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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, April 15, 2025 at 6:00 PM

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

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

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

### COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

### MEETING NOTICE

Planning Commission 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 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 & 18 by Nevada County Media, on the internet at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

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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 Commission 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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA APPROVAL**

**AGENDA APPROVAL**

1. Commission to elect a Chair and Vice Chair for the planning commission for the next year.
2. Commission to elect a Development Review Committee Member and alternative, as the Planning Commission representatives, for the next year.

**ACTION MINUTES APPROVAL**

3. Approval of Minutes from the regular schedule meeting of February 15, 2025.

**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). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

**PUBLIC HEARING ITEMS**

4. Plan Revision to adopted CC&Rs (24PLN-45) 1061 E Main St / APN 035-350-036

**Environmental Status:** Common Sense Exemption

**Recommendation:** 1. That the Planning Commission approve the amendments to the Covenants, Conditions, and Restrictions (CC&Rs) for the Albert C. Presley Medical Center, or as modified at the public meeting, which includes the following actions: a. Determine the project Exempt pursuant to Section 15061(b)(3) 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 Plan Revision for the amendments to the CC&Rs in accordance with the Conditions of Approval, attached to the Staff Report.

5. A rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an inpatient Withdrawal Management Facility (**25PLN-01**) 159 Brentwood Drive / 035-330-021

**Environmental Status:** CEQA Exemption 15301



**Recommendation:** That the Planning Commission recommend that the City Council approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1. Determination that the Zoning Map Amendment and the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and 3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and 4. Approval of the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report.

6. Sign Exception Permit for third wall sign (25PLN-06) 2085 Nevada City Hwy / APN 035-600-016

**Environmental Status:** Categorical Exemption

**Recommendation:** 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.

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

**Environmental Status:** Categorical Exemption

**Recommendation:** That 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 Sign Exception 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.

## **OTHER BUSINESS**

8. Review of City Council Items.
9. Future Meetings, Hearings and Study Sessions

## **BRIEF REPORTS BY COMMISSIONERS**

## **ADJOURN**

### **POSTING NOTICE**

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, April 15, 2025, at 6:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Thursday, April 10, 2025.

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**Taylor Whittingslow, City Clerk**




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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, February 18, 2025 at 6:00 PM  
 Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California  
 Telephone: (530) 274-4310 - Fax: (530) 274-4399  
 E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com) Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## MINUTES

### COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

### MEETING NOTICE

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**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**

The meeting was called to order at 6:11 pm.

**PLEDGE OF ALLEGIANCE**

Commissioner Wich led the pledge of allegiance.

**ROLL CALL****PRESENT**

Commissioner Justin Gross  
Commissioner Jacob McDonald  
Commissioner Sherri Speights  
Commissioner Matt Wich

**ABSENT**

Vice Chairman Ari Brouillette

**ORGANIZATIONAL ITEMS**

1. Commission to elect a Chair and Vice Chair for the planning commission for the next year.

Commissioner Wich was nominated as a temporary Chair for the meeting

2. Commission to elect a Development Review Committee Member and an alternative, as the Planning Commission representatives, for the next year.

Commissioner McDonald was nominated as a temporary Development Review Committee Member.

**AGENDA APPROVAL****ACTION MINUTES APPROVAL**

The motion to approve minutes was submitted by Commissioner Gross and seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich.

3. Approval of the January 21st, 2025 meeting minutes

**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). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

Virtual public comments are attached.

**PUBLIC HEARING ITEMS**

4. Master Sign Program for 406/412 E Main St **24PLN-43** (Location/APNs: 406/412 E Main St / 009-230-038)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Master Sign Program for the 406/412 E Main Street office complex 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.

Motion made to approve the Master Sign Program for the 406/412 E Main Street office complex 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 by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

5. Master Sign Program Amendment for Pine Creek Shopping Center **25PLN-02** (Location/APNs: 692 Freeman Lane / APN 029-290-033, 681 Freeman Lane / APN 029-290-020, 729 Taylorville Road / APN 029-290-019, 746 Taylorville Road / APN 029-290-018)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Master Sign Program amendments for the Pine Creek Shopping Center 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.

Motion to approve the Master Sign Program amendments for the Pine Creek Shopping Center 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 by Commissioner Gross, Seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

6. Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale

Court and a Use Permit to accommodate a reduction in parking standards **24PLN-46**  
(Location/APN: 179 Clydesdale Court / 009-680-050, 056)

**CEQA:** Recommended Draft IS/MND

**Recommendation:** That the Planning Commission approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Planning Commission, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1); and 2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

Pubic comment: Daniel Swartzendruber, Matthew Coulter & Virtual Comments are attached.

Motion made to approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Planning Commission, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1); and 2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

## **OTHER BUSINESS**

7. Review of City Council Items.

8. Future Meetings, Hearings and Study Sessions

## **BRIEF REPORTS BY COMMISSIONERS**

## **ADJOURN**

The meeting adjourned at 7:58 pm.

## **POSTING NOTICE**

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, February 18, 2025, at 6:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Thursday, February 13, 2025.

\_\_\_\_\_  
Taylor Whittingslow, City Clerk



**Taylor Whittingslow**

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**From:** [REDACTED]  
**Sent:** Tuesday, February 18, 2025 10:20 AM  
**To:** Public Comments  
**Subject:** Jada Project Development Review to consider a 70,480 sq ft metal manufacturing building  
**Attachments:** Jada comments.docx

Hi Grass Valley Planning Staff.

Please accept the attached comments on Item 6 of the Planning Staff's agenda for Feb 18 on the Jada Windows project.

Don Rivenes CEA



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

Feb 18, 2025

Re: Item 6 on the February 18, 2025 Planning Commission agenda - Jada Windows

*Good evening, Planning Commission Chair and members*

I wish to commend the project for its efforts to meet the current and future goals of the California zero-net energy Building standards. From the Plan “The development plans to incorporate voluntary energy efficiency design features including accommodating photovoltaic power and incorporation of roof top HVAC units with economizers that use outdoor temperature sensors, to bring in cool night air and run in economizer mode during low-operation periods, along with maintaining a building temperature of 80°F, higher than standard manufacturing facilities”. It is important to realize that sole owner commercial projects can easily use roof-top solar, and with buildings that can easily meet the roofing standards. All future commercial projects should be asked to use the same type of equipment.

The project later states: “he incremental GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change”. However, ongoing occupancy and operation would result in a net increase of CO2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. The average daily CO2 levels during the operational phase of the Project will be 1,642.3 lbs/day, and annual levels will be 271.9 MT/yr.

It is critical to recognize that the primary driver of climate change is cumulative emissions, that the levels must be reduced, and that new projects should be net-zero to not invalidate current reduction efforts and further increase the currently damaging levels of greenhouse gases.

In addition, Western Nevada County is non-attainment for the federal 8-hour ozone standard and all of Nevada County is non-attainment for the State 1-hour ozone standard. Ozone exceedances in Nevada County are primarily due to transport from the Broader Sacramento Area and the San Francisco Bay Area. As a federal non-attainment area, the Air Quality District is preparing a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act.

Various mitigation measures are mentioned in this proposal to reduce the emissions, but the County is left with more emissions than before the project. Our immediate goal must be zero net-energy to forestall climate change impacts. To blame the Bay Area or Sacramento does nothing to reduce the pollution within the County. Operational emissions would consist of PM10, CO, and ozone precursors (ROG and NOx). These

pollutants would be generated by gas-fired water heaters, as well as from engine emissions associated with vehicle trips to/from the project and gasoline-powered landscape maintenance devices. Switching to electric vehicles fueled by solar would be one zero net-energy measure. Local waste disposal is also recommended.

*On Page 2, it says "Tree Removal – According to the site plan a total of 21 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and cedars, are proposed to be removed from the site in order to accommodate the development. There is no mention of a mitigation for the loss of the carbon sequestration, such as planting replacement trees at some other community site to offset loss of trees up to 24 inches in diameter.*

#### Biological resources

The project states: If any nesting raptors or protected birds are identified during such pre-construction surveys, trees or shrubs or grasslands with active nests should be not be removed or disturbed and a no disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a qualified wildlife biologist determines that the young have fledged. The verb "should" must be replaced by "shall". "Should" does not guarantee action.

There is a seasonal drainage area and its 30-foot stream setback (per the City of Grass Valley Development Code 17.50 for Creek and Riparian Resource Protection) will be encroached upon by the proposed Project and therefore, a Resources Management Plan is attached in Section 6.0. The Resources Management Plan includes measures such as the incorporation of Best Management Practices (BMP's) to provide long-term protection of the water quality within the seasonal drainage and to downstream aquatic resources.

What are the additional measures to take from violating the 30 ft setback state requirement?

Thank you for your consideration of these comments.

Don Rivenes, on behalf of CEA Foundation

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 7:13 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 7:11 PM  
**Attachments:** 1739934700-00004d3a.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 7:11 PM

**From:** [REDACTED]

**Duration:** 52 seconds

**Voicemail box:** 8880

**Transcript:**

Once again, if you guys ever walked out there on that site, that is an old mine site, there's still vertical shafts out there at the far end of the property, at the west end, and been slightly filled in. But again, the city is not controlling the dust. So for the engineer to say that they're going to control the dust by putting water on it, this didn't happen at Memorial Park, this didn't happen at Gilmore, this isn't happening as any of the other places in town, so I don't know why it would happen here unless something is going to be really, really different about this project compared to the other ones you guys have okayed and polluted everyone with this toxic, asbestos-filled heavy metal mine dust that you've put airborne into the fifth worst air quality in California. Thank you, Planning Commission.

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 7:09 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 7:05 PM  
**Attachments:** 1739934329-00004d38.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 7:05 PM

**From:** [REDACTED]

**Duration:** 1 minute 58 seconds

**Voicemail box:** 8880

**Transcript:**

Hi, this is Matthew Calter commenting on your expansion up on Crown Point Circle, I'm sorry, Whispering Pines and the case being that the landscaping in that whole area that the folks are being charged for is in really bad shape. There's one particular tree in the medium there that's been dead for three years now, just completely dead, just sitting there. But my main concerns are the amount of dust that we put off with this salt mining dust backfill there, like everything in this town, and the amount of traffic that's going to be created during the construction project, let alone the business itself, particularly at the corner of Idaho, Maryland, and Whispering Pines, or Centennial as it is, and the dangerous uh, the metal plates in the road are falling apart. There's leaks in the road. The drainage is clogged with, I think there's a futon in the drainage there right now. Uh, as soon as you turn onto the road, I mean, come on guys. I mean, this is our town. We live here. We care about it. You drive up there, you see an entrance to a uncontrolled homeless camp, you see trash on the streets, you drive up a little further, You see dead landscaping, and then you come to a place that



people want to put a whole bunch of money into. Good for them. I commend them. But do your part as the Planning Commission and our officials in our town to make it look and be viable and not just a hodgepodge, thrown-together thing that their property looks really nice, but you take one step off into city property that supports their property, and there's holes and drainage issues and dead landscaping and just poor planning. Thank you.

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 6:26 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 6:23 PM  
**Attachments:** 1739931824-00004d2b.mp3



## You received a new voicemail message

New voicemail message

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**Time:** Tuesday, February 18 2025 6:23 PM

**From:** [REDACTED]

**Duration:** 1 minute 19 seconds

**Voicemail box:** 8880

**Transcript:**

at the time the applicant had. Yes, this is Matthew Coulter, calling back again with another thing on the agenda. I did leave a public comment for the last sign thing you approved. Now I'm leaving one for this sign thing you're approving. And the same type of comments. You're plastering this town with cheap plastic signs that wear out very rapidly and make our town look very shoddy. And there needs to be very strict follow up with signage. Otherwise we get what we have right now all the way up and down East Main Street, which is just a hodgepodge of whatever someone wants to make and big plastic banners and just \*\*\*\*. It just looks like a flea market. This is the look that grass valley is getting. We have people on the corner selling fruit with their kids playing in blankets and crapping in the dirt. This is, this is code stuff. This is planning. This isn't like, oh, you know, your law enforcement. No, you guys are designing this town to be not a ghetto, hopefully, but your signage ordinances are not being upheld at all. Thank you. Matthew Coulter, second public comment that you

probably won't read. Now, we'll be sending this to my lawyer. Thank you for act  
violations.

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 6:22 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 6:19 PM  
**Attachments:** 1739931559-00004d29.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 6:19 PM

**From:** [REDACTED]

**Duration:** 1 minute 34 seconds

**Voicemail box:** 8880

**Transcript:**

Hi, this is Matthew Coulter for the Planning Commission meeting. I'd like to comment on the sign ordinance that you're changing and the fact that all the way from one end to town and the other, let's use East Main for example, we have banner signs, we have numerous plastic signs that are falling down, both of those items are illegal on the sign code. The area there around the roundabout, the properties directly across the street from place that you're talking about now are in way violation of code. They have a lot of stuff flowing off their property directly into Wolf Creek. The property next to it, the Kubota dealership has a lot of waste product flowing into Madison Creek. Now these are things that are controlled by our city and our elected officials and appointed officials, and it's not being done. These codes are not taking place, not being up as it's written in the books people that have worked on it so hard, so hard for so many years to make this town what it is and it's all been just thrown out. Everyone can put up any type of sign they want including blocking sidewalks and industrial commercial places don't need to screen their properties. They can just

show all their junk and it's okay and this needs to change because this is all in the city code but nobody is enforcing it. You're just adding, adding, adding stuff without enforcing any of the violators that are continually violating this stuff and making our town look like a flea market. Thank you.

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**Taylor Whittingslow**

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**From:** HOLLAND BRIAN - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 6:11 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 6:08 PM  
**Attachments:** 1739930896-00004d24.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 6:08 PM

**From:** [REDACTED]

**Duration:** 1 minute 15 seconds

**Voicemail box:** 8880

**Transcript:**

Hi, my name is Tiffany Holland. I'm with Pine Tree, representative for Pine Tree owner LLC. We have an item going to the Planning Commission. It is a signed criteria update for our shopping center on Taylorville Road and Freeman Lane. They're in Grass Valley today. I was told that the meeting was at 6 p.m. The link that I got was 4 or 6 PM as well. But when I went to register for the event, the meeting was not there. And it said it was for 7 PM. So I wanted to make sure that my comment gets in, that I am representing the landlord. I am for the sign criteria update. And I'm not sure how I can log in if the meeting is not there. So, I will log in again at 7 o'clock to see if this agenda meeting does. Thank you. That helps a lot. All right. Oh, somebody just logged in. Hopefully, that's what I'm looking for. So, okay. Thank you. Uh, no thanks.

[Rate this transcript's accuracy](#)





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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 6:01 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 5:58 PM  
**Attachments:** 1739930292-00004d1e.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 5:58 PM

**From:** [REDACTED]

**Duration:** 1 minute 56 seconds

**Voicemail box:** 8880

**Transcript:**

Hi. This is Matthew Coulter with Public Comment for the Planning Commission meeting, Tuesday night. And I'd just like to bring a couple points up about the Planning Commission approving larger and larger projects with zero, absolute 0.0 infrastructure put in place for the general public for health and safety, which includes sidewalks, fixing potholes. And basically, like I've asked you guys before, to follow up on the things that you approve, which would then allow you to correct your mistakes in the future. The operation going on over there behind Lumberjacks for the Sherwin-Williams store is a perfect example of this. It was started out as a very small project, and it's ballooned into this huge amount of debris running off the property into the creek and into Olympia Creek which that is a feeder of on that fork there. As well as Loma Rica Ranch they're bulldozing right directly into Wolf Creek. Zero setback from the creek. Bulldozing right into the creek. Now these are things that you guys have approved in your infinite wisdom over the years that the environmental destruction in our town is the worst that I've seen it in over 50 years that I've lived here. Our water is

worse. Our air is worse. Everything is just falling apart. The amount of trash on the streets, the overflowing sewer lines. We really need infrastructure so that it really should be a moratorium on approving more housing in the upstairs of old rickety buildings without sprinklers and current wiring and such, until you guys can get a grip on the things that you keep approving and rubber stamping. Thank you. The corruption is off the hook.

[Rate this transcript's accuracy](#)



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**Taylor Whittingslow**

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**From:** TERESA BROWN - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 18, 2025 11:15 AM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 18 2025 11:13 AM  
**Attachments:** 1739905996-000047d3.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 18 2025 11:13 AM

**From:** [REDACTED]

**Duration:** 41 seconds

**Voicemail box:** 8880

**Transcript:** I'm trying to reach code enforcement. I'm at 23514 Patino Road, Smartsville, California, but it's actually in Nevada County. There's an abandoned vehicle on this road, and it's right in the middle of the road, and it's been there for over like a week, and so I'm just kind of hoping somebody can come haul it away. Nobody knows who it belongs to, and so I don't know if it's stalled or whatever. But anyway, just kind of wanted to report that, and I can't reach anybody. So anyway, hopefully you can help with that. All righty, bye.

[Rate this transcript's accuracy](#)



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**PLANNING COMMISSION  
STAFF REPORT  
April 15, 2025**

---

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

**DATA SUMMARY**

**Application Number:** 24PLN-45  
**Subject:** Plan Revision to adopted CC&Rs  
**Location/APN:** 1061 E Main St / APN 035-350-036  
**Applicant:** Rene' Kronland, Presley Medical Association President  
**Zoning/General Plan:** Neighborhood Center Flex (NC-Flex) / Commercial (C)  
**Entitlement:** Plan Revision  
**Environmental Status:** Common Sense Exemption

---

**RECOMMENDATION:**

1. That the Planning Commission approve the amendments to the Covenants, Conditions, and Restrictions (CC&Rs) for the Albert C. Presley Medical Center, or as modified at the public meeting, which includes the following actions:
  - a. Determine the project Exempt pursuant to Section 15061(b)(3) 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 Plan Revision for the amendments to the CC&Rs in accordance with the Conditions of Approval, attached to the Staff Report.

**BACKGROUND:**

In 1984, a tentative map was approved for the 2-story, 8-unit office/retail condominium complex at the subject property. As a condition of approval, the applicant was required to submit the CC&Rs to the City for review and approval with the final map and before the issuance of the Certificate of Occupancy. Upon receipt of the CC&Rs, the City Attorney at the time, Dwight Moore, reviewed and accepted the proposed CC&Rs with the addition of following language to Section 8.4 (Amendments):

*Any amendment to Articles 5, 6, and 7 of this Declaration shall be first approved by the Grass Valley City Planning Commission.*

**PROJECT PROPOSAL:**



As required by the CC&Rs, the applicant submitted a request to the City for Planning Commission review to amend Section 7.1 (Condominium Uses) as follows:

*No part of the project shall ever be used or caused, allowed or authorized to be use din any way, directly or indirectly, for any residential or other non-business purpose. Uses in the units shall be as permitted by applicable zoning laws **and maintain a valid City of Grass Valley business license.** from time to time. In addition to the limitations imposed by applicable zoning laws, the condominium units shall be used for professional offices, pharmacies, medical or dental laboratories, and other retail businesses related to the medical or dental field. Nothing herein, however, shall prevent the owners by a two-third majority vote from allowing other non-residential uses of the condominium units. No portion of the common area shall be used for business activity. No activity shall be allowed in the common area with interferes with the use and enjoyment of the common area by all owners.*

The purpose of this request is to allow the center to permit tenants that are not necessarily medical offices but still comply with those uses allowed in the NC-Flex zone and in compliance with City requirements for business operation.

Further, the applicant proposes to amend the language required by the City Attorney in 1984 to establish the City of Grass Valley Community Development Director as the review authority rather than the Planning Commission, as follows:

*Any amendment to Articles 5, 6, and 7 of this Declaration shall be first approved by ~~the Grass Valley City Planning Commission,~~ **the City of Grass Valley Community Development Director, with the discretion to refer any amendment to the Planning Commission for hearing and decision.***

The purpose of this request is to streamline the ability for the Presley Medical Association to amend and update their CC&Rs while still maintaining City oversight of conditions, covenants, or restrictions that are requirements of the original development proposal.

Regulatory Authority: CC&Rs are required for common areas or private streets for subdivisions, as outlined in Section 17.88.050(A) of the GVMC.

The current City Attorney, Michael Colantuono, has reviewed the proposal to amend the Section 8.4 language required in 1984 and finds designating the Community Development Director as the review authority acceptable, pending approval from the Planning Commission to make the change to the CC&Rs for future amendments.

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

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial designation is intended to encompass all types of retail commercial and commercial service establishments in any one of a variety of locations

**Zoning:** The primary intent of the NC-Flex zone is to work in combination with the Neighborhood Center (NC) zone to promote the vitality of corridors and centers within different neighborhoods. This zone intends to promote flexibility of use, allowing the market to determine ground floor character while establishing the built form in order to ensure

neighborhood compatibility. The nature of development within these zones will be informed by and will enhance the character of existing conditions within historic neighborhoods.

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

The site is built-out with an approximately 14,479 sq ft office building and associated parking and landscaping.

### **ENVIRONMENTAL DETERMINATION:**

The proposed projects are exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). This section states that an “activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” There is no possibility that the proposed amendment to the CC&Rs environment. All businesses that operate in the center will be required to comply with the allowed uses permitted in the NC-Flex zone. Further, the proposal would not result in any development and, therefore, would not disturb the physical environment. Any future development would be subject to review under Chapter 17.72 of the Grass Valley Municipal Code and CEQA. Therefore, no further environmental review is required.

### **FINDINGS:**

1. The City received a complete application for Plan Revision Application 24PLN-45.
2. The Grass Valley Planning Commission reviewed Plan Revision Application 24PLN-45 at their meeting on April 15, 2025.
3. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for Common Sense Exemptions in accordance with the California Environmental Quality Act and CEQA Guidelines Section 15601(b)(3).
4. The Grass Valley City Attorney has reviewed the project and accepted the changes to the language required by the City Attorney in 1984.
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 proposed amendments are allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

**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.
2. 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. Amended CC&Rs
5. 1984 Tentative Map Conditions of Approval
6. 1984 City Attorney Letter
7. 2024 City Attorney Acceptance

## **ATTACHMENTS**

### **Presley Medical Association CC&R Amendments**

#### **24PLN-45**

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Amended CC&Rs
5. 1984 Tentative Map Conditions of Approval
6. 1984 City Attorney Letter
7. 2024 City Attorney Acceptance



# Aerial Map - 1061 E Main St

Item # 4.



March 13, 2025

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Scale:  
1:4,514

0 0.0375 0.075 0.1  
0 0.05 0.1 0.2 km

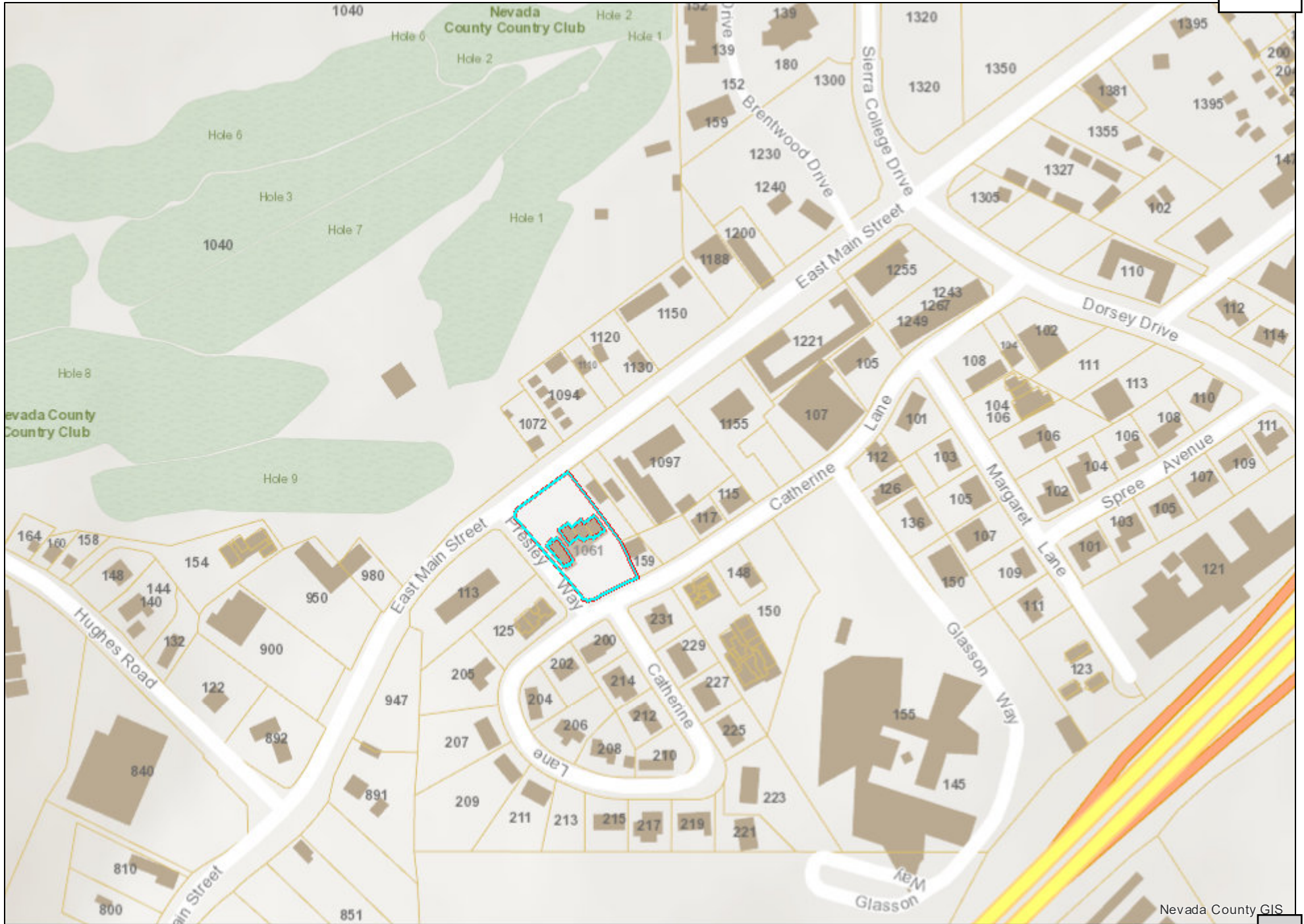
Nevada County GIS

31



# Vicinity Map - 1061 E Main St

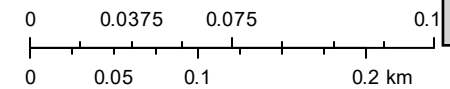
Item # 4.



March 13, 2025

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Scale:  
1:4,514



# UNIVERSAL PLANNING APPLICATION



Item # 4.

## 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 **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** 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.



<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Ben Mrvich	Name: Presley Medical Association
Address: 1061 E. Main St. Suite 102	Address: 1061 E. Main St.
Grass Valley, CA 95945	Grass Valley, CA 959
Phone: 530-615-4041	Phone: 5306154041
E-mail: benmrvich@yahoo.com	E-mail: benmrvich@yahoo.com

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

**1. Project Information**

- a. Project Name CC&R Change
- b. Project Address 1061 E. Main St Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 035-350-036-000  
(include APN page(s))
- d. Lot Size 42,688 SqFt

**2. Project Description** Changes to Presley Medical Association CC&Rs article 7.1 and 8.4. Changes to Current CC&Rs require PC approval

We would like to change the wording from article 7.1 that currently states that the condominium units shall not be used for any non-medical reason, except if the sale of the unit to a non-medical business has been voted on by the owners with a majority vote for yes in lamens terms. The new text will state that the condominium units can be sold to any non-residential, professional entity, even non-medical without a vote needed. Changes to article 8.4 will be the complete deletion of article 8.4.

**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 X

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).

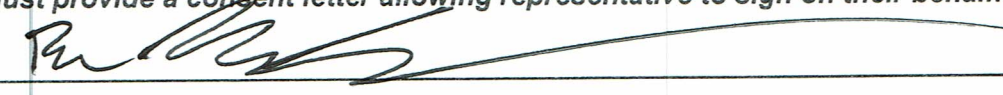
5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of 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: 

*\*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):	

Presley Medical Association  
1061 E. Main St,  
Grass Valley, CA 95945  
Phone: 530-615-4041

09/09/2024

To Whom It May Concern,

Subject: **Letter of Consent for Representation**

This letter serves as formal authorization for **Ben Mrvich** to act as a representative of **Presley Medical Association** in his capacity as designated by the Association President. Ben Mrvich is hereby granted authority to sign documents and give consent on behalf of Presley Medical Association concerning matters related to the building, including but not limited to approvals for changes to the building and any necessary documentation.

This authorization is effective as of 09/09/2024 and will remain in effect until revoked in writing by the undersigned.

Should you have any questions regarding this authorization, please do not hesitate to contact our office.

Thank you for your attention to this matter.

Sincerely,



President, Presley Medical Association

**From:** [Rene Kronland](#)  
**To:** [Lucy Rollins](#)  
**Subject:** Presley Medical Association CC&Rs  
**Date:** Friday, January 31, 2025 4:46:08 PM  
**Attachments:** [PMCOA CCRs city changes.docx](#)

---

Hello, in response to my prior inquiry on the changes we desire for our CC&Rs, please accept the following. I have taken over as the Association Board President replacing Ben Mrvich. I will be the new contact person for our association.

Our CC&Rs document is available as a PDF so I converted that to a word document to allow for the requested changes. The formatting is cumbersome as these often are. I have highlighted the areas in red that we would like deleted and added the new text verbiage in red that was advised by your office. I hope this is adequate to move the process forward.

Thank-you.

Rene' Kronland  
(530) 913-4118  
[rkronland@gmail.com](mailto:rkronland@gmail.com)



the parties.

6.2. Maintenance and Utility Bill Obligations: The Association shall maintain all utility installations located in the Common Area Except for those installations maintained by utility companies, public, private, or municipal, or required to be maintained by owners. The association shall pay all charges for utility services supplied to the project except those metered or charged separately for the units. The owners of units shall each maintain, repair and replace, at their expense, the facilities supplying or servicing their unit(s), and pay all utility bills therefor. Each unit shall have a separate meter for electricity, and the owner shall be responsible for payment of all charges based on said meter(s).

6.3. Access Easements: The Association and its members shall have nonexclusive easements for ingress and egress over the portions of the Common Area containing open space, and parking and driveway areas.

## ARTICLE VII

### USE RESTRICTIONS

In addition to all of the covenants contained herein, the use of the property and each condominium therein is subject to the following:

7.1. Condominium Uses: No part of the project shall ever be used or caused, allowed or authorized to be used in any way, directly or indirectly, for any residential or other non-business purpose. Uses in the units shall be as permitted by applicable zoning laws and maintain a valid City of Grass Valley business license. ~~from time to time. In addition to limitations imposed by applicable zoning laws, the condominium units shall be used for professional offices, pharmacies, medical or dental laboratories, and other retail businesses related to the medical or dental field.~~ Nothing herein, however, shall prevent the owners by a two-third majority vote from allowing other non-residential uses of the condominium units. No portion of the common area shall be used for business activity. No activity shall be allowed in the common area which interferes with the use and enjoyment of the common area by all owners.

7.2. Nuisances: No noxious, illegal, or offensive activities shall be carried on upon any condominium, or in any part of the property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to which may in any way interfere with the quiet enjoyment of each of the owners of his respective unit, or which shall in any way increase the rate of insurance for the project, or cause any insurance policy to be cancelled or to cause a refusal to renew the same, or which will impair the structural integrity of any building, or which will

structural integrity.

7.8. Liability of Owners for Damage to Common Area: The owner of each unit shall be liable to the Association for all damage to the Common Area or improvements thereon caused by such owner or any occupancy of his unit, tenant, customer or guest, except for that portion of said damage, if any, fully covered by insurance. Liability of an owner shall be established only after notice to the owner and hearing before the Board of the Association.

7.9. Overloading: No machinery, apparatus, or appliance or equipment shall be located in any unit or in the common area which will in any manner structurally overload the building, or in any manner vibrate, shake or otherwise damage any portion of any building.

## ARTICLE VIII

### GENERAL PROVISIONS

8.1. Enforcement: The Association, or any of its members, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration, and in such action shall be entitled to recover reasonable attorneys' fees as are ordered by the Court. Failure by the Association or by an owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.2. Invalidity of Any Provisions: Should any provisions or portion hereof be declared invalid or in conflict with any law of the jurisdiction where this property is situated, the validity of all other provisions and portions hereof shall remain unaffected and in full force and effect.

8.3. Term: The covenants and restrictions of this Declaration shall run with and bind the property, and shall inure to the benefit of and shall be enforceable by the Association or the owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date of this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then owners of the Condominiums, has been recorded within the year preceding the beginning of each successive period of ten (1) years, agreeing to change said covenants and restrictions in whole or in part, or to terminate the same.

8.4. Amendments: After close of escrow on the sale of the first unit this Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent of a majority of members of the total voting power of the Association. However, the percentage of voting power necessary to amend a

84.21286

specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment to Articles 5, 6, and 7 of this Declaration shall first be approved by the ~~Grass Valley City Planning Commission~~. City of Grass Valley Community Development Director, with the discretion to refer any amendment to the Planning Commission for hearing and discussion. Any amendment must be recorded and shall become effective upon being recorded at the Recorder's Office of the County of Nevada.

8.5. Encroachment Easements: Each condominium within the property is hereby declared to have an easement over all adjoining condominiums and the Common Area, for the purpose of accommodating any encroachment due to minor engineering errors, minor errors in original construction, reconstruction, repair, settlement or shifting or movement of the building, or any other cause. There shall be valid easements for the maintenance of said encroachments, as long as they shall exist, and the rights and obligations of owners shall not be altered in any way by said encroachment, settlement or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an owner or owners if said encroachment occurred due to the willful misconduct of said owner or owners. In the event a structure is partially or totally destroyed, and then repaired or rebuilt, the owners agree that minor encroachments over adjoining areas, condominiums, or Common Areas shall be permitted and that there shall be valid easements for the maintenance of said encroachments so long as they exist.

8.6. Rights of First Lenders: No breach of any covenant, conditions and restrictions herein contained, nor the enforcement of any lien provisions herein, shall render invalid the lien of any mortgage (meaning a mortgage with priority over any other mortgage) on any unit made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding upon and effective against any owner whose title is derived through foreclosure or trustee's sale, or otherwise. Notwithstanding any provisions in the Project Documents to the contrary, First Lenders shall have the following rights:

A. Copies of Project Documents: The Association shall make available to unit owners and lenders, and to holders, insurers or guarantors of any first mortgage, current copies of the Declaration, Bylaws, or other rules concerning the project and the books, records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

B. Audited Statement: The holders of fifty-one percent (51%) or more of first mortgagees shall be entitled, upon written request, to have an audited financial statement for the immediately preceding fiscal year prepared at their expense if one is not



# CITY OF GRASS VALLEY

## Planning Commission Planning Department

April 17, 1984

Swiftfox Corporation  
Attention: Levi and Pam Swift  
154 Hughes Road, Suite 7  
Grass Valley, CA 95945

Re: Tentative Map TM84-07  
Two-Story, Eight-Unit Office/Retail Condominium  
Easterly Side of Presley Way Between East Main Street  
and Catherine Lane  
C-2 District, AP#35-350-09 and -22

Dear Mr. and Mrs. Swift:

Please be informed that after public hearing held at its regular meeting of April 16, 1984, the Grass Valley Planning Commission made findings of facts and conditionally approved the above referenced Tentative Map, subject to a compliance with the conditions of approval set forth as follows:

1. Prior to the issuance of any other grading or building permit, the existing wholesale propane storage tanks shall be removed from the property in conformance with all requirements of the Grass Valley Fire Department, set forth in a letter from the Fire Marshal dated March 28, 1984, or the tanks shall be fenced with a temporary construction fence, subject to the approval of the Fire Department.
2. Prior to the issuance of any building or grading permit, either record a parcel map to merge the properties into one, or record the final map of the condominium. If not already of record, 20 foot radius block returns shall be offered for dedication at the corners of Presley Way and East Main Street and Catherine Lane.
3. The site appears to have some possible seepage areas that could be from underground drainage. Upon the completion of the mass earth excavation, applicant shall have a written report prepared by a licensed geotechnical engineer as to the condition of the soils and any recommendation that may be necessary. Said report may be waived by the City Engineer.
4. Provide an engineered drainage plan showing any improvements needed to drain surface and subsurface water from the site to natural drainage courses. Provide and offer for dedication any easements needed for drainage across the site. Install all drainage improvements required by the drainage improvement plan approved by the City Engineer.



Levi and Pam Swift  
Page 2  
April 17, 1984  
TM84-07

5. Prior to the issuance of a Certificate of Occupancy, the installation of curb, gutter and sidewalks and pavement widening, where needed, shall be assured along the frontages of this property on East Main Street, Presley Way and Catherine Lane. An engineered improvement plan showing the street frontage improvements shall be submitted for approval of the City Engineer. Such improvement plan shall be based upon relocation of the N.I.D. pressure reducing station and vault on East Main Street to accommodate the street frontage improvements.
6. Fire hydrants, if needed, shall be installed as required by the Fire Marshal and City Engineer to provide adequate water for fire flow for the proposed building.
7. The public improvements mentioned hereinabove shall be either installed prior to the issuance of a building or grading permit, and in any case prior to recording of a final map of the condominium, or the developer/subdivider may enter into a secured improvement agreement with the City Council guaranteeing a completion of the work as shown on the improvement plans approved by the City Engineer within a specified period of time.
8. The developer is responsible for making arrangements for other public utilities, power, natural gas, telephone. It is desirable that all utilities be installed underground to the extent feasible.
9. The final improvement plans shall show provisions for mail delivery and for storage and removal of solid waste.
10. The final map of the subdivision, showing the one ground lot, easements, offers of dedication, etc., should be recorded prior to the issuance of a Certificate of Occupancy; however, this is not essential unless required by the City Attorney.
11. The proposed Condominium Diagram and Covenants, Conditions and Restrictions to provide for creation of the condominium upon the first sale shall be submitted for approval of the City Engineer and City Attorney with the final map. However, recording of these documents can be deferred until after recording the final map but prior to the issuance of the Certificate of Occupancy. In any case, they must be recorded prior to the first sale.
12. The CC&Rs shall provide for maintenance of signs installed as part of the common facilities.
13. Install directional traffic signs as required by the City Engineer to warn against wrong-way traffic from the parking lots, onto Presley Way.
14. A small nameplate center identification sign should be provided to identify the entry from Catherine Lane to head off drivers attempting to enter the Center by going the wrong way down Presley from Catherine.

Levi and Pam Swift  
Page 3  
April 17, 1984  
TM84-07

15. The building shall be moved in an easterly direction and the proposed private drive from Catherine Lane to East Main Street shall be moved to the west side of the building, or the developer shall install "speed bumps" on the private drive.

A copy of the conditionally approved Tentative Map is attached.

Any person dissatisfied with the decision of the Planning Commission on this Tentative Map or any of the conditions of approval thereof may appeal to the City Council. Such appeal shall be in writing setting forth the grounds for the appeal and shall be filed with the City Clerk within 10 days following the date of the Planning Commission's action. A filing fee of \$100 must accompany any appeal. An appeal stays all proceedings.

This conditional approval expires three (3) years from the date of approval, ending April 16, 1987. During this time you may either record a parcel map to merge the properties into one, or record the final map of the condominium. If you will need additional time to record the map, you may request an extension of time by filing a written request at least 45 days prior to the date of expiration. The request should state the reasons the extension is needed. The Planning Commission may extend the conditional approval for a period of not to exceed three (3) years.

Your next step, assuming you do not wish to appeal, will be to submit your parcel map to the City Engineer for checking and recording.

Please contact City Engineer Tom Leland (273-6824) if you have any questions regarding compliance with the conditions or parcel map processing.

Sincerely,

GRASS VALLEY PLANNING COMMISSION  
Jerry Borgnis, Chairman

By *Claudia J. Barnes*  
Claudia J. Barnes  
Planning Secretary

enc.

cc: Building Department  
Tom Leland

## CITY OF GRASS VALLEY

## City Attorney

August 6, 1984

Swift-Fox Corporation  
154 Hughes Road, Suite 7  
Grass Valley, CA 95945

Attention: Levi Swift

SUBJECT: C, C & R's - Albert Presley Medical Complex

Dear Levi:

I have reviewed the C, C and R's for the Albert Presley Medical Complex and have amended Section 8.4 of Article VIII, General Provisions, as follows:

Sec. 8.4. Amendments: After close of escrow on the sale of the first unit this Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent of a majority of members of the total voting power of the Association. However, the percentage of voting power necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment to Articles 5, 6, and 7 of this Declaration shall first be approved by the Grass Valley City Planning Commission. Any amendment must be recorded and shall become effective upon being recorded in the Recorder's Office of the County of Nevada.

If I can be of further assistance, please feel free to contact me.

Sincerely,

  
Dwight L. Moore  
City Attorney

DLM:slo

cc Tom Leland, City Engineer  
Bill Roberts, City Planner  
Terry Roach, Attorney-at-Law

## Lucy Rollins

---

**From:** Michael Colantuono <mcolantuono@chwlaw.us>  
**Sent:** Wednesday, December 11, 2024 8:40 AM  
**To:** Lucy Rollins  
**Cc:** Amy Kesler-Wolfson; David Ruderman; Mackenzie Anderson  
**Subject:** Re: Amendment to CC&Rs

I'm fine with this.

Michael G. Colantuono  
 Colantuono, Highsmith & Whatley, PC  
 (530) 432-7357

Sent from my iPhone

> On Dec 11, 2024, at 8:21 AM, Lucy Rollins <lrollins@cityofgrassvalley.com> wrote:

>

> Hi Michael,

>

> Sorry for the delay. Based on your emails, we drafted the following modifications to request the applicant make to their amendments:

>

> Section 7.1 (Condominium Uses) to require that uses comply with

> applicable zoning laws and a valid business license Section 8.1 (Amendments) to replace "approval by the Grass Valley City Planning Commission" with "approval by the City of Grass Valley Community Development Director, with the discretion to refer any amendment to the Planning Commission for hearing and decision."

>

> Since the original language in 8.4 was added by the 1984 City Attorney, I wanted to confirm that this change is acceptable before we ask the applicant to make it then take it to PC.

>

> Thanks,

> Lucy

>

> -----Original Message-----

> From: Michael Colantuono <mcolantuono@chwlaw.us>

> Sent: Wednesday, December 4, 2024 8:32 AM

> To: Lucy Rollins <lrollins@cityofgrassvalley.com>

> Cc: Amy Kesler-Wolfson <awolfson@cityofgrassvalley.com>; David

> Ruderman <druderman@chwlaw.us>; Mackenzie Anderson

> <manderson@chwlaw.us>

> Subject: Re: Amendment to CC&Rs

>

> If we do not control amendments, they can amend out the provisions we asked them to include making the requirements meaningless (and useless as CEQA mitigation measures). So, some approval by the City is appropriate — particularly for their promises to maintain common area improvements and to impose assessments to fund their costs to do so. What is a bit unusual is control over uses — a policy issue that PC or staff should control, not attorneys. So, we can certainly allow amendments on enforcement issues with the City Attorney's approval, but allowing changes to permissible uses is the question for the PC. Do they want to continue to control that via CC&Rs rather than just via the zoning ordinance? If so, do they want to delegate that control to staff?

>

> Michael G. Colantuono, Esq.  
 > Colantuono, Highsmith & Whatley, PC  
 > (530) 432-7357  
 > Sent from my iPad

>

>> On Dec 4, 2024, at 8:27 AM, Lucy Rollins <lrollins@cityofgrassvalley.com> wrote:

>>

>> Thanks, Michael. We are planning to take this to the Planning Commission in January for a final decision, but anticipate questions from them on what the purpose of language such as this in the CC&Rs is since it hasn't come up before (at least in recent memory). I haven't come across anything in the original approvals that explains why the City Attorney at the time added that provision. We are debating whether to recommend approval as proposed, or request they modify it to require staff approval rather than PC.

>>

>> Thanks,  
 >> Lucy

>>

>>

>> -----Original Message-----

>> From: Michael Colantuono <mcolantuono@chwlaw.us>  
 >> Sent: Wednesday, December 4, 2024 8:14 AM  
 >> To: Lucy Rollins <lrollins@cityofgrassvalley.com>  
 >> Cc: Amy Kesler-Wolfson <awolfson@cityofgrassvalley.com>; David  
 >> Ruderman <druderman@chwlaw.us>; Mackenzie Anderson  
 >> <manderson@chwlaw.us>  
 >> Subject: Re: Amendment to CC&Rs

>>

>> To amend the permit, we would need the agency which granted it to approve the change — likely the Planning Commission.

>>

>> The issue is this: what was the purpose of requiring PC approval of a change to the CC&Rs? If it is just to ensure they do not take out provisions the City wants, then staff or the City Attorney could sign off on amendments. We draft language like that all the time. If it is to ensure the PC and the public get notice and hearing before the range of permitted uses is changed, that's a question for the PC. They might delegate that to staff (and should not delegate it to the City Attorney) but might not. And, if the change would affect neighboring property, we'd likely have to give neighbors notice and opportunity to be heard.

>>

>> Michael G. Colantuono, Esq.  
 >> Colantuono, Highsmith & Whatley, PC  
 >> (530) 432-7357  
 >> Sent from my iPad

>>

>>>> On Dec 3, 2024, at 12:46 PM, Lucy Rollins <lrollins@cityofgrassvalley.com> wrote:

>>>

>>> Hi Michael,

>>>

>>> We have received an application from Presley Medical Association located at 1061 E Main requesting to amend their CC&Rs to remove language that was added by the City Attorney in 1984 that requires any changes to articles 5, 6, and 7 of their CC&Rs be approved by the Planning Commission. They initially brought this up with us in late 2023, you may recall Amy and I chatting with you about it. They've now actually applied to make the change. I have attached their original conditions of approval, the letter from the attorney in 1984, a clean version of their CC&Rs, and the redlined proposed changes under Article VII, Section 7.1 (page 36 of the PDF) and Article VIII, Section 8.4 (page 40/41 of the PDF).

>>>

>>> The NC-Flex zone allows non-medical professional uses, so from that perspective staff doesn't have any concerns. Do you have any thoughts on amending the CC&Rs to remove the PC review requirement?

>>>

>>> Thanks,

>>> [cid:image001.jpg@01DB4579.211BF000]

>>>



**PLANNING COMMISSION  
STAFF REPORT  
APRIL 15, 2025**

---

**Prepared by:** Amy Wolfson, City Planner

**DATA SUMMARY:**

**Application Number:** 25PLN-01  
**Subject:** A rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.  
**Location/APN:** 159 Brentwood Drive / 035-330-021  
**Applicant:** Kate Rhames, Granite Wellness Centers  
**Zoning/General Plan:** Central Business District (C-2) /Commercial (C)  
**Entitlement:** Rezone, Use Permit  
**Environmental Status:** CEQA Exemption 15301

---

**RECOMMENDATION:** That the Planning Commission recommend that the City Council approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions:

1. Determination that the Zoning Map Amendment and the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
2. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and
3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and
4. Approval of the Use Permit to allow a use consistent with "Medical Services – Extended Care," pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report.

**BACKGROUND:**

In 2009 the City Council adopted Resolution 2009-82 and Ordinance 710 to re-designate the subject property from a residential general plan designation to a commercial designation, and rezone the property from Single-Family Residential (R-1) zoning to Central Business District (C-2). The General Plan and zoning amendment applications were made in order to accommodate a treatment/social service facility by the applicant at that time, Community

Recover Resources. In 2011 the treatment facility was constructed in three buildings, known as “Center for Hope” for which each building was designed to accommodate different stages of treatment: Service Center, Residential Treatment, and Transitional Housing according to the building permit.

The current owner, Granite Wellness, approached Planning staff in December 2024 indicating their desire to provide in-patient treatment at the site to convert some of their facility space from “Recovery Residence” services to a Withdrawal Management facility. At that time, staff verified that the in-patient services being offered were medical in nature and therefore was categorized as a “Medical Use Extended Care” facility, which is not permitted in the C-2 zoning designation, but could be permitted in the C-1 designation with a Use Permit.

### **PROJECT DESCRIPTION:**

This application entails a rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation to accommodate a Withdrawal Management Facility through a Conditional Use Permit. The current facility is authorized to provide recovery care. Granite Wellness is proposing to change the use of the building to a withdrawal management facility with inpatient care (extended care). Overall, the C-1 zoning designation allows fewer and less intense uses than C-2, so the rezone request is considered a "downzone" from the current zoning designation. Both the C-1 and C-2 zoning designations are consistent with the commercial general plan designation so no amendment is required. No physical changes to the site are being requested as a result of this zoning map amendment and use permit. The zoning amendment allows the existing operation to allow inpatient medical care through the use permit process.

Grass Valley Municipal Code Table of Permitted Uses lists "Medical Use- Extended Care" as a conditional use in the C-1 zone (Community Business District). Medical Use Extended Care is defined in the municipal code as “residential facilities providing nursing and health-related care as a primary use with in-patient beds.” The property is fully developed and no additional site improvements are proposed. The facility has been historically used for recovery treatment. The request to convert this treatment program to withdrawal management as presented by the applicant and in accordance with recommended conditions of approval, is not anticipated to pose negative impacts on surrounding properties.

### **Zoning and General Plan Land Use Designation:**

The Community Business District (C-1) zone is applied to areas of the city that are appropriate for small-scale facilities providing convenience shopping and services. The C-1 zone implements and is consistent with the commercial land use designation of the general plan. The Commercial land use designation is a broad category intended to encompass all types of retail commercial and commercial service establishments in any one of a variety of locations. Locations include the Downtown Central Business District, shopping centers, local or neighborhood locations, highway-oriented locations, or concentrations along major streets.

### **FINDINGS:**

In accordance with Sections 17.94.060 (Zoning Map Amendments) and Section 17.72.60 F (Use Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.



1. The City received a complete application for the Granite Wellness rezone and use permit request to allow a withdrawal management facility to operate along with the existing residential care/transitional housing facility (25PLN-01).
2. The 2020 General Plan designates the project site as Commercial (C). The Granite Wellness withdrawal management facility is consistent with the General Plan.
3. The proposed project is allowed within the applicable zone with approval of a use permit and complies with all other applicable provisions of the Development Code and the City Municipal Code.
4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; and
5. The site and project as conditioned, is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

#### **ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Rezone and Use Permit is consistent with Categorical Exemption Class 1, which applies to “existing facilities” that involve “negligible or no expansion of use.” In this case there is no physical expansion of the building and the use as a Withdrawal Management Facility is anticipated to have similar environmental impacts as the historic use as a residential recovery facility. Furthermore, uses permitted in the C-1 zoning designation are generally considered to be less intense than C-2 uses and therefore the rezone for the already developed property is not anticipated to have further environmental impact.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

##### **PLANNING:**

1. The approval date for Development Review is \_\_\_\_\_, 2025 with an effective date of Thursday, \_\_\_\_\_, 2025 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on \_\_\_\_\_, 2026 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 project approval is for use of the subject site as an in-patient Withdrawal Management Facility that operates in the manner indicated in the application and as presented at the public hearing.

3. The applicant shall file for a sign permit prior to erecting any exterior signage.

**BUILDING:**

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
5. Any building, electrical, mechanical, or plumbing work requires a building permit.

**NEVADA IRRIGATION DISTRICT:**

6. The subject parcel has existing treated water accounts with both ¾-inch and 5/8-inch meters. Both accounts will require the installation of a RP (backflow) device. The customer/owner will cover the installation fees, while NID will be responsible for installing the equipment.

**ATTACHMENTS:**

1. Vicinity/Aerial Map
2. Draft Zoning Map Amendment Ordinance and Exhibit
3. Applications
4. Application Justification Letter
5. Responses to PD Questions
6. Proposed Floor Plan

## **Granite Wellness Rezone (25PLN-01)**

### **Attachment List**

1. Vicinity and Aerial Exhibit
2. Draft Zoning Map Amendment Ordinance with  
Exhibit A (map amendment exhibit)
3. Applications (Universal, Zoning Amendment, Use Permit)
4. Applicant Justification Letter
5. Responses to Police Chief Questions
6. Proposed Floorplan

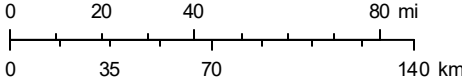
Vicinity Map - Granite Wellness

Item # 5.



Parcel APN:	035-330-021
Multiple Situs Addresses	
Land Value:	\$1,158,085.00
Improvement Value:	\$8,681,568.00
Acreage:	Unknown
Zoning:	C-2 GVCity,NC-Flex GVCity
General Plan:	C GVCity
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	NID Water - Zone 1.0
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	49 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,634 feet

Overview Map



# Aerial Map - Granite Wellness

Item # 5.



**Parcel APN:** 035-330-021

Multiple Situs Addresses

Land Value: \$1,158,085.00

Improvement Value: \$8,681,568.00

Acreage: Unknown

Zoning: C-2 GVCity, NC-Flex GVCity

General Plan: C GVCity

Fire District: Grass Valley

Elementary Sch. Dist: Grass Valley

Water District:

Nevada Irrigation Dist: NID Water - Zone 1.0

Public Utility:

Park District:

Service Area: Solid Waste Grass Valley - Csa 32

Snow Load: 49 lbs/sqft

Wind Exposure: C

Climate Zone: 11

Elevation: 2,634 feet

## Overview Map

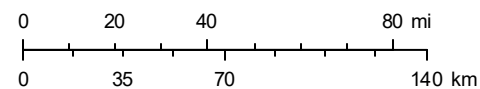


February 3, 2025

© 2024 Nevada County, California

Scale:

1:2,619,957



**ORDINANCE NO. XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A ZONING MAP AMENDMENT FROM CENTRAL BUSINESS DISTRICT (C-2) TO THE COMMUNITY BUSINESS DISTRICT (C-1) ZONING DESIGNATION FOR A PORTION OF PROPERTY AT ASSESSOR'S PARCEL NUMBER (APN) 035-330-021, GRASS VALLEY, CALIFORNIA**

WHEREAS, a complete application was filed by Granite Wellness to rezone a portion of APN 035-330-021 from the Central Business District (C-2) to the Community Business District (C-1) zoning designation as provided in Exhibit A; and

WHEREAS, the no General Plan Policies conflict with the proposed zoning map amendment; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft Ordinance at its regular meeting held on \_\_\_\_\_ and voted \_\_\_\_\_ to recommend adoption by the City Council; and

WHEREAS, pursuant to development ordinance and statutory requirements, the City of Grass Valley made due public notification of the pending zoning map amendment.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:**

**SECTION 1. RECITALS.** The recitals and findings set forth above are true and correct and incorporated herein by reference.

**SECTION 2.** The City of Grass Valley City Council adopts the zoning map amendment, which is shown on "Exhibit A" attached hereto.

**SECTION 3. CEQA FINDINGS.** This Ordinance not a Project under the California Environmental Quality Act (CEQA) pursuant to section 65913.5(a)(3) of the California Government Code, which provides that any ordinance adopted under its provisions and any resolution to amend the jurisdiction's General Plan, zoning ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a "project" for the purposes of CEQA.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

SECTION 6. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_ 2025.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Hilary Hodge, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Michael G. Colantuono, City Attorney

\_\_\_\_\_  
Taylor Whittingslow, City Clerk



# Exhibit A

## Proposed Zoning Map Amendment

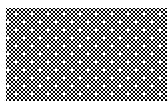
### Granite Wellness

#### 25PLN-01

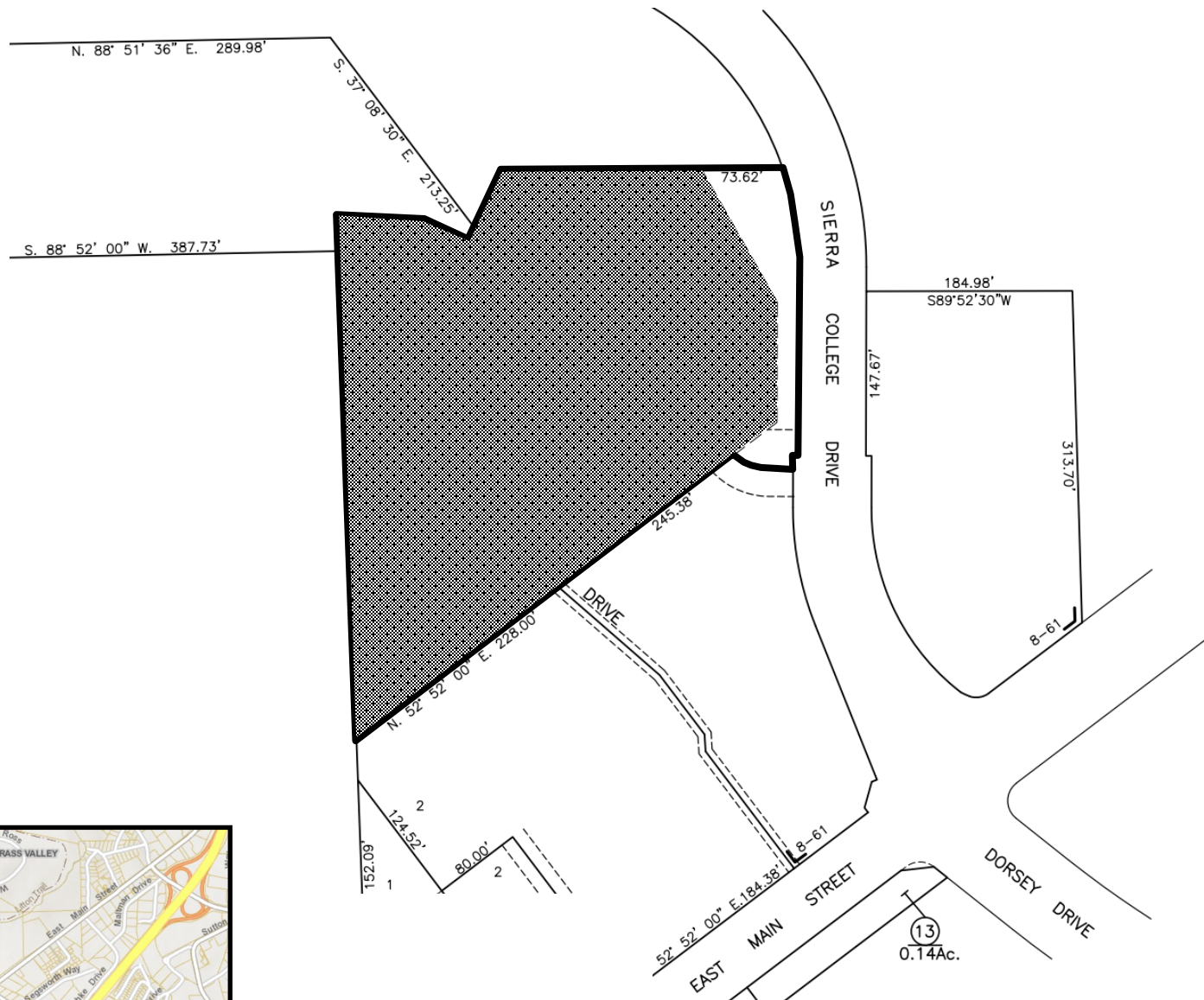
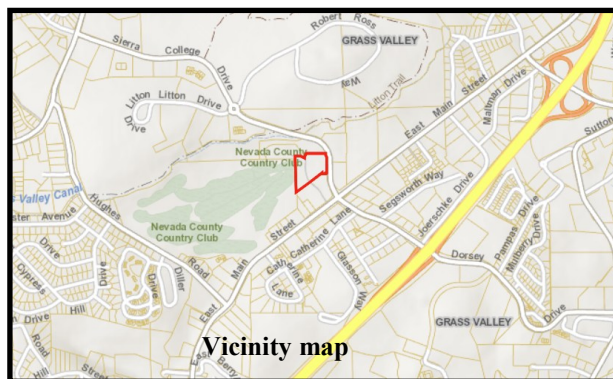
Item # 5.



Subject Parcel



Portion of parcel to be  
rezoned from C2 to C1





# UNIVERSAL PLANNING APPLICATION



Item # 5.

## 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
Zoning Map Amendment	\$5501
Major Use Permit	\$3292
<b>Total:</b>	<b>\$8793</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.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Kate Rhames	Name: Granite Wellness Centers
Address: 406 Sunrise Ave. Suite 105 Roseville, CA	Address: 406 Sunrise Ave. Suite 105 Roseville, CA
Phone: (510) 882-4977	Phone:
E-mail: krhames@granitewellness.org	E-mail:

<u>Architect</u>	<u>Engineer</u>
Name: NA - no construction or renovation	Name: NA - no construction or renovation
Address: 406 Sunrise Ave. Suite 105 Roseville, CA	Address: 406 Sunrise Ave. Suite 105 Roseville, CA
Phone: ( )	Phone: ( )
E-mail:	E-mail:

**1. Project Information**a. Project Name Withdrawal Management Facility on Grass Valley Campusb. Project Address 139 Brentwood Dr. Grass Valley, CA 95945c. Assessor's Parcel No(s) 035-330-021  
(include APN page(s))d. Lot Size 3.31 acres**2. Project Description** Recovery Residence facility will be transitioned into a Withdrawal Management treatment facility.No construction or renovation is required.**3. General Plan Land Use:** SUD Recovery Facility**4. Zoning District:** 52C

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 x

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: Kate Rhames

Digitally signed by Kate Rhames  
Date: 2024.10.08 12:24:31 -0700

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

Applicant Signature: Kate Rhames

Digitally signed by Kate Rhames  
Date: 2024.10.09 10:53:30 -0700

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

# ZONING MAP OR TEXT AMENDMENT



Item # 5.

**(REQUIRED UNLESS CDD STAFF DETERMINES THE PROJECT TO BE EXEMPT)**

## SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE  
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

### I. Project Characteristics:

A. Describe all existing buildings and uses of the property: Currently, building is being used as a Recovery Residence facility. Clients are provided stable housing while completing Outpatient treatment on the same GV campus. Facility will be transitioned into a Withdrawal Management treatment facility, instead, due to high demand and low supply in this area.

B. Parcel size (square feet or acres): 3.31 acres

C. Describe surrounding land uses:

North: Residential treatment facility

South: Commercial - not owned by GWC

East: GV OP Campus

West: Commercial - not owned by GWC

## PLAN SUBMITTAL REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and Universal application packet.

### 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.
- ☒ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☐ The appropriate non-refundable filing fee.

**B. Justification Statement. Submit a letter supporting the following findings.**

Findings for Development Code and Zoning Map Amendments:

- ☐ The proposed amendment is consistent with the General Plan and any applicable Specific Plan; and,
- ☐ The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- ☐ The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- ☐ The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

**C. Zoning Map Checklist:**

- ☐ Site Plan size.
- ☐ Graphic scale and north arrow.

**D. Zoning Text Amendment Checklist:**

- ☐ Include proposed text change or addition and the appropriate section in the Development Code.

# USE PERMIT



## SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

### PLEASE PRINT CLEARLY OR TYPE USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

#### I. Project Characteristics:

- A. Describe all existing buildings and uses of the property: Currently, building is being used as a Recovery Residence facility. Clients are provided stable housing while completing Outpatient treatment on the same GV campus. Facility will be transitioned into a Withdrawal Management treatment facility, instead, due to high demand and low supply in this area.

- B. Describe surrounding land uses:

North: Residential treatment facility

South: Commercial - not owned by GWC

East: GV OP Campus

West: Commercial - not owned by GWC

- C. Describe existing public or private utilities on the property: Public water, sewer, lights, gas

- D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): NA

- E. Proposed building height (measured from average finished grade to highest point): NA

- F. Proposed building site plan:

(1) building coverage	_____ Sq. Ft.	_____ % of site
(2) surfaced area	_____ Sq. Ft.	_____ % of site
(3) landscaped area	_____ Sq. Ft.	_____ % of site
(4) left in open space	_____ Sq. Ft.	_____ % of site
Total	_____ Sq. Ft.	100 %

- G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. NA



## H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. NA2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. NAI. Total number of parking spaces required (per Zoning Code): NAJ. Total number of parking spaces provided: NAK. Will the project generate new sources of noise or expose the project to adjacent noise sources? NoneL. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: NoneM. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: NoneII. Project Characteristics:A. Days of operation (e.g., Monday - Friday): Monday - Sunday 24/7B. Total hours of operation per day: 24 hours per dayTimes of operation (e.g., 8 - 5, M - F): 24/7C. If fixed seats involved, how many: NA

If pews or benches, please describe how many and the total length: \_\_\_\_\_

D. Total number of employees: 8

E. Anticipated number of employees on largest shift: 8

Item # 5.

III. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales \_\_\_\_\_ Processing \_\_\_\_\_ Storage \_\_\_\_\_  
Manufacturing \_\_\_\_\_ Other \_\_\_\_\_

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres \_\_\_\_\_ Percentage of site \_\_\_\_\_

C. Describe the proposed outdoor use: NA

## USE PERMITS SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

### A. Submittal 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.
- ☒ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☐ The appropriate non-refundable filing fee.

### B. Site Plan:

- ☐ Graphic scale and north arrow.
- ☐ Show location and dimensions of existing and proposed structures and walls (identify existing as a solid line and proposed as a dashed line).
- ☐ Label the use of all existing and proposed structures or area.

- ☐ Show the distance between structures and to the property lines.
- ☐ Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- ☐ Show size and species of all trees 6 inches and greater in diameter at breast height.
- ☐ Show location and size of all proposed and existing signs, fences and walls.
- ☐ Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.

Item # 5.

| Auburn | Grass Valley | Lincoln | Roseville |

139 Brentwood Dr.  
Grass Valley, CA 95945

Current Zoning: C-2

Proposed Zoning: C-1

Applicant: Granite Wellness Centers

Date: 1/6/2024

### Justification Statement for Rezoning Request

The purpose of this rezoning request is to transition our current Recovery Residence facility into a Withdrawal Management facility. Our Grass Valley Substance Use Disorder Treatment campus currently comprises one Outpatient facility, two Residential Treatment facilities, and four Recovery Residence facilities on a 3.31 acre lot.

This change will allow our organization to meet the increased need for detoxification services in the greater Northern California region. Clients will be encouraged to continue on to Residential or Outpatient services once they have completed Withdrawal Management successfully.

A. The first step of SUD treatment services is Withdrawal Management, and greater accessibility to SUD treatment services is shown to have the following positive impact on the surrounding community:

1. Improved Public Health: Greater access to SUD treatment reduces the prevalence of substance use disorders, leading to overall better health outcomes.
2. Reduced Crime Rates: Effective SUD treatment can lower crime rates by addressing the root causes of substance-related offenses.
3. Economic Benefits: Communities see economic improvements through increased productivity and reduced healthcare and criminal justice costs.
4. Enhanced Social Stability: Access to treatment helps stabilize families and communities by reducing the social disruptions caused by substance abuse.
5. Decreased Stigma: Making treatment more accessible helps normalize seeking help for SUD, reducing the stigma associated with addiction.

B. The proposed rezoning is consistent with the City of Grass Valley's General Plan in the following ways:

Steve Martino  
*President*

Chip Arenchild  
*Vice-President*

Dave Scinto  
*Treasurer*

Victoria Blacksmith  
*Member*

David Powers  
*Member*

| Auburn | Grass Valley | Lincoln | Roseville |

1. **Public Health and Safety:** The General Plan emphasizes the importance of public safety and health. A Withdrawal Management facility, in direct collaboration with other GWC treatment services, contributes to this by providing essential health services to individuals struggling with substance use and co-occurring disorders, thereby improving overall community health and reducing crime rates.
  2. **Community and Sense of Place:** The plan highlights the need to enhance the quality of life and sense of community. A Withdrawal Management facility supports this goal by offering a safe space for recovery, which can help stabilize families and reduce the social disruptions caused by substance use and behavioral health disorders.
  3. **Economic Development and Vitality:** By addressing substance use issues, a Withdrawal Management facility can reduce local healthcare costs and improve workforce productivity, contributing to the economic vitality of Grass Valley.
  4. **High-Quality Services:** The General Plan aims to provide exceptional services to residents. Since 1974, GWC has proven its ability to offer a broad range of high-quality, specialized care, aligning with the city's commitment to excellent service.
  5. **Partnerships and Collaboration:** The plan encourages partnerships and community involvement. GWC regularly collaborates with local healthcare providers, law enforcement, and community organizations to create a comprehensive support network for individuals in recovery. Some of our partnerships are more than two decades strong.
- C. The proposed zoning change is compatible with the surrounding land uses, which include commercial use. This rezoning will not impact the surrounding properties in any meaningful way as we own the land on which this facility is located and currently provide similar services.
- D. There is no environmental impact anticipated as the building is located on a property that is owned and operated by GWC, and there is no construction required.
- E. The rezoning will have a positive economic impact on the overall economic growth of Grass Valley in the following ways:
1. **Job Creation:** Establishing a new Withdrawal Management facility creates jobs for healthcare professionals, administrative staff, maintenance workers, and other support roles. This can reduce unemployment rates and stimulate local economic growth.
  2. **Increased Productivity:** By helping individuals recover from substance use disorders, we can enable them to return to work and contribute to the local economy. This can lead to increased productivity and a more robust, reliable workforce.

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3. **Reduced Healthcare Costs:** Effective Withdrawal management and treatment programs can decrease the burden on emergency services and hospitals, leading to cost savings for the healthcare system. This can free up resources for other community needs.
4. **Lower Crime Rates:** Addressing substance use issues can lead to a reduction in drug-related crimes, which can result in lower costs for law enforcement and the criminal justice system. A safer community can also attract businesses and residents, further boosting the local economy.
5. **Support for Local Businesses:** The presence of additional treatment facilities can increase demand for local goods and services, benefiting nearby businesses. Employees and visitors to the facility may spend money on food, transportation, and other necessities, stimulating the local economy.
6. **Improved Property Values:** As the community becomes healthier and safer through lower rates of substance use and crime, property values may increase, benefiting homeowners and attracting new residents and businesses to the area.
7. **Community Investment:** A new Withdrawal Management facility has already attracted additional funding and investment to the community, including grants, donations, and government support. This can lead to further development and improvements in local infrastructure and services. GWC has been recognized for our enduring commitment to improving the community, with several funders reaching out to us directly to support our work. We have received generous support from Sutter Health for this project, among others.

F. The proposed rezoning will not adversely affect public services and infrastructure. The existing services are adequate to support the proposed transition, as no construction is required and the property on which it is located is owned and operated by GWC exclusively.

SUD treatment saves lives and communities. Granite Wellness Centers has demonstrated our dedication to saving lives for over 50 years, and our results speak for themselves. Partners, donors, and local government have determined our mission worthwhile enough to join in increasing numbers over the years. The more robust our network of support for individuals struggling with substance use issues, the higher the likelihood that they will achieve a long-lasting recovery and, ultimately, give back to their community. We sincerely appreciate your consideration of our request.

Sincerely,



Victoria Blacksmith

Chief Executive Officer, Granite Wellness Centers

Steve Martino  
*President*

Chip Arenchild  
*Vice-President*

Dave Scinto  
*Treasurer*

Victoria Blacksmith  
*Member*

David Powers  
*Member*





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**Re: Meeting with PD and Fire**


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**From** Victoria Blacksmith <vblacksmith@granitewellness.org>

**Date** Wed 4/9/2025 1:49 PM

**To** Amy Kesler-Wolfson <awolfson@cityofgrassvalley.com>

**Cc** Miranda McQueen <mmcqueen@granitewellness.org>

 1 attachment (3 KB)

Outlook-Granite Co;

You don't often get email from vblacksmith@granitewellness.org. [Learn why this is important](#)

Good afternoon Amy,

I hope you are having a good Wednesday. I wanted to provide a little summary before answering the questions below as it seems you may have some inaccurate information on our rezoning request. GWC has been providing services to the NC community and surrounding counties for 51 years. Our campus located at 180 Sierra College in Grass Valley has been operational since 2012. This location provides residential care that includes withdrawal management and current has capacity for 40 adults and 12 children, (20 men and 20 women separate living quarters). On this campus we also have 6 recovery residences which are transitional houses that individuals can live in for up to 6 months, most of the time following their stay in residential but at times come directly from the community if they have sufficient clean time and certain stability factors, they must be attending outpatient services and remain clean and sober while living here. We also have an outpatient building on this campus that provides outpatient, intensive outpatient, DUI and other specialized programs. We are the largest SUD provider in Nevada County and the only DUI provider in NC. We are also very unique in being able to offer the full spectrum of care under one roof, we provide perinatal treatment for pregnant woman who have SUD disorders, allowing them to keep their children while in care, we have a home dedicated to single fathers reuniting with their children and work really hard to meet the needs of the community from a SUD perspective.

The rezoning is to turn two of our recovery residence homes, located on the campus about 200 feet from the residential building into increased residential bed space. Allowing us to serve an additional 16 individuals. The space is not specifically allocated for withdrawal management, as we monitor those numbers very closely and ensure we balance withdrawal management intakes, they require round the clock medical care. We currently have the ability to bring in as many WM individuals as we desire within our current 40 bed capacity but bring in 2/3 per side (each side operates independently of each other). We have medical staff on every shift that monitor our WM clients, overseen by a medical manager, an addiction specialist MD and 2 Physicians Assistants.

I also want to ensure public safety is one of our upmost priorities, it is something we look at in our processes and operations to ensure our practices do not pull-on law enforcement resources and on the contrary, we want to support and take on what we can from our law enforcement partners. I am a previous law enforcement officer, 10 years with Yolo County Probation and on our Board of Directors is the Placer County Undersheriff and we used to have a Nevada County Probation Officer on our board but she left due to family needs. Responses to your questions are below.

Per our discussion earlier, the chief is not available, but he did provide a list of questions for me to ask. Please provide responses to the following:

1. What happens when/if patients do not complete treatment, particularly if they leave the facility prior to completion? - our rates of leaving before graduation are very low, 98% of our clients maintain recovery while in residential, meaning our relapse rates are very low. Our overall post discharge recovery from all of our programs is 80% ( a year post completion). Last year (FY 23/24) across all of our locations (4 total, this is the only one in NC) we served 4009 individuals. If they do choose to leave, we cannot force them to stay, we work with them to get safely to their destination. They usually contact a family member to pick them up. We do everything we can to get them stay, many clients struggle in the first few days. We notify the referring county after discharge.
2. How far away do patients travel to participate in the withdrawal management facility? Are patients are primarily from the Grass Valley community, or are they from farther away? We are not a standalone WM as indicated our facility has 3 levels of care, WM being one of them. We have contracts with 11 counties, NC makes up 61% of the clients we serve. We serve the surrounding counties, Alpine, Eldo, Sutter, Yuba, Yolo, Placer, Plumas, Del Norte, Colusa, Sierra. We also take all private insurance and serve anyone who has private insurance and have stand-alone agreements with other non-medical agencies.
3. What transportation plans are in place in/out of the facility, particularly for withdrawal management clients? Clients must have transportation to get to the facility, they are transported either by family or the referring county. The same transportation is in place when they leave, we do have a transport vehicle used on occasion to support transport for those who need assistance.
4. Are patients there of their own volition or are they generally there as a result of court orders or other mandates? Most are their on their own, some have requirements to complete treatment in order to have their children returned or as part of a condition of probation. It varies.

Please let me know if you have any further questions. Also feel free to give the Chief my cell if he wants to give me a call and ask any questions or for anything else that may come up 530-867-6287. Would love to give you guys a tour.

Thanks,

Dr. B

Victoria Blacksmith, Ph.D.  
 Clinical Psychologist  
 Chief Executive Officer  
 Granite Wellness Centers  
<https://www.granitewellness.org/>

Tel: (530) 820-3635



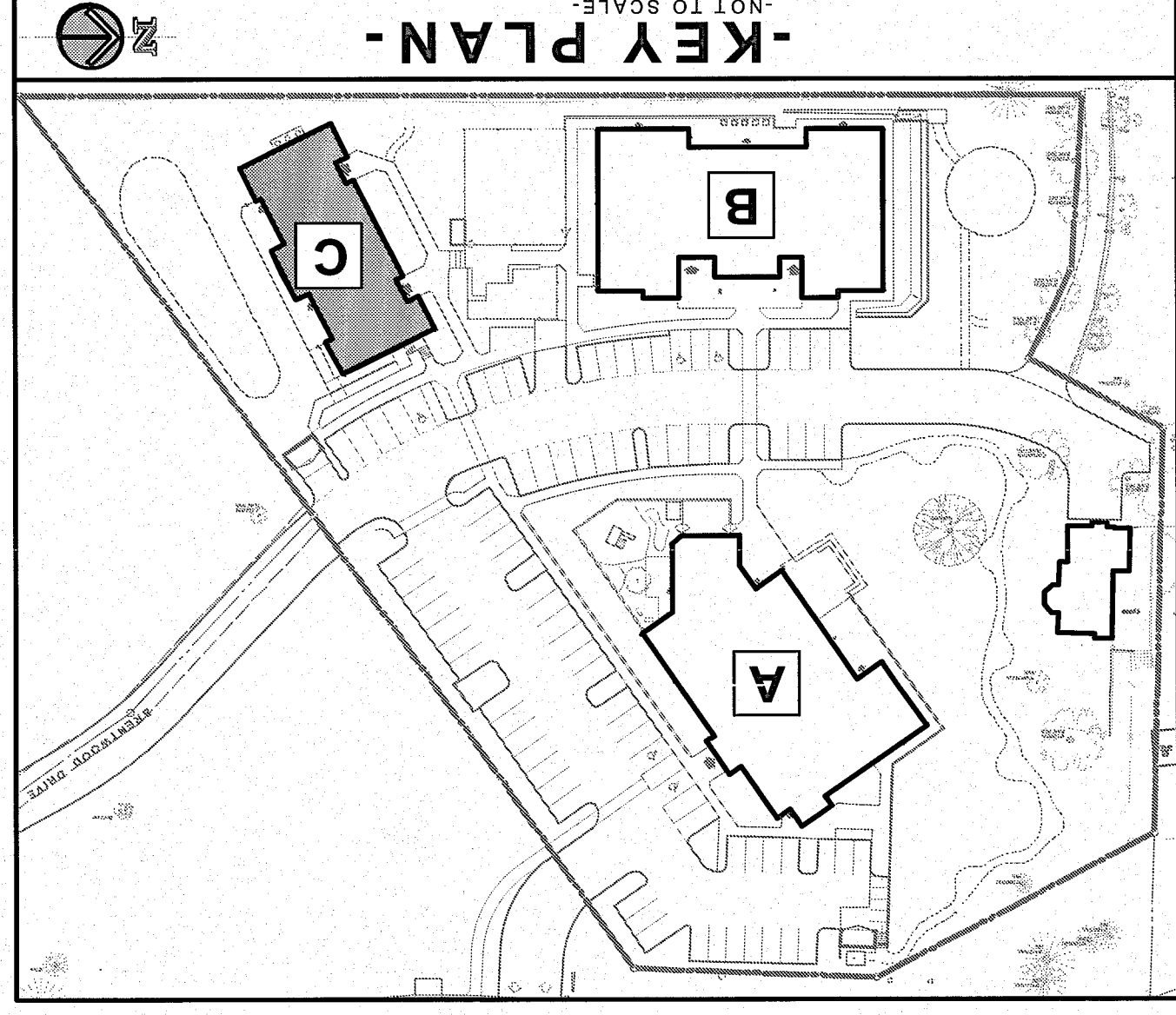
*The mission of Granite Wellness Centers is to promote wellness and quality of life.*

*CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by HIPAA legislation (45 CFR, Parts 160 & 164) or by 42 CFR Part 2. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by reply email and destroy all copies of the original message.*

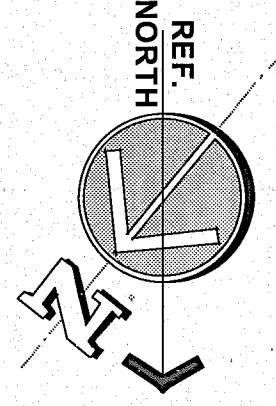
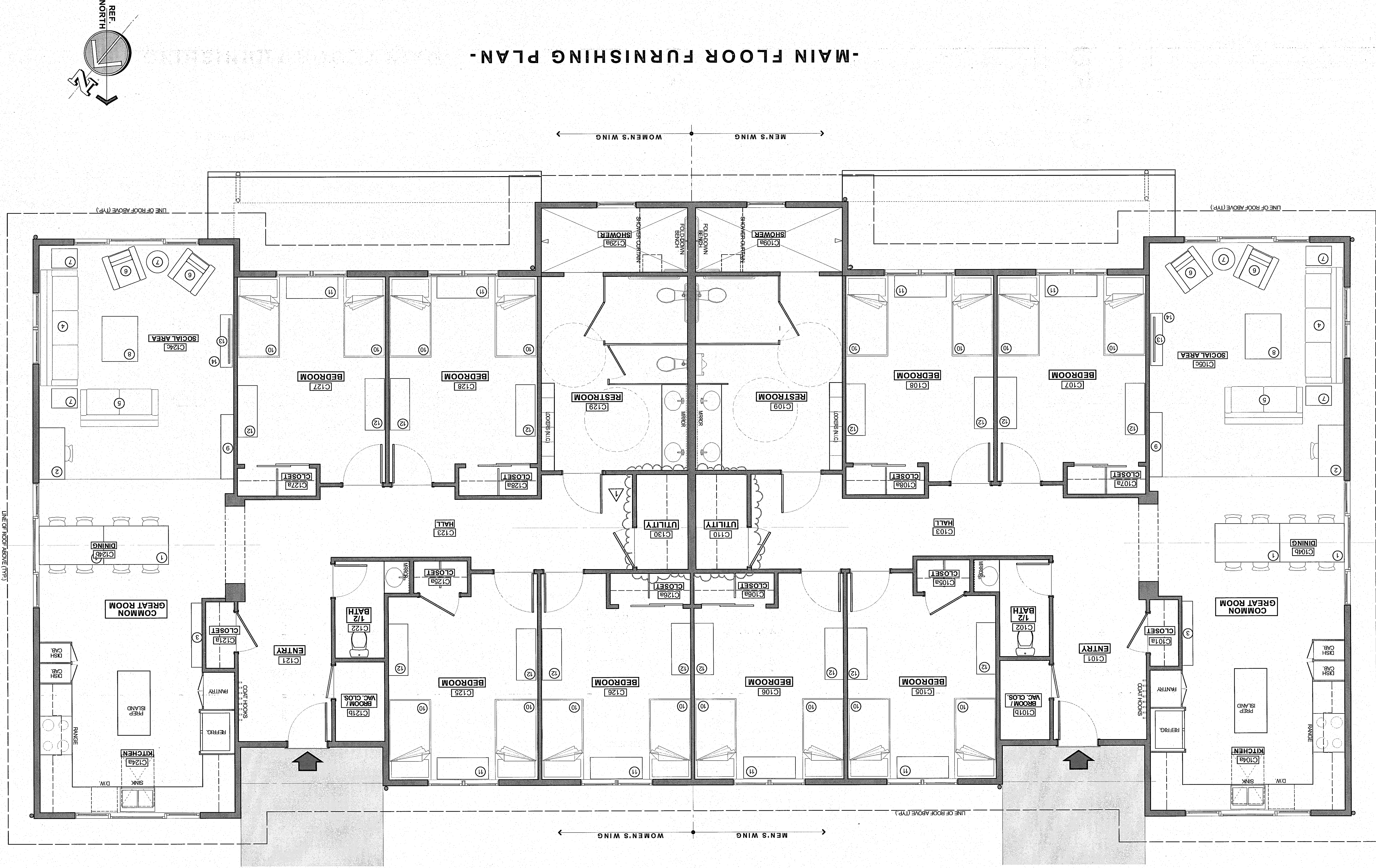
Item # 5.



-FURNISHING PLAN - SUPPORT HOUSING-



-MAIN FLOOR FURNISHING PLAN-

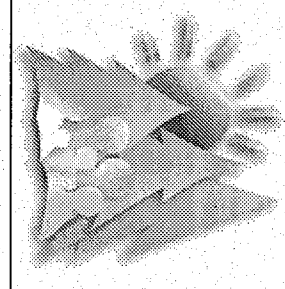


-FURNISHING SCHEDULE-	
1	DINING TABLE
2	DESK
3	SHELVING
4	COUCH
5	LOVE SEAT
6	EASY CHAIR
7	END TABLE
8	COFFEE TABLE
9	SHELVING UNIT
10	TWIN BED
11	BOOKCASE / NIGHT STAND
12	DRESSER
13	FLAT SCREEN TV
14	TV STAND

DRAWING NO. A-4.6

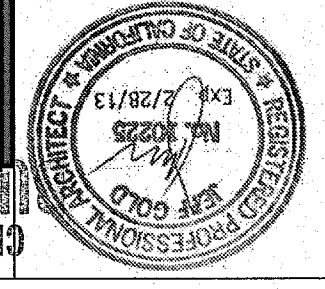
COMMUNITY RECOVERY RESOURCES (CRR)  
440 HENDERSON STREET  
GRASS VALLEY, CALIFORNIA 95945

-CENTER FOR HOPE-



FLOORING/FINISH PLANS  
SUPPORT HOUSING  
SCALE 1/4" = 1'-0"  
DATE APRIL 4, 2011  
REVISIONS MAY 6, 2011

JEFF GOLD & ASSOCIATES A.I.A.  
ARCHITECTURE / PLANNING  
1000 G ST., SUITE 100  
GRASS VALLEY, CA 95945  
TEL: 530.262.2022



CHILDER'S COPY  
CITY OF GRASS VALLEY





**PLANNING COMMISSION  
STAFF REPORT  
April 15, 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 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.

**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.

The Development Review Committee (DRC) reviewed the proposed sign at their regular meeting on March 11, 2025. DRC members discussed concerns with an additional sign

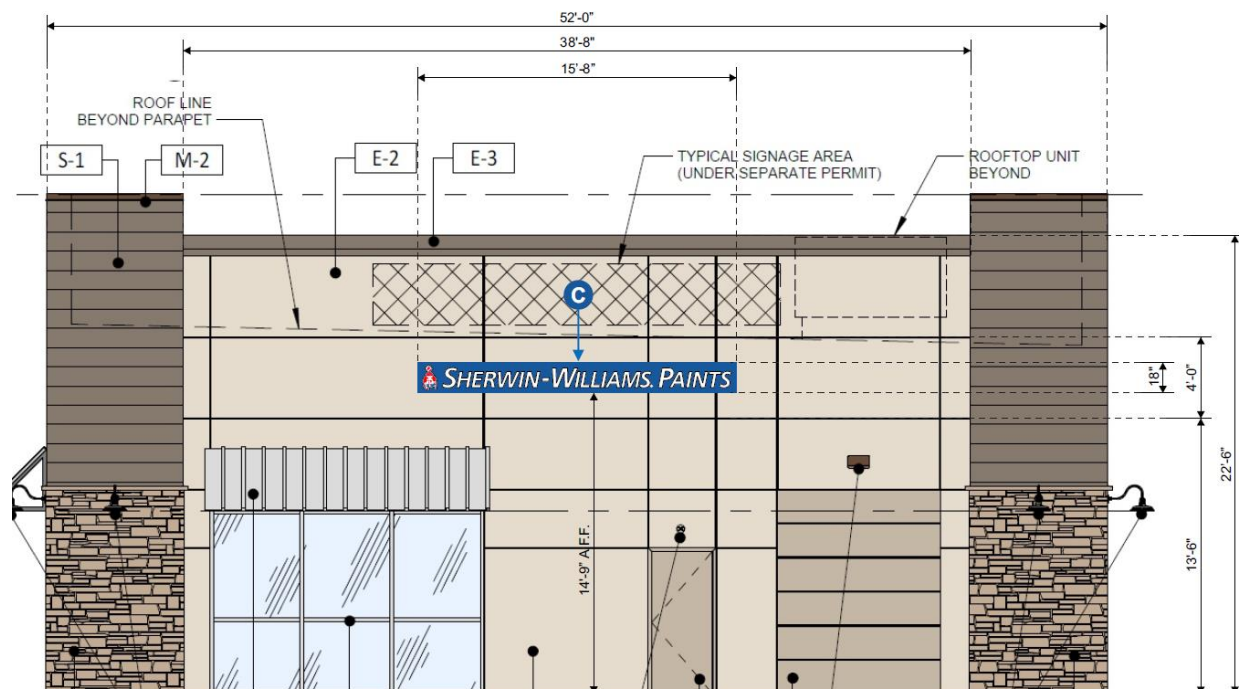
contributing to over-signage from the highway, illumination of highway-facing signage after dark, and the height of the sign given the intent of it being to orient customers in the business parking lot. The DRC recommended approval of the proposal with the following modifications:

- The sign not be illuminated; and
- The sign be lowered so as to not be visible from the highway.

The applicant has developed a modified design for Planning Commission's consideration in response to the feedback from the DRC.

### **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. In response to DRC's recommendation, the applicant has modified the proposal so that the sign would be mounted centrally on the façade, approximately 6.5 feet below the parapet and 14.5 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
  - a. Revised Design
  - b. Original Design
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
  - a. Revised Design
  - b. Original Design
6. Justification Letter



# Aerial Map - Sherwin Williams

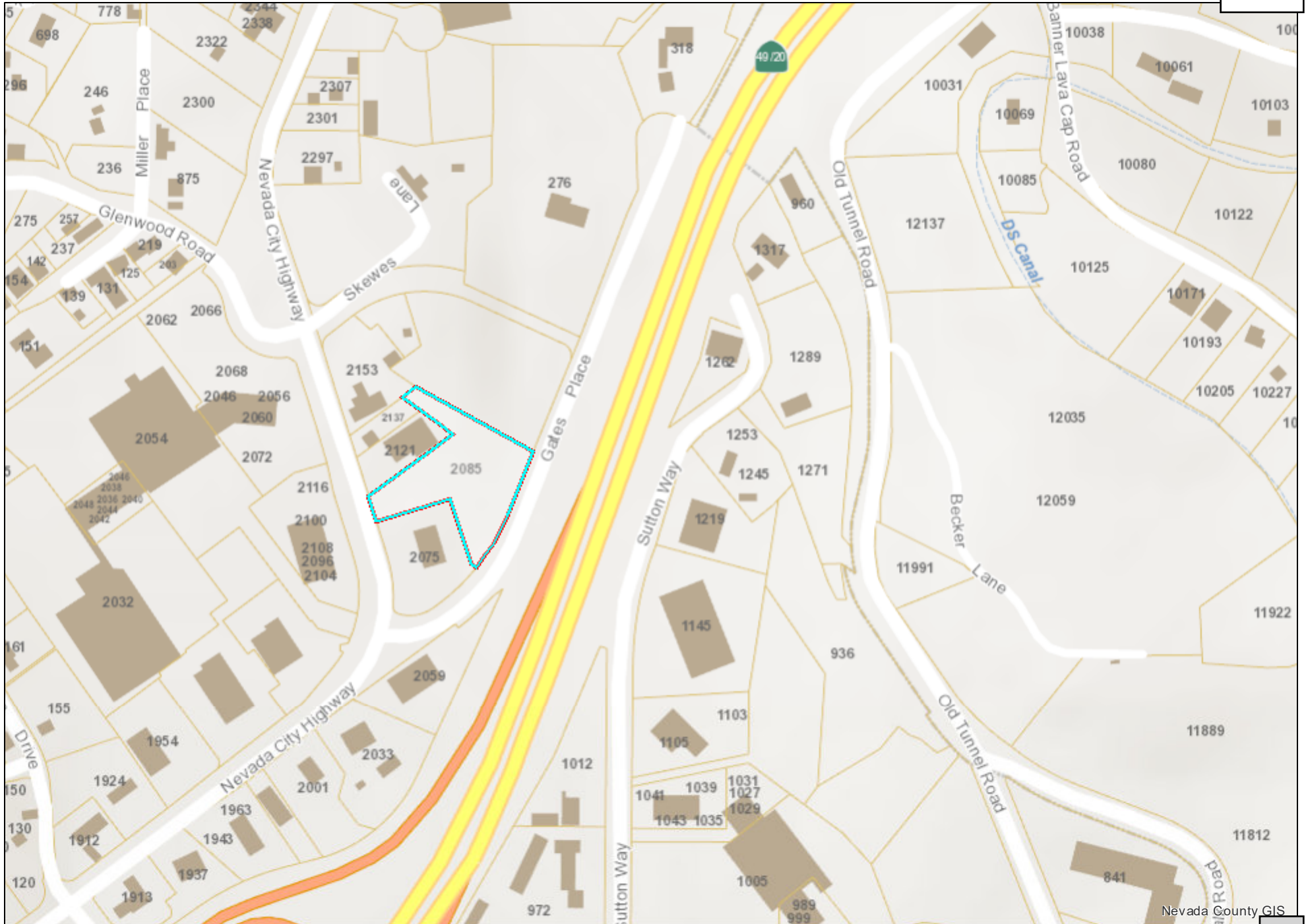
Item # 6.





# Vicinity Map - Sherwin Williams

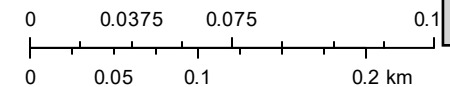
Item # 6.



February 25, 2025

© 2024 Nevada County, California

Scale:  
1:4,514



83

Nevada County GIS



# UNIVERSAL PLANNING APPLICATION



Item # 6.

## 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
Exception To sign	1,046
<b>Total*:</b>	<b>\$ 1,046</b>

*\*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](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.

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

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

## 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

**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: \_\_\_\_\_

***\*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.



REVISED MARCH 19, 2025

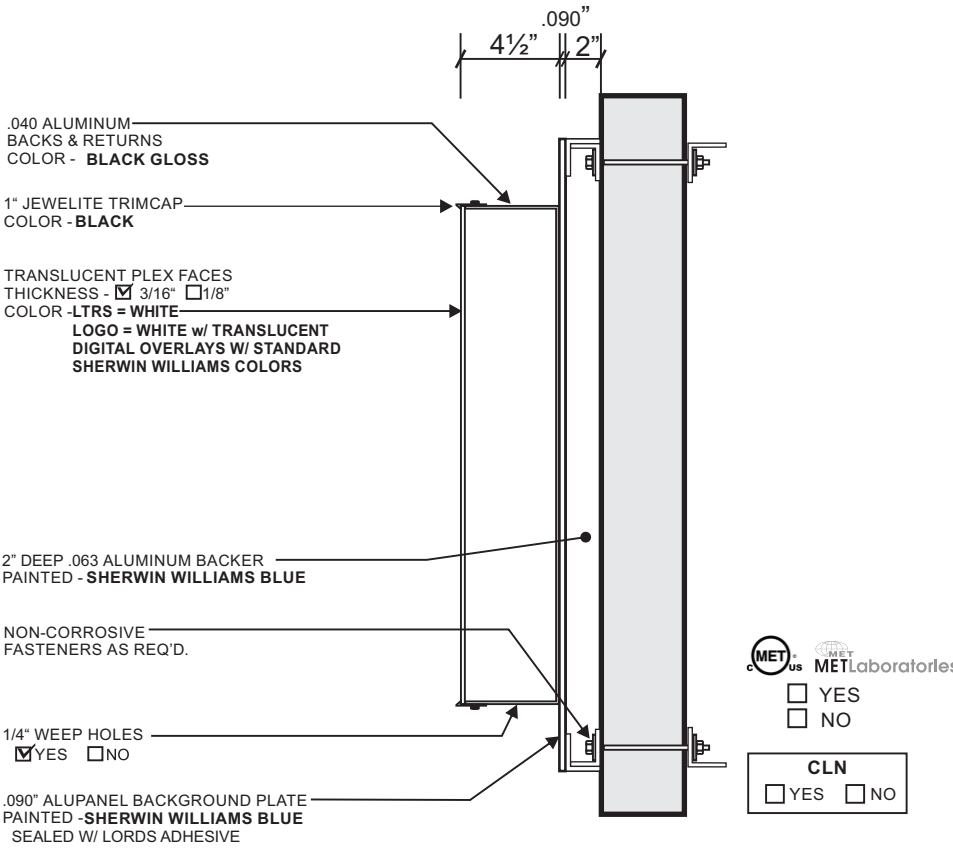


**A** PLEX FACE CHANNEL LETTERS ON 2" DEEP ALUMINUM BACKER - NON ILLUMINATED **23.5 Sq Ft**  
( 1 ) SET REQUIRED Scale: 1/2" = 1'-0"

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.
	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.
	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.
	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
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" 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

Backers = 2x6 or 3x5 heavy steel angle iron ( 1 1/2" x 1 1/2" min.)



NOTE:  
ACCESS REQUIRED FOR  
INSTALLATION

SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY, NON ILLUMINATED

Scale: NTS

DATE	REVISIONS	NAME
03-11-2025	REVISE REAR ELEVATION SIGN LOWER AND NON ILLUMINATED	1/2 KD

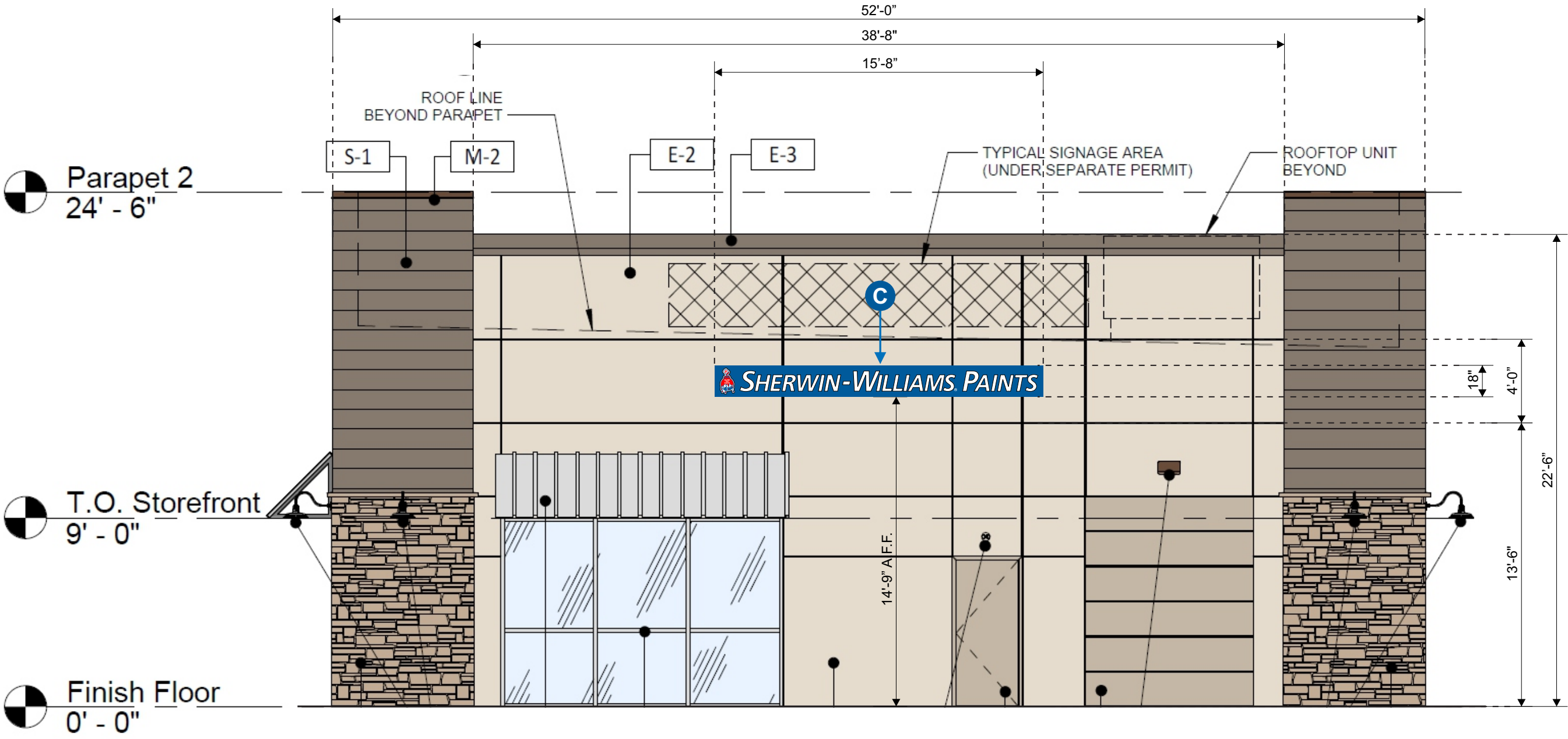
AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT SHERWIN WILLIAMS STORE #             
INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
DESIGNER KD ACCOUNT EXECUTIVE DM  
DATE 09-15-2022 SHEET 1 OF 3 DESIGN # 231213-04  
Gerber FILE =             
Corel FILE =           

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REVISED MARCH 19, 2025



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

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

DATE	REVISIONS	NAME
03-11-2025	REVISE REAR ELEVATION SIGN LOWER AND NON ILLUMINATED ½	KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
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CLIENT SHERWIN WILLIAMS STORE #             
INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
DESIGNER KD ACCOUNT EXECUTIVE DM  
DATE 09-15-2022 SHEET 2 OF 3 DESIGN # 231213-04  
Gerber FILE =             
Corel FILE =           

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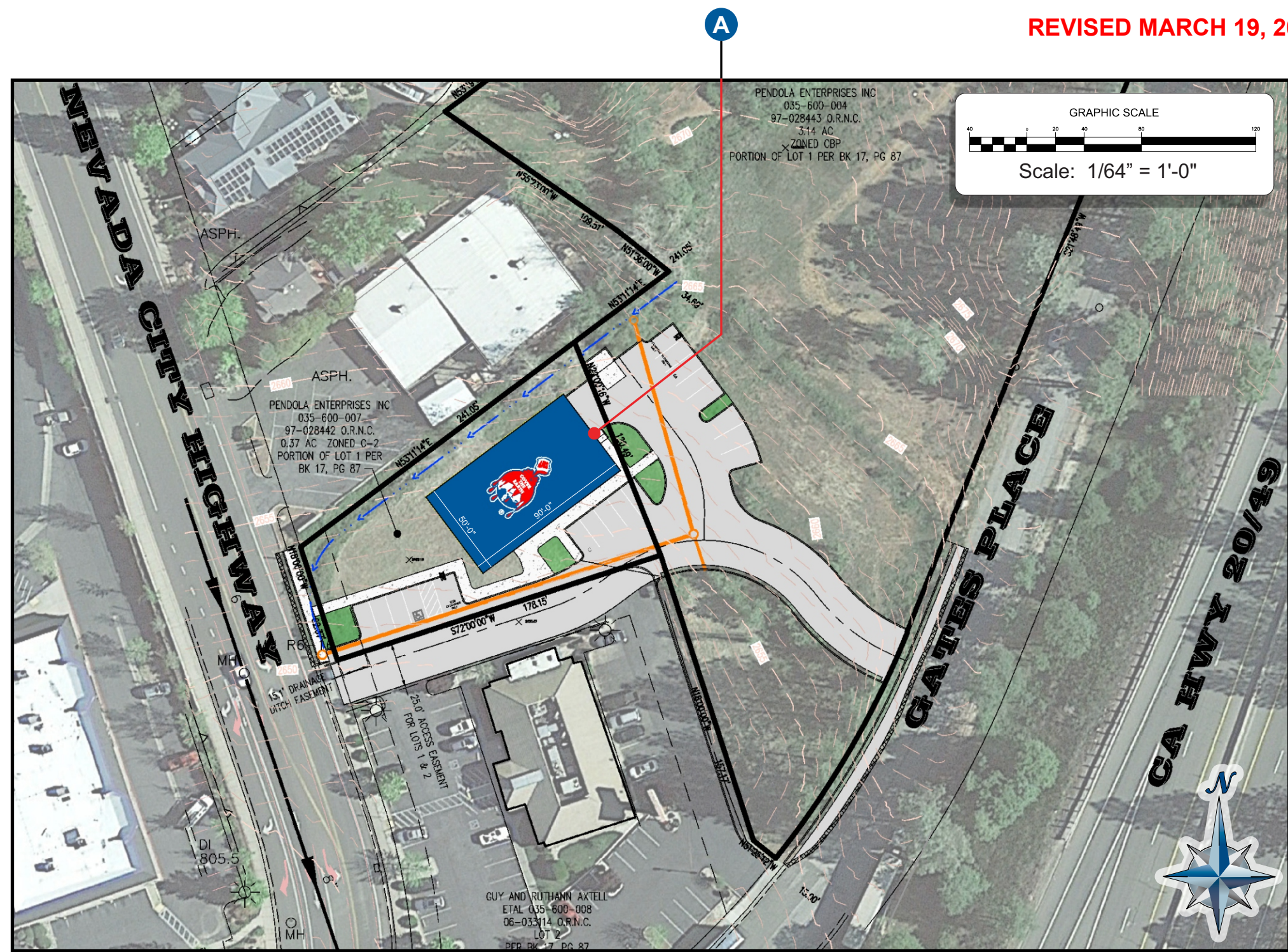
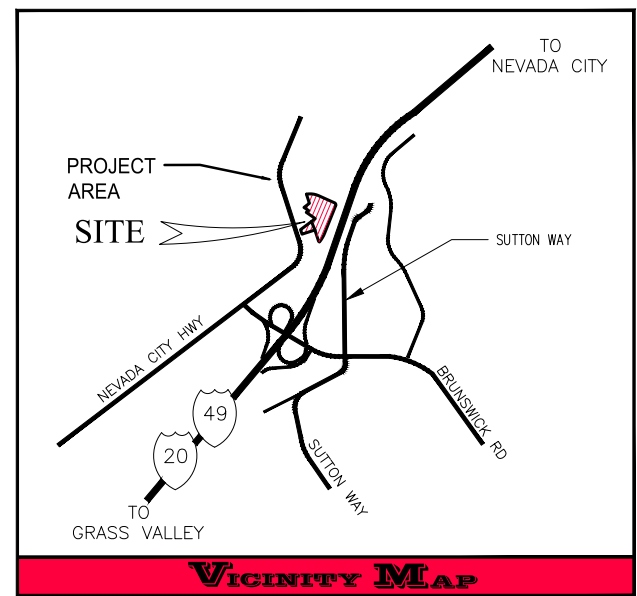


WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	23.5

PROJECT AMENITIES

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



CONCEPTUAL SITE PLAN

DATE	REVISIONS	NAME
03-11-2025	REVISE REAR ELEVATION SIGN LOWER AND NON ILLUMINATED 1/2	KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
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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 3 OF 3 DESIGN # 231213-04  
Gerber FILE =             
Corel FILE =           

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WALL & GROUND SIGN SCHEDULE

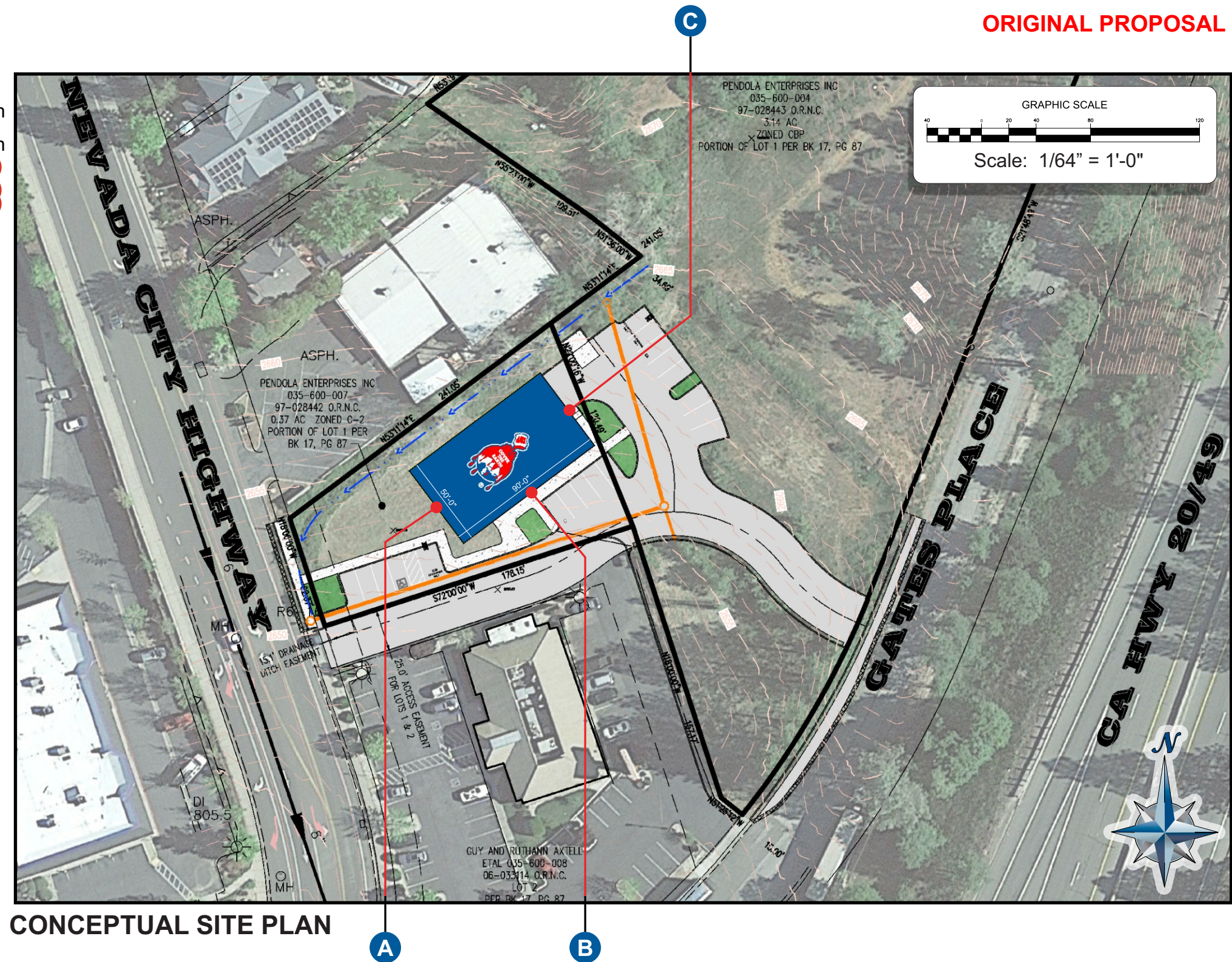
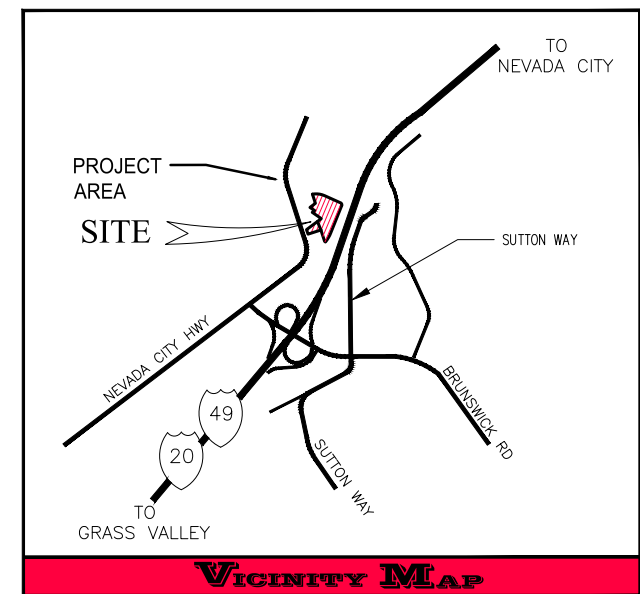
ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	45.1 - Permitted sign
B	CH. LTRS. ON BACKER	1	23.5 - Permitted sign
C	CH. LTRS. ON BACKER	1	23.5 - Proposed

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.	% KD

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

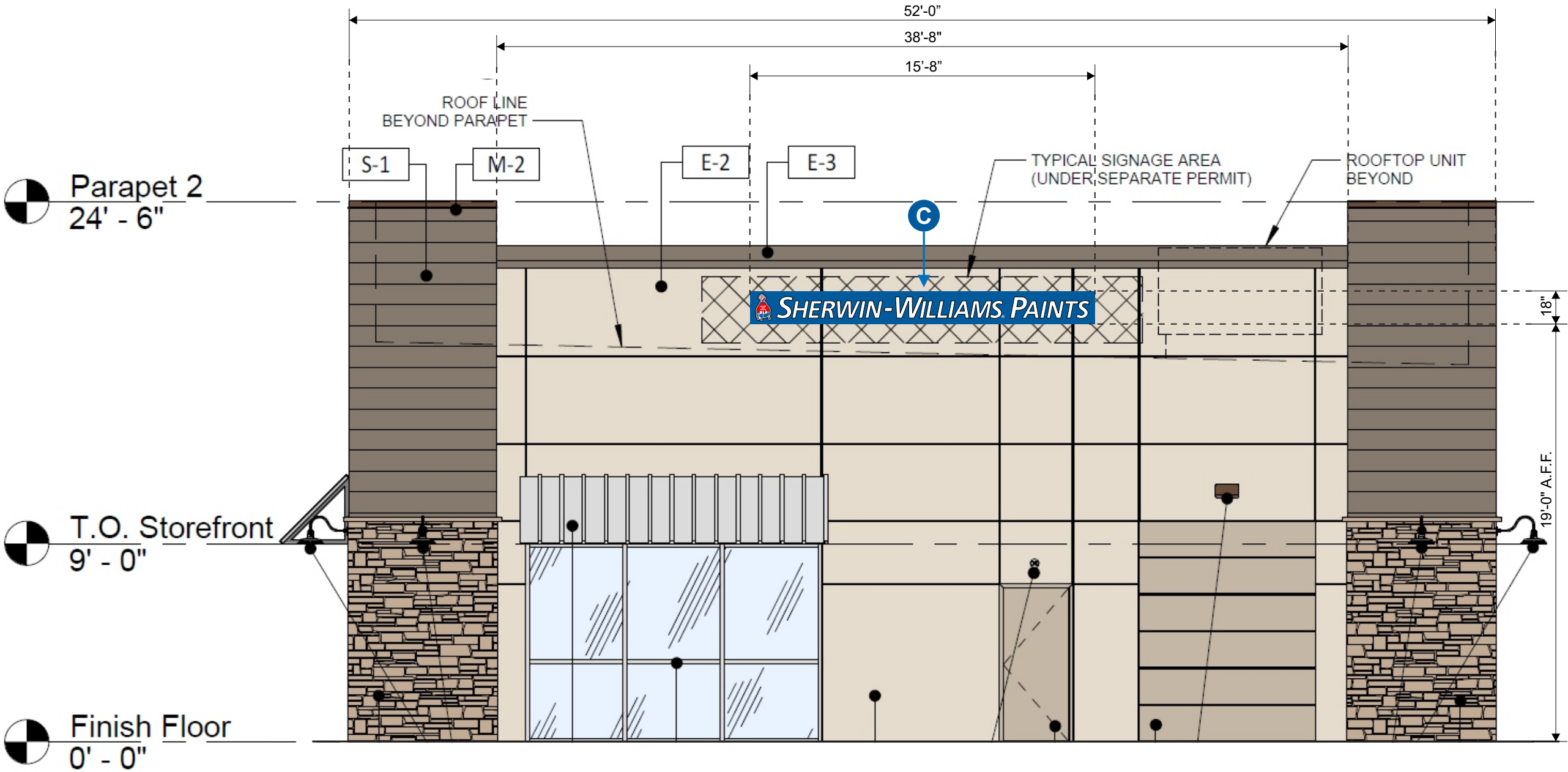
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CLIENT \_\_\_\_\_ SHERWIN WILLIAMS \_\_\_\_\_ STORE # \_\_\_\_\_  
INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
Parcel #'s 035-600-007 & 035-600-004 | Grass Valley, CA  
DESIGNER KD \_\_\_\_\_ ACCOUNT EXECUTIVE DM \_\_\_\_\_  
DATE 09-15-2022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

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ORIGINAL PROPOSAL



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.	% KD

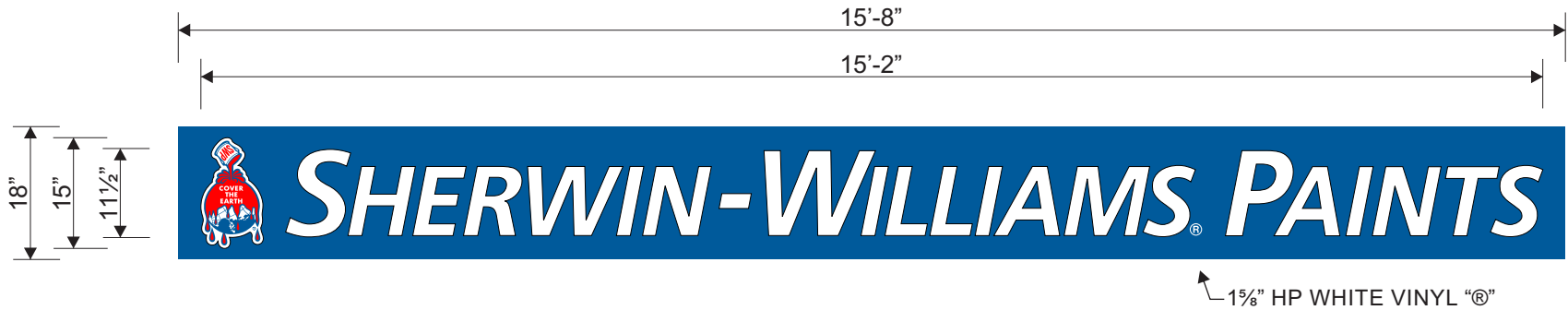
AUTHORIZATION	
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DESIGNER KD ACCOUNT EXECUTIVE DM  
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ORIGINAL PROPOSAL



B.C

PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY

23.5 Sq Ft

( 2 ) SETS REQUIRED

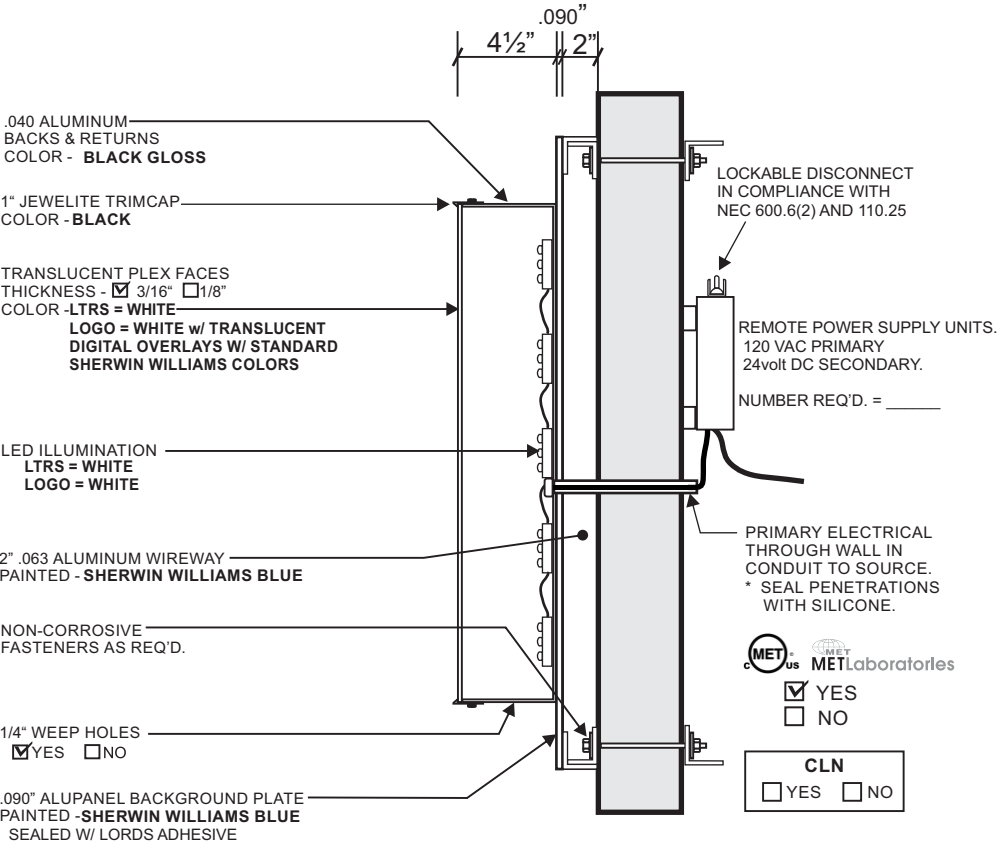
Scale: 1/2" = 1'-0"

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.
	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.
	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.
	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.	3/8" 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
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" 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

Backers = 2x6 or 3x6 long steel angle iron ( 1 1/2" x 1 1/2" min.)



NOTE:  
ACCESS REQUIRED FOR  
ELECTRICAL & INSTALLATION

SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY

Scale: NTS

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

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CLIENT SHERWIN WILLIAMS STORE #           

INSTALLATION ADDRESS Nevada City Hwy + Gates Place

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 09-15-2022 SHEET 3 OF 6 DESIGN # 231213-02

Gerber FILE =           

Corel FILE =           

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Matthews Signs LLC – Permit Secured  
550 W. 6<sup>th</sup> 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.





**PLANNING COMMISSION  
STAFF REPORT  
April 15, 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 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 Sign Exception 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.

At their regular meeting on March 25, 2025, the DRC reviewed the project as originally proposed and as modified in response to recommendations from the Historical Commission. The applicant provided revised signs for both the front and rear. For the front sign, the revised design included rectilinear text for "Texas Tommy's" and the text inside the gold decorative border. For the rear sign, the text "East Main Street" was revised to be rectilinear. The DRC recommended that the Planning Commission approve the front sign (Texas Tommy's) as revised, with rectilinear text inside the border per the recommendation of the Historical Commission. The DRC added that increasing the spacing between letters for the text to take up more space in the sign area would be acceptable. For the rear address sign, the DRC recommended that the Planning Commission approve the original design for the sign, as preferred by the applicant. The Committee's justification for this recommendation was that this sign is not visible from the front side of the building facing, an address sign is not necessarily historic, and that the angled lettering was more consistent with the decorative elements of the address sign.

### **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 below. 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**

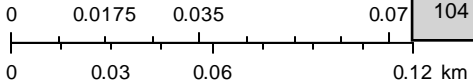
1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Plan Set
  - a. Revised Designs
  - b. Original Designs
6. Texas Tommy photo
7. Grass Valley Historical Inventory record

Aerial Map - 122 E Main St

Item # 7.



Nevada County GIS





# Vicinity Map - 122 E Main St

Item # 7.

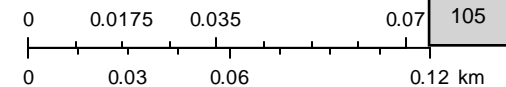


Nevada County GIS

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.

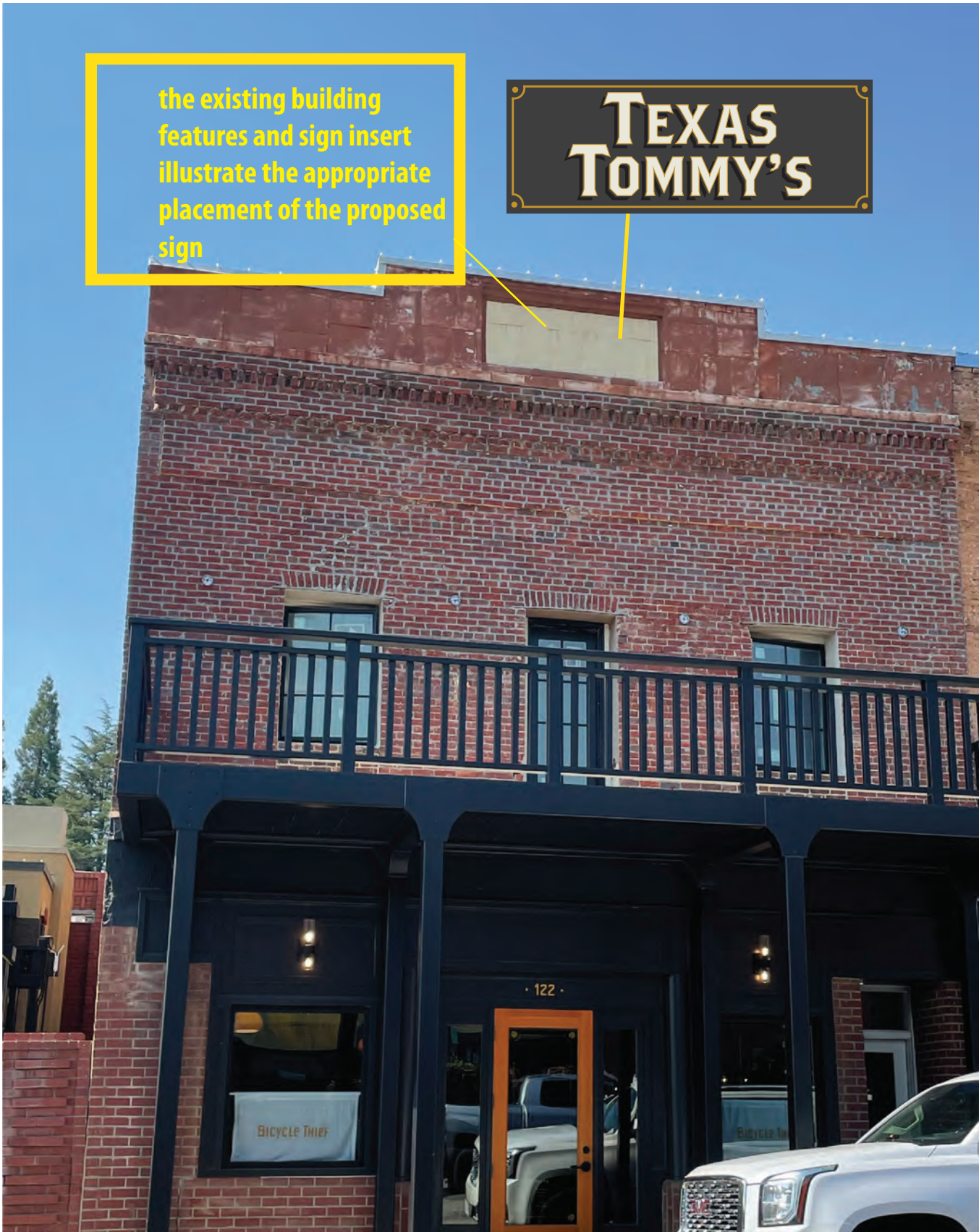
☐ Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).

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

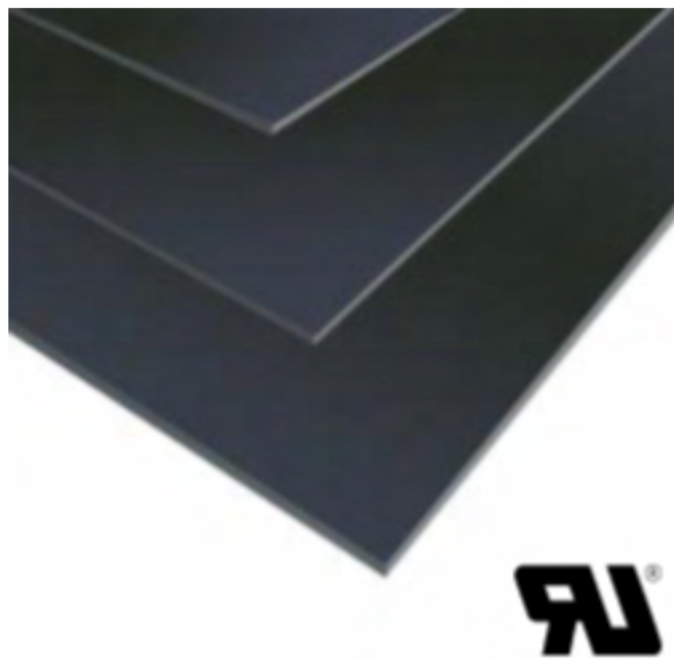


Dimensions: 25" X 69"  
Option #1

Design & Placement

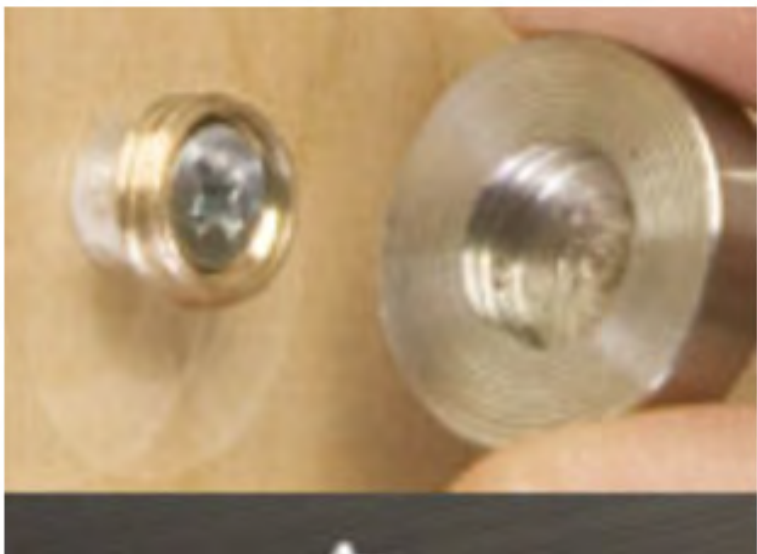


Materials & Mounting



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



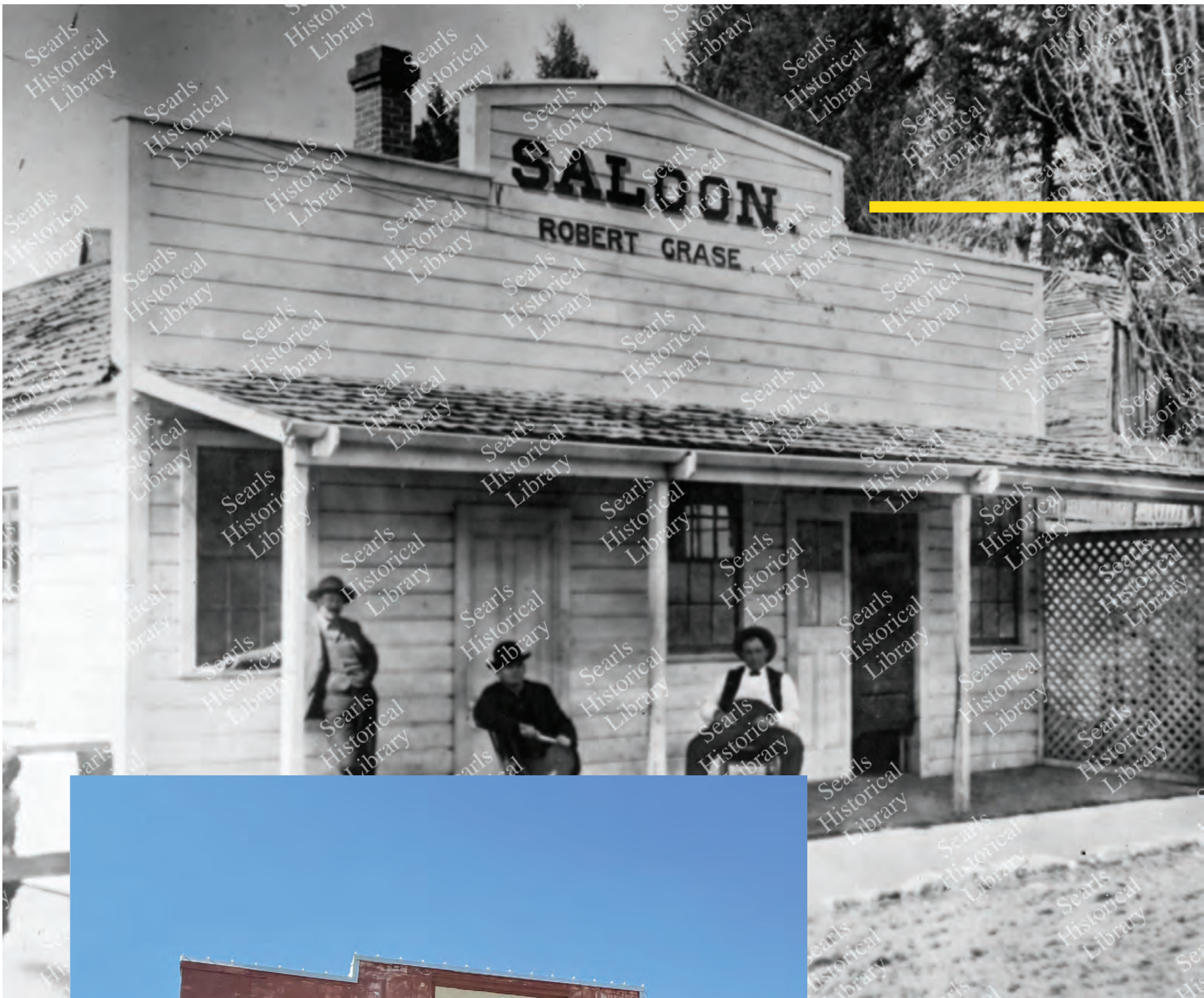


**REVISED MARCH 18, 2025**

**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

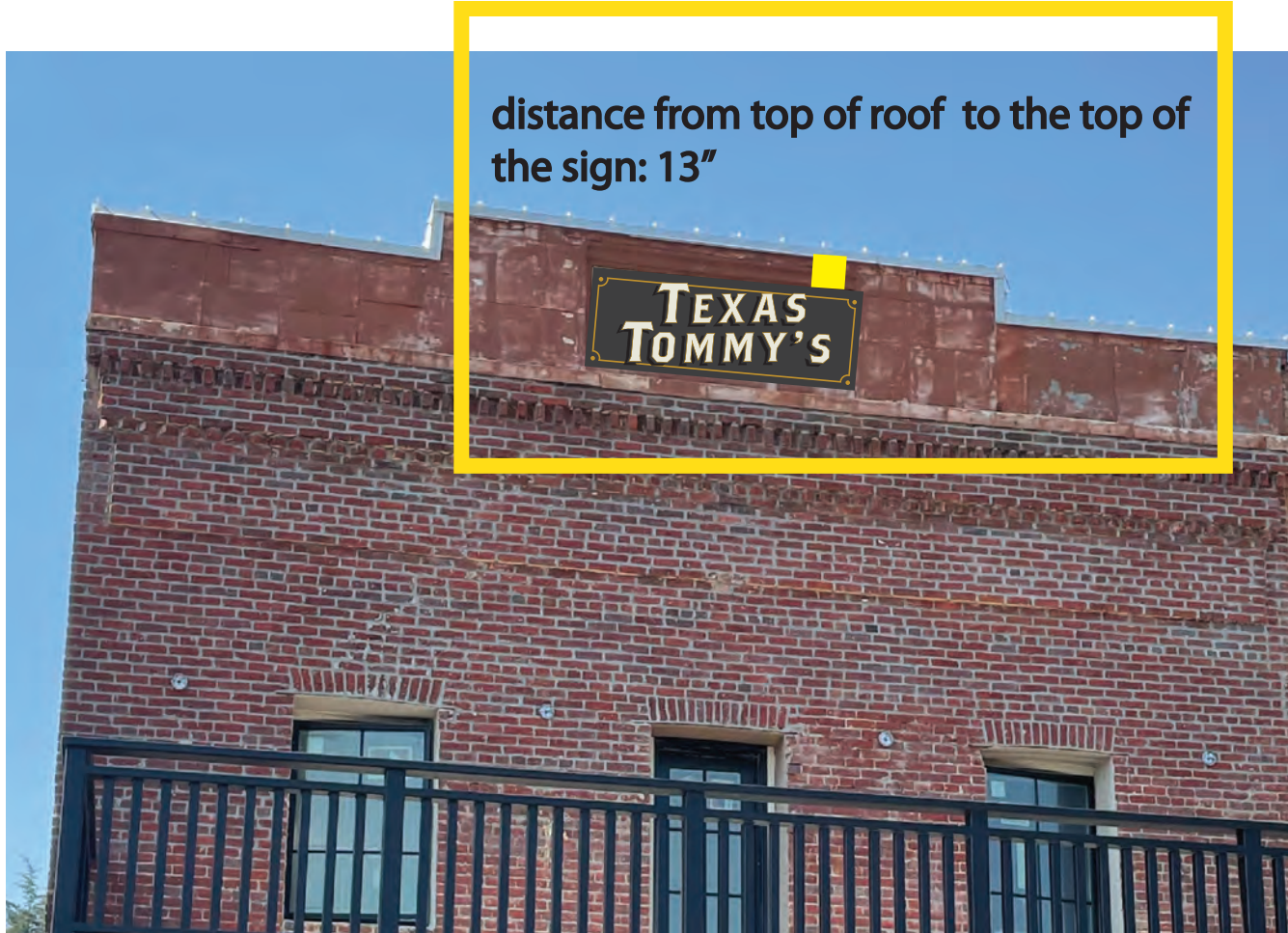
Sign Square Footage: 11.96 sf

Dimensions: 25" X 69"

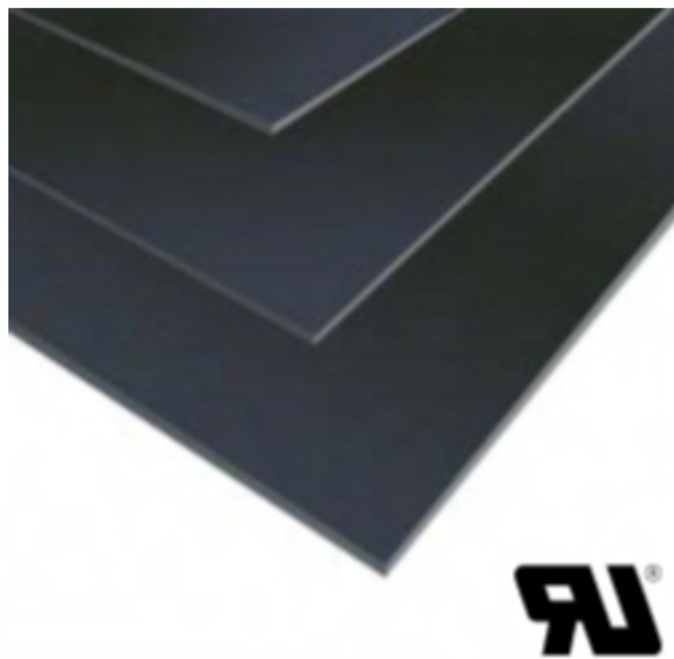
Wall Square Footage: 876sf

Yypeface: Brothers OT

Design & Placement

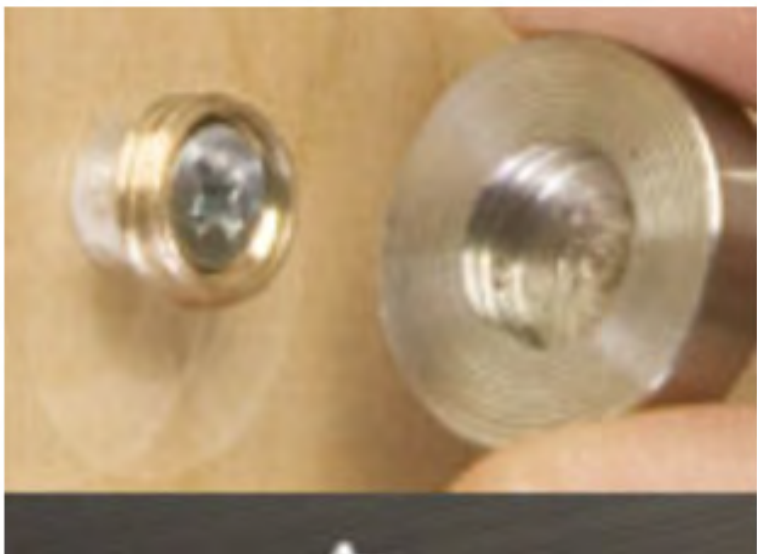


Materials & Mounting



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

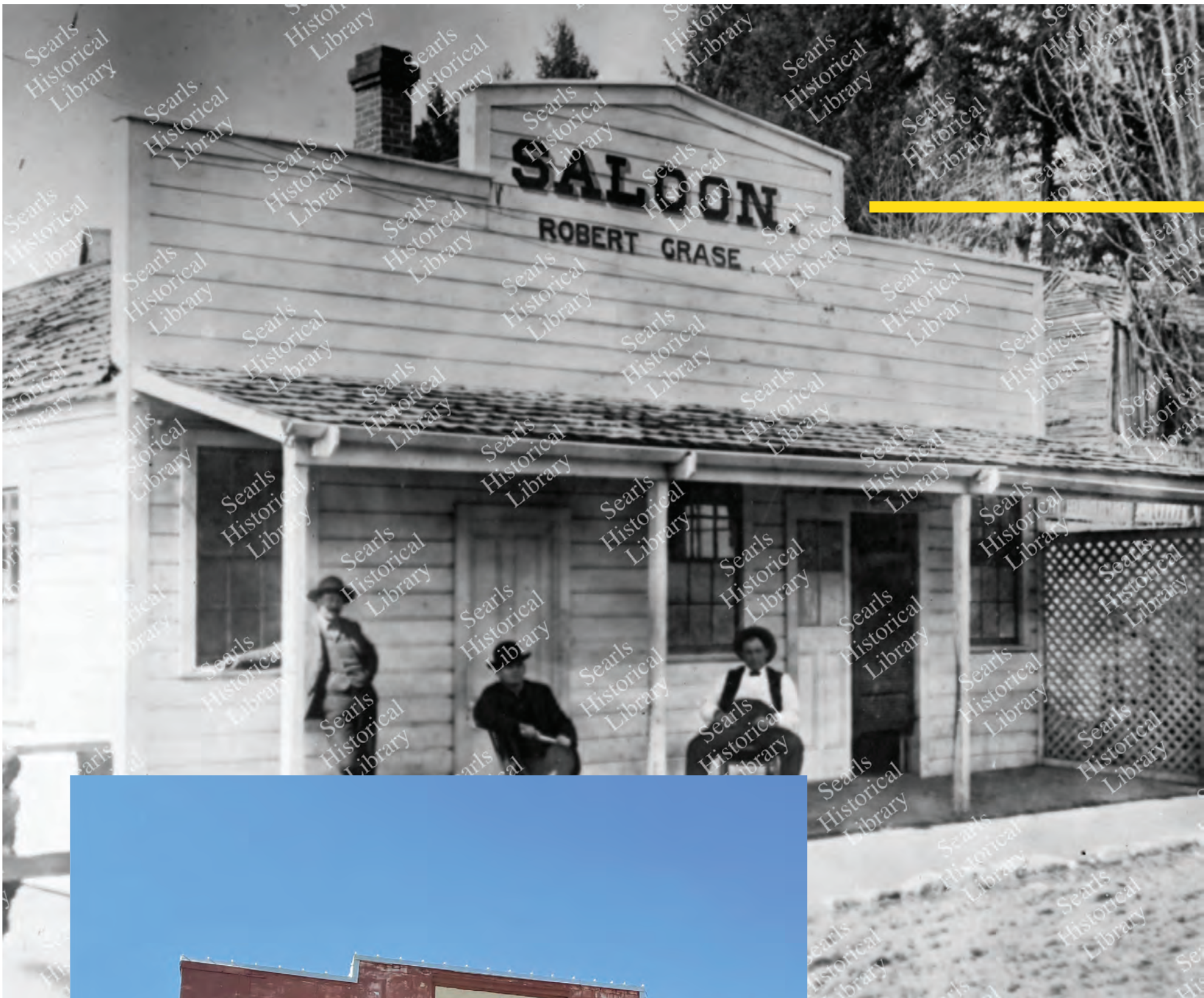
**Mounting & Hardware:** 6 holes down each side of the sign will be drilled for 2" metal screw mounting hardware with brass screw covers, varnished for longevity



Support for the sign placement:



Similar architectural features of a similar era with mounted signage



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



Existing architectural 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

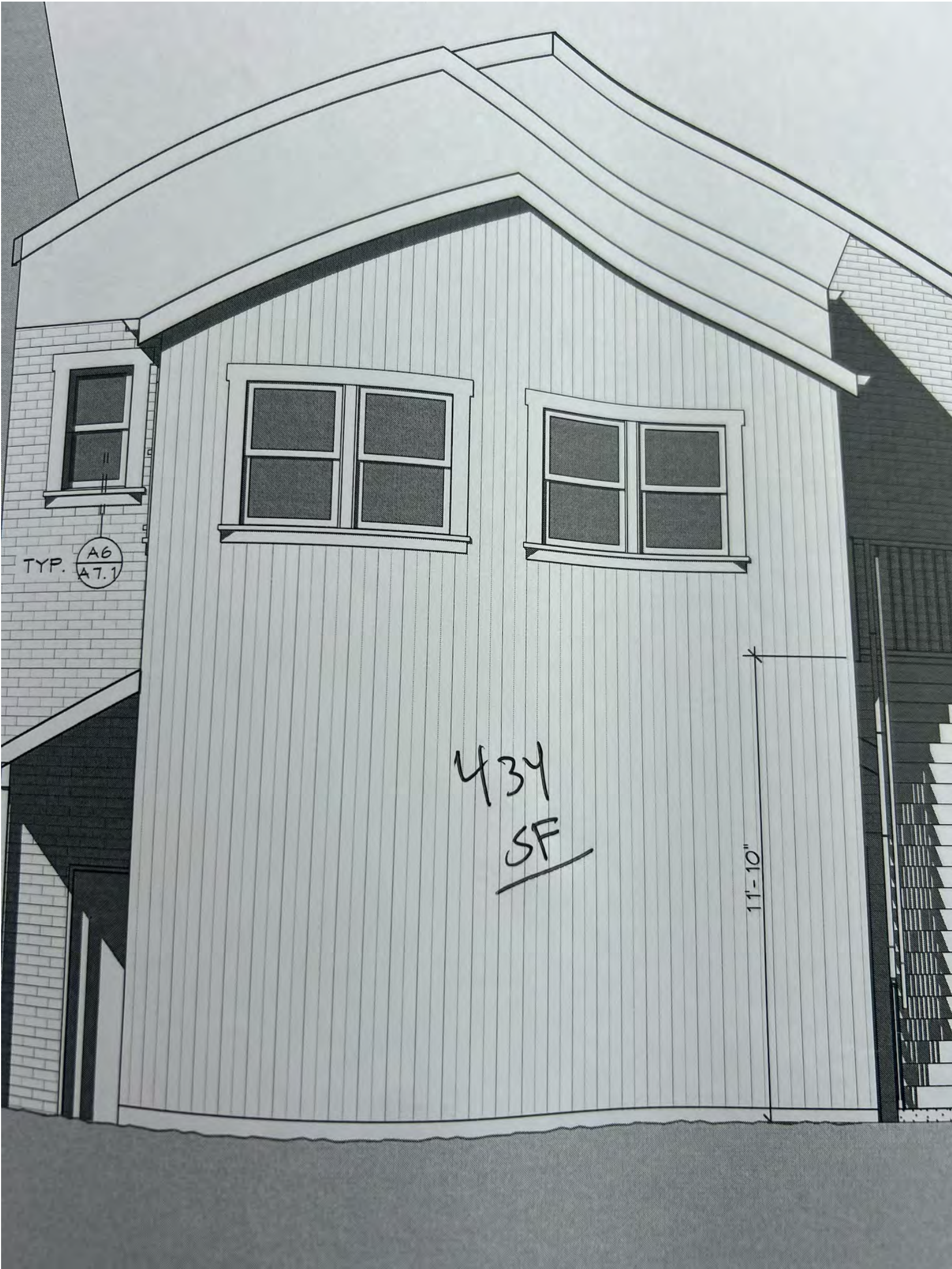




Square footage of the wall for Sign #1  
876 sf



Square footage of the wall for Sign #2  
434 sf







POR 2-C 150

Jeanette  
 m-d-m 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