



GRASS VALLEY

Development Review Committee Meeting

Tuesday, March 11, 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

Web Site: 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. 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. 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, 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. 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-0008** - Development Review of Duplex and Accessory Dwelling Unit (ADU) at 224 N Church St / APN 008-311-018

Recommendation: That the Development Review Committee approve the Development Review for the duplex and attached ADU as presented, or as modified by the Development Review Committee, which includes the following actions:

a. Determine the project Categorically Exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) 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 for the proposed for the duplex and ADU at 224 North Church St in accordance with the Conditions of Approval, attached to the Staff Report.

2. **25PLN-06** - Sign Exception Permit for third wall sign at 2085 Nevada City Hwy / APN 035-600-016

Recommendation: That the Development Review Committee recommend that the Planning Commission approve the “Sherwin-Williams Paints” sign 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 “Sherwin Williams Paints” sign 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 11, 2025, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Wednesday, March 5, 2025.

Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
March 11, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 25PLN-0008
Subject: Development Review of Duplex and Accessory Dwelling Unit (ADU)
Location/APN: 224 N Church St / 008-311-018
Applicant: Alexander Belz
Zoning/General Plan: Multiple Family Residential (R-3) / Urban High Density (UHD)
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

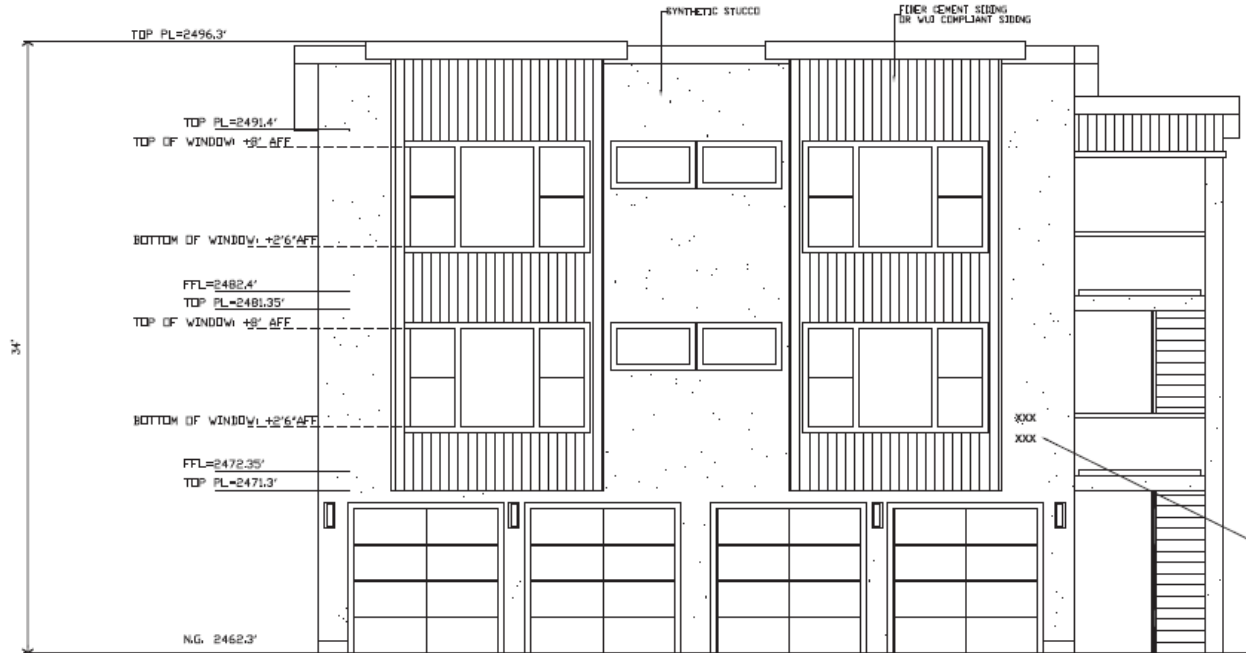
1. That the Development Review Committee approve the Development Review for the duplex and attached ADU as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) 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 for the proposed for the duplex and ADU at 224 North Church St in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

According to the Grass Valley Historical Inventory, the property was previously built out with a single-story, wood-frame, Greek Revival/Vernacular style residence. The structure was listed as a Priority 2 structure in the inventory, meaning that it retained historic integrity that contributed to the 1872 historic townsite. However, in 2014, the structure was condemned by the City for dangerous conditions resulting from deterioration and decay. In 2017, in response to the condemnation and following correspondence with the owner, the home was demolished, leaving a vacant lot. The Priority 2 designation was tied to the structure, not the parcel itself.

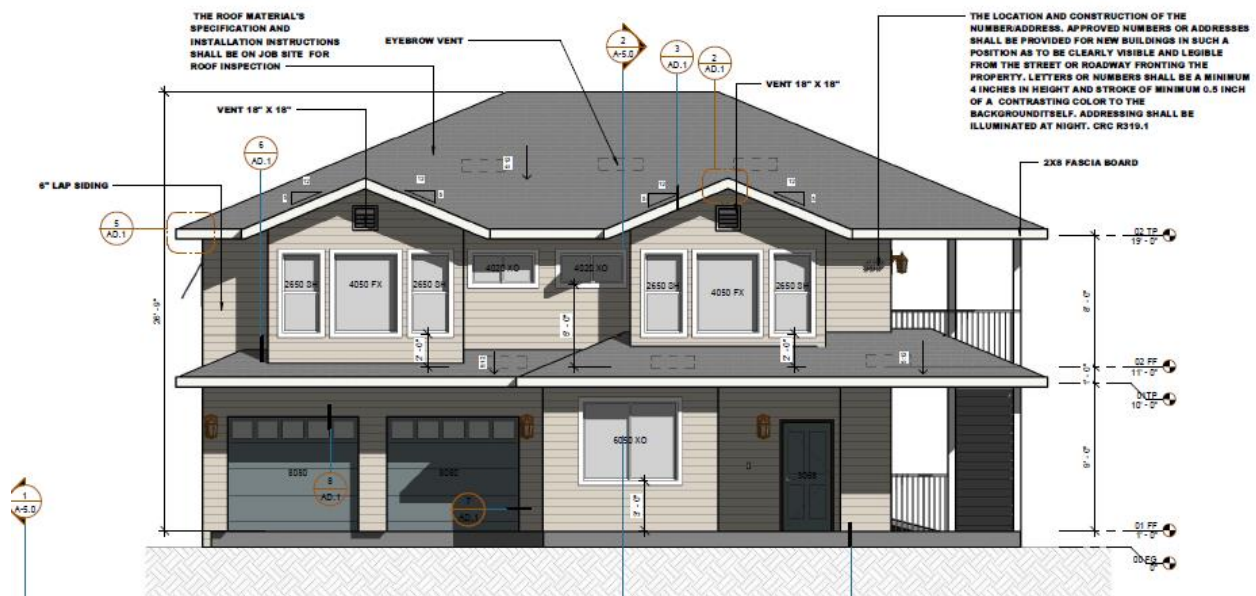
PROJECT PROPOSAL:

In 2023, the current owner applied for a building permit to construct a duplex with attached ADU on the property, with the primary entrance fronting North School Street. Staff determined that the original proposal was inconsistent with several guidelines included in the City of Grass Valley Design Guidelines as well as several development standards, and issued a correction letter.



Original Proposal

In response to staff’s notes, the applicant reworked the building design to comply with design guidelines. Additionally, the proposal for consideration now addresses all development standards for duplexes in the city (i.e., setback, lot coverage, height, garage width, window screening, etc.)



Revised Proposal

The proposed structure includes a basement 1,446 square foot, 2-bedroom primary unit that daylight on the eastern side of the property facing North Church Street. On the primary level at North School Street, the floorplan includes a garage and 750 square foot, 1-bedroom ADU. The second floor is a second 951 square foot, 3-bedroom primary unit.

The lot has double-frontage along North School Street to the west and North Church Street to the east. Pursuant to Section 17.030.030 (D.1.f) of the municipal code, double frontage lots are considered to have two front lot lines with front yards setbacks required on both. The new structure will comply with setback requirements in the R-3 zone.

GENERAL PLAN AND ZONING:

General Plan: The Urban High Density (UHD) district requires between 8.01 and 20.0 residential units per gross acre. UHD is intended to accommodate town house or row house styles, higher density apartments and condominiums (multiple family structural types), without distinction as to owner- or renter-occupancy. UHD relates directly to the Zoning Ordinance's Multiple Family (R-3) district.

Zoning: The R-3 zone is applied to areas of the city that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 zone is consistent with and implements the urban high density (UHD) designation of the general plan.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject site is a vacant parcel within a medium- to high-density neighborhood between North School Street and North Church Street. This neighborhood was established in the late 1800s and early 1900s, which is verified by the 1898 and 1912 Sanborn Maps. Many, if not most, of the development occurred prior to the 1962 building code. The site slopes down from west to east on an approximately 20%± slope.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15303, Class 3(b), of the California Environmental Quality Act (CEQA) and Guidelines. A Class 3(b) Categorical Exemption consists of the construction and location of limited numbers of new, small facilities or structures, including “a duplex or similar multi-family residential structure totaling no more than four dwellings.” The proposed residential development includes two primary units and one attached ADU for a total of three dwelling units.

FINDINGS:

1. The Grass Valley Development Review Committee reviewed Development Review Application 25PLN-0008 at their regular meeting on March 11, 2025.
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 32, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.

3. The project is consistent with the applicable sections and development standards in the Development Code;
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code;
5. The proposed project is consistent with the general plan and any applicable specific plan;
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.

RECOMMENDED CONDITIONS:

1. The approval date Development Review Committee review is <TBD> with an effective date of Thursday, <TBD>, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on <TBD> 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 Development Review Committee (25PLN-0008). 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 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. Elevations and Site Plan

ATTACHMENTS

224 N Church St Duplex / 25PLN-08

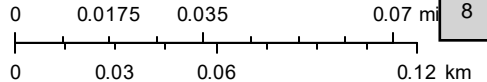
1. Aerial Map
2. Vicinity Map
3. Elevations and Site Plan

Aerial Map - 224 N Church St

Item # 1.

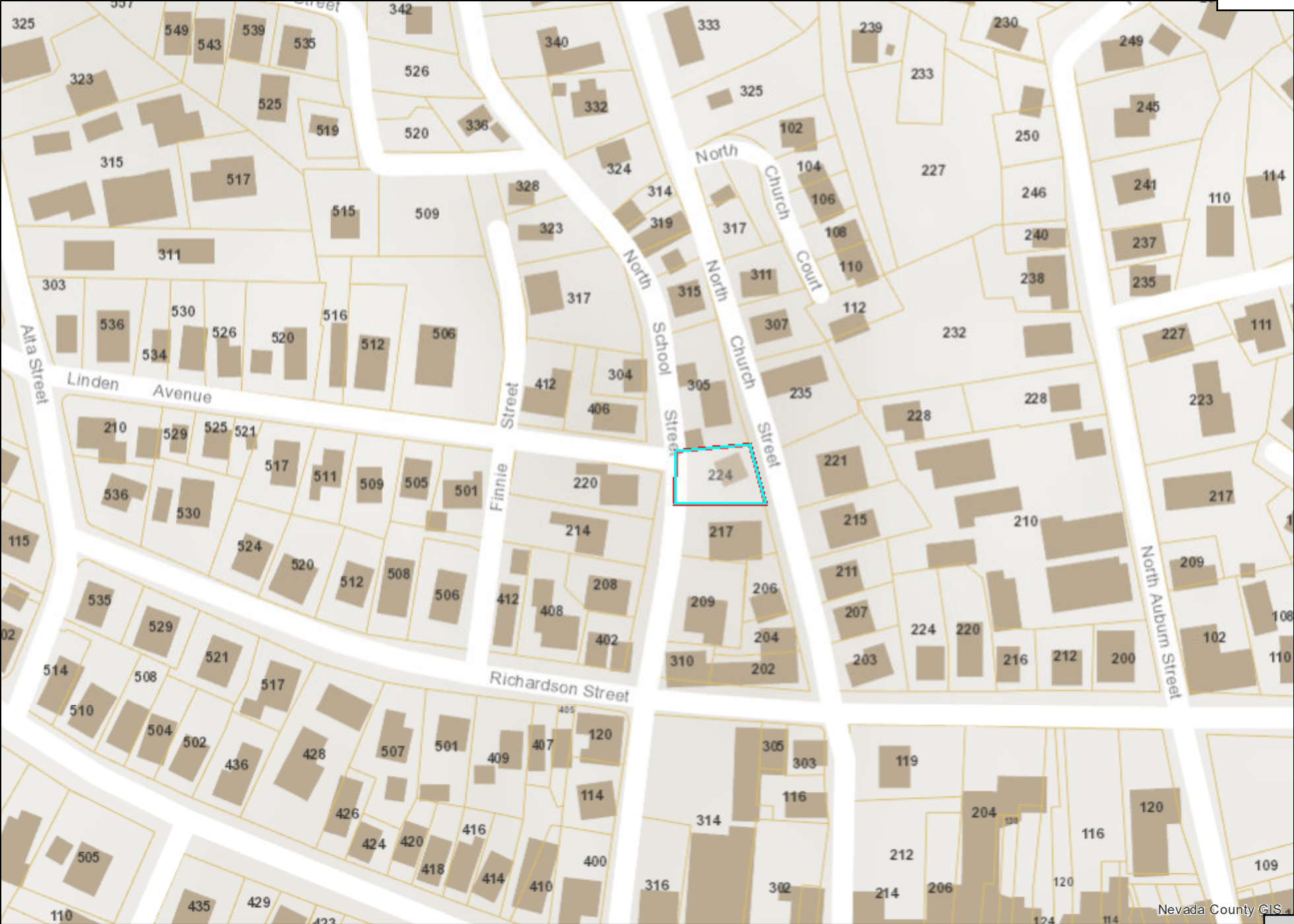


Nevada County GIS



Vicinity Map - 224 N Church St

Item # 1.

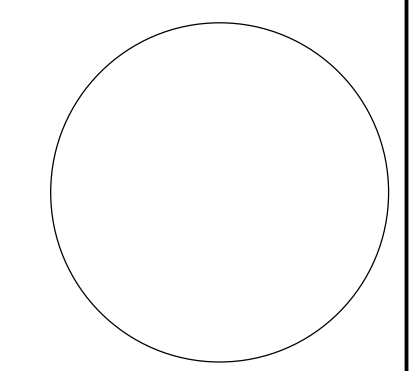


Nevada County GIS

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 EL DORADO HILLS, CA 95672
 PHONE:(916)743-0123 FAX:(866)631-1424
 EMAIL:PREMIERDESIGN@YMAIL.COM
 WEB:PREMIERDESIGNONLINE.COM

Chf

CONSULTANTS



DUPLEX & ADU

**224 N CHURCH ST,
 GRASS VALLEY,
 CA 95945
 APN#008-311-018-000**

OWNER INFORMATION

ALEX BELZ

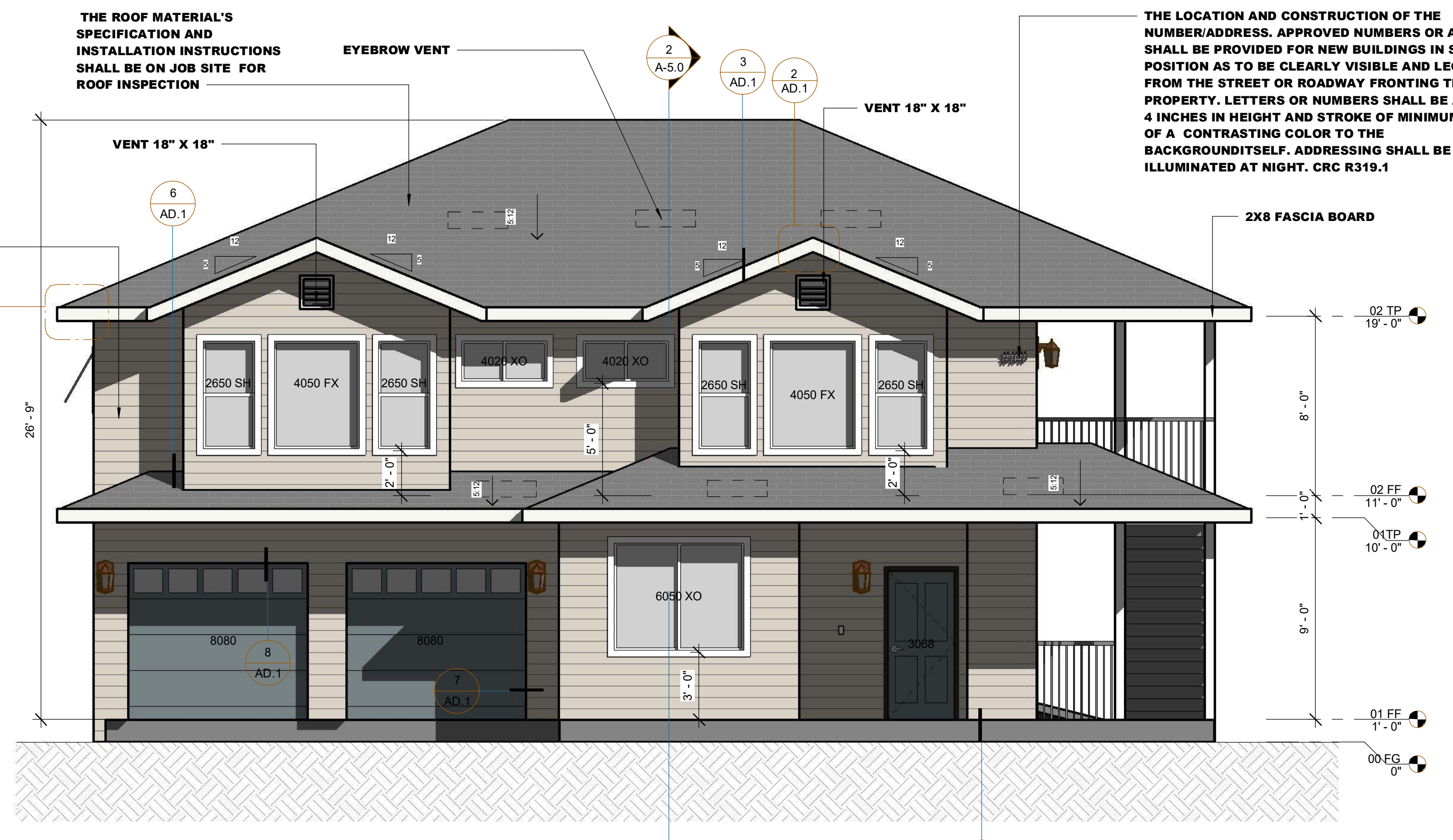
MARK	DATE	DESCRIPTION

PROJECT NO:
REVISION DATE:
DRAWN BY: ANDREY GINZBURG
CHK'D BY:
COPYRIGHT:

SHEET TITLE

ELEVATION

A-2.1

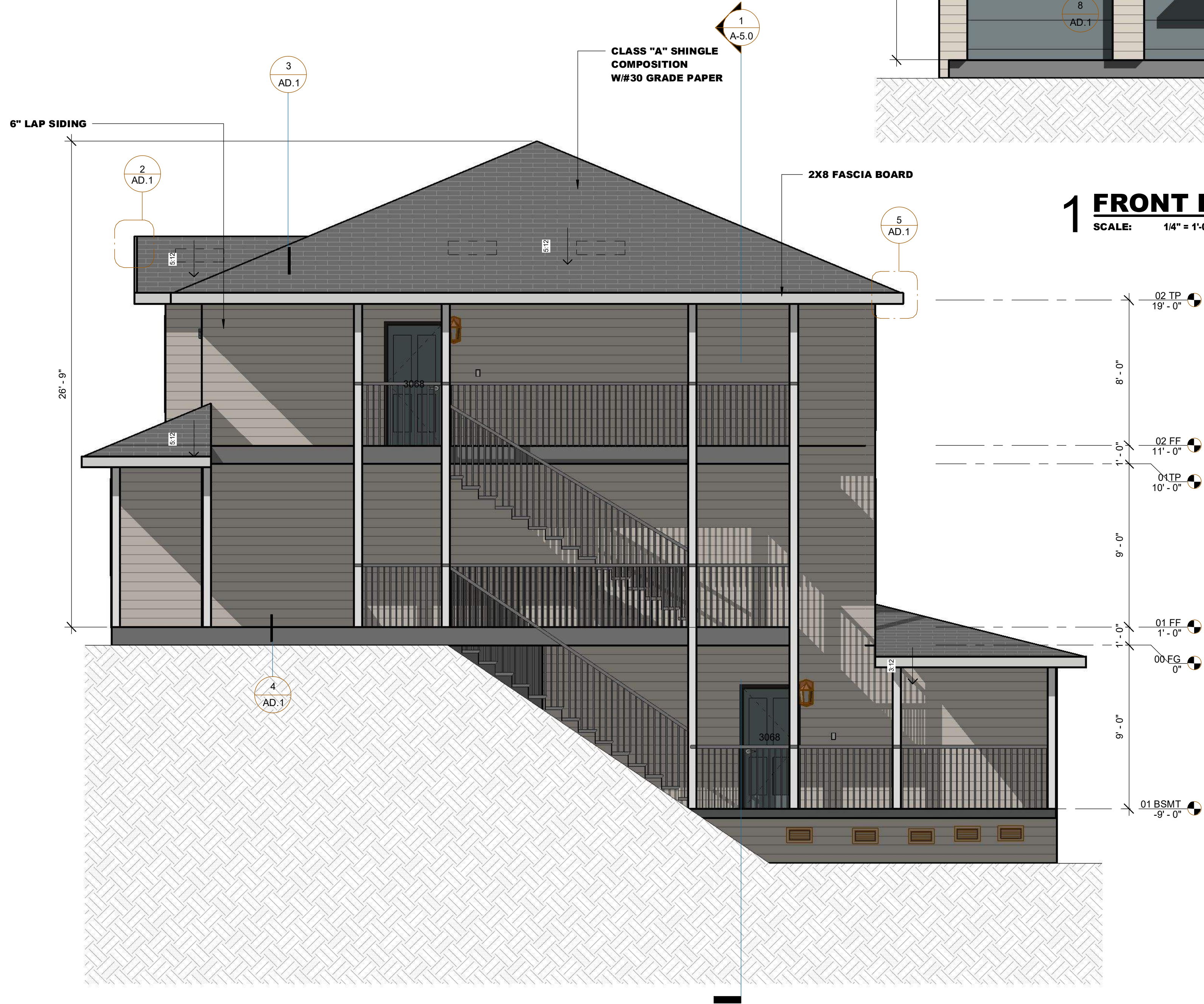


1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]
- THE VENEER MATERIAL, THICKNESS, BACKING, ANCHORAGE, FOOTINGS, AND SUPPORT OVER OPENINGS IN ACCORDANCE WITH SECTION R703.8.3.
- WOOD BURNING FIREPLACE WITHIN SOUTH COAST AIR BASIN IS PROHIBITED PER AQMD'S RULE 445. ANY EXEMPTION TO RULE 445 SHALL BE APPROVED BY SCAQMD.
- MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED, ANCHORED, SUPPORTED, AND REINFORCED AS REQUIRED PER SECTIONS R1003.2, R1003.3 AND R1003.4.
- ALL WOOD BEAMS, JOISTS, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. (R1001.11)
- FACTORY-BUILT STEEL FIREPLACE SPECIFY MANUFACTURER, MODEL, AND I.C.C./UL NUMBER OR OTHER APPROVED AGENCY
- ADDRESS SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE LUMINANCE OR THE FACE OF A SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE. [R319.1 & 15.20.030 CITY OF SAC AMENDMENT
- 30 YEARS SHINGLE COMPOSITION "LADMARK BRAND REFER DETACHED FOR COLOR W/30 FELT PAPER
- FLAT TILE ROOF W/30 GRADE PAPER IF SLOPE 3:12 TWO LAYERS REQUIRES.
- ALL FLASHING, GUTTERS, SHEET METALS, VENTS, DOWNSPOUT AND ETC. MUST BE PAINT MATCHED
- THE ROOF MATERIAL'S SPECIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE A JOB SITE UPON CITY BUILDING INSPECTORS SHOW UP FOR ROOF INSPECTION.
- THE LOCATION AND CONSTRUCTION OF THE NUMBERS/ADDRESS. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT. CRC R319.1
- (1) IS 1-COAT, 7/8 INCH MINIMUM THICK; (2) THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WRB COMPLYING WITH ASTM E2556, TYPE I. ALTERNATELY, THE WRB SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. [R703.7.3.1] (3) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC SECTION R703

- VENTILATION:**
- ATTIC VENTS SHALL MEET THE FOLLOWING: (R806.1, R806.2)
 - SHOW VENTILATION TYPE, SIZE, AND LOCATION.
 - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN:
 - 1/150 OF THE ATTIC SPACE OR
 - 1/1300 PROVIDED A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF CEILING IN CLIMATE ZONES 6, 7, AND 8 OR
 - 1/300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA IS LOCATED WITHIN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVER OR CORNICE VENTS.
 - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
 - A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
 - UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.4.
 - UNDER-FLOOR VENTS SHALL MEET THE FOLLOWING REQUIREMENTS: (R408) (THIS ONLY FOR RAISE FOUNDATION SYSTEM)
 - SHOW VENTILATION TYPE, SIZE, AND LOCATION.
 - ONE VENTILATION OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING
 - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE CRAWL-SPACE AREA.
 - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
 - UNVENTED UNDER-FLOOR SPACE SHALL COMPLY WITH SECTION 408.3.



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

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OWNER INFORMATION

ALEX BELZ

MARK DATE DESCRIPTION

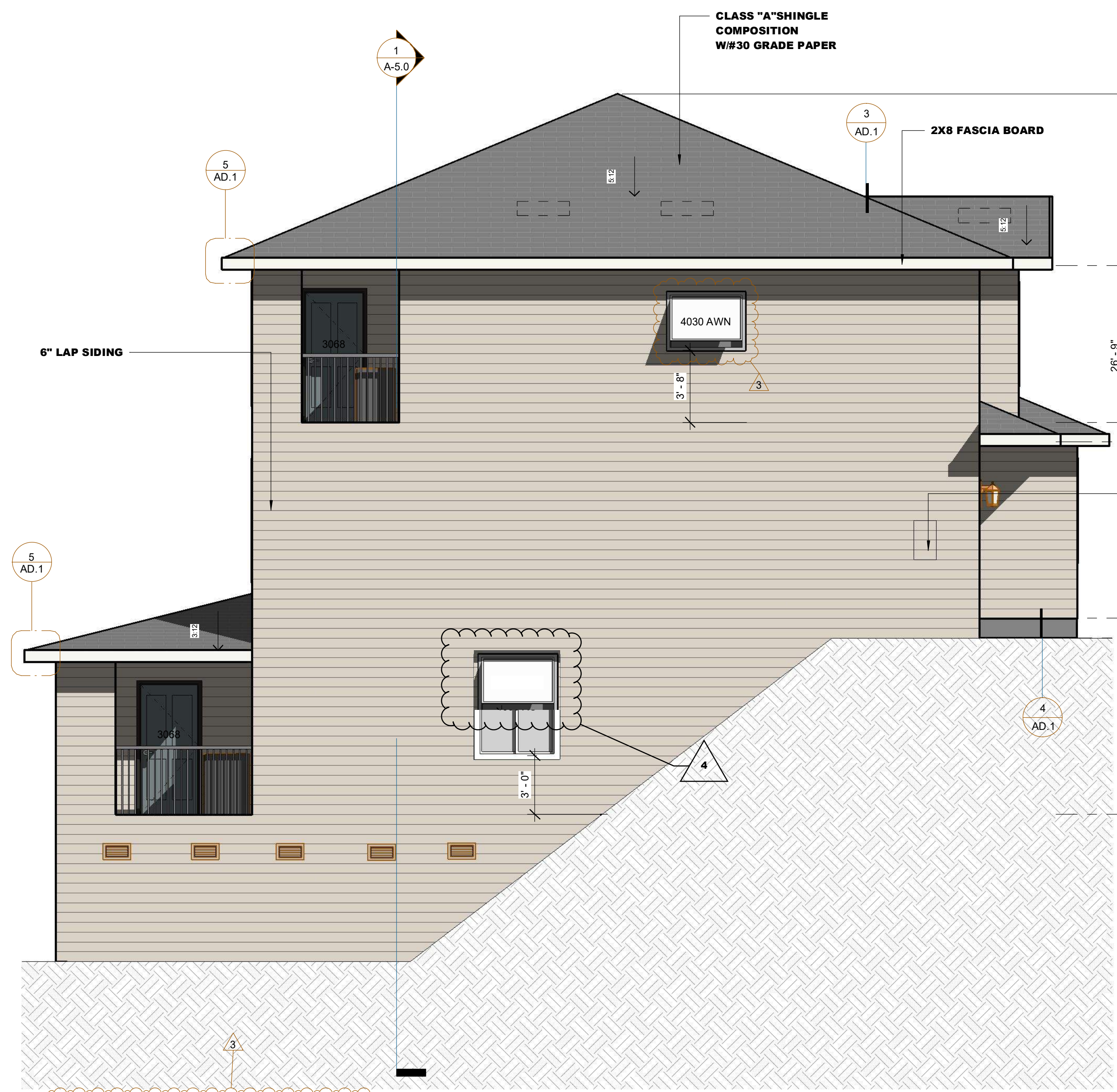
PROJECT NO:
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DRAWN BY: ANDREY GINZBURG
CHK'D BY:
COPYRIGHT:

SHEET TITLE
ELEVATION

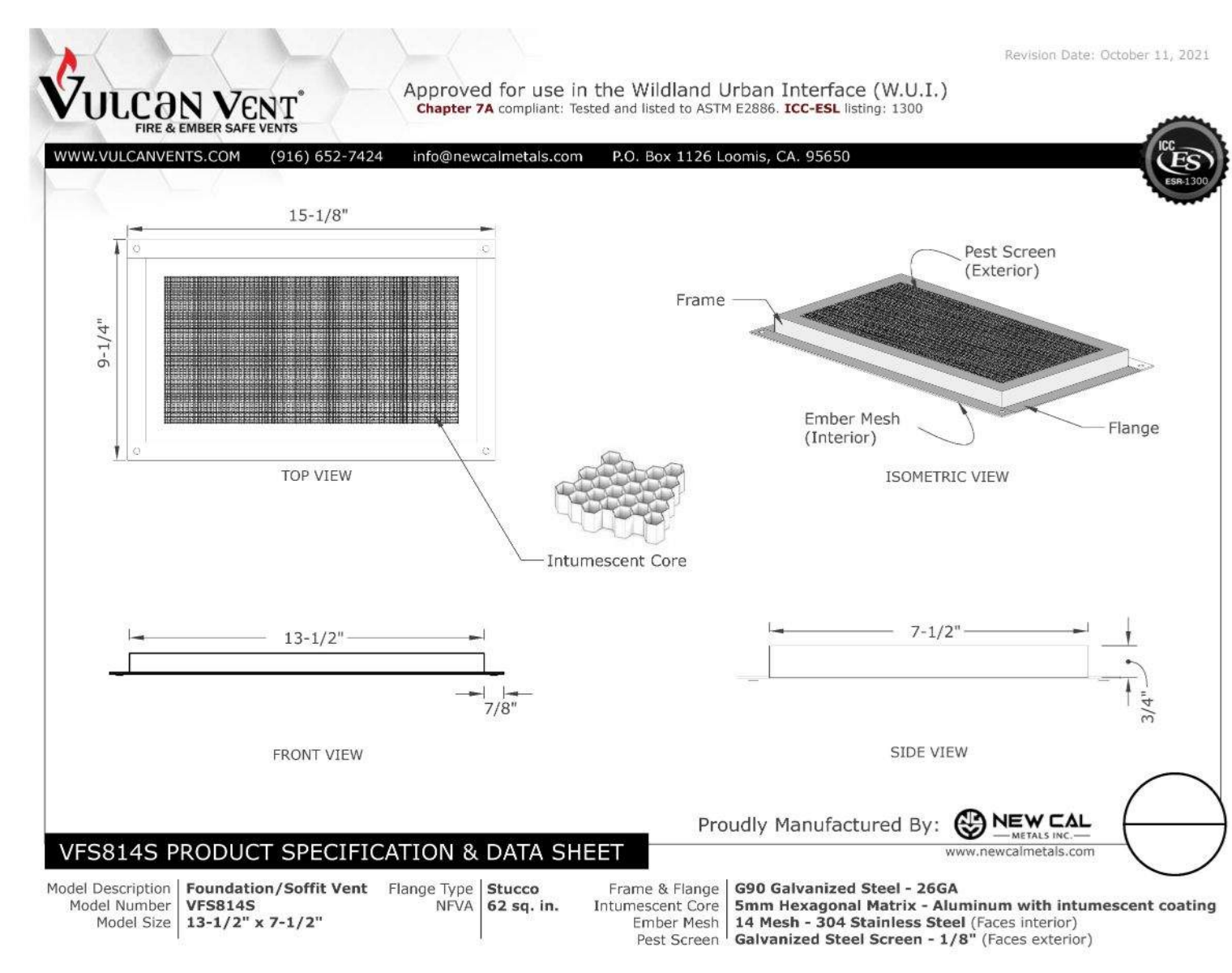
A-2.2



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

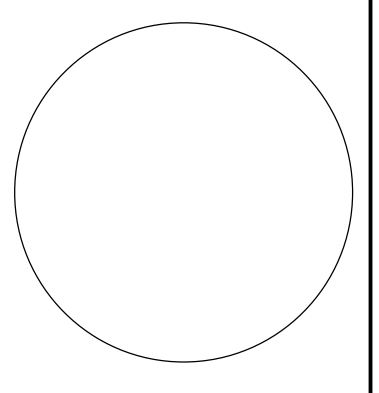


THE PLANS TO SPECIFY THE GROUND IMMEDIATELY ADJACENT TO THE NEW FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING. R401.3

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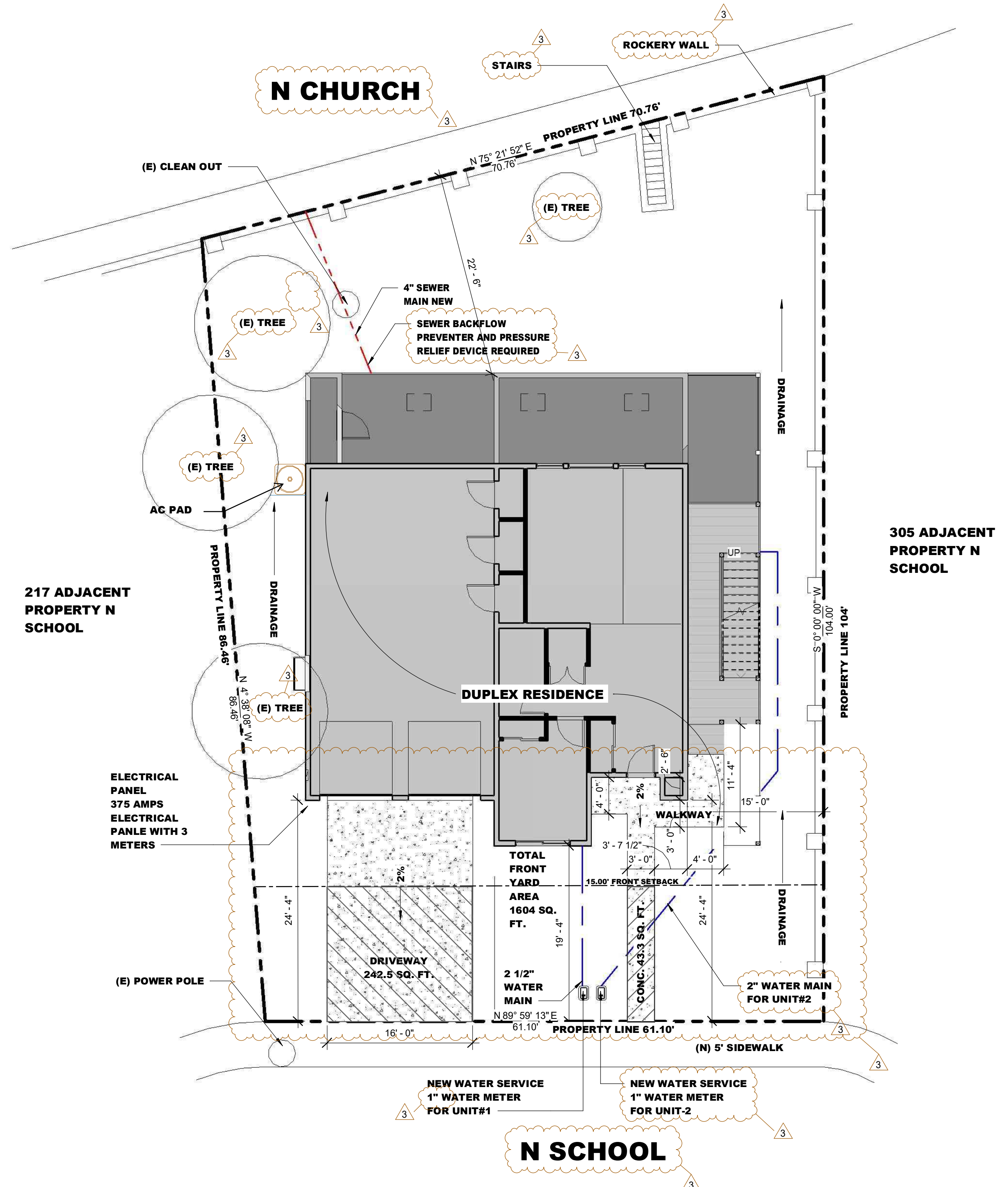
MARK	DATE	DESCRIPTION

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SHEET TITLE

SITE PLAN

A-005



1 SITE PLAN
SCALE: 1/8" = 1'-0"

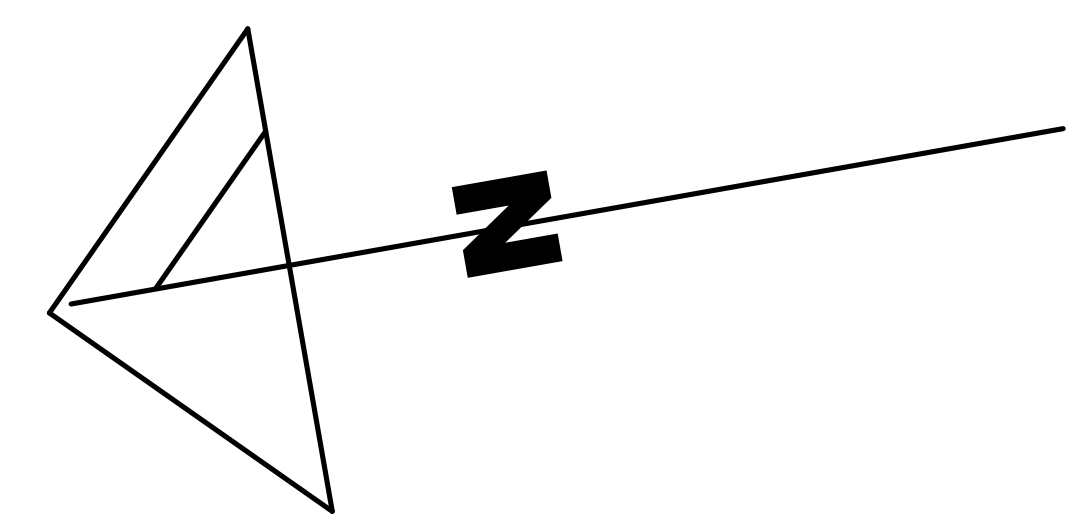
PRIOR TO ISSUANCE OF BUILDING PERMIT:

- 1. GRADING PERMIT MUST BE ISSUED. TO DATE THE GRADING PERMIT HAS NOT BEEN ISSUED.
- 2. BUILDING OFFICIAL MUST REVIEW AND APPROVE A SHORING PLAN FOR THE RETAINING WALL.

CONDITIONS OF APPROVAL (MUST BE SATISFIED PRIOR TO BUILDING PERMIT FINAL):

- 1. SEWER BACKFLOW PREVENTER AND PRESSURE RELIEF DEVICE REQUIRED.
- 2. AN APPROVED ENCROACHMENT PERMIT WILL BE REQUIRED FROM THE ENGINEERING DIVISION PRIOR TO ANY WORK BEING DONE WITHIN THE CITY RIGHT OF WAY

ALLOW FRONT COVERAGE----15'x61.1'=916.5x0.4=366.6 SQ.FT.





**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
March 11, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 25PLN-06
Subject: Sign Exception Permit for third wall sign
Location/APN: 2085 Nevada City Hwy / APN 035-600-016
Applicant: Matthews Signs, LLC, on behalf of owner
Zoning/General Plan: Central Business District (C-2), Commercial Business Park (CBP) / Business Park (BP), Commercial (C)
Entitlement: Sign Exception Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

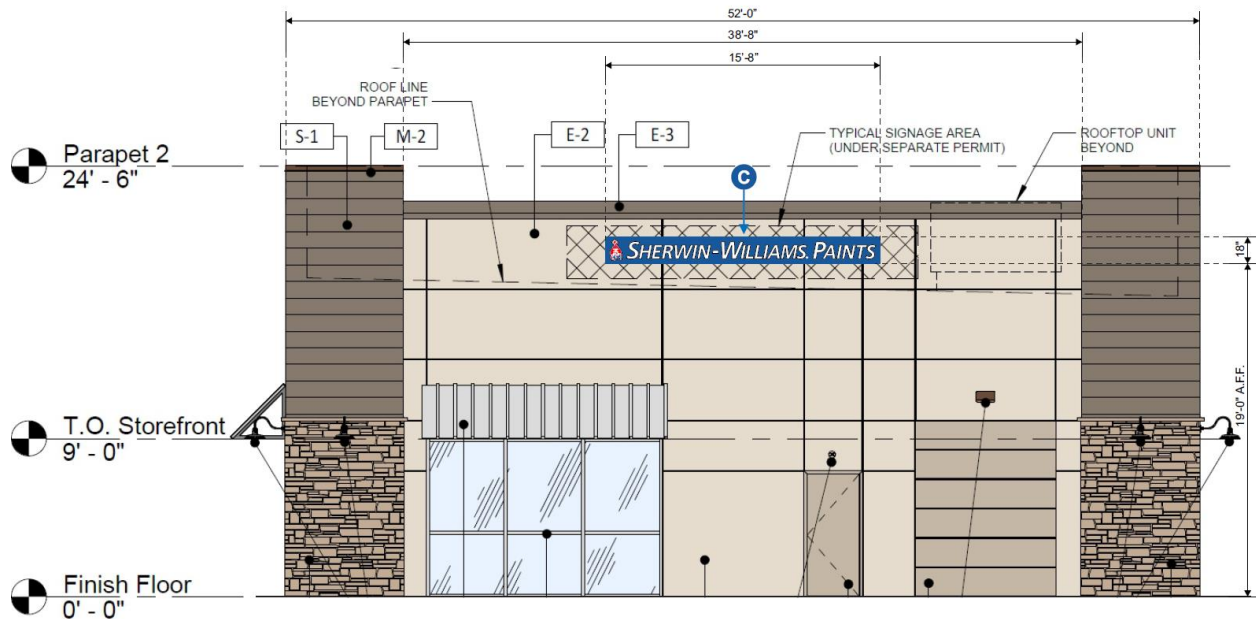
1. That the Development Review Committee recommend that the Planning Commission approve the “Sherwin-Williams Paints” sign as presented, or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Sign Exception Permit for the “Sherwin Williams Paints” sign in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

In 2024, Sherwin Williams received development review approval (23PLN-41) for the construction of a ±4,300 square foot retail paint store and subsequently applied for a building permit and grading permit to begin construction (24BLD-0216 and 24GP-06). While the building has not yet been constructed, the applicant applied for a sign permit to construct two “Sherwin Williams Paints” wall signs (24BLD-0734): one 45.1sf sign on the southwestern frontage facing Nevada City Highway and one 23.5sf sign on the southeastern frontage facing Gates Place. At this time, the applicant was informed that an additional wall sign would require a Sign Exception Permit pursuant to Section 17.38.070 to install a wall sign on a second secondary frontage.

PROJECT PROPOSAL:

The applicant has proposed to a 23.5sf “Sherwin Williams Paints” wall sign on the northeastern frontage of the building, facing the parking lot and the currently vacant parcel to the north. The sign measures 18 inches tall by 15 feet, 8 inches wide. The sign would be mounted centrally on the façade, approximately 2 feet below the parapet and 19 feet above the finished grade. The sign features a blue background with white lettering and a blue, white, and red logo.



Sign Location

The applicant requests to install this sign in order to improve customer access with a business sign facing the parking lot and improve the balance of the building. Further, the applicant states that the additional signage is not street-facing and therefore does not present excessive right-of-way facing signage.

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.

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, the sign would be placed on a second secondary frontage, so a Development Review Committee recommendation, followed by Planning Commission is the appropriate review process.

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Commercial along Nevada City Highway and Business Park along Gates Place 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. The Business Park designation is intended to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community.

Zoning: The portion of the property on which the project is located is zones Central Business District (C-2) which is intended for auto-oriented commercial development

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site currently vacant and being graded for the construction of a 4,300 square foot retail store and associated parking. Directly north, south, east, and west of the subject parcels contain commercial and residential development, with larger, partially developed parcels and a more rural setting to the east of the subject parcels on the east side of SR 49/20. Nevada City Highway is located adjacent to the west along with the Fowler Center across the highway. Lumberjack’s and the Honda Motorcycle dealership are located adjacent to the proposed Sherwin Williams site. Both Gates Place and SR 49 are located immediately along the southeastern and western borders of the subject parcels.

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 sign is intended to aid in customer orientation. Therefore, the proposed sign will not result in an expansion of use of the commercial property on which it will be located.

FINDINGS:

1. The City received a complete application for Sign Exception Application 25PLN-06.

2. The Grass Valley Development Review Committee reviewed Sign Exception Application 25PLN-06 at their regular meeting on March 11, 2025.
3. The Grass Valley Planning Commission reviewed Sign Exception Application 25PLN-06 at their meeting on _____.
4. 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.
5. This project is consistent with City's General Plan.
6. The project is consistent with the applicable sections and development standards in the Development Code.
7. 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".
8. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
9. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
10. 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-06). 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 sign 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
6. Justification Letter

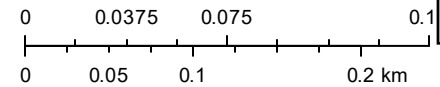
ATTACHMENTS

2085 Nevada City Highway – Sign Exception Permit

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Plan Set
6. Justification Letter

Aerial Map - Sherwin Williams

Item # 2.



UNIVERSAL PLANNING APPLICATION



Item # 2.

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

<u>Application</u>	<u>Fee</u>
Exception To sign	1,046
Total*:	\$ 1,046

**Additional fees may be assessed by Nevada County Environmental Health for services rendered for application review.*

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 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 1st** 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.

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 2.
Name: Matthews Signs LLC	Name: MRP Grass Valley LLC	
Address: 550 W 6th Ave Escondido, Ca 92025	Address:	
Phone:	Phone:	
E-mail: team@permitsecured.com	E-mail:	

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

1. Project Information

- a. Project Name Sherwin Williams
- b. Project Address 2085 Nevada City Hwy Grass Valley, CA
- c. Assessor's Parcel No(s) _____
(include APN page(s))
- d. Lot Size _____

2. Project Description Sign C - Plex Face Channel Letters on Background Wireway

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 16th 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 15th 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: 

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

Applicant Signature: 

--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: Sign on North East elevation of building. To match one other sign on building.

Property Address or Location: 2085 Nevada City Hwy 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.

WALL & GROUND SIGN SCHEDULE

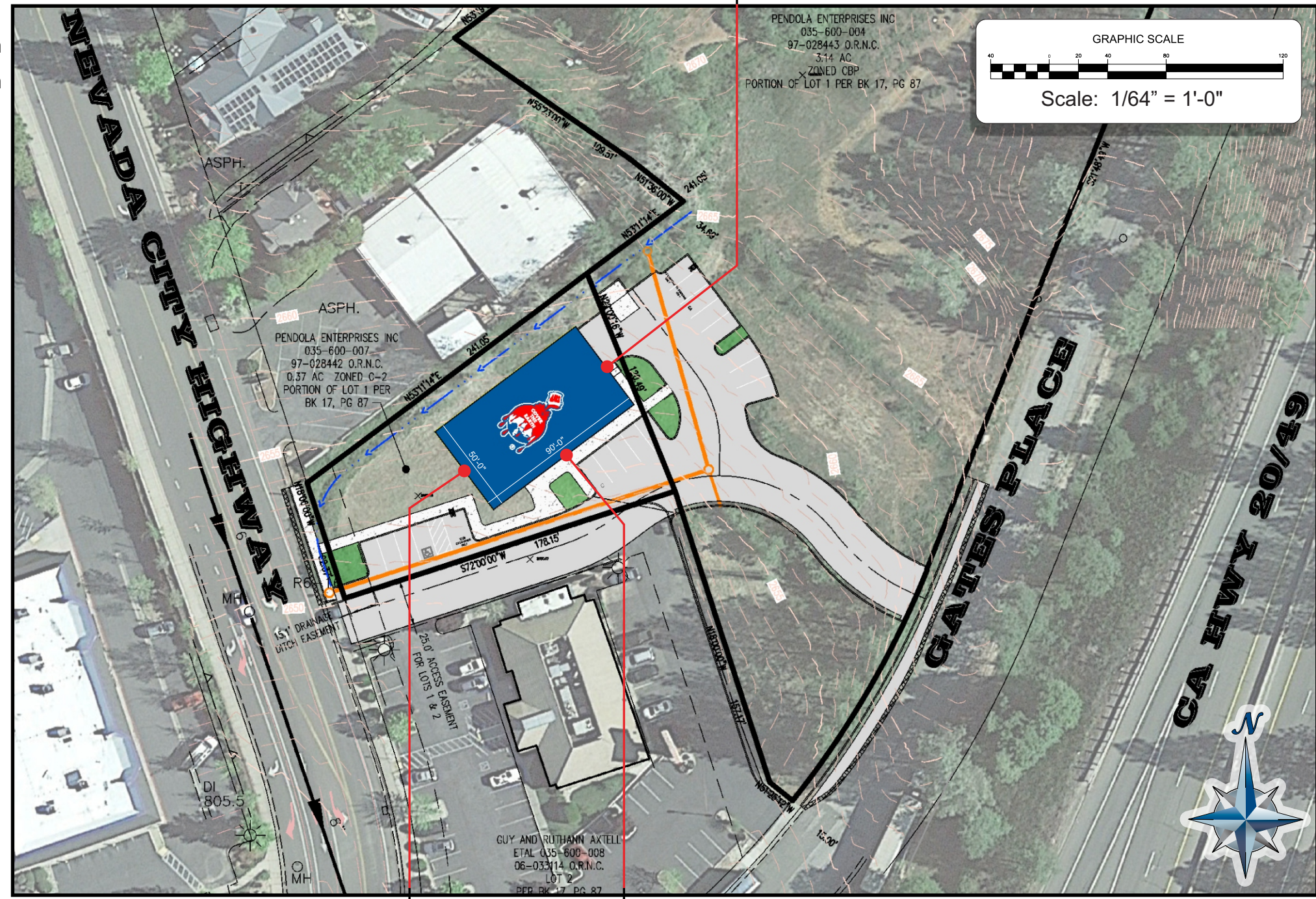
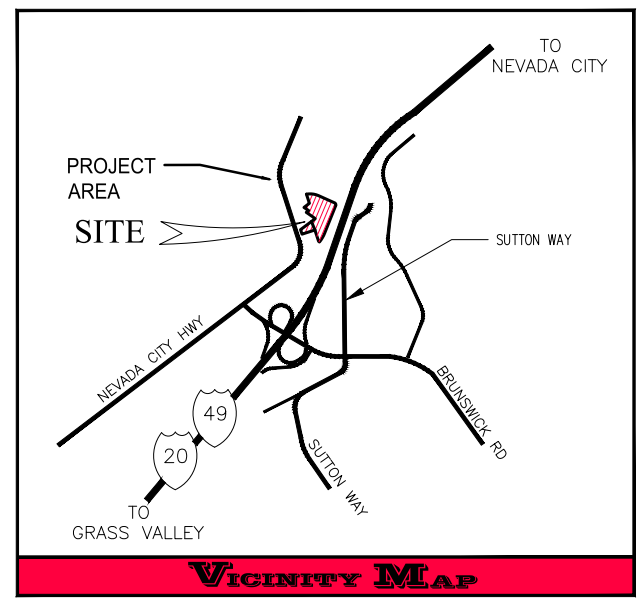
ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	45.1 - Permitted sign
B	CH. LTRS. ON BACKER	1	23.5 - Permitted sign
C	CH. LTRS. ON BACKER	1	23.5 - Proposed

EXISTING LOT

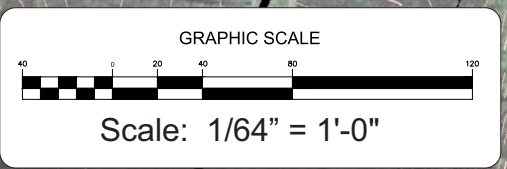


PROJECT AMENITIES

- 1** - BUILDING - (50' X 90') 4,500 SF



CONCEPTUAL SITE PLAN



DATE	REVISIONS	NAME
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¼ KD

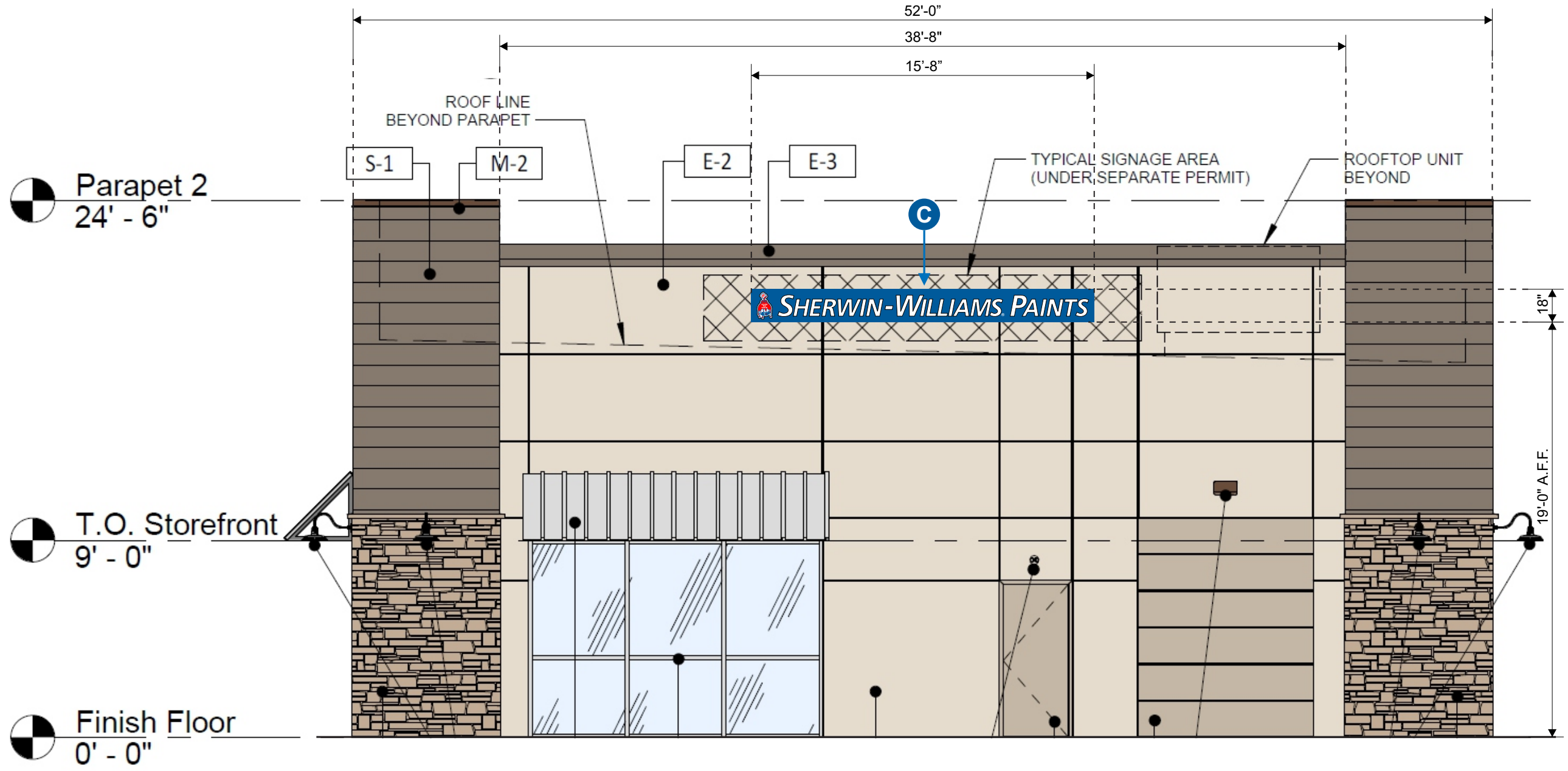
AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE # _____
 INSTALLATION ADDRESS Nevada City Hwy + Gates Place
Parcel #'s 035-600-007 & 035-600-004 | Grass Valley, CA
 DESIGNER KD ACCOUNT EXECUTIVE DM
 DATE 09-15-2022 SHEET 6 OF 6 DESIGN # 231213-02
 Gerber FILE = _____
 Corel FILE = _____

accent signs graphics
 COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND GRAND PRAIRIE, TX 75050
 TOLL FREE (800) 810-3044
 METRO (972) 399-0333
 FAX (972) 986-4456
 EMAIL (800) 810-3045
 WEBSITE www.accentgraphicsinc.com



EAST ELEVATION - REAR (FACING CA HWY 20/49)

Scale: 3/16" = 1'-0"

DATE	REVISIONS	NAME
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¼ KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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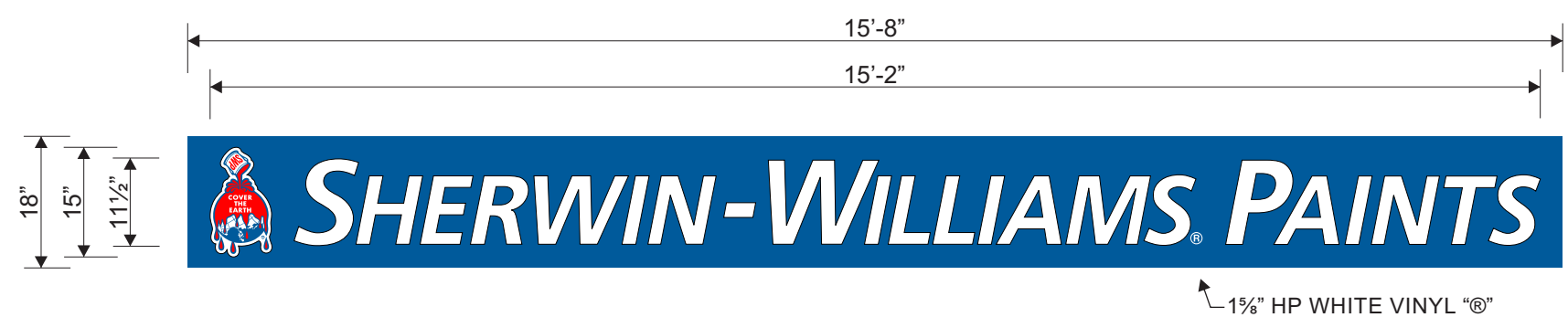
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 INSTALLATION ADDRESS Nevada City Hwy + Gates Place
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accent SIGNS graphics
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 GRAND PRAIRIE, TX 75050

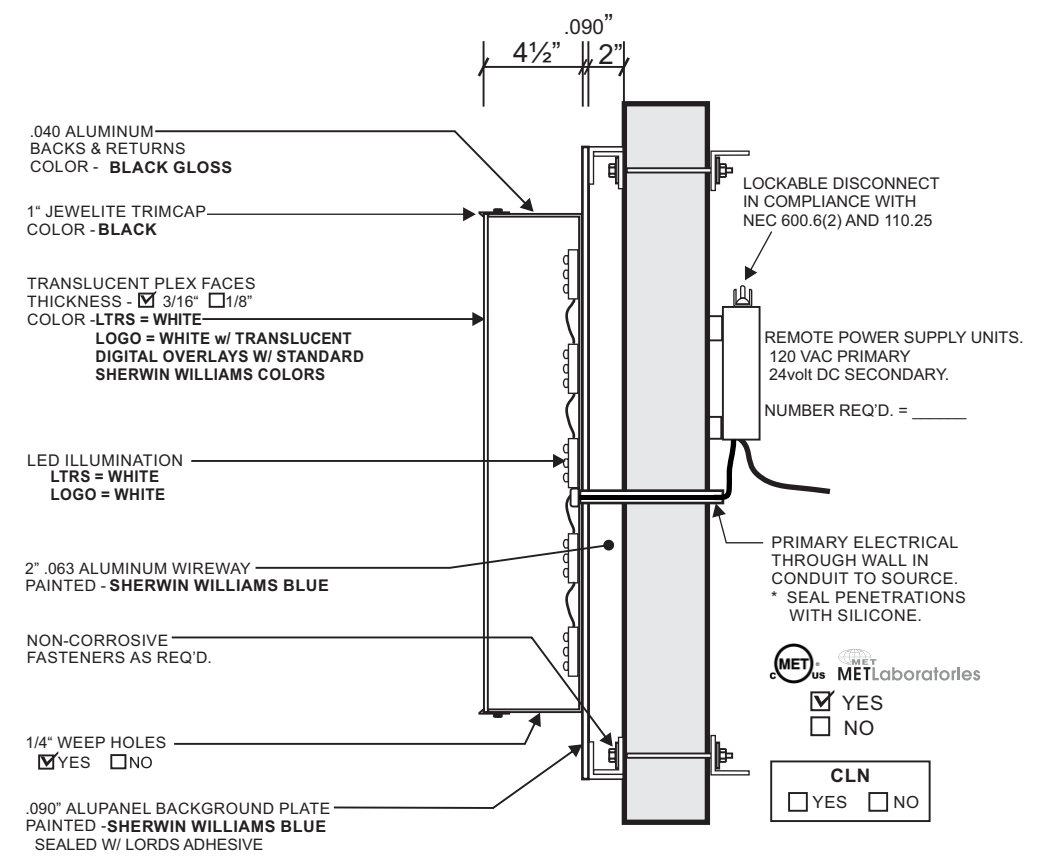
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EMAIL
 WEBSITE www.accentgraphicsinc.com



1 5/8" HP WHITE VINYL "®"

B·C PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY **23.5 Sq Ft**
 (2) SETS REQUIRED Scale: 1/2" = 1'-0"



INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications. Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
 * All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFS	STUCCO over wire mesh
UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 2" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 1" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" (long) steel angle iron (1 1/2" x 1/2" min.)

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY

Scale: NTS

DATE	REVISIONS	NAME	AUTHORIZATION
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¾	KD

CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

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Matthews Signs LLC – Permit Secured
550 W. 6th Ave
Escondido, CA 92025
909-742-9469
Team@permitsecured.com

City of Grass Valley Planning Department

Request for Sign Exception – Sherwin Williams Paint 2085 Nevada City Hwy Grass Valley

Dear Planning Department,

I am submitting this request for a Sign Exception to allow the installation of an additional sign facing the parking lot at this new Sherwin Williams location, located at 2085 Nevada City Hwy Grass Valley, CA. While we have already received approval for two signs facing the street frontages, we believe this additional sign is necessary to maintain consistency, preserve the aesthetic quality of the property/brand, and improve customer access.

The approved street-facing signs help create a cohesive brand presence, and adding a sign facing the parking lot will ensure uniformity and visual balance. Without this additional sign, one side of the property would lack clear identification, which could detract from the overall aesthetics of the site. This sign would contribute to a polished and professional appearance, aligning with the design and branding of the recently approved signage.

Additionally, the intent of the City's signage regulations is to prevent excessive signage along street frontages. Since this sign will be positioned internally toward the parking lot, it will not contribute to visual clutter or impact the streetscape. Instead, it will remain discreet while still serving a valuable function for visitors arriving by vehicle.

Finally, the parking lot on the northeast of the property is an integral part of this store offering a big portion of parking spaces. Having a sign on the northeast of the property will also promote better visibility for customers entering from the parking lot, encourage them to park with ease, and enhance their sense of security by clearly marking the business and its designated access points.

Given these considerations, we respectfully request approval for this **Sign Exception**. We appreciate your time and consideration and are happy to provide any additional information needed.

Thank you for your attention to this request.