



GRASS VALLEY

Historical Commission Meeting

Tuesday, July 14, 2026 at 3:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

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

MEETING NOTICE

Historical 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 4:00 p.m. on the 2nd Tuesday of each month. Your interest is encouraged and appreciated.

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

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

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

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the June 16th, 2026 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. Comments will be reviewed and distributed before the meeting if received by 3pm. Comments received after 3pm will be addressed during the item and/or at the end of the meeting. Historical Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of three minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. For any items not on the agenda, and within the jurisdiction or interest of the City, please come to the podium at this time. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional).*

ANNOUNCEMENTS

STAFF AGENDA ITEMS

2. Request for the removal of a rear portion of the existing primary home, that has been determined to have no historical significance; to include replacement of the removed/shared interior wall to the primary building. As well as the addition of a new detached Accessory Dwelling Unit (**26PLN-0022**) Location/APN: 433 Neal Street (APN: 008-362-018)

Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).

Recommendation:1. Planning staff recommend that the Historical Commission make a recommendation to the Development Review Committee to approve the request to remove a nonhistorically significant rear portion of the existing primary home, the replacement of a removed/shared interior wall, the addition of a new detached Accessory Dwelling Unit, to include roofing replacement on the primary home as presented or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Recommend approval of the Minor Development Review Application, requesting to remove a non-historically significant rear portion of the existing home, to include replacement of the removed/shared interior wall to the primary building, the addition of a new detached Accessory Dwelling Unit, to include roofing material replacement of the primary home as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report. Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) - Minor Development Review (26PLN-0020)

COMMISSION AGENDA ITEMS

3. By-Laws Update to be Forwarded to the City Council

4. Luncheon with City Council members
5. Discussion/update on Commission Assignments
6. Update on Arts Council Walking Tour

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Historical Commission, scheduled for Tuesday, July 14, 2026, at 3:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, July 10, 2026.

Taylor Whittingslow, City Clerk

Grass Valley Historic Commission

Minutes of Tuesday, June 16, 2026

All Members including Alternate were present

Approval of the May 12, 2026 Minutes— Unanimously adopted (Motion: Coots/2nd: Savelly)

There was no public comment.

McAteer announced that Coots and he are having lunch soon with Councilmembers Arbuckle and Caravelli

Terry McAteer was nominated to be Chair— Unanimously adopted (Motion: Poston/2nd: Urry)

Greg Savelly was nominated as Vice Chair— Unanimously adopted (Motion: Poston/2nd: Urry)

The bulk of the meeting was spent reviewing commissioner assignments as developed at the May meeting

Historical Award— The Commission agreed to move forward with the nomination of local historian Gage McKinney to be the recipient and recommend to the Council

Citizen Star Awards— McAteer will work with Council to gain an exception to the criteria for an organization to be an awardee. If so, he will lead the drive to honor the Grass Valley Ladies Relief Society. Poston will begin efforts to honor Lisa Swarthout and Liz Coots will work on Gail and Leo Granucci. Lorraine Jewett and Alex Gammelgard are working on recognizing Bill Drown.

The Commission agreed to start the July 14th meeting at 2:00 pm and will adjourn at the North Star Powerhouse for a tour with Commissioner Urry.

The meeting was adjourned at 4:15 pm



**HISTORICAL
COMMISSION
STAFF REPORT
July 14, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0022
Entitlement: Minor Development Review
Subject: Request for the removal of a rear portion of the existing primary home, that has been determined to have no historical significance; to include replacement of the removed/shared interior wall to the primary building. As well as the addition of a new detached Accessory Dwelling Unit.

Location/APN: 433 Neal Street (APN: 008-362-018)
Applicant: Alan Lyons (Applicant), Lyons Family Trust (Owner), Kennerly Architecture and Planning (Architect)
Zoning/General Plan: Neighborhood General (NG-2) and Urban Low Density (ULD)
Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Historical Commission make a recommendation to the Development Review Committee to approve the request to remove a non-historically significant rear portion of the existing primary home, the replacement of a removed/shared interior wall, the addition of a new detached Accessory Dwelling Unit, to include roofing replacement on the primary home as presented or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Recommend approval of the Minor Development Review Application, requesting to remove a non-historically significant rear portion of the existing home, to include replacement of the removed/shared interior wall to the primary building, the addition of a new detached Accessory Dwelling Unit, to include roofing material replacement of the primary home as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING

General Plan: The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The intent of the Urban Low Density designation is intended primarily for single family detached homes.

Zoning: The Neighborhood General (NG-2) zoning designation is intended to strengthen the character of existing historic neighborhoods within Grass Valley, particularly in locations where this character may be most susceptible to change.

BACKGROUND

The historic residential neighborhood the subject property falls within is comprised of an array of architectural styles. The subject home exists as a two-story, wood framed, Greek revival style residence. When initially built, the home was owned by a superintendent of the Rocky Bar Mining Company at Boston Ravine. In 1976, the home had a 448 SF addition added to a rear portion of the home and a 228 SF detached garage constructed. This addition currently exists in a dilapidated condition. The property is located within the City's "West Residential District Character Area" (1872 Historic Design Review Guidelines), which envelopes some of the City's earliest residential buildings.

Today, the structure is considered a "Priority 2" rating in the Grass Valley Historical Inventory.

- A "Priority 2" rating is applied to "properties that retain good integrity with some loss of historic fabric [and] continue to display their period significance and architectural style", per City of Grass Valley Historic Design Review Guidelines.
- The property has been inventoried onto the City of Grass Valley "[Historical Resources Inventory](#)". (PDF page 29), see Attachment 4.

Notable Building Features:

- Greek Revival architecture
- Moderate steep gable roof
- Wood sash windows with surrounds/moldings
- Wooden shutters
- Wide hipped roof porch

PROJECT PROPOSAL

A total of four exterior modifications to the subject building make up the applicant's work scope. *Modification #3* requires outright approval and is not subject to modifications, as further explained below.

1. Removal of a non-historic rear portion of the primary home, to include replacement of the shared interior wall to the primary building.
 - In 1976, the home had a 448 SF addition added to a rear portion of the home and detached 228 SF garage constructed.
 - The aforementioned has been verified by Assessor's office formal records.
 - Portion to be removed exists currently in a dilapidated state.
 - Removal of the detached garage will allow room for a future second home.

- Original siding/wall of home exists (concealed within shared interior wall), the addition was built as a separate structure from the home. Applicant intends to restore and paint identical color (Benjamin Moore – White OC-37) to primary home.
 - Site inspection photos reveal original existing siding (Attachment 5).
 - Removing addition will expose a raw roofline, applicant will finish exposed area with matching galvanized edge flashing to match existing building (Attachment 5). Roofing material is currently asphalt shingles, which will be carefully cut before demolition of non-historic addition; see Figure 7 and 8 within Attachment 5.
2. Removal of a non-historical 228 SF detached garage.
 - In 1976, the home had a detached 228 SF garage constructed.
 - The aforementioned has been verified by Assessor’s office formal records.
 - Removal of the detached garage will allow room for a future second home.
 3. Addition of a new 649 SF detached Accessory Dwelling Unit (ADU) home/ “cottage” in the rear yard of primary home.
 - CA State law does not allow for any additional design standards to be pushed onto an Accessory Dwelling Unit (ADU), aside from local design criteria that is adopted for single-family homes.
 4. Replacement of existing asphalt shingle roof material on the entire primary home with uniform Timberline HDZ “Birchwood” (light grey) shingles. Proposed in the future when roofing material is due for replacement.
 - Selected color mimics existing roof material color.
 - See Figure 8 within Attachment 5.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

The locally adopted design guidelines express community preferences for preservation, enhancement, and development. Design standards are to aid in decision making on enhancement of existing buildings. Utilization of the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRCHT”) state to start the assessment of a historic building by defining the features of the building that are specific and unique to the characteristics and related architectural style.

The following provides citations of adopted City design goals that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#), Section 4.4 Design Goals and Policies, (2010) manual include:

- Emphasize preservation and restoration of historic buildings/structures.
- Maintain general historical character, massing, and siting of houses on lots when infill or new construction is warranted.
- To use natural topography to conceal additional building mass.

Utilization of Regulations

Per [Section 17.72.020 – Applicability to Residential Properties](#), new construction, reconstruction, additions, modifications, alteration, and rehabilitation of properties/structures that are “used primarily for residential purposes [and]...is

designated a Priority level 1 or 2 resource on the Inventory of Historic Resources.”, is subject to the provisions of [Chapter 17.52, Cultural and Historic Preservation](#). A recommendation by the Historical Commission is requested to aid the Development Review Committee (DRC) determination at a future hearing.

- [Chapter 15.60 – Historic Building Demolition Ordinance](#) is not applicable to the application, as the portion of primary home to be removed was built in 1976 and is not considered historical in value. The shared interior wall between the proposed demolition area and primary home is to be replaced with “like-for-like” materials and paint color.

ENVIRONMENTAL DETERMINATION

The proposed project scope qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities (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 modifications are considered repair and/or general maintenance.

- The proposed ADU is exempt from CEQA due to ADUs being required to be processed administratively and not through a discretionary project, per State statute.

FINDINGS

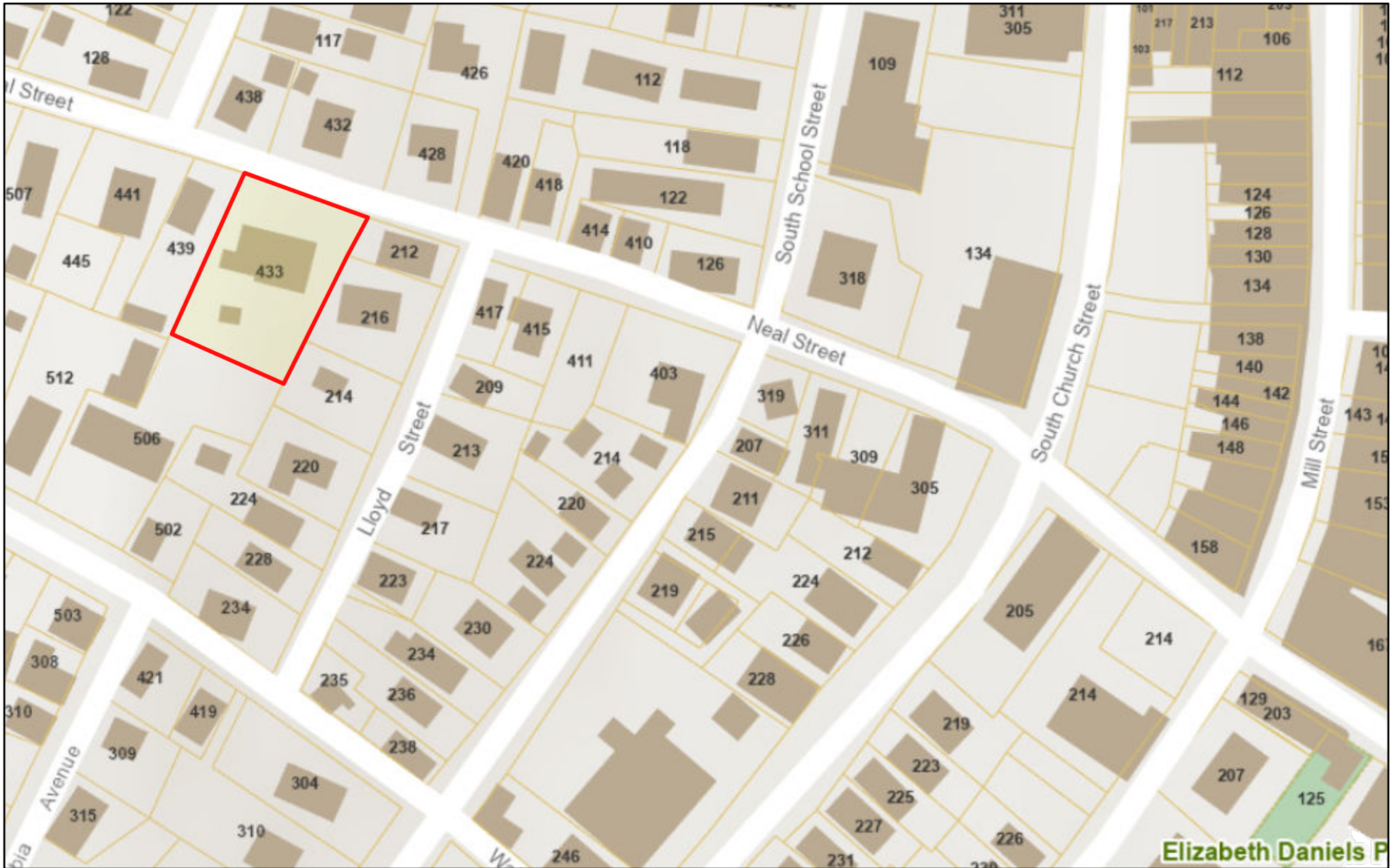
1. The City received a complete application for Plan Revision 26PLN-0020.
2. The Historical Commission reviewed the Minor Development Review application (26PLN-0020) at their regular meeting on July 14, 2026.
3. The Historical Commission makes the determination that the rear portion of the primary home that is to be removed is not historical in nature and that construction, to include the proposed material/paint color, to repair the once shared interior wall is compatible with the style of the primary home; to also conclude the removal of the detached garage.
4. This project is consistent with City’s General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project complies with the City of Grass Valley Historic Design Review Guidelines.
7. The proposed use is 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.
9. 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.

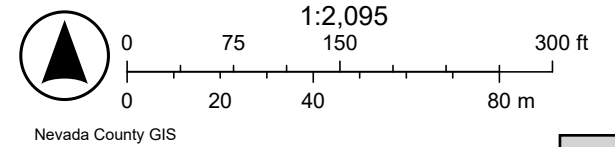
ATTACHMENTS

1. Aerial Map
2. Vicinity Map
3. Universal Application – Provided Upon Request
4. Historical Resources Inventory – Property Profile Page
5. Site Inspection and Proposed Materials – Existing Elevations (Photos) and Roof Flashing and Shingles.
6. Project Plans – Site Plan (Existing/Proposed/Demolition)
7. Project Plans – ADU Plans (Floor Plan and Elevations)
8. Proposed/Existing Site Plan and Proposed Building Elevations – ADU and Removed Attached Garage
9. Assessor Records (Non-historical Addition/Detached Garage)
10. Draft Conditions of Approval

Vicinity Map

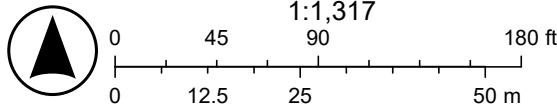


6/10/2026, 3:26:10 PM





6/10/2026, 3:18:28 PM



**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 #: 433 Neal Street

- P1. Other Identifier:** West Grass Valley/APN 08-362-04/A.B. Brady House
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. Address:** 433 Neal 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 a large parcel on the south side of Neal Street.
- *P3a. Description:**

The property consists of a two-story, wood-frame, rectangular-shaped Greek Revival style residence. The residence has a deep setback on a large parcel front Neal Street. Character defining features of the residence include a moderately steep gable roof clad with asphalt shingles, closed eaves, arched window surrounds with wooden shutters flanking each 1 over 1 light, wood sash window, 2 over 2 single and paired wood-sash windows with rectangular surrounds or molding, a wide hipped roof porch that wraps around three sides of the house, turned wood columns and horizontal wood clapboard exterior siding. The front yard is fully landscaped with mature trees, shrubs, and a lawn. The home was owned by A. B. Brady in 1872. Brady was superintendent of the Rocky Bar Mining Company at Boston Ravine. In 1872 his house was assessed for \$500.

- *P3b. Resource Attributes:** HP-2, single-family property.
- *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 south at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1865; Thompson & West pub.; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. Owner and Address:** Robert H. Ankers et al., 565 14th Street #4, San Francisco, CA 94103.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** April 28, 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

Site Inspection and Proposed Materials

Site Inspection Photos



Figure 1 (above) – View directed east from driveway.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)



Figure 2 (above) – View directed northeast from driveway (non-historical portion of home to be demolished).



Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

Figure 3 (above) – View directed southeast from driveway (non-historical portion of home to be demolished).



Figure 4 (left) – View from interior of non-historical addition to be demolished. Addition was added to primary home as a separate structure – see original siding in horizontal wood planks.

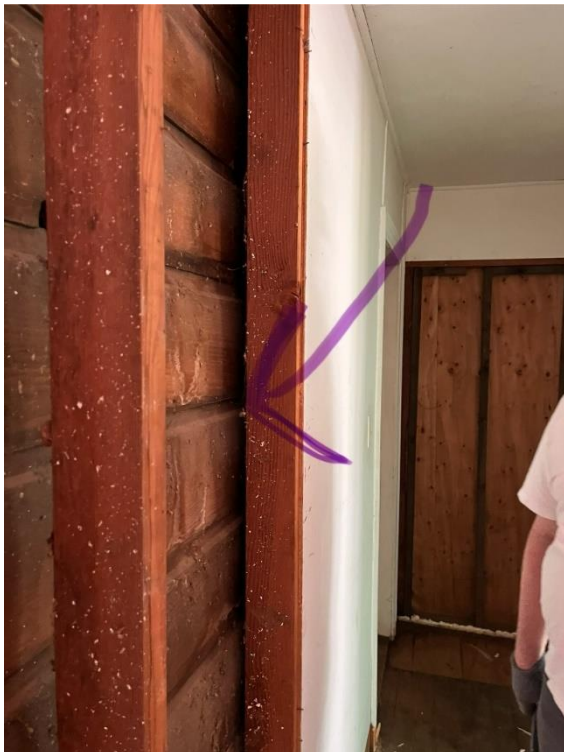


Figure 5 (left) – View from interior of non-historical addition to be demolished. Addition was added to primary home as a separate structure – see original siding in horizontal wood planks and separate wall built over original siding.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)



Figure 6 (left) – View of existing roof edge. Proposed material image below (left) indicates a 2-inch drip edge made of galvanized edge flashing, layered over a 6-inch galvanized flat flashing; intent is to replicate existing flashing on primary home roofline.

Proposed Materials

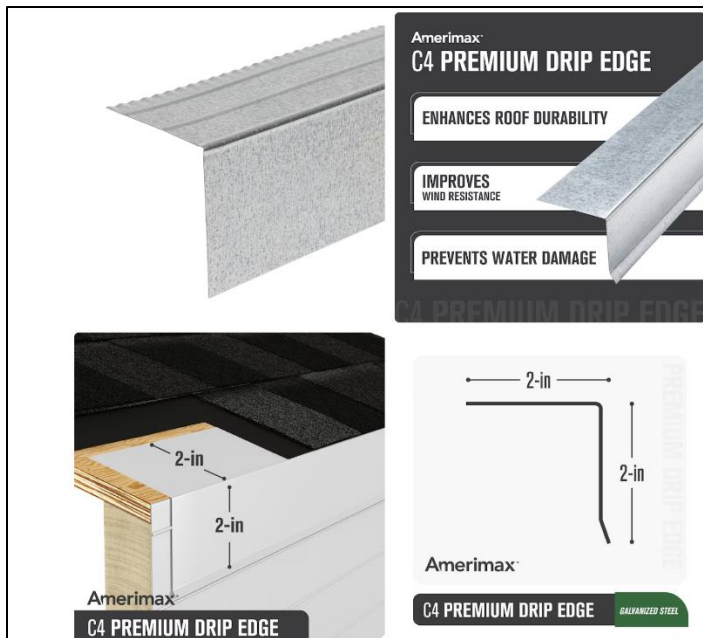


Figure 7 (left) – Proposed material image below indicates a 2-inch drip edge made of galvanized edge flashing, layered over a 6-inch galvanized flat flashing; intent is to replicate existing flashing on primary home roofline.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

Figure 8 (below) – Depicts selected replacement material of existing asphalt shingle roof material, proposed for the entire primary home with uniform Timberline HDZ “Birchwood” (light grey) shingles. Proposed in the future when roofing material is due for replacement.

GAF We protect what matters most

Search English (US) Browse shingles Get an estimate I am a: Homeowner

Roofing Materials Building Materials For Home and Building Owners For Pros Find a contractor

Roofing Materials > Residential Roofing Materials > Shingles > Class 3 Shingles > Timberline HDZ®

Timberline HDZ®

Curated colors for any home. Backed by industry-first technologies and powerful warranties.

★★★★★ 4.8 (19355) WRITE A REVIEW

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All Products Your Area Address 433 Neal St, Grass Valley, CA 95945, USA

Color Collections

High Definition Colors Bold Definition Colors

Pewter Gray Barkwood Birchwood Charcoal Copper Canyon Golden Amber Hickory Hunter Green Mission Brown Shalwood

ATTACHMENT 6

kennerty
Architecture/
Planning/

381 Bush St, Suite 700, San Francisco, CA 94104
PH: 415.255.2883

433 NEAL STREET ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
APN: 008-362-018-000

Stamp & Signature

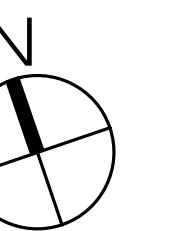
All drawings and written material appearing herein constitute the original and unpublished work of Kennerty Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

Consultants

Structural:

Energy:

Revisions & Submittals



Drawn By _____ Checked By _____

Scale 3/32" = 1'-0" Project Number 2501

Date 5/6/26

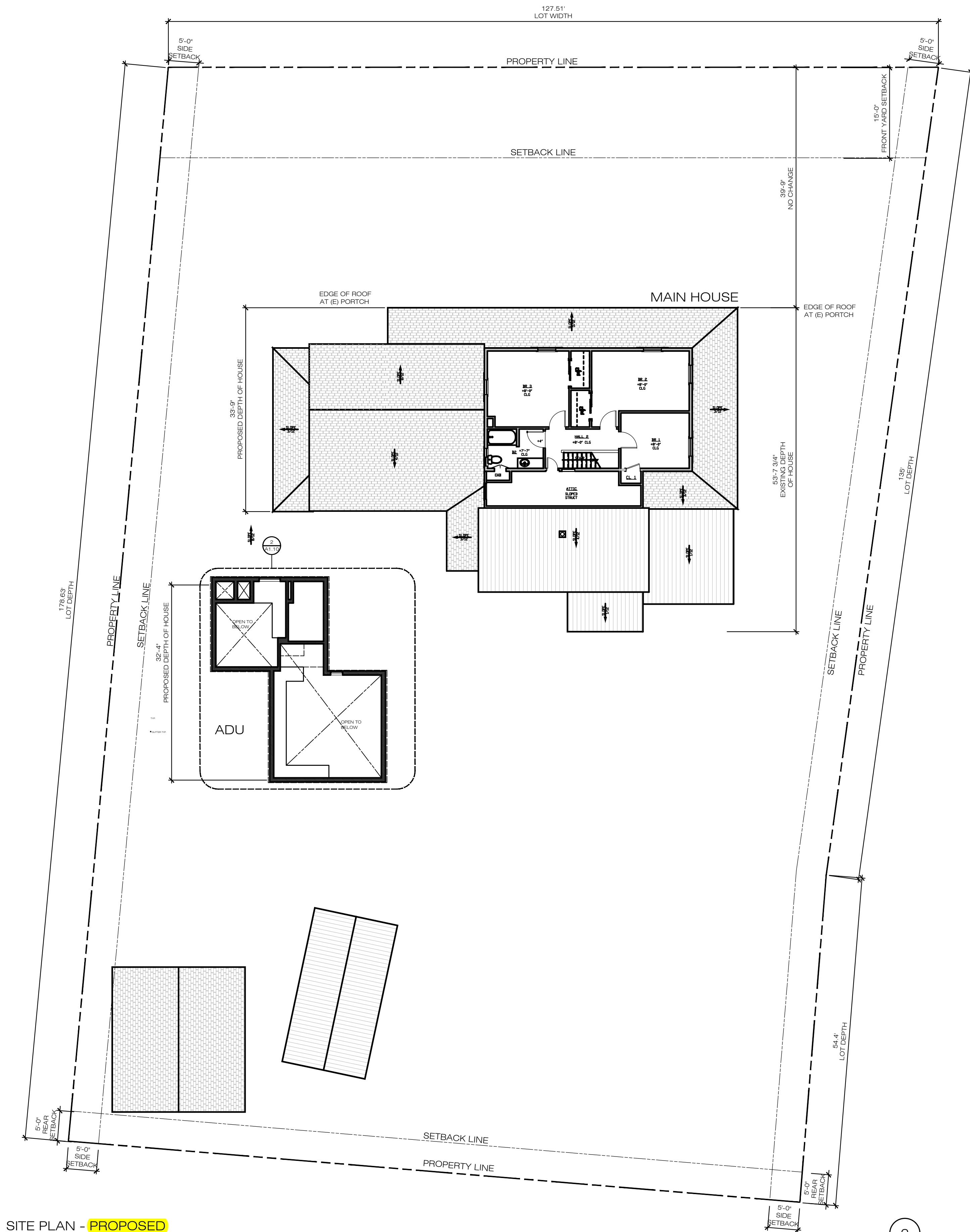
Title

**EXISTING & PROPOSED
SITE PLAN**

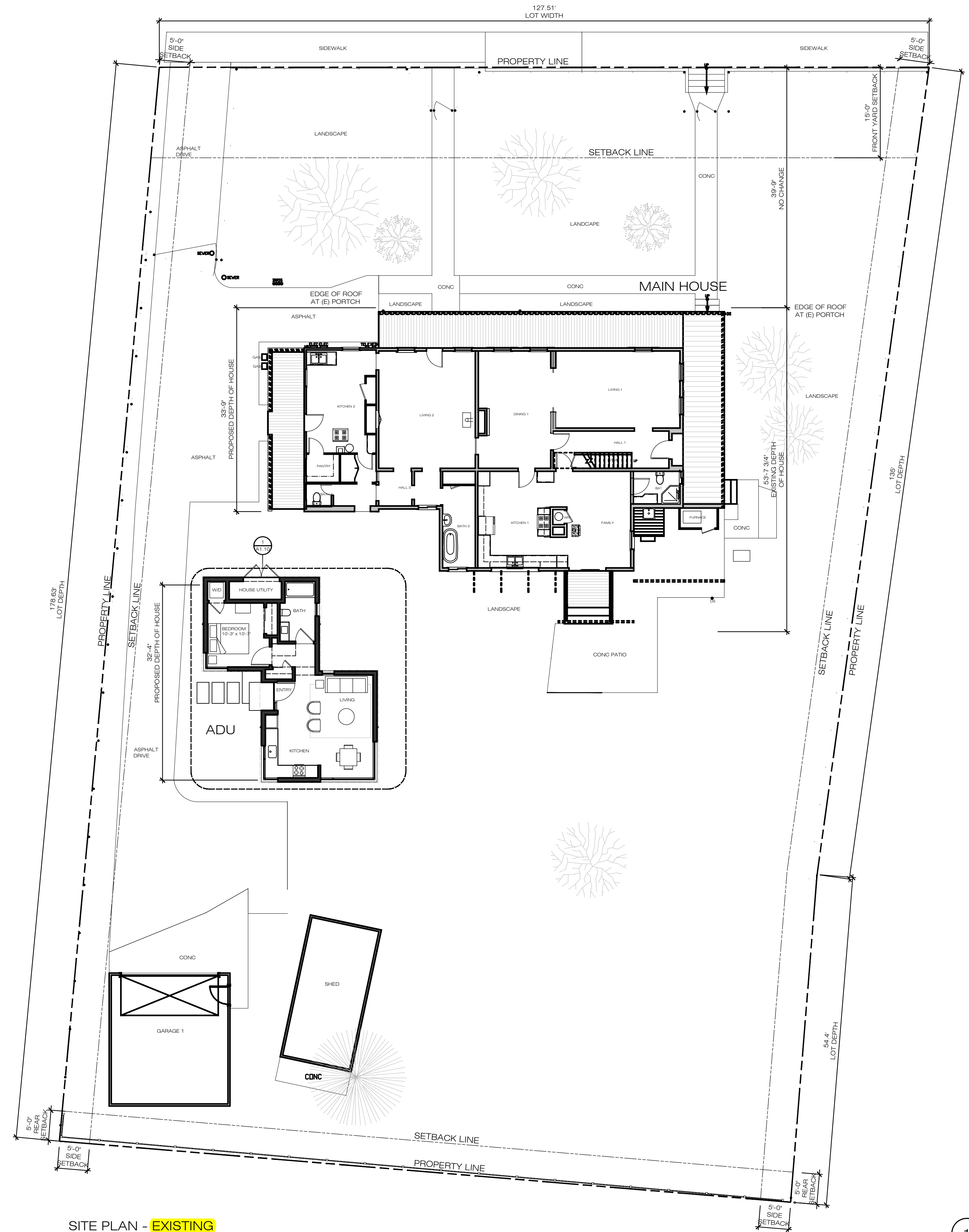
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A0.01

PRELIMINARY:
NOT FOR CONSTRUCTION



2



1

ATTACHMENT 6



433 NEAL STREET
ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
APN: 008-362-018-000

1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE. FACE OF FRAMING IS FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE PLANS.
2. SEE STRUCTURAL DRAWINGS FOR MINIMUM SPECIFIED SIZES OF ALL FOUNDATION FOOTINGS AND CURBS, AND FOR SIZES OF ALL FRAMING ELEMENTS.
3. CONTRACTOR TO VERIFY THE EXTENT OF EXISTING CONDITION PER STRUCTURE DRAWING.
4. CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
5. CONTRACTOR SHALL NOTIFY ARCHITECTS AND ENGINEER OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
6. ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.
7. INTERIOR & EXTERIOR GUARDRAILS TO BE CONSTRUCTED W/ A MIN. HEIGHT OF 42" IN ACCORDANCE WITH SECTION 1012 AND 1013 OF THE 2025 CALIFORNIA BUILDING CODE.
8. STAIRS TO COMPLY WITH CBC 1012 W/ 1-1/4" DIA HANDRAIL AT 34-38" ABOVE FINISHED EDGE OF STAIR NOSING.
9. EXHAUST VENT TO BE MIN. 3'-0" FROM OPENINGS INTO THE BUILDING.

- (N) WALLS
- (E) WALLS TO REMAIN
- A1 PARTITION TYPE (SEE SCHEDULE)

- 102(N) DOOR TYPE (SEE SCHEDULE)
- 101 WINDOW TYPE (SEE SCHEDULE)
- 1 REVISION #
- BATH ROOM NAME
- 222 ROOM NUMBER

PLAN SHEET NOTES
N.T.S.

PLAN LEGEND
N.T.S.

Stamp & Signature
All drawings and written material appearing herein constitute the original and unpublished work of Kennerly Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

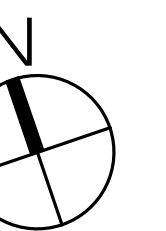
Consultants

Structural:

Energy:

Revisions & Submittals

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Drawn By _____ Checked By _____

Scale 1/4" = 1'-0" Project Number 2501

Date 5/6/26

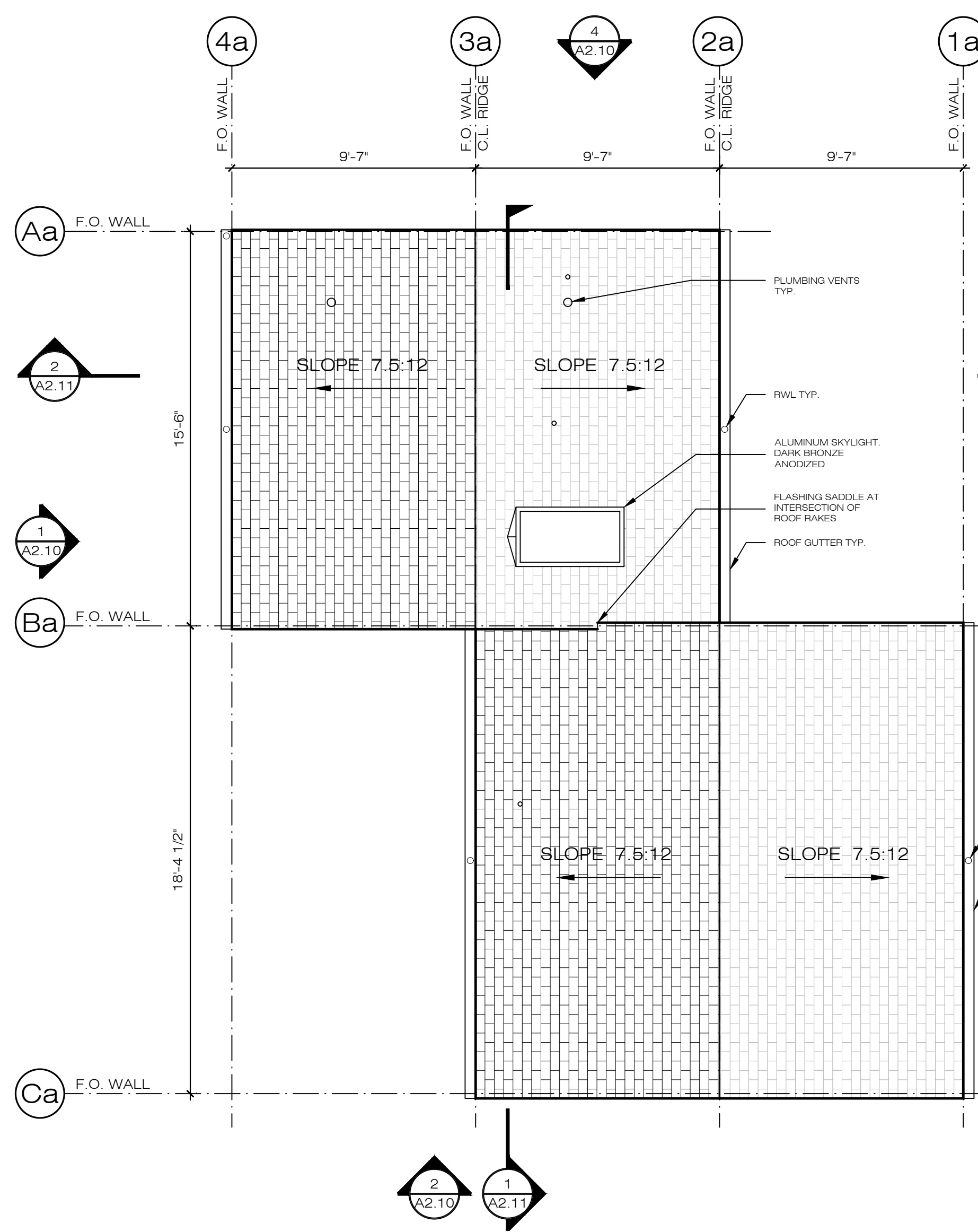
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PROPOSED ADU FLOOR PLAN

Sheet

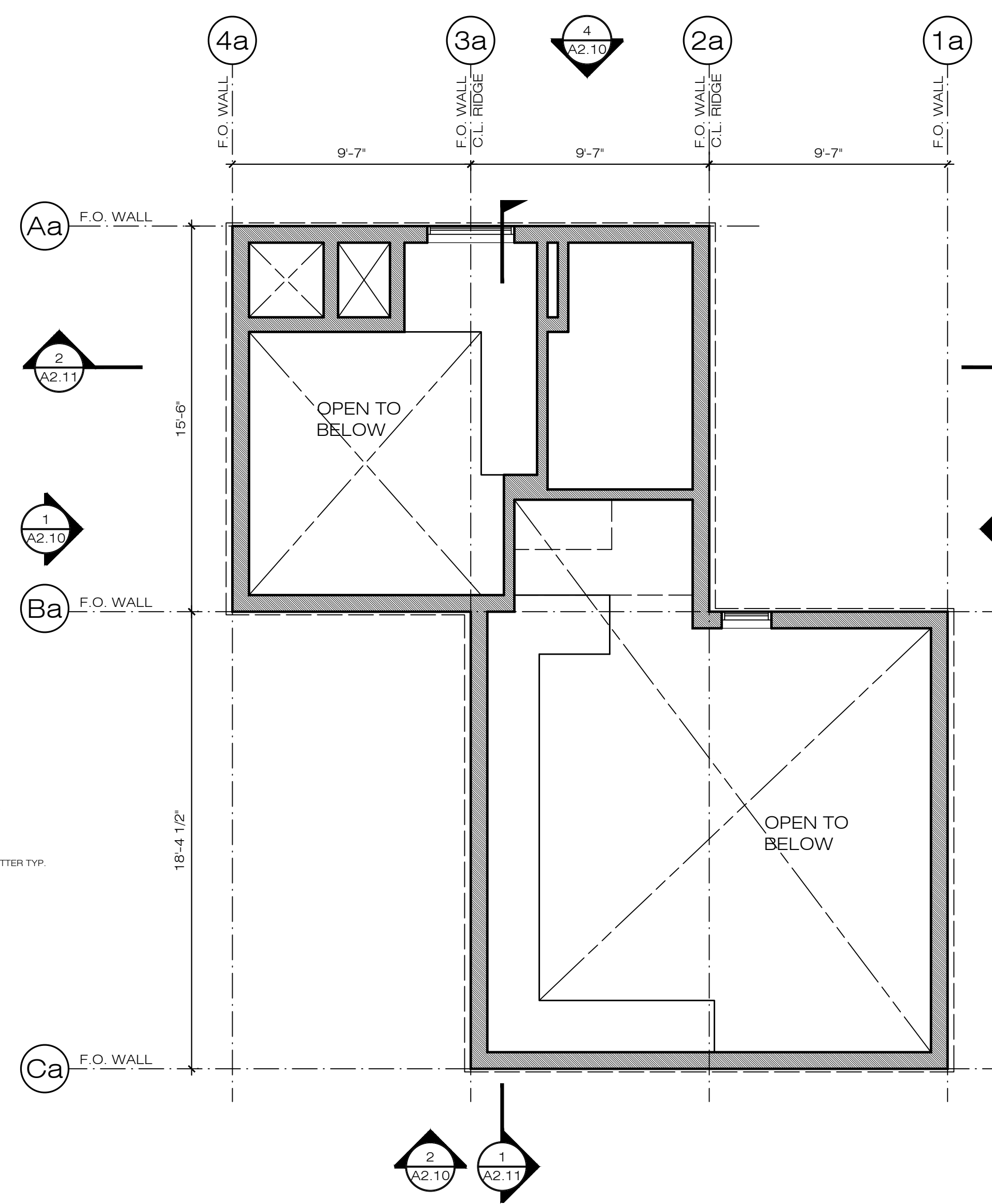
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PRELIMINARY:
NOT FOR CONSTRUCTION



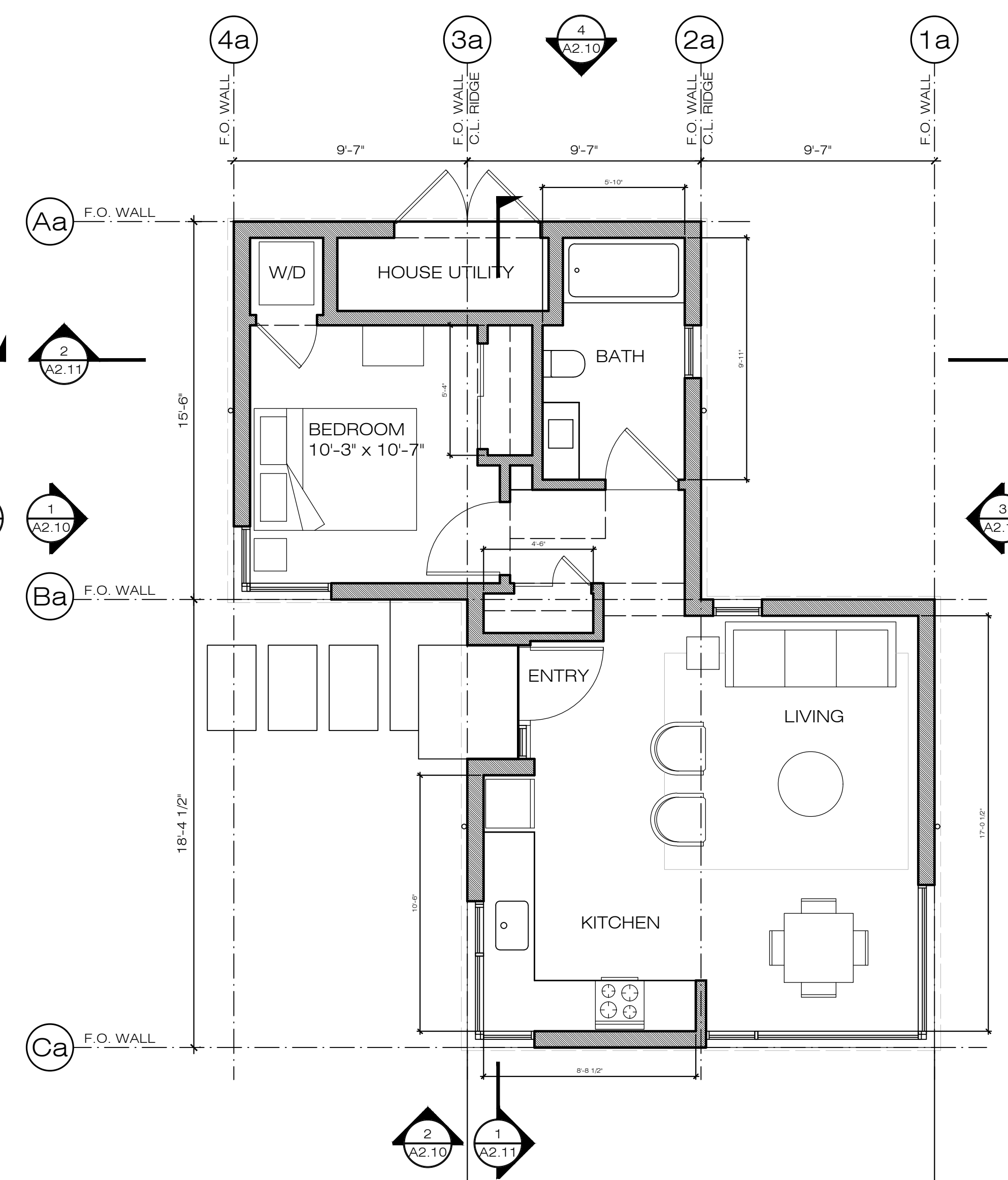
PROPOSED ADU ROOF PLAN
1/4" = 1' - 0"

3



PROPOSED ADU ATTIC PLAN
1/4" = 1' - 0"

2



PROPOSED ADU FIRST FLOOR PLAN
1/4" = 1' - 0"

1

Stamp & Signature
 All drawings and written material appearing herein constitute the original and unpublished work of Kennery Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

Consultants
 Structural:

Energy:

Revisions & Submittals

#	Description

Drawn By _____ Checked By _____

Scale AS SHOWN Project Number 2501

Date 5/6/26

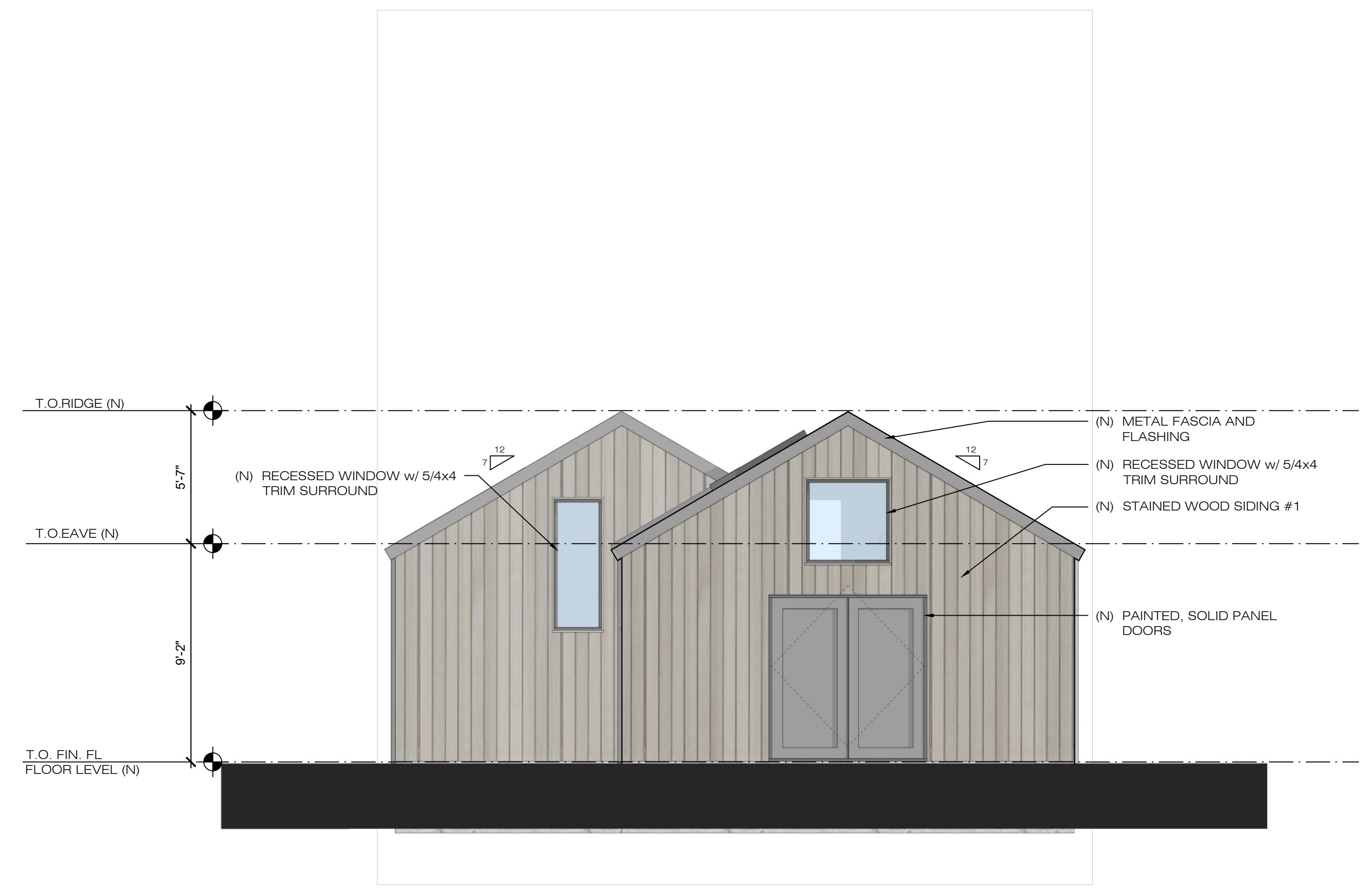
Title

PROPOSED ADU ELEVATIONS

Sheet

A2.10

PRELIMINARY:
 NOT FOR CONSTRUCTION

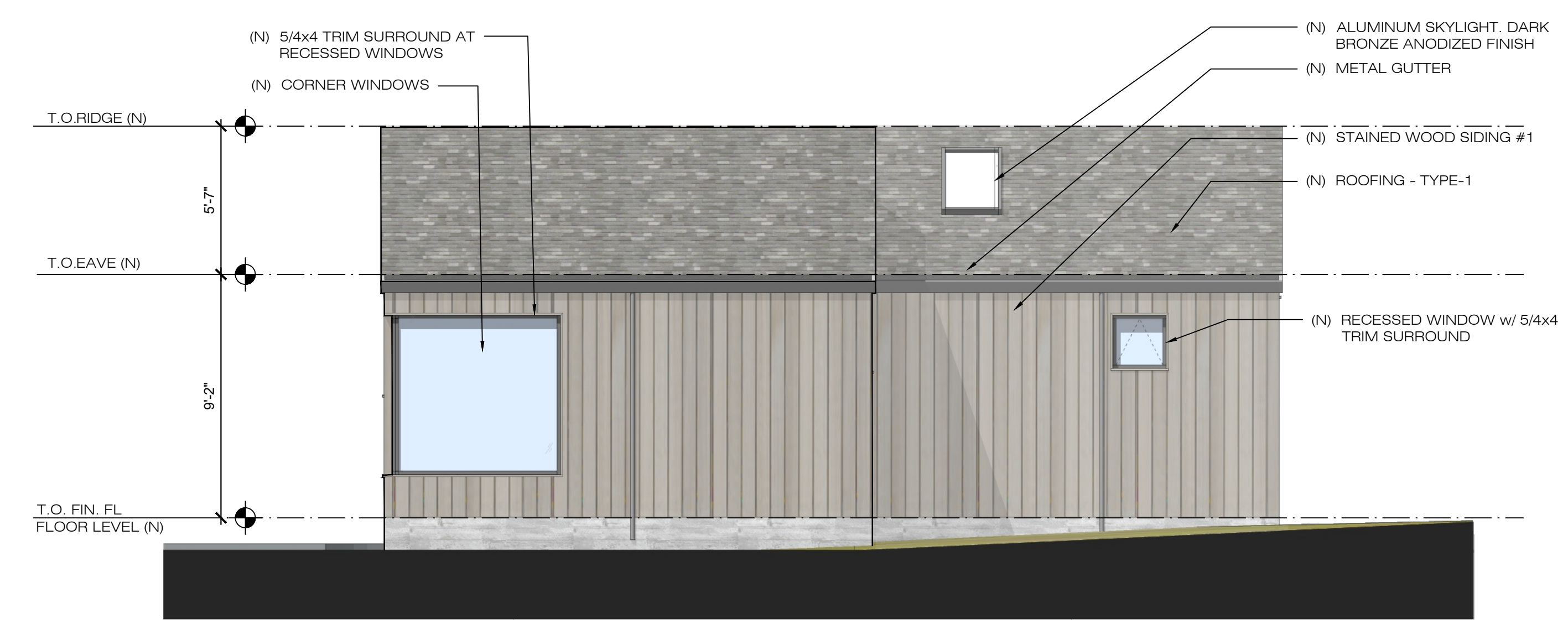


NORTH ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

4

EAST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

3



SOUTH ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

2

WEST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

1



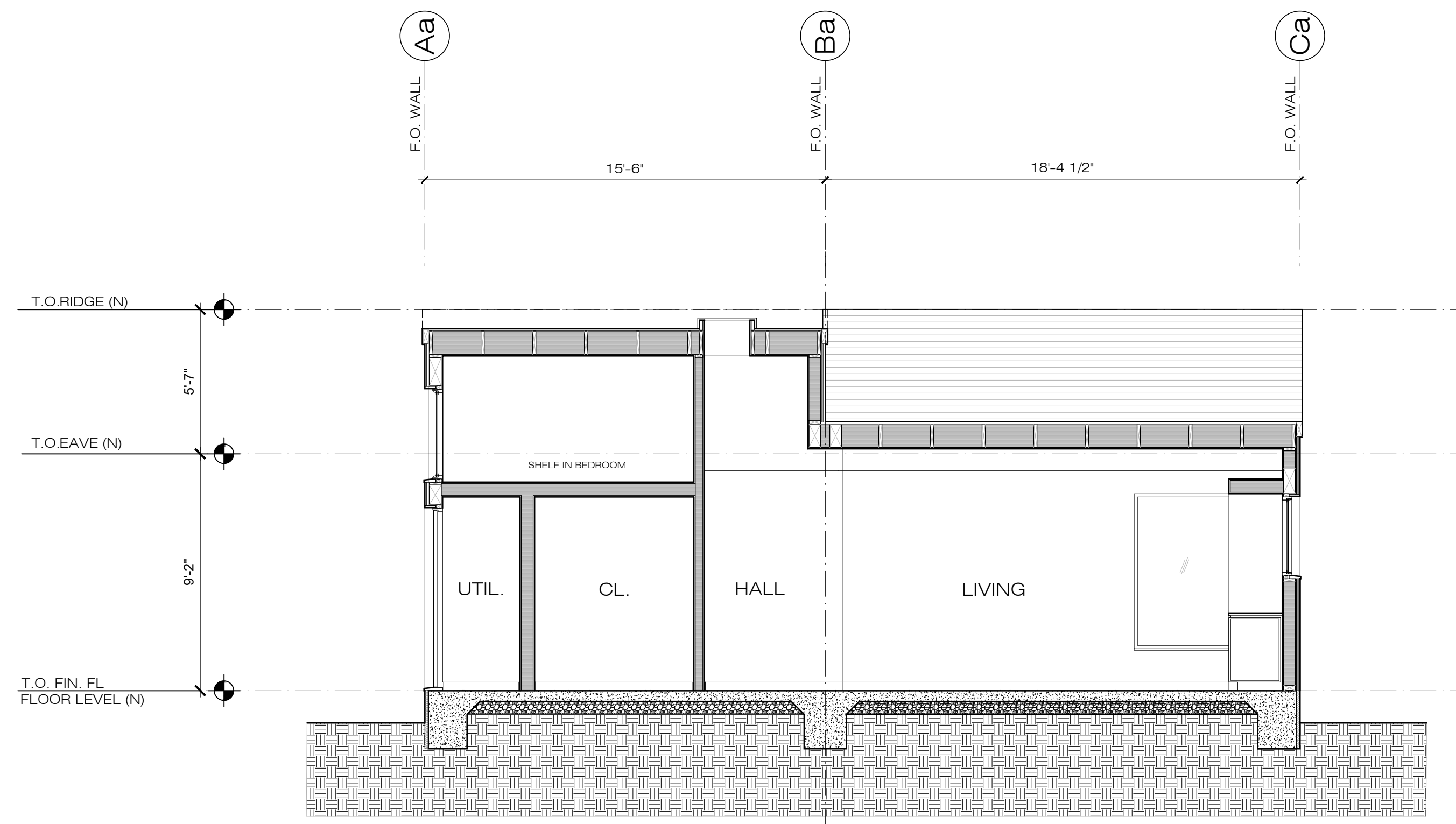
1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE. FACE OF FRAMING IS FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE PLANS.
2. SEE STRUCTURAL DRAWINGS FOR MINIMUM SPECIFIED SIZES OF ALL FOUNDATION FOOTINGS AND CURBS, AND FOR SIZES OF ALL FRAMING ELEMENTS.
3. CONTRACTOR TO VERIFY THE EXTENT OF EXISTING CONDITION PER STRUCTURE DRAWING.
4. CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
5. CONTRACTOR SHALL NOTIFY ARCHITECTS AND ENGINEER OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
6. ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.
7. INTERIOR & EXTERIOR GUARDRAILS TO BE CONSTRUCTED W/ A MIN. HEIGHT OF 42" IN ACCORDANCE WITH SECTION 1012 AND 1013 OF THE 2025 CALIFORNIA BUILDING CODE.
8. STAIRS TO COMPLY WITH CBC 1012 W/ 1-1/4" DIA HANDRAIL AT 34-38" ABOVE FINISHED EDGE OF STAIR NOSING.
9. EXHAUST VENT TO BE MIN. 3'-0" FROM OPENINGS INTO THE BUILDING.

- (N) WALLS
- (E) WALLS TO REMAIN
- A1 PARTITION TYPE (SEE SCHEDULE)

- 102(N) DOOR TYPE (SEE SCHEDULE)
- 101 WINDOW TYPE (SEE SCHEDULE)
- 1 REVISION #
- BATH- ROOM NAME
- 222 ROOM NUMBER

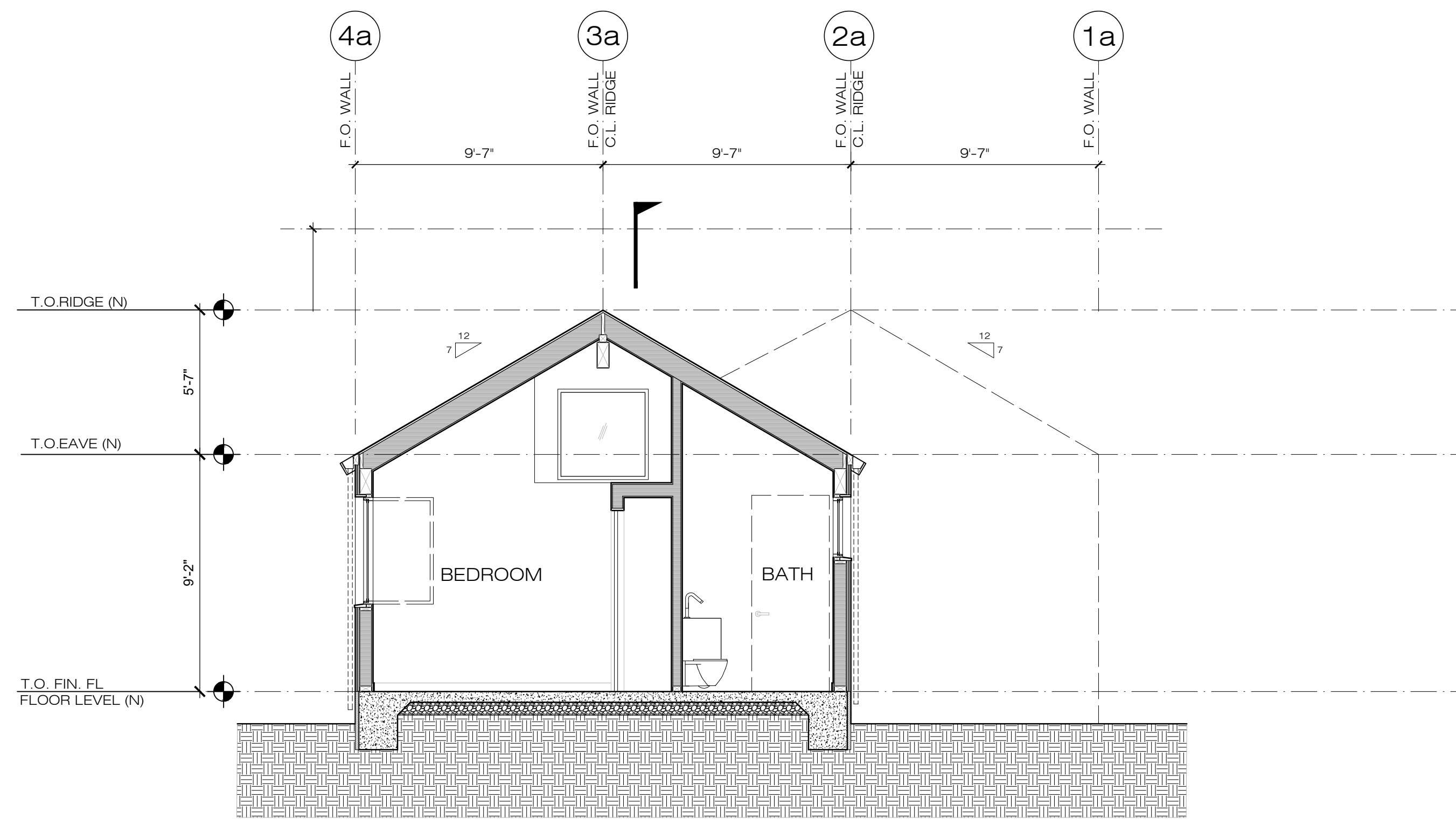
PLAN SHEET NOTES
 N.T.S.

PLAN LEGEND
 N.T.S.



PROPOSED ADU SECTION
 1/4" = 1' - 0"

2



PROPOSED ADU SECTION
 1/4" = 1' - 0"

1

Stamp & Signature
 All drawings and written material appearing herein constitute the original and unpublished work of Kennerly Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

Consultants

Structural:

Energy:

Revisions & Submittals

#	REVISION

Drawn By _____ Checked By _____

Scale 1/4" = 1'-0" Project Number 2501

Date 5/6/26

Title _____

PROPOSED ADU SECTIONS

Sheet

A2.11

PRELIMINARY:
 NOT FOR CONSTRUCTION

433 NEAL STREET ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
APN: 008-362-018-000

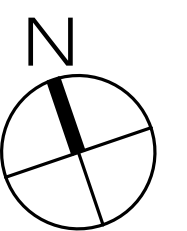
Stamp & Signature
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Consultants

Structural:

Energy:

Revisions & Submittals



Drawn By _____ Checked By _____

Scale 3/32" = 1'-0" Project Number 2501

Date 5/6/26

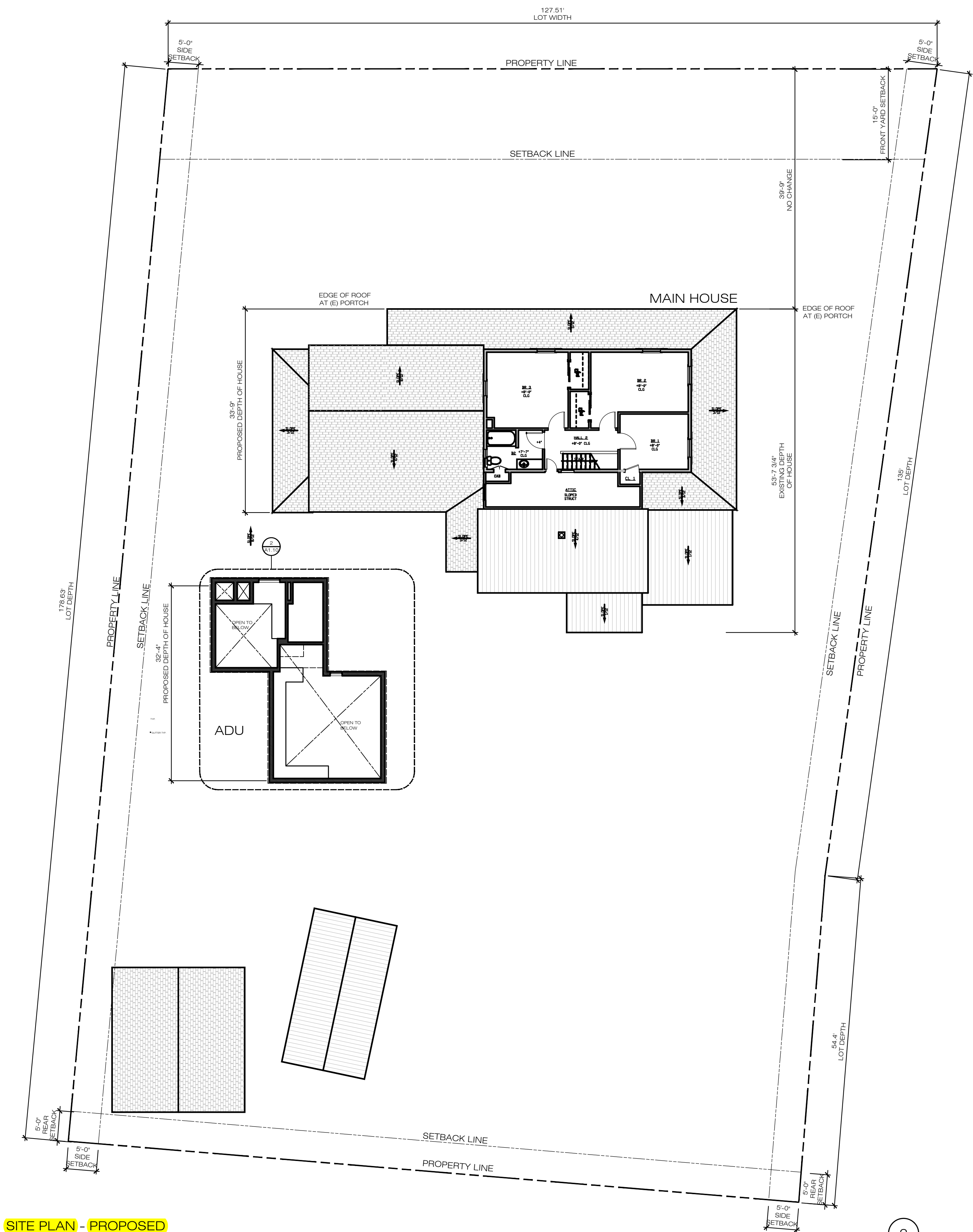
Title

**EXISTING & PROPOSED
SITE PLAN**

Sheet

A0.01

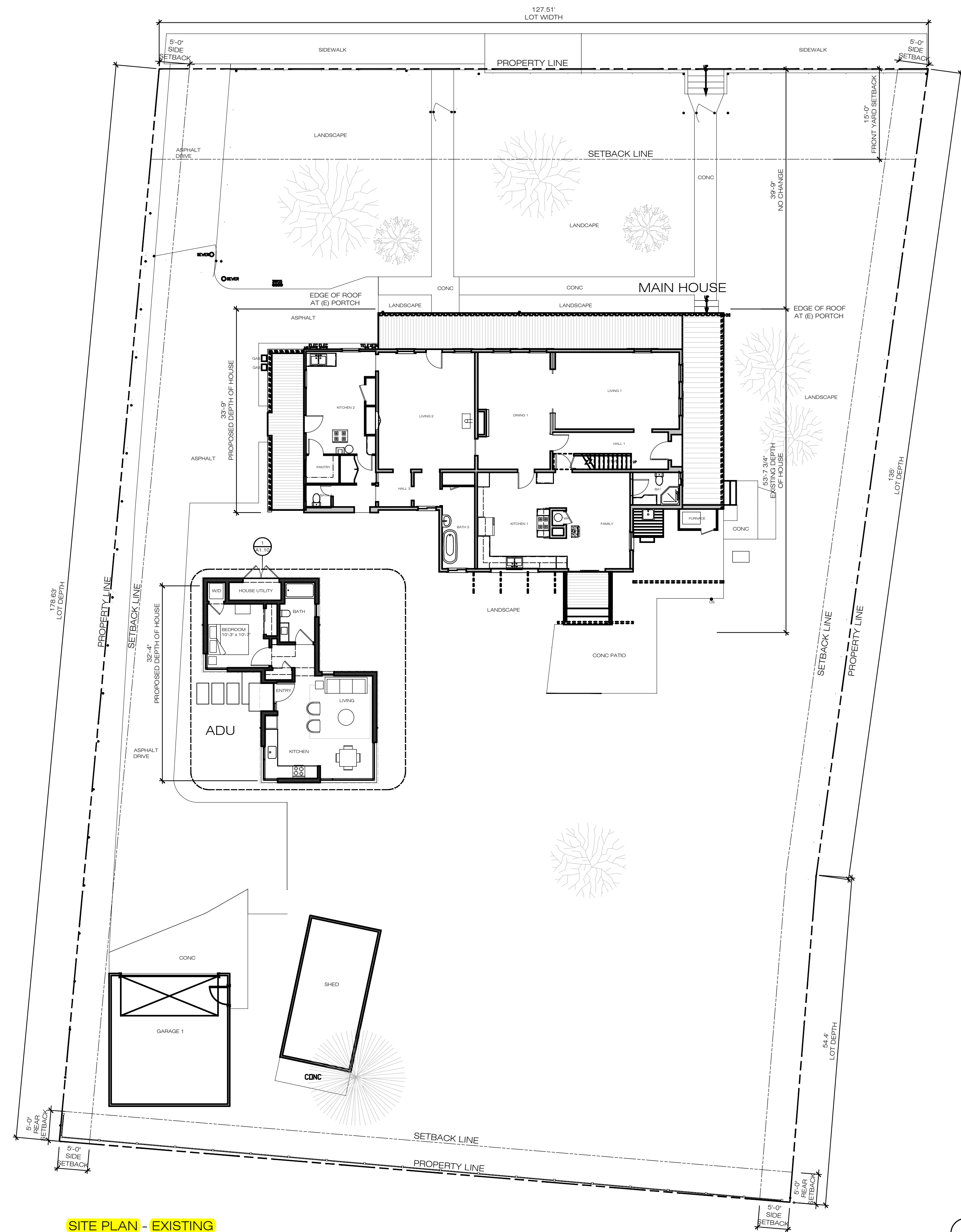
PRELIMINARY:
NOT FOR CONSTRUCTION



SITE PLAN - PROPOSED

3/32" = 1' - 0"

2



SITE PLAN - EXISTING

3/32" = 1' - 0"

1

ATTACHMENT 8



433 NEAL STREET
ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
APN: 008-362-018-000

Stamp & Signature
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Consultants

Structural:

Energy:

Revisions & Submittals



Drawn By _____ Checked By _____

Scale _____ Project Number 2501

Date 5/6/26

Title _____

COVER PAGE

Sheet

A0.00

PRELIMINARY:
NOT FOR CONSTRUCTION



PROJECT VIEW - view from street toward south-east

13



PROJECT VIEW - view from south-west toward north-east

10



VICINITY MAP

9

PROJECT SUMMARY
PROJECT ADDRESS: 433 Neal St, Grass Valley
ASSESSORS PARCEL NUMBER: 008-362-018-000
ZONING DISTRICT: NG-2 GVcity
MAX BUILDING HEIGHT: 2 STORIES, 30' MAX.
EXISTING BUILDING HEIGHT: 2 STORIES, +/- 26'-0"
PROPOSED BUILDING HEIGHT: 2 STORIES, +/- 26'-0"
LOT SIZE: 0.52 ACRE
OF EXISTING DWELLINGS: 2 UNITS
OF PROPOSED DWELLINGS: 2 UNITS

CONSTRUCTION TYPE: TYPE - 5B WOOD FRAMED
OCCUPANCY TYPE: R3

PROJECT DATA

6

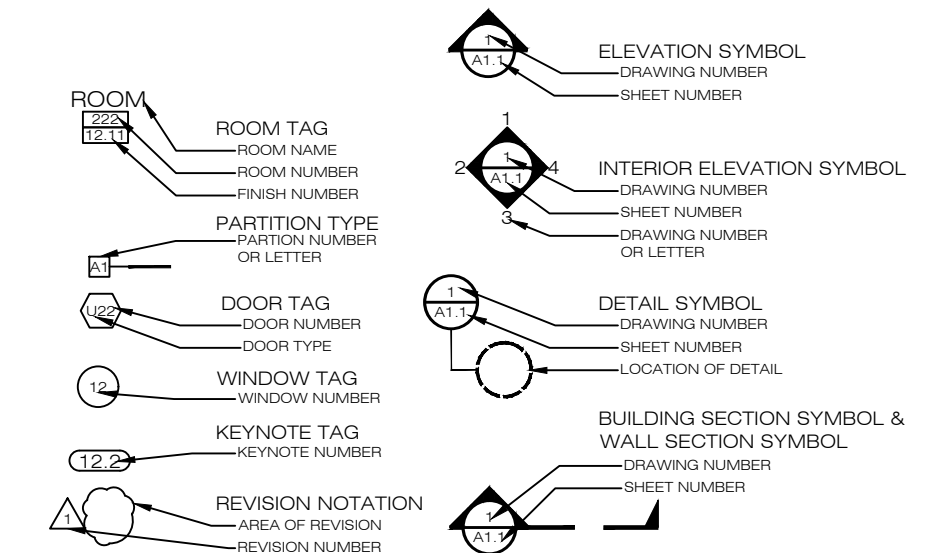
	FLOOR AREA		
	EXISTING PRIMARY STRUCTURE	PROPOSED PRIMARY STRUCTURE	PROPOSED ADU
1ST FLOOR	3,194 SQ.FT. ¹	1,698 SQ.FT. ¹	649 SQ.FT.
2ND FLOOR	863 SQ.FT. ²	863 SQ.FT. ² (NO CHANGE)	NA
TOTAL	2,326 SQFT	1,698 SQFT	649 SQ.FT.

1. AREAS INCLUDES EXTERIOR PORCHES
2. AREAS INCLUDE ADJACENT LOW HEADROOM ATTIC

PROJECT AREAS

2

ACCU	ACOUSTICAL	INI	NEW
ADJ	ADJACENT, ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NO	NUMBER
ALUM	ALUMINUM	NOM	NOMINAL
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECTURAL	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BTWN	BETWEEN	OH	OPPOSITE HAND
BLKG	BLOCKING	OPNG	OPENING
BOT	BOTTOM	OPP	OPPOSITE
CAB	CABINET	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CEM	CEMENT	PL	PLATE
CL	CENTER LINE	PLBG	PLUMBING
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
COL	COLUMN	PREFAB	PREFABRICATED
CONC	CONCRETE	PRELIM	PRELIMINARY
CONN	CONNECT	PTD	PAINTED
CONSTR	CONSTRUCTION	R	RISER, RELOCATE
CONT	CONTINUOUS	RAD	RADIUS
CPT	CARPET	RCP	REFLECTED CEILING PLAN
CT	CERAMIC TILE	REF	REFERENCE
CTR	CENTER	REF PT	REFERENCE POINT
CTSK	COUNTERSUNK	REFR	REFRIGERATOR
DBL	DOUBLE	REG	REGISTER
DET	DETAIL	REINF	REINFORCEMENT
DIA	DIAMETER	REQD	REQUIRED
DIAG	DIAGONAL	REQMT	REQUIREMENT
DIM	DIMENSION	RESIL	RESILIENT
DN	DOWN	RH	RIGHT HAND
DR	DOOR	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
DWR	DRAWER	SAD	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	SCHED	SCHEDULE
ELEC	ELECTRICAL	SD	SMOKE DETECTOR
EOS	EDGE OF SLAB	SECT	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQUIP	EQUIPMENT	SH	SHELF
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SHTG	SHEATHING
FB	FLAT BAR	SIM	SIMILAR
FIN	FINISH	SMD	SEE MECHANICAL DWGS.
FLR	FLOOR	SPD	SEE PLUMBING DWGS.
FLUOR	FLUORESCENT	SPEC	SPECIFICATIONS
FO_	FACE OF	SPKR	SPEAKER
	F-FINISH, S-STUD, C-CONCRETE, P-PLYWOOD	SPR	SPRINKLER
FTG	FOOTING	SQ	SQUARE
GA	GAGE	SSD	SEE STRUCTURAL DWGS.
GALV	GALVANIZED	ST STL	STAINLESS STEEL
GL	GLASS	STD	STANDARD
GL BLK	GLASS BLOCK	STL	STEEL
GND	GROUND	STN	STONE
GSM	GALVANIZED SHEET METAL	STRUCT	STRUCTURAL (DRAWINGS)
GWB	GYPSPUM WALLBOARD	SUSP	SUSPENDED
		SYMM	SYMMETRICAL
HDWD	HARDWOOD	T	TREAD
HDWR	HARDWARE	TEL	TELEPHONE
HGT	HEIGHT	THK	THICK
HM	HOLLOW METAL	TO	TOP OF
HNDRL	HANDRAIL	TO	C-CURB, S-STEEL, W-WALL
HORIZ	HORIZONTAL	TOL	TOLERANCE
ID	INSIDE DIAMETER	TYP	TYPICAL
IF	INSIDE FACE	UNFIN	UNFINISHED
INT	INTERIOR	UNLN	UNLESS OTHERWISE NOTED
INSUL	INSULATION	UTL	UTILITY
LAM	LAMINATE	VEST	VESTIBULE
LT	LIGHT	VIF	VERIFY IN FIELD
MACH	MACHINE	WIN	WITHIN
MATL	MATERIAL	W/O	WITHOUT
MAX	MAXIMUM	W/D	WHERE OCCURS
MECH	MECHANICAL	W/C	WATER CLOSET
MEMB	MEMBRANE	WD	WOOD
MFR	MANUFACTURE	WP	WATERPROOFING, WORKING PT.
MIN	MINIMUM	WT	WEIGHT, WOOD THRESHOLD
MISC	MISCELLANEOUS		
MTL	METAL		
MTD	MOUNTED		
MUL	MULLION		



ABBREVIATIONS & SYMBOLS

4

- FOR ITEMS NOT NOTED ON PLOT PLAN SEE FLOOR PLANS
- DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
- ALL EXISTING BUILDING HEIGHTS WERE VERIFIED IN THE FIELD. ALL PROPOSED BUILDING HEIGHTS SHALL BE VERIFIED IN THE FIELD AGAINST PROPOSED AND EXISTING GRADES.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE COMPLIANCE OF ALL WORK INCLUDING FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.

GENERAL NOTES

3

SUMMARY PROJECT DESCRIPTION:
THE PROPOSED PROJECT CONSISTS OF A NEWLY CONSTRUCTED, DETACHED ACCESSORY DWELLING UNIT (ADU) AND INCLUDES THE PARTIAL DEMOLITION OF A PRIOR ADDITION TO THE ORIGINAL HOME AND REMOVAL OF A SECOND DWELLING TO MAKE SPACE FOR THE NEW ADU.
THE NEW ADU WILL BE A ONE-STORY 649 SQUARE FOOT, TYPE-5B CONSTRUCTION WOOD FRAMED STRUCTURE ON SLAB ON GRADE FOUNDATIONS.

PROJECT DESCRIPTION

1

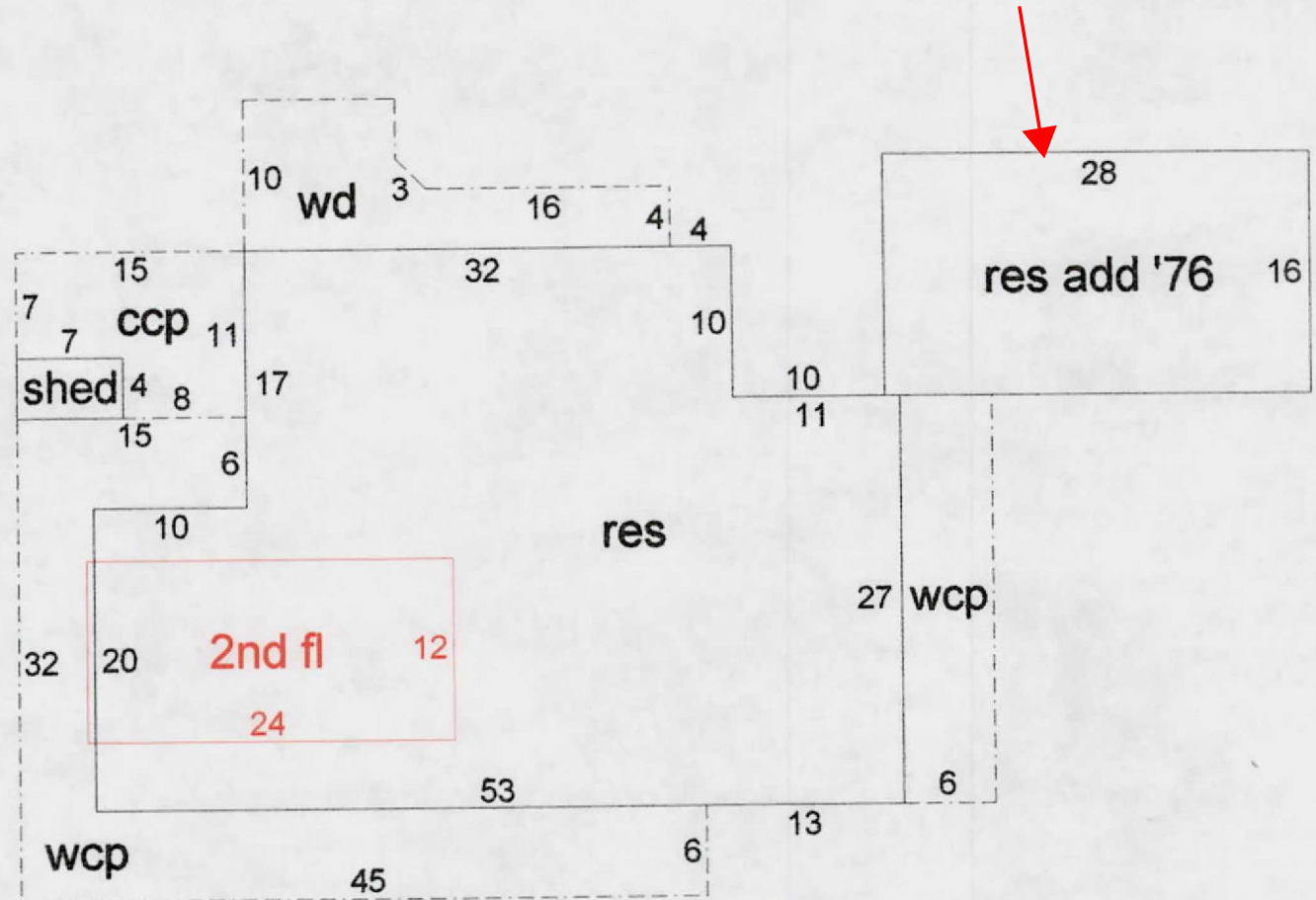
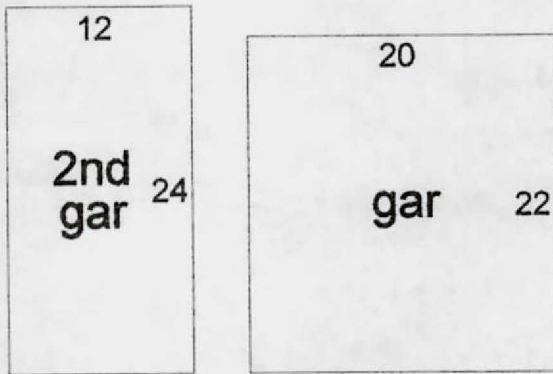
08-362-04
3/26/99 dlb

BLDG AREA

GLA 2,417
 res 1,681
 res add '76 448
 2nd fl 288

gar 440
 wd 174
 wcp 622
 ccp 137
 shed 28
 2nd gar 288

REAR OF PROPERTY



FRONT OF PROPERTY



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0022
Location/APN: 433 Neal Street (APN: 008-362-018)
Applicant: Alan Lyons (Applicant) and Lyons Family Trust (Owner)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 7/28/26, with an effective date of 8/13/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of two years and shall expire on 7/28/28, 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, plans provided by the applicant, or as modified at time of hearing. 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. 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.

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.

PLANNING DIVISION

1. An inspection prior to building final inspection of the ADU building permit is required. The inspection is to ensure compliance with approved plans.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

FIRE

1. Prior Address sign numerals shall be installed. Numerals shall be a minimum 4" tall with ½" stroke, be clearly visible from the lane and contrast with the background. CFC §505.1
2. Smoke detectors are required within each bedroom, on the wall or ceiling immediately outside of each bedroom. CFC §907.2.11.2
3. Carbon monoxide detectors are required outside of each bedroom door. CFC §915.2.1

ENGINEERING DIVISION

1. Existing driveway must be replaced with a new driveway approach. An encroachment permit will be required for the installation of the new driveway, at time of ADU building permit review. Improved driveway is required to be completed prior to Final Inspection/Certificate of Occupancy issuance of new ADU.

CITY OF GRASS VALLEY HISTORICAL COMMISSION
RULES AND REGULATIONS (BY-LAWS)

I. PURPOSE OF THE HISTORICAL COMMISSION

The City of Grass Valley recognizes that the preservation of its historic heritage is vital to its resident's understanding of the past and the enjoyment of the present. The preservation of historically, archaeological and architecturally significant sites enriches the community's culture and provides a link to previous residents and events. *Historically significant sites represent irreplaceable assets drawing visitors and tourism dollars to our community and are an integral part of economic enhancement of the City.*

II. OBJECTIVES

- a. The Commission is empowered to work with the City Council towards enhancing the history of the City through websites, brochures, walking tours, and events so that the citizenry grows a great appreciation of the rich history of Grass Valley.*
- b. The Commission needs to constantly stay vigil towards preserving and protecting historical properties within the City of Grass Valley.*
- c. The Commission shall prepare an application form for registration of all proposed historical landmarks in Grass Valley.
- d. The Commission shall establish procedures for the submittal and verification of all proposed historical landmarks and other historical resources.
- e. The Commission shall consult with and coordinate its activities with the Nevada County Historical Landmarks Commission and other interested agencies.
- f. The Commission shall present all proposed historical landmarks to the City Council for final approval.

- g. Commission shall review any and all alteration, rehabilitation, addition project proposals for Priority 1&2 rated properties located within the 1872 Townsite.*
- h. Commission shall review any and all new building construction, replacements or additions located within the 1872 Townsite.*
- i. Commission shall annually nominate an individual(s), groups or community organizations, or businesses or commercial entities for the Legacy Award.*

III. TERM OF OFFICE

- a.** The Commission shall consist of five (5) regular voting members and one (1) alternate member selected and appointed by a majority vote of the City Council. The alternate member shall attendVa all meetings but shall participate as a voting member only when sitting in for any of the regular members who may be unable to act due to absence or disqualification as provided for in these by-laws.
- b.** Term of Office. The term of office of each Commission member shall be four (4) years, provided that such term shall be automatically extended until a successor has been qualified. *The four year term of office with begin in alternate even-numbered years and end on June 30th. The four year term of office of three (3) regular members appointed will be staggered with two(2) regular members and one alternative member appointed, all as determined by the City Council.*
- c.** Vacancies. A vacancy shall be filled in the same manner as the original appointment. A person appointed to fill a vacancy shall serve for the remainder of the unexpired term.
- d.** Vacancies due to Absence from Meetings. Any member of the Commission who is absent without cause either from three successive regular meetings, or from more than four meetings in any 12-montg period, shall be deemed to have abandoned such membership, and the Chair of the Historical Commission shall immediately notify the City Council of such absences and request that the office declared vacant and a new member appointed. A member is not absent without cause if the member provided the *designated City Staff* with a written notice of absence in advance of the meeting, along with a statement of the cause which is satisfactory to at least two other regular members and the alternate member can serve in the regular member’s absence.

IV. ELECTION OF OFFICERS

- a. *The Commission, at its first regular meeting in July or as soon as feasible, shall elect from among the appointed members a Chair and a Vice-Chair follows the election of the Chair.*
- b. *The officers shall hold office for one year from July 1st and thereafter until their successors is elected.*
- c. *The election of officers shall be determined by a majority voice vote cast separately for each office.*

V. DUTIES OF OFFICERS AND STAFF

- a. **Chair.** The Chair shall preside at all meetings of the Commission. He/she shall perform all the duties necessary or incidental to his/her office. The Chair shall represent the Historical Commission before the City Council and *provide quarterly updates of Commission's activities.*
- b. **Vice-Chair.** In the event of the absence of the Chair or his/her inability to act, the Vice-Chair shall take his/her place and perform his/her duties. In the absence of both, the members shall appoint a Chair for that meeting.
- c. **Designated City Staff.** The *designated City Staff* shall prepare with the *Chair* the agenda, maintain minutes of the meeting and any other reports, materials and communications necessary for the Commission to conduct its business. Such materials shall be *emailed* to each Commissioner at least seventy-two hours prior to the meeting. The *designated City Staff* shall report to the Commission on procedural matters pertaining to items before the Commission. He/she shall maintain records of operations both written and recorded and shall perform such other duties as may be assigned by the Commission.

VI. MEETINGS

- a. The Commission shall hold its meetings in the manner required by Government Code Sections 54590-54961, the Ralph M. Brown Act.
- b. Regular meetings of the Commission shall be held on the *2nd Tuesday of each month at 3pm in the City Council Chamber at City Hall, 125 East Main Street, Grass*

Valley, CA and can be attended remotely at www.grassvalleyca.gov. If the Regular meeting falls on a legal holiday, the Commission shall designate an alternative time and date for subject meeting.

- c. A quorum for conducting business of the Commission is three regular voting members. A quorum will be necessary to conduct business. Members are expected to attend all meetings. In the absence of a quorum, the meeting will be adjourned to the next regular meeting of the following month.
- d. Suggested order of business for each Regular Meeting is:
 1. The Chair declares the meeting opened.
 2. Pledge of Allegiance to the Flag.
 3. Roll call is taken by the *designated City Staff*
 4. Approval of the minutes
 5. Public Comment: An opportunity is provided for persons in the audience or that *call in to make brief statements not to exceed 3 minute* on issues or concerns not covered by the agenda and which are relevant to the Historical Commission's responsibilities.
 6. Discussion of Proposed Activities and Projects
 7. Discuss agenda for next meeting
 8. Adjournment

With general consent, the above regular order of business may be suspended or varied at any time upon order of the Chair.

- e. Parliamentary Procedure. The rules of parliamentary procedure as set forth in Robert's Rules of Order shall govern all meetings of the Commission except as otherwise provided in these rules.
- f. Insofar as practicable, the business of the Commission shall be conducted substantially in the order and manner provided in these bylaws; provided however, that the failure to observe or enforce such procedural rules shall in no manner affect the regularity, validity or legality of any action or proceeding taken by the Commission. The Commission, in its discretion, reserves the right to govern its own proceedings.

VII. VOTING

A majority vote of those present at any Commission meeting shall be necessary to take any official action. A Commissioner who is disqualified y reason of conflict of interest shall be recorded as “*abstain.*” An abstention for reasons other than conflict of interest shall have the same effect as “not voting” on either side of the motion.

VIII. TRANSMITTAL TO CITY COUNCIL

Matters transmitted to the City Council from the Commission shall be in writing and shall include the majority recommendation or vote of the Commission. Minority opinions shall also be forwarded to the City Council.

IX. AMENDMENTS TO RULES

These rules may be amended by the Commission at any Regular Meeting by a vote of the majority of the entire Commission, provided the proposed amendment is included in the written agenda of such meeting.

ADOPTION BY THE HISTORICAL COMMISSION:

Adopted unanimously by the Grass Valley Historical Commission at a regular meeting held on_____. The Commission will recommend adoption of these by-laws to the City Council at their meeting on_____.

ATTEST:

Chair of Historical Commission

Designated City Staff to the Commission

