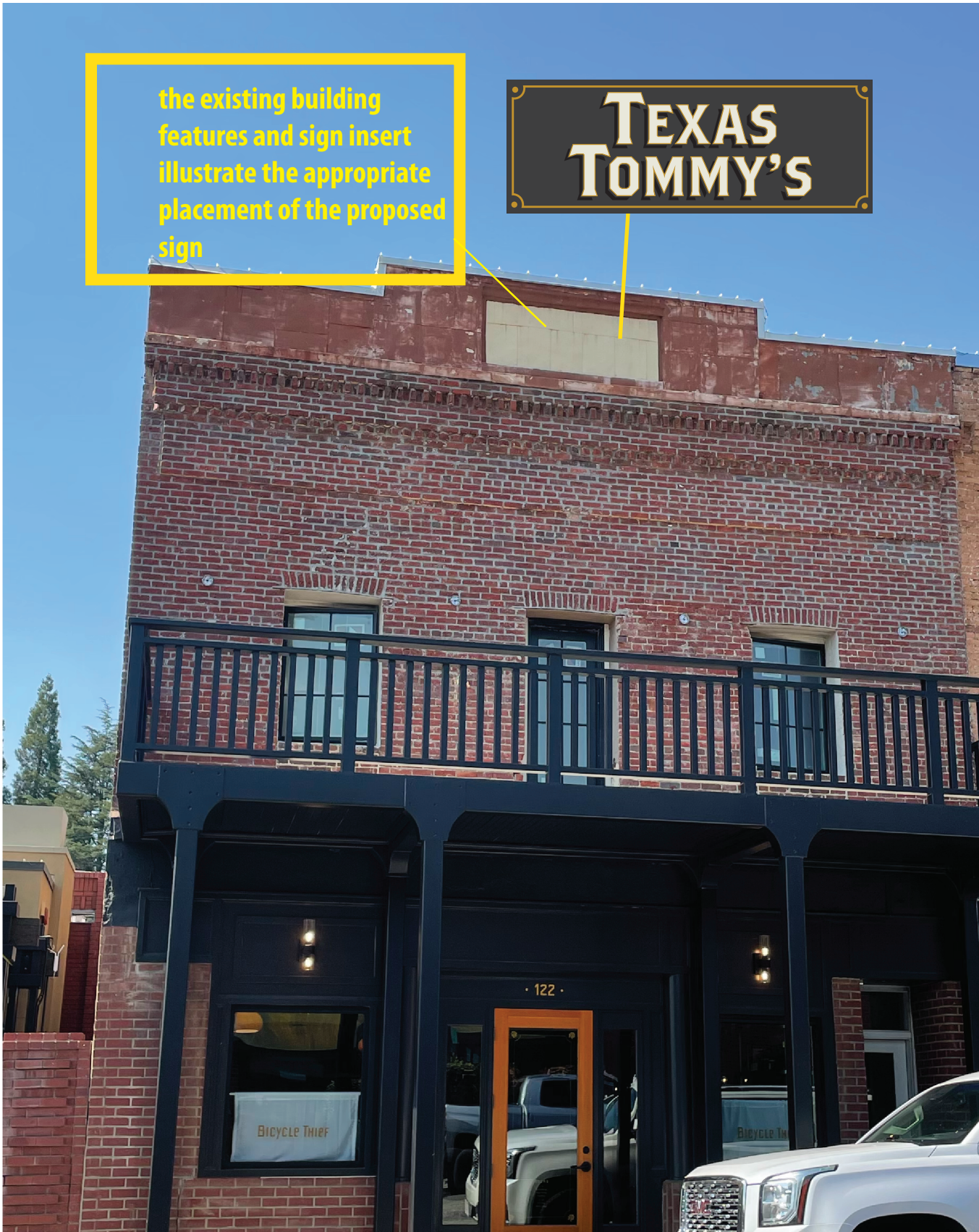
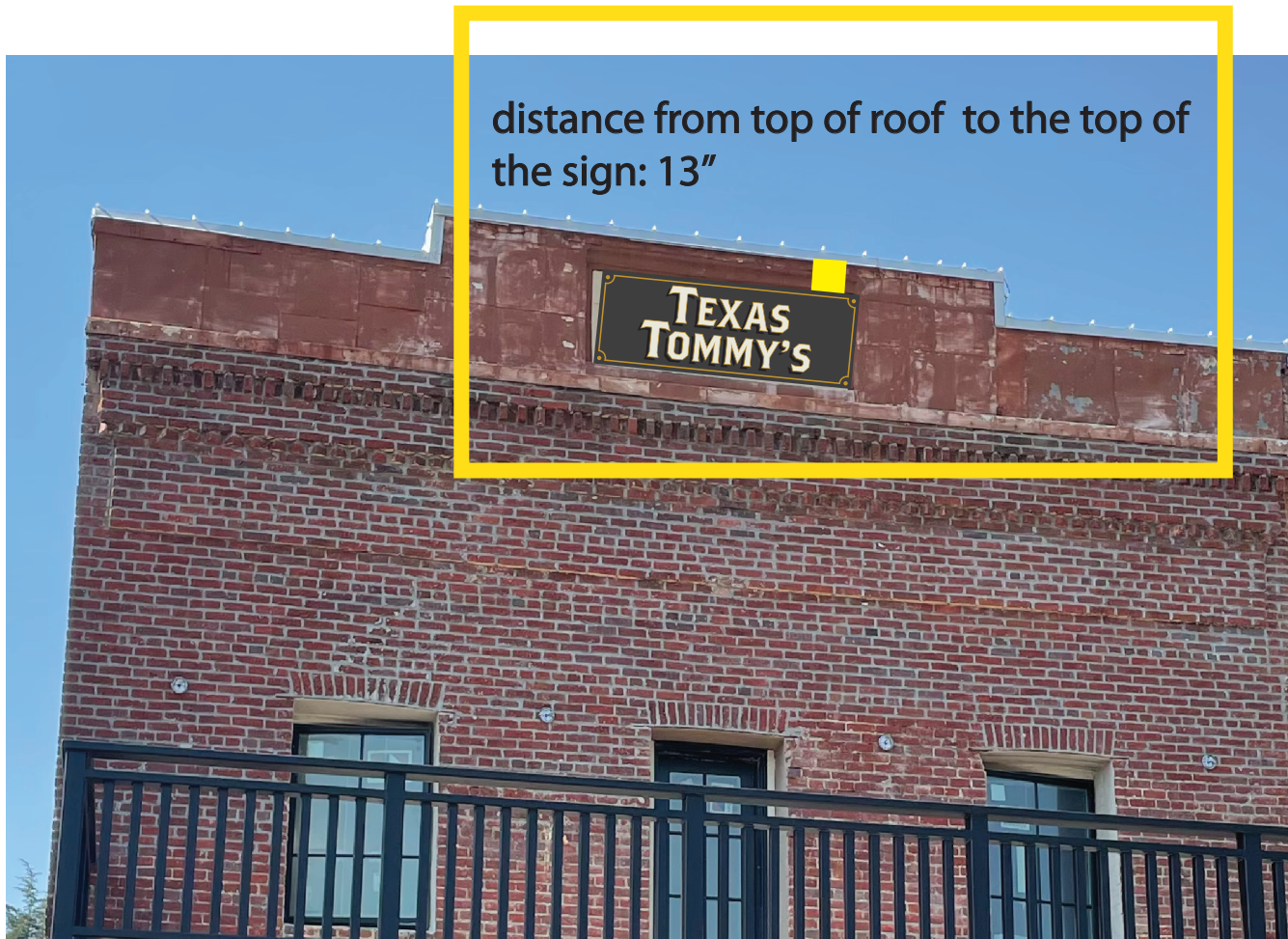
☐ Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).

☐ For suspended signs provide details of anti-sway devices.

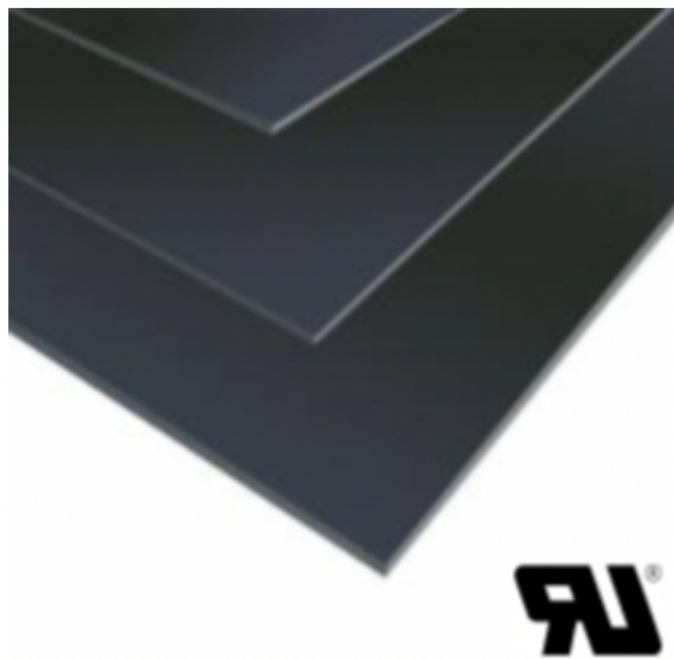


Dimensions: 25" X 69"  
Option #1

Design & Placement

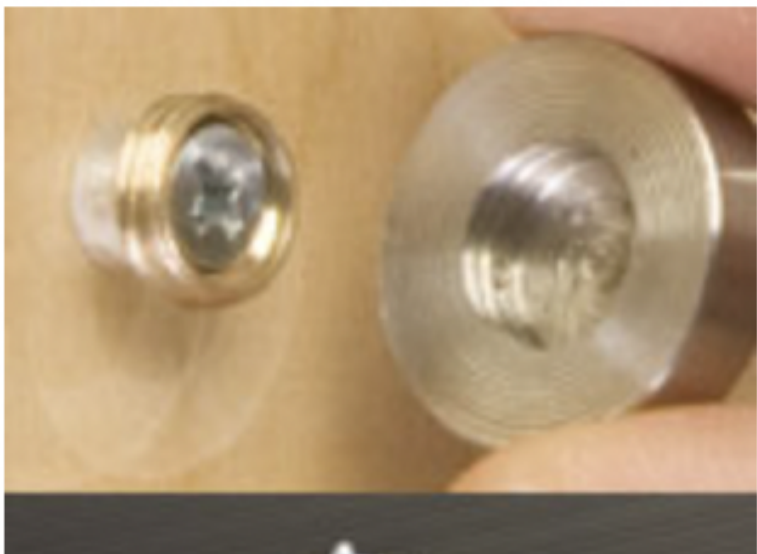


Materials & Mounting



Substrate

**Substrate:** 3mm thick factory coated matte charcoal black aluminum composite panel specifically for sign application  
**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent outlines on the letters and border  
**Mounting & Hardware:** holes at each corner of the sign will be drilled for 2" wood screw mounting hardware with brass screw covers, varnished for longevity



Screw Caps



Exterior grade hardware



# Top of sign to sidewalk

top of the sign to the sidewlk: 30'  
top of the sign to the balcony deck 18'





## Design & Placement

Dimensions: 16" X 65.5"



## Materials & Mounting

**Substrate:** 3mm factory coated matte charcoal black aluminum composite panel specifically for sign application

**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent border and flourishes

**Mounting & Hardware:** 6 holes down each side of the sign will be drilled for 2" metal screw mounting hardware with brass screw covers, varnished for longevity



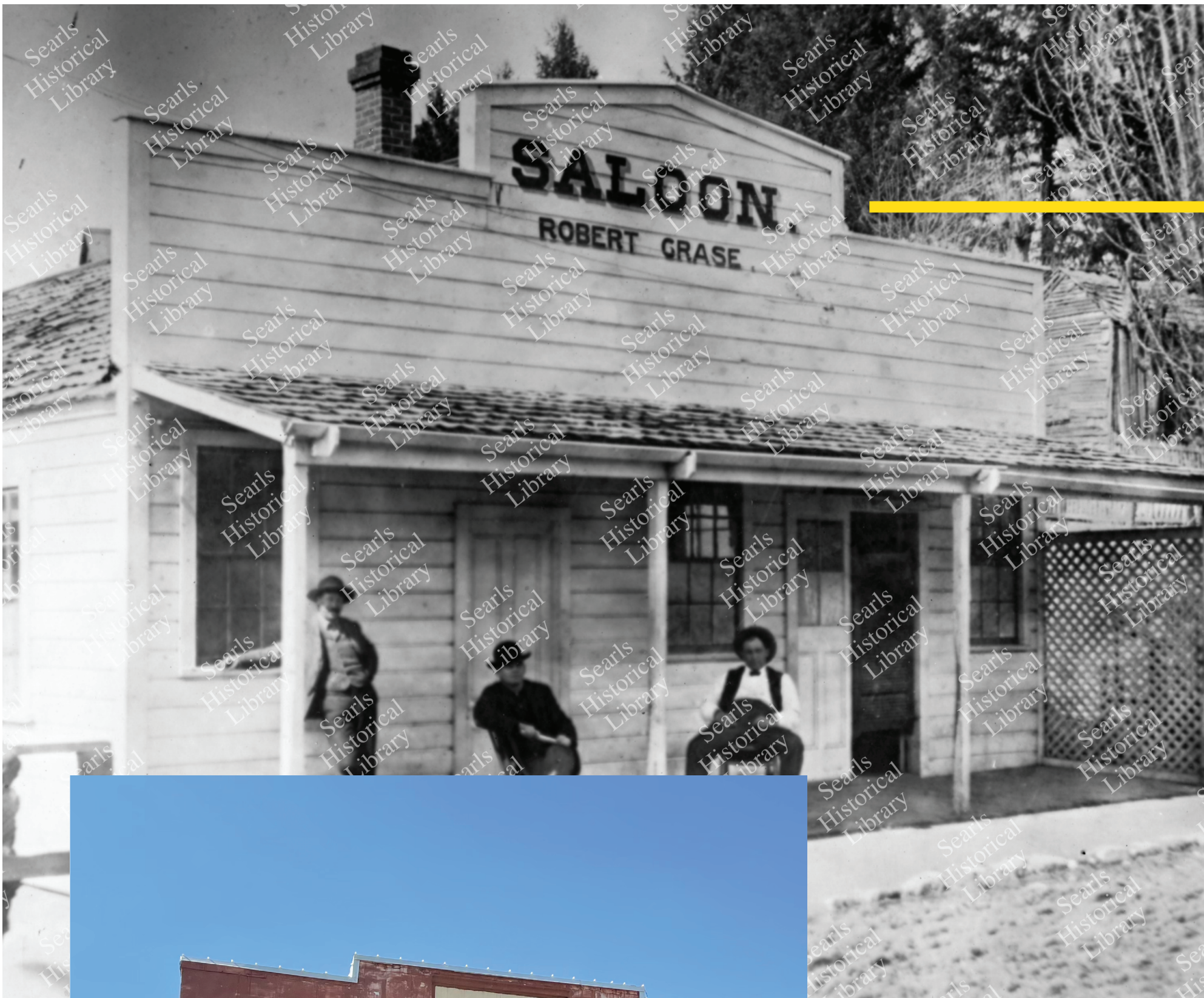


**REVISED MARCH 18, 2025**

**Support for the sign placement:**



Similar architechtrual features of a similar era with mounted signage



Sign placement on similar architechtrual lines, from the Nevada County historical society photo archives.



Existing architechtrual features support the proposed placement of the sign



REVISED MARCH 18, 2025  
Design Alternates

We submitted our first choice, however if an alternative design is required please consider the following in the order of preference

Option #2



Option #3



Option #4





Sign #1

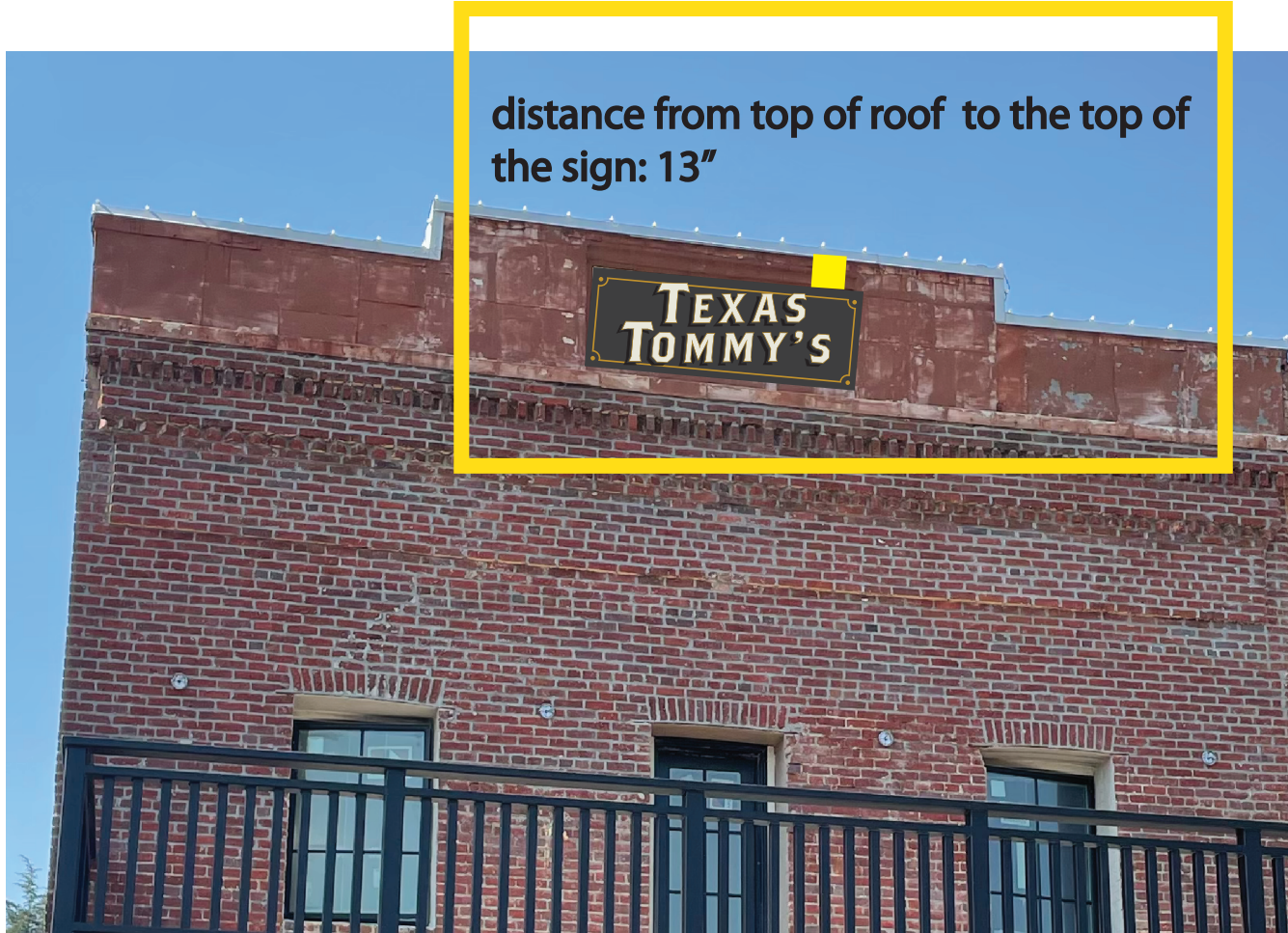
Sign Square Footage: 11.96 sf

Dimensions: 25" X 69"

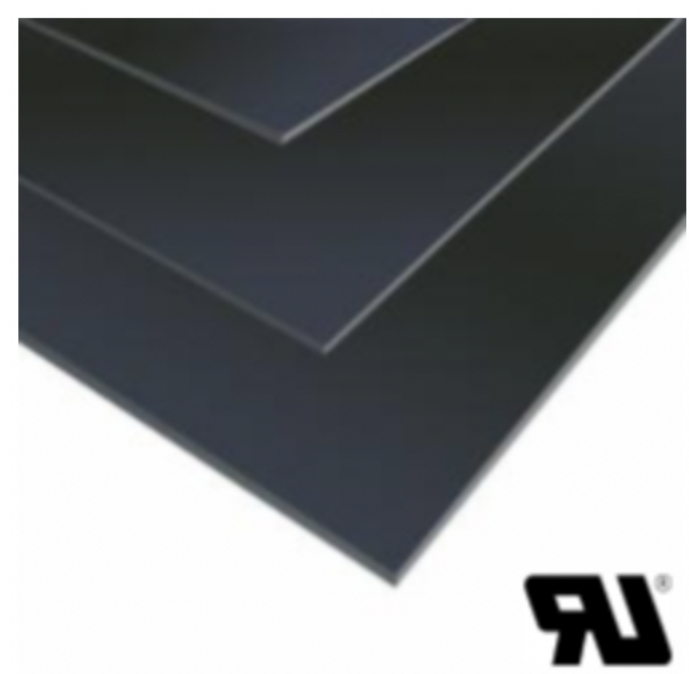
Wall Square Footage: 876sf

Yypeface: Brothers OT

Design & Placement

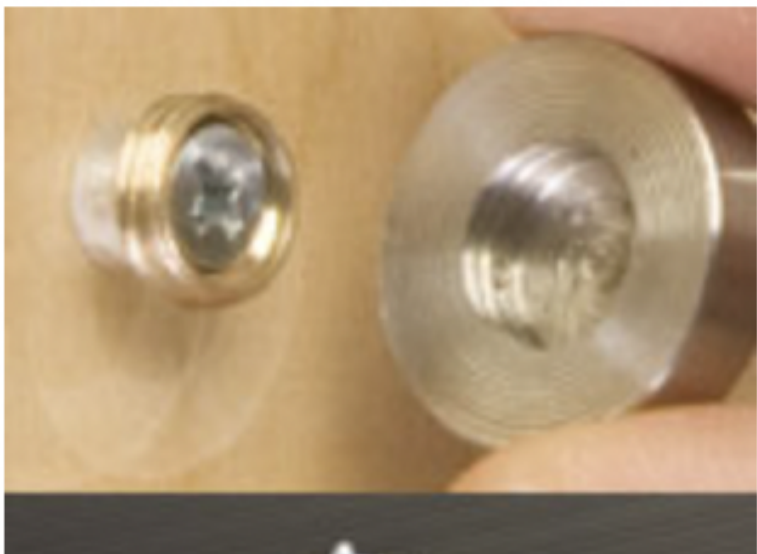


Materials & Mounting



Substrate

**Substrate:** 3mm thick factory coated matte charcoal black aluminum composite panel specifically for sign application, apprxox weight 18-20 lbs.  
**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent outlines on the letters and border  
**Mounting & Hardware:** holes at each corner of the sign will be drilled for 2" wood screw mounting hardware with brass screw covers, varnished for longevity



Screw Caps



Exterior grade hardware



Sign#2

Sign Square Footage: 7.2 sf

Dimensions: 16" X 65.5"

Wall Square Footage:434sf

Font: Brothers OT

Design & Placement



Distance to roof from top  
of sign: 58"

17' from the blacktop to  
the top of th sign area

Materials & Mounting

**Substrate:** 3mm factory coated matte charcoal black aluminum composite panel specifically for sign application, approx weight 12-15lbs

**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent border and flourishes

**Mounting & Hardware:** 6 holes down each side of the sign will be drilled for 2" metal screw mounting hardware with brass screw covers, varnished for longevity





Support for the sign placement:



Similar architechtrual features of a similar era with mounted signage



Sign placement on similar architechtrual lines, from the Nevada County historical society photo archives.



Existing architechtrual features support the proposed placement of the sign



Design Alternates

We submitted our first choice, however if an alternative design is required please consider the following in the order of preference

Option #2



Option #3



Option #4

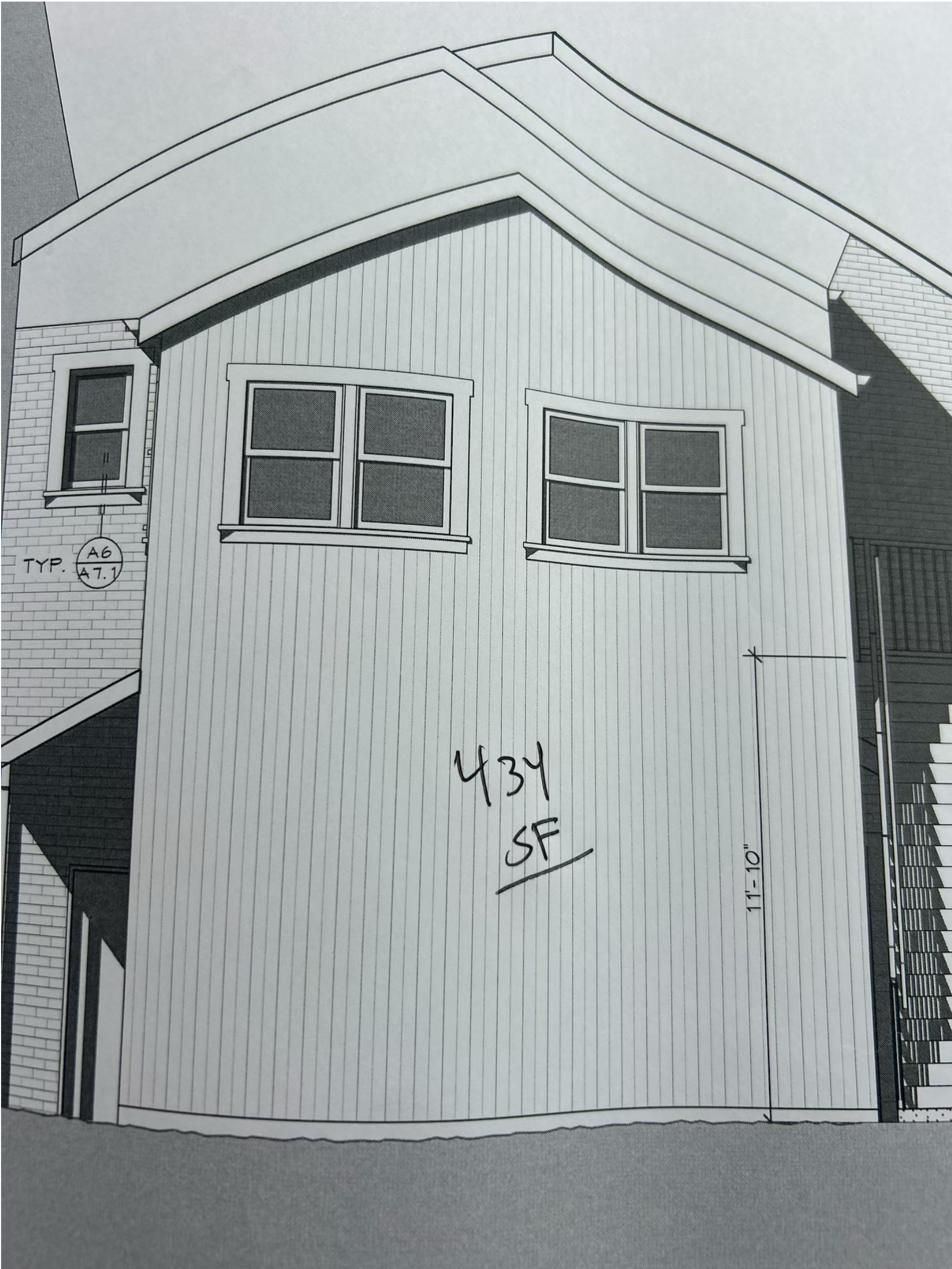




Square footage of the wall for Sign #1  
876 sf



Square footage of the wall for Sign #2  
434 sf







POR 2-C 150

Jeanita  
Madam from  
San Francisco

Texas Tommy  
8  
GRASS VALLEY

Ed Cokking  
Tommy's  
DRIVER

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_ Historic Rating: 2

Page 1 of 1

\*Resource Name or #: 122 East Main Street

- P1. Other Identifier:** Downtown Grass Valley/APN 08-343-04/Frank's Pizza
- \*P2. Location:** ☐ Not for Publication ☒ Unrestricted **\*a. County:** Nevada
- \*b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 122 East Main Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the north side E. Main Street.
- \*P3a. Description:**

The property consists of a 2-story, masonry exposed brick commercial storefront. Character defining features of the building include a flat stepped parapet roof featuring a rectangular frieze in the center of the parapet, below two rows of brick dentils, followed by a second small belt course, three deeply set vertically oriented windows with 6 lights, followed by flat replaced veranda with metal flashing and a extensively remodeled storefront featuring aluminum sash display or picture windows, flanking a wood and lighted front entry door with a top light above, and a modern brick skirt. The building is flanked by a similar two-story commercial storefront to the right and an open garden area to the left with a restaurant where a building once existed. The 1872 Nevada County Directory lists the owner of the property as John Willard Relley, carpenter, with the lot valued at \$500 and the brick house and frame building valued at \$1,500. Relley's property was subsequently split and by 1891 it was occupied by a meat market and the Golden Gate Hotel with the infamous "Texas Tommy's Brothel" located upstairs. By 1898 it was occupied by the hotel and a saloon. In the early 1900s the building was occupied by the Grass Valley Rochdale Co. and from the 1930s through the 1950s J.Y. Cheung was proprietor of the Young China Cafe. The building has been the location of Frank's Pizza since the 1960s (City of Grass Valley Historical Files).

- \*P3b. Resource Attributes:** HP-6, two-story commercial building.
- \*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

- P5. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- P5b. Description of Photo:** View looking north at the building.
- \*P6. Date Constructed/Age and Sources:** ☒ Historic Circa 1860; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- \*P7. Owner and Address:** William G. and Dianne L. Davis, POB 1722, Rough and Ready, CA 95975.
- \*P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- \*P9. Date Recorded:** June 20, 2009
- \*P10. Type of Survey:** ☒ Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- \*P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

\*Attachments: Property Location Map