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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, January 27, 2026 at 9:00 AM

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

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

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

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## AGENDA

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

## MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

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

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

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

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

## CALL TO ORDER

## ROLL CALL

### ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

### GENERAL APPLICATION FOR REVIEW

1. Request for the removal of existing terracotta/adobe tiles at the store entrance and replace with a black and gold penny-tile design (**26PLN-0001**) Location: 126, Mill St / APN: 008-345-014

**Environmental Status:** Categorical Exemption, Section 15301, Class 1.

**Recommendation:** 1. That the Development Review Committee approve the replacement of the existing terracotta tile at the entrance and replace with the proposed penny-tile design as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Approve the Minor Development Review Application, requesting the replacement of existing terracotta entry tile with period-appropriate penny-tile as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

2. Variance for Front Setback (**25PLN-0036**) Location: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370023),

**Environmental Status:** Exemption 15305, Minor Alterations in Land Use Limitations

**Recommendation:** 1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions: a. Determine the Variance application Categorical Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and, c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5feet, in accordance with the Conditions of Approval as presented in the Staff Report.

3. 1849 Brewing Company Expansion and Special Events (**25PLN-0046**) Location: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480003)

**Environmental Status:** Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

**Recommendation:** 1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 7, for approval of the project/ Major Use Permit as presented in the Staff Report; and, c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval as presented in the Staff Report.

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, January 27, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, January 22, 2025.

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**Taylor Whittingslow, City Clerk**



**DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT  
JANUARY 27, 2025**

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**PROJECT SUMMARY**

**Application Number:** 26PLN-0001

**Subject:** Request for the removal of existing terracotta/adobe tiles at the store entrance and replace with a black and gold penny-tile design..

**Location/APN:** 126, Mill St / APN: 008-345-014

**Applicant:** Amber Jo Manuel (Property Owner)

**Zoning/General Plan:** Town Core (TC) – Historic Combining District (H) / Commercial (C)

**Entitlement:** Minor Development Review

**Environmental Status:** Categorical Exemption, Section 15301, Class 1.

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

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**RECOMMENDATION:**

1. That the Development Review Committee approve the replacement of the existing terracotta tile at the entrance and replace with the proposed penny-tile design as presented, or as modified at the public meeting, which includes the following actions:
  - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
  - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
  - c. Approve the Minor Development Review Application, requesting the replacement of existing terracotta entry tile with period-appropriate penny-tile 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 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 allows for 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.

### **BACKGROUND:**

The existing single-story, exposed brick structure was built circa 1860, according to the City of Grass Valley Historical Inventory. Today, the structure is considered to have a Priority 2 Rating in the Grass Valley Historical Inventory. A Priority 2 Rating is defined as a property that, despite some loss of historic fabric, has retained historic integrity and continues to convey period significance, per City of Grass Valley Historic Design Review Guidelines.

### **PROJECT PROPOSAL:**

The applicant requests to replace the existing terracotta tile entryway with a “penny-tile” in a black and gold design. The applicant suggests this tile as more period appropriate and has provided an example of its use in the Town Core area.

Regulatory Authority: The request to replace the entry tile is considered a Minor Development Review. Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes within the Historic District, may be approved by the Development Review Committee (DRC) with a recommendation by the Historical Commission.

The standards for Storefronts are outlined in the City of Grass Valley Historic Design Guidelines, Section 6.3 – Commercial Storefronts and Public Buildings. There are no specific recommendations for the entryway floor, but the general recommendation for storefronts are as follows

- Recommendation 1: If no evidence exists regarding the design and fabric applied to a particular commercial storefront, adopt a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.
- Recommendation 2: Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate. The design, however, should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building. An alternative storefront design should convey the characteristics of typical storefronts, including the transparent character of the display windows, recessed entries, cornices, friezes, dentils, and other architectural details.

The Historic Design Guidelines do refer to a the IOOF Hall’s “ornate tile entry” as being appropriate for the Historic District.



*Existing tile at 126 Mill  
(subject site)*



*Proposed Tile at 126 Mill*



*Existing Tile at 124 Mill  
(neighboring site)*

**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 replacement of the tile entry is considered a repair and/or general maintenance.

**FINDINGS:**

1. The City received a complete application for Plan Revision 26PLN-0001.
2. The Historical Commission reviewed the Minor Development Review Application 26PLN-0001 at their regular meeting on January 13, 2026 and provided a recommendation to approve the application as-is, with no modifications.
3. The Development Review Committee reviewed the Minor Development Review Application 26PLN-0001 at their regular meeting on January 27, 2026 after considering public testimony.
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.

**RECOMMENDED CONDITIONS:**

1. The approval date for Development Review Committee review of the proposed application is January 27, 2026, with an effective date of February 12, 2026 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on February 12, 2027, 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.
4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
5. If work will take place within the City Right-of-Way, an encroachment permit will be required for work being done in the City right of way.

**ATTACHMENTS:**

1. Aerial Map
2. Vicinity Map
3. Universal /Development Review Application
4. Section 6.3 – Commercial Storefronts

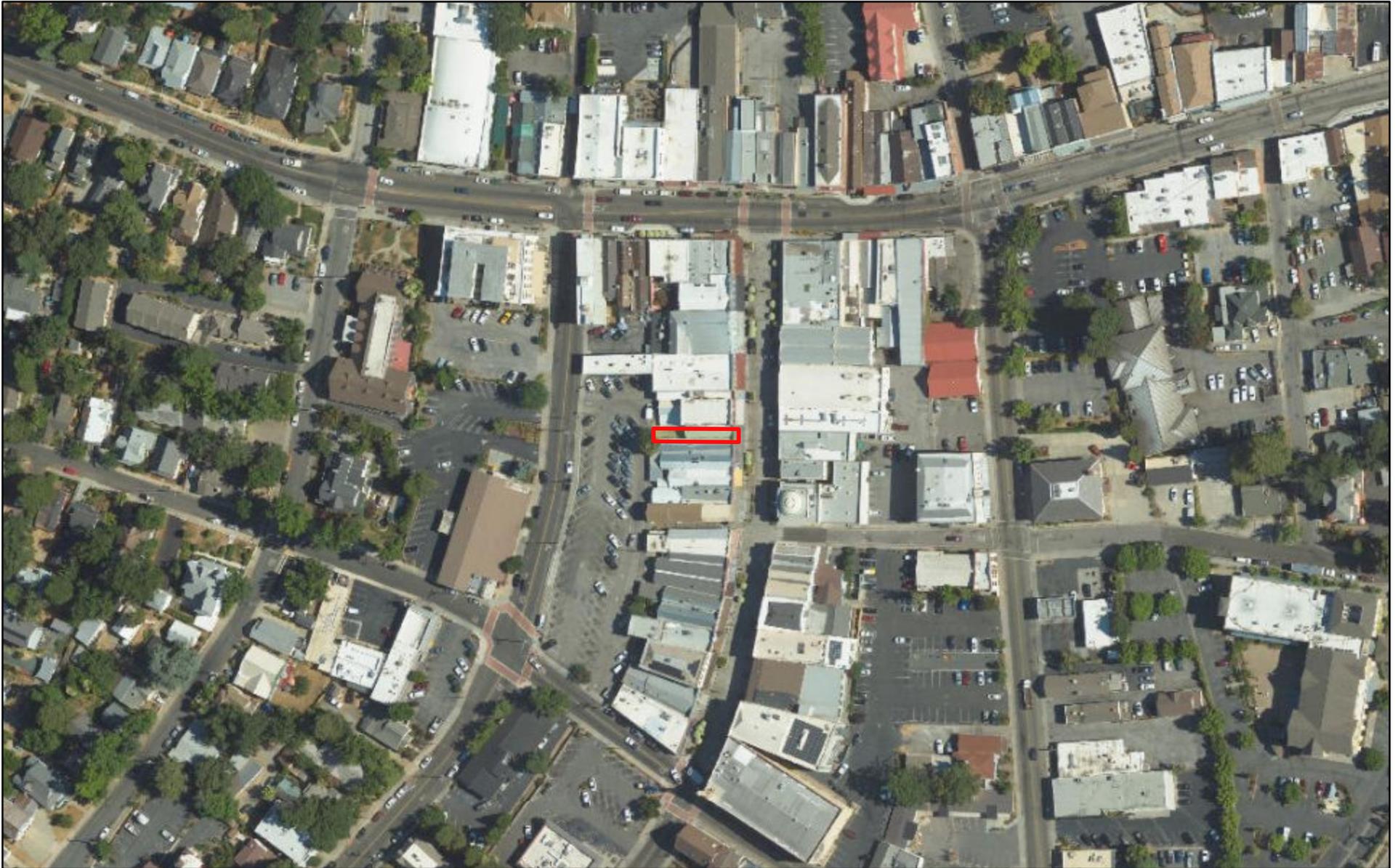
**Storefront Entry Tile Development Review, 126 Mill Street  
26PLN-0001**

Attachment List

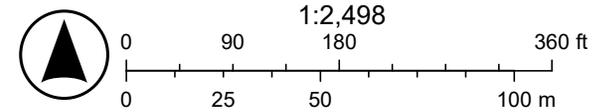
1. Aerial Map
2. Vicinity Map
3. Universal /Development Review Application
4. Applicant Pictures
5. Section 6.3 – Commercial Storefronts

# 126 Mill St. Aerial

Item # 1.

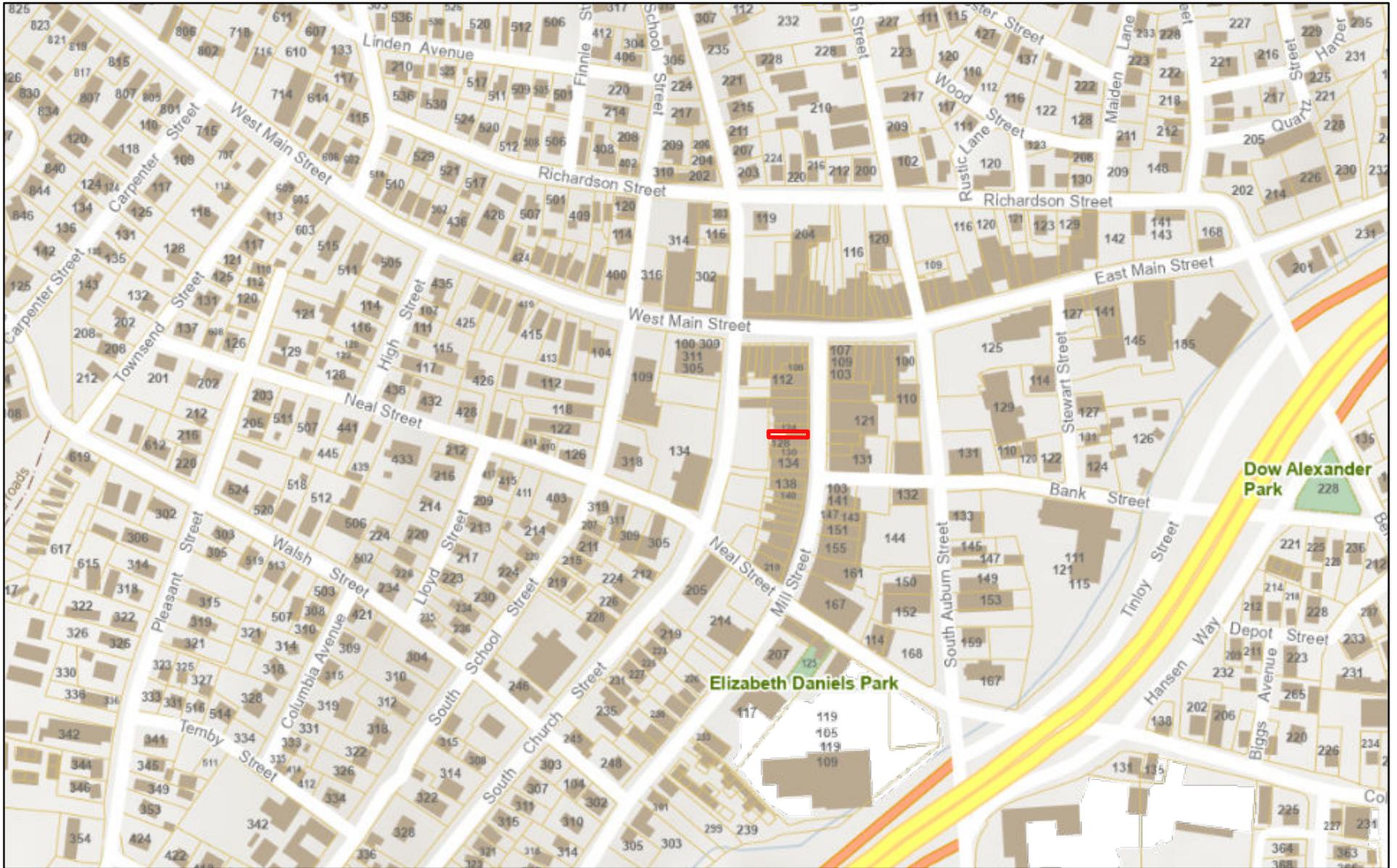


1/8/2026, 1:41:08 PM

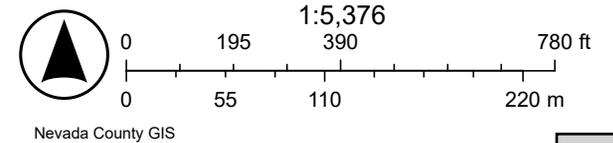


# 126 Mill St. Vicinity

Item # 1.



1/8/2026, 1:43:40 PM



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

# DEVELOPMENT REVIEW



## 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: 126 Mill Street is a historic building with brick walls and wood floors. It is our intent to restore its historical heritage by replacing the representation of our area with classic vintage penny tile in the approximate 3ft x 4ft thr

B. Describe surrounding land uses:

North: n/a  
South: n/a  
East: n/a  
West: n/a

C. Describe existing public or private utilities on the property: \_\_\_\_\_  
n/a

D. Proposed building size (if multiple stories, list the square footage for each floor): \_\_\_\_\_  
n/a

E. Proposed building height (measured from average finished grade to highest point): \_\_\_\_\_  
n/a

F. Proposed building site plan:

(1)	Building coverage	_____	Sq. Ft.	_____	% of site
(2)	Surfaced area	<u>7</u>	Sq. Ft.	_____	% of site
(3)	Landscaped area	_____	Sq. Ft.	_____	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	<u>7</u>	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. n/a

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. n/a

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. n/a

I. Total number of parking spaces required (per Development Code): n/a

J. Total number of parking spaces provided: n/a

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. No

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. There may be some dust when replacing the small section of tile.

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

A. Type of use:

Sales Retail Wine Shop 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: n/a

## SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

### A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

### B. Site Plan

- One electronic copy of Plan Sets which includes the following information:
  - Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
  - Project Site Plan drawn to scale and indicating:
    - Dimensioned property lines, north arrow, and any easements on the site
    - Points of access, vehicular circulation, location and dimension of parking areas and spaces
    - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
    - Location of any existing or proposed utilities such as water, wastewater and storm drainage
    - Location of any proposed structures and uses (including building setbacks)
    - Open space and buffer areas
    - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
    - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
    - Mailbox locations and trash enclosures
    - Other site features such as outdoor seating areas
  - Preliminary Grading and Drainage Plan showing:
    - Existing and proposed contours using City datum (cut and fill slopes)

- Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc).
  - Creek flow lines and flow directions
  - Retaining wall locations, materials, and heights.
  - Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
  - Rock outcroppings and other major natural site features
  - Location and construction of temporary and permanent erosion and sedimentation control measures
- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.
- Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.
- Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.
- Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.
- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.
- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
- Dimensions and square footage of all signs.
  - Dimensions and square footage of building walls on which signs are located.
  - Means of lighting.
  - Heights of all signs.
  - Message that will appear on each sign.
  - Description of materials and colors for letters and background.
  - A scaled drawing of each sign showing typeface and design details.
- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

### C. Optional Items

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
**PUBLIC NOTICE OF APPLICATION  
TO SELL ALCOHOLIC BEVERAGES**

APPLICANT: **NEW WEST WINE COMPANY, LLC**  
TYPE OF LICENSE: **42-ON-SALE BEER AND WINE - PUBLIC PREMISE**  
BUSINESS NAME: **NEW WEST WINE CO**

ADDRESS OF PREMISES: **126 MILL ST, GRASS VALLEY, CA 95945**  
APPLICANT HAS FILED FOR: **[REDACTED]**

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 2007 LEHMAN BLVD, SUITE 100, SACRAMENTO, CALIF. WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT:

SACRAMENTO O&B C. OFFICE:  
2007 DEL PASO RD, STE 105  
SACRAMENTO, CA 95834  
TEL: 916-419-0919

PREMISES ARE **NOT NOW** LICENSED TO SELL ALCOHOLIC BEVERAGES.

**GOURMET  
SALTS & SPICES**

**NATIVE WREN**

**Store Hours**



ELEVATE  
ATHLEISURE

Hours of Operation:  
11 am-6pm

1  
2  
4

WELCOME





## 6.3 COMMERCIAL STOREFRONTS AND PUBLIC BUILDINGS

Commercial buildings typically have a clearly defined primary entrance and large display windows that visually portray the goods or services being offered by the merchant. The scale and symmetry of window arrangements found on commercial storefronts helps create visual continuity on the streetscape. Public buildings also share common features that are identifiable in form and function. A good example is the Carnegie Library (Royce Library) located on Mill Street in downtown Grass Valley.

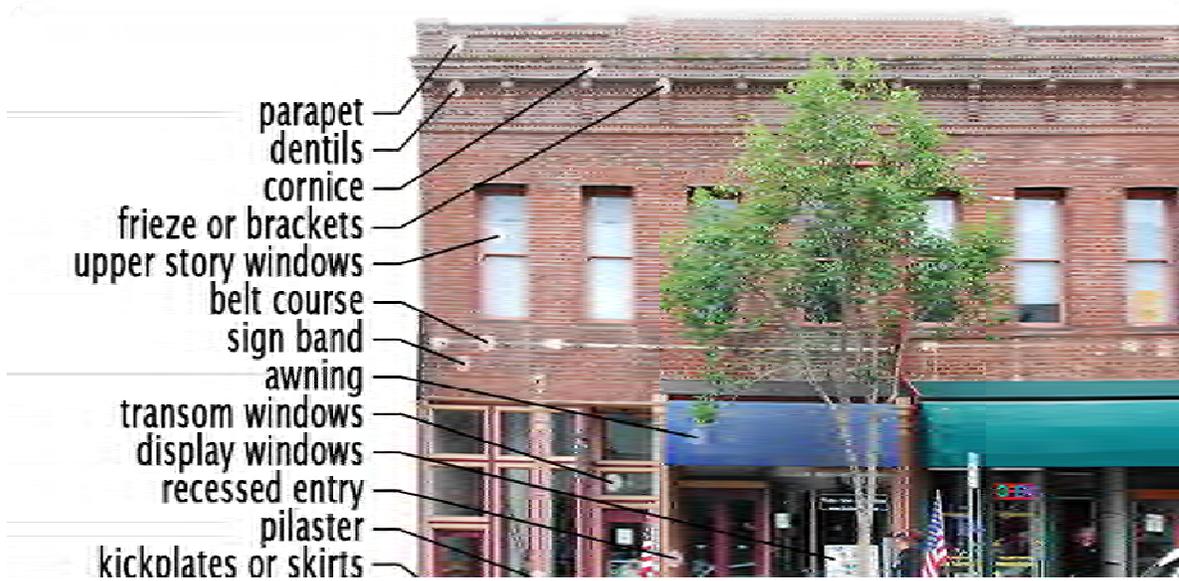


arched entry  
facade with  
columns in  
pairs  
masonry walls

**Typical Architectural Details for a Public Building (Grass Valley Carnegie Library)**

While Grass Valley's public buildings are much fewer in numbers, those that still exist convey some of the city's most important architectural designs, such as the Grass Valley Carnegie Library depicted in the photograph above.

The majority of Grass Valley's downtown commercial storefronts have undergone some degree of alteration since their original construction. Storefronts exhibit architectural details that reflect Gold Rush Era design elements through the 1940s, with alterations dating to the last two decades.



*Architectural detail for a typical brick masonry commercial building*



*Row of circa 1850s-1860s storefronts with parapets or false fronts facing W. Main Street*

All historic commercial storefront and public building architectural components should be maintained and preserved if practical. The main goal is to preserve the historic character of a storefront, when it is intact. If a storefront is altered, restoring it to its original design is encouraged.

Large plate glass display windows, set in wood or metal frames, are typically supported on a bulkhead, with a kick plate or skirt below. In many cases clerestory windows or transoms have been set above the primary display windows. The shape of the windows and the framing of the windows, as well as window dressing, are an essential part of the building's historic fabric.

Historic photographs are an important tool in discerning the original fabric and design of historic storefronts, such as those on Mill and Main Streets. Original fabric is often covered or concealed by later additions.



*Rehabilitated commercial storefront facing E. Main Street.*



*Storefront recessed entrances of various ages facing W. Main and Mill Street*



*Architectural detail of Grass Valley commercial storefronts: (Top left) Below grade entrance; (Top right) Below grade window detail (Middle left) Ornate tile entry IOOF Hall; (Middle center) Iron pilaster manufactured by Taylor Bros. Machine Works, Grass Valley (Middle right) Cast iron frieze made by Taylor Bros at the base of a pilaster; and (Bottom center) Restored Art Deco Del Oro theater entrance and ticket booth.*

## Recommendations:

- (1) If no evidence exists regarding the design and fabric applied to a particular commercial storefront, adopt a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.
- (2) Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate. The design, however, should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building. An alternative storefront design should convey the characteristics of typical storefronts, including the transparent character of the display windows, recessed entries, cornices, friezes, dentils, and other architectural details.

### 6.3.1 Recessed Entries



Many primary entrances to commercial and public buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. The repetition of recessed entries also provides a rhythm of shadows along the streetscape, which helps establish a sense of scale and symmetry to the facades.

*Deeply recessed entry on the Union Building on Mill Street. Note the curved glass display windows.*

Entrance doors were also traditionally topped with transom or clerestory windows that provide light and extend the vertical emphasis of these openings.



*Row of circa 1850s-1860s commercial storefronts with varying recessed entries facing E. Main Street.*



*Pair of circa 1850s commercial storefronts with altered door entrances.*

#### Recommendations:

Maintain recessed entryways. Avoid adding a door or facade that is flush with the sidewalk, especially those that swing outward. Restore an historic recessed entry if it has been altered.

In some cases the historic door was not recessed. While retaining this position is preferred, it may be necessary to relocate the door to an inset position in order to comply with building codes.

### 6.3.2 Verandas and Awnings

Historically, verandas and awnings are character defining features in downtown Grass Valley. Originally, most verandas in Grass Valley were wood and later sheathed with corrugated metal roofs.



Today, Grass Valley has three predominant types of verandas or awnings: a free-hanging style that is flat or slightly sloped; a free-hanging but flat design; and a style supported by steel columns. Most of the existing verandas in Grass Valley have metal roofs, while those that have been replaced are often replaced with awnings of various shapes.

The original height of most Grass Valley verandas was just below the second-story row of windows, and above the first story clerestory or transom windows. Generally the clerestory or transom windows were visible from the street because of the elevation in which they were secured to the outer wall, mainly by "L-shaped" brackets or hooks.



*Row of circa 1890s wood and metal roof, and steel column verandas along the west side of Mill Street.*

### Recommendations:

(1) Original verandas should be preserved intact. Both a metal-roof or cloth awning is appropriate in many historic style buildings in Grass Valley, supported by wood or steel columns. If an awning or veranda is altered, consider restoring it to the original design. Historic photographs of Grass Valley should be used when determining the original character of awning designs and placement. If evidence of the original design is missing, use a simplified interpretation of similar canopies.

(2) Where an original awning is missing, reconstruct it to match the original design. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's original design. Where an original awning or veranda is missing, and no evidence of its character exists, an alternative design may be appropriate. An alternative veranda or awning design should continue to convey the characteristics of typical verandas or awnings seen on buildings in the area. The veranda or awning should reflect the scale and dimensions of the facade width.

### 6.3.3 Cornices

Cornices are projecting ornamental moldings at the upper portion of a building wall or storefront. They are most apparent on late 19th and early 20th century commercial structures in Grass Valley, such as the Union Building, displayed in the photograph to the right.



Mid-20th century commercial and public buildings were, as a rule, less ornamented. In either case, the character of the cornice is an important feature that should be preserved. Preserve the original cornice, otherwise, reconstruct a missing cornice when historic evidence is available.

### Recommendations:

(1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.

(2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

### 6.3.4 Windows and Doors

Windows and doors are some of the most important character-defining features of any property. They give scale to a building and provide visual interest to the composition of individual facades.



Window and door designs help define the commercial storefront or public building.



Windows and doors in downtown Grass Valley reflect styles that span nearly 100 years from the 1850s through the 1940s. Most windows are set vertically in deeply recessed openings and at one time many if not all of the downtown commercial brick buildings features iron shutters, as was the case with the Holbrooke Hotel shown in the photograph below.



Storefront windows were originally set in decorative wood frames, and later steel or aluminum frames by the 1930s. Angled and recessed entries with divided display windows defines the city's storefronts, together with transom and clerestory windows set individually or in rows.



Another important feature is the number of lights or panes into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. The manner in which windows and doors are combined or arranged on a building face also may be distinctly associated with a specific

building style. All of these features are examples of elements in historic window and door designs that should be preserved.



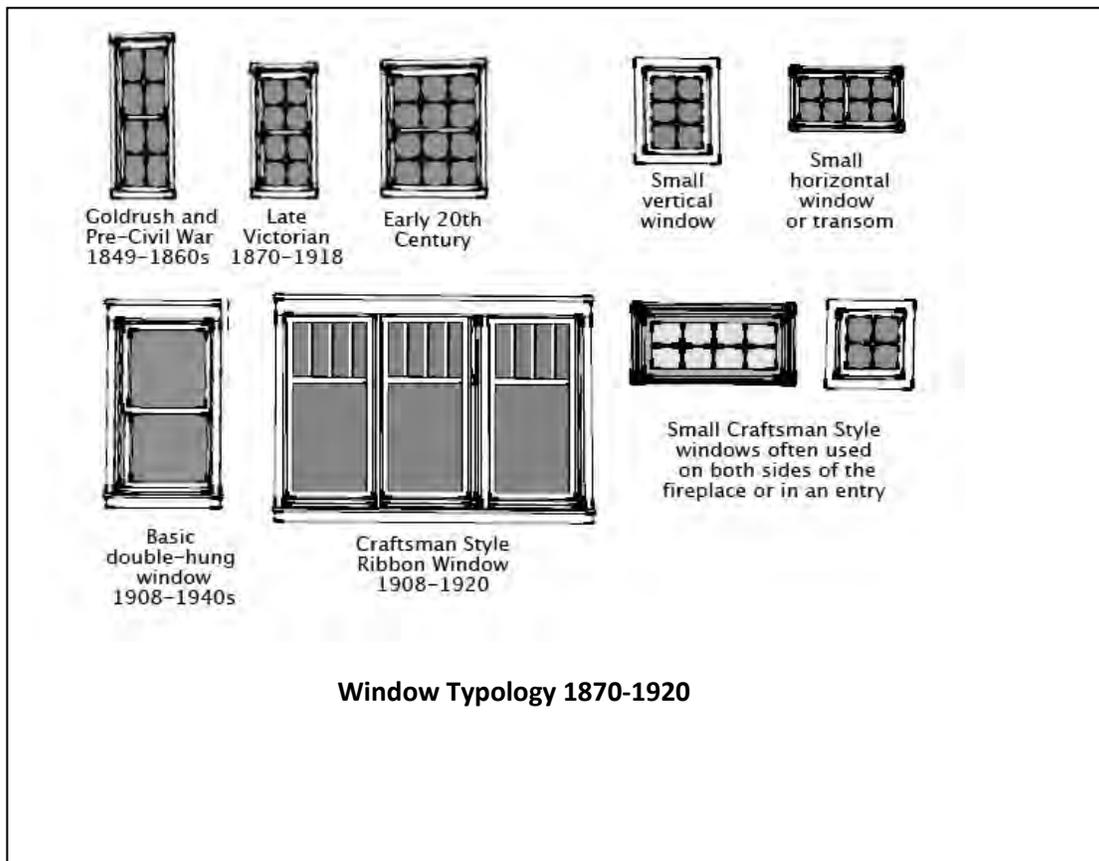
*Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.*



*Commercial window detail Grass Valley*

***Typical wood-sash, double-hung window components:***

- Wall Head (the framing for the window)
- Glazing (putty that holds the glass in)
- Sill (base of window usually made of wood)
- Muntin (bars between glass made of wood or steel)
- Stile (framing)
- Stops (stop molding to prevent glass from falling out)
- Casing (wood that surrounds the outside of the window)
- Sash (wood frame that runs vertically to secure the glass)
- Sash pulley (the rope rides on the pulley)
- Sash weights (counterbalance the window)
- Sash locks/lifts (to open and close windows)

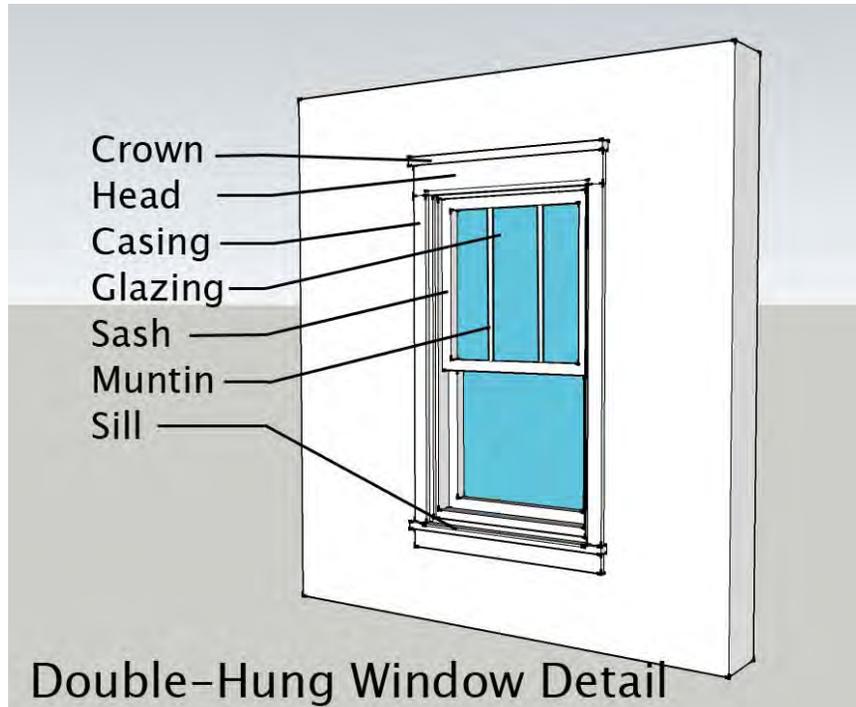




*Use of a repeating ribbon type window in a Grass Valley school building.*



*Replacement windows in a circa 1850s historic brick commercial building.*



#### Recommendations:

(1) It is essential to repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.

(2) Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street.

Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

- (4) Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights.
- (5) Replacing multiple panes with single pane or operable window with a fixed one is inappropriate. Replacing true divided lights with snap-in muntins is also inappropriate. Maintain original window and door proportions.
- (6) Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- (7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.
- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.
- (9) Match the number and size of divided lights and panels. Glass in a window or door should be clear. Any type of tinting is inappropriate.
- (10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.
- (11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.
- (12) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

### **6.3.5 Signs**

Grass Valley's historic commercial district has always been defined by its eclectic signs. From the 1850s through the 1880s, virtually all of Grass Valley signs were manufactured of wood and hand painted by skilled artisans. Often signs were hand-

made to represent a specialized business, such as a clock for a watch sales and repair shop, a shoe for a cobbler, and a mortise and pestle for a drug store.

Historically signs were mounted on the exterior walls of commercial buildings using cleats or brackets made of metal. Signs were also adhered to buildings from chains or ropes. Some signs were affixed into the wall of the building itself in inset friezes identifying its owner or perhaps affiliation with a fraternal lodge. In other examples, signs were set into the sidewalk in tile mosaic, as was often the case with lodge buildings.

Today, the commercial signs of Grass Valley consist of pole mounted, exterior masonry or wood painted, applied metal, wood, or composite signs, hanging signs, and wall murals or artwork signs.



*Decorative applied sign on the exterior facade of a commercial building.*



*Boldly lettered and attractive exterior wall sign for the "Old Post Office Building."*



Another form of sign is the free-form design generally made of metal or a similar product and affixed to the exterior walls of buildings, generally by brackets set into the masonry wall itself, as is the case with the vintage sign for the "Everhart Hotel Apartments." While this Everhart Hotel sign likely dates from the 1920s, it is part of the city's historical context and an important visual feature in the historic downtown.

A common sign in the commercial downtown are those adhered to the display windows or doors of buildings, such as the "logo" style indiscreet window sign for "Mill Street Clothing Company." Note how the light lettering and black background blend with the historic glazed yellow and black tile along the skirt below the window.



Another form of sign is the hanging wood or composite material sign, as depicted in the photograph below, taken along Mill Street. Note the scale of each of the signs, consistency in height, and wide variety of designs and colors. Most of these veranda hung signs are easily viewed from both the street and along the sidewalks bordering the shops.



Signs can also be found in mix-use historic neighborhoods, as is the case with the elegant and well-proportioned hanging sign for the "A Victorian Rose" Bed & Breakfast.

Signs applied or free-standing in the interior of merchant's shops are also common. The signs should not overwhelm the window display and the colors and designs should be sympathetic to the other signs in the area, as is the case of the welcome sign for Grass Valley in the window display of a downtown merchant.



Murals, although not common in Grass Valley, if done correctly, can enhance a building's otherwise austere facade.



**Recommendations:**

- (1) Review Grass Valley's Historic Commercial Downtown Design Guidelines for consistency.
- (2) Wall murals and artwork of non-commercial nature shall be sympathetic to the historic context and character of Grass Valley. Murals should not become a predominating visual elements of the streetscape and should have limited use on primary facades of historic buildings.

**6.4 RESIDENTIAL BUILDINGS AND STRUCTURES**

Residential buildings and structures predominate most of the Historic 1872 Grass Valley Townsite. Unlike commercial and public buildings in Grass Valley, residential homes were generally constructed of wood, balloon or stick-framed, with a handful of residences built of brick, stone, and rammed-earth. The earliest residential homes had simple rectangular massing, some having modest additions that formed "L" shapes. By the late 19th century, residential homes became more complex with asymmetric fenestration, additional ornamentation.

The scale of residential homes is essential to their identification, as are the architectural details that make the home more interesting and costly to build. Unlike commercial storefronts, residential homes are almost always detached, sited further from the street, and fully landscaped. The majority of Grass Valley's residential homes and structures have undergone some degree of alteration since they were first constructed. If the alterations, such as additions, were carried out during the property's period of significance, the alteration may have become "historic" in its own right.



**Architectural detail of a Craftsman residence**



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
January 27, 2026**

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**PROJECT SUMMARY**

**Application Number:** 25PLN-0036

**Subject:** Variance for Front Setback

**Applicant:** Ernie Olsen, 204 Catherine Lane (Owner)  
John E. Baker, Nevada City Engineering (Representative)

**Location/APNs:** 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023), is located within the west portion of the Catherine Lane cul-de-sac. Roughly 0.17± miles southeast of the Sierra Nevada Memorial Hospital main entrance off Glasson Way, within the Brunswick community within Grass Valley

**Current Zoning/General Plan:** Single Family Residential (R-1) / Urban Low Density (ULD)

**Entitlements:** Variance (Major)

**Environmental Status:** Exemption 15305, Minor Alterations in Land Use Limitations

**Prepared by:** Vanessa Franken, Associate Planner

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**RECOMMENDATION**

1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions:
  - a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and,
  - c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5-feet, in accordance with the Conditions of Approval as presented in the Staff Report.

## **BACKGROUND**

The project parcel is zoned as Single-Family Residential (R-1). The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The property is a lot within the Spring Hill Village subdivision, which was created in 1949 (Recorded Map - Attachment 5).

The project parcel is 0.22-acres in size. The property is located within the interior of a cul-de-sac and has a curved property frontage along Catherine Lane. Catherine Lane is a two-lane City maintained minor residential road. The subject property is currently developed with a single-family residential home, an existing shed to the rear of the home, an existing shed at the north corner, and an existing carport located along the southern corner of the property. The primary residential driveway on the property leads to the single-car garage in front of the house. The property has a secondary residential driveway that leads to the carport, both driveways stem from Catherine Lane.

The property falls within a residential subdivision and is surrounded by residential uses with similarly sized parcels to the north, west, east, and south. These parcels are also developed with single-family residential homes and similar accessory structures. Utilities: The City of Grass Valley currently provides water/wastewater services and the current electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

## **PROJECT PROPOSAL**

The project consists of a Variance application that details a request to reduce the front yard setback by 66%, from 15-feet to 5-feet. The front yard setback requirement is established in [Section 17.22.040 – Residential Zone Site Planning and Building Standards](#), Table 2-8, of Chapter 17.22 – Residential Zones. Pursuant to the development code, a “garage front” has a requirement of “5-feet back from street facing façade of primary structure”. The primary structure on the site is the single-family residence, which is subject to a front yard setback of 15-feet. When combined, these standards equate to a required 20-foot setback for the garage.

The variance is requested to accommodate a proposed structure, a residential single-car garage with driveway, within the front yard setback area of the existing single-family residential parcel (Site Plan - Attachment 4). The subject property’s location within a cul-de-sac, combined with its curved frontage along Catherine Lane results in limited usable front yard depth when standard setback requirements are applied.

Due to the curved frontage and driveway alignment, a sight distance exhibit (Attachment 6) was requested by the City’s Engineering Division to evaluate whether the proposed garage and driveway configuration would maintain adequate visibility for drivers. The sight distance analysis was prepared in accordance with City street design standards and American Association of State Highway and Transportation Officials guidelines (AASHTO), which establish minimum stopping intersection sight distance requirements based on roadway classification and design speed. The submitted sight distance exhibit demonstrates that the proposed garage and driveway location would maintain the

minimum required sight distance for a driver exiting the driveway, as well as for vehicles traveling along Catherine Lane. Engineering Division review confirmed that the proposed structure would not obstruct required sight lines and would allow sufficient visibility for safe ingress and egress consistent with City standards for local residential roadways.

No encroachment into the public right-of-way is proposed. The request is limited solely to a reduction of the front yard setback. No new landscape is proposed, nor is landscape proposed to be removed, as part of this project.

### **ZONING AND GENERAL PLAN CONSISTENCY**

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan and applicable zoning standards found within the City's Municipal Code. The purpose of this section is to demonstrate that the proposed Variance is consistent with the City's adopted land use framework and does not conflict with the intent of the General Plan or the development standards of the Municipal Code.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The Urban Low Density (ULD) General Plan designation is intended primarily for single family detached houses, although higher density single-family homes or Town houses could be accommodated. The ULD designation is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

The project parcel is zoned as Single-Family (R-1) zone. The intent of the R-1 designation as stated within [Chapter 17.22 – Residential Zones](#), is to accommodate neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The R-1 zone is consistent with and implements the urban low density (ULD) general plan designation. Pursuant to Section 17.22.040 – Residential Zone Site Planning and Building Standards (Table 2-8), the required front yard setback for a residence in the R-1 zone is 15 feet. The Municipal Code further requires that a garage front be located a minimum of 5 feet behind the street-facing façade of the primary structure. Because the primary structure on the site is the single-family residence, application of these standards results in a combined 20-foot required setback for a garage measured from the front property line.

The proposed variance is to reduce the front yard setback in order to accommodate a residential garage. All other applicable development standards are met. Residential site coverage is limited to a maximum of 50 percent (Table 2-8); the site plan demonstrates that site coverage of all structures/pavement on site would increase to approximately 35 percent, which is within the allowable limit. In addition, Section 17.44.020.F.2.a limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. All other standards, including building height, side and rear setbacks, site coverage, and maximum garage width, are met without the need for additional variance relief.

Variances are authorized under [Section 17.72.070 – Variances and Minor Variances](#), which provides a mechanism for City consideration of requests to modify development standards when special circumstances related to property location, shape, size, or physical characteristics would otherwise deny privileges enjoyed by other properties in the same zoning district. The subject property is located within the interior of a cul-de-sac and has an especially curved frontage along Catherine Lane, which results in limited usable front yard depth when standard setback requirements are applied. These site-specific characteristics distinguish the parcel from others within the neighborhood. Per Table 7-3, Allowable Minor Variances (#11), a request to decrease a front setback more than 10% “shall require the filing of a variance application in compliance with the section.” and “The commission shall conduct a public hearing on an application for a variance before a decision.”, per section 17.72.070.E.a – Variance.

Section 17.44.020.D also states, “An accessory structure attached to the primary structure shall comply with all zone requirements applicable to the primary structure, including height limits, site coverage, and setbacks; and shall also comply with any applicable requirements of Subsection F.”. All other applicable requirements (height, site coverage, rear/side setbacks, and a garage width of no more than 25-feet) are all in compliance without the requested Variance. As mentioned, the property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements. Approval of the variance will allow development that is consistent with the intent of the R-1 zoning district and the Urban Low Density General Plan designation, while maintaining compatibility with surrounding residential development. The proposed garage represents a typical residential accessory structure and would allow reasonable use of the property consistent with development patterns in the surrounding neighborhood.

### **ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 5 Categorical Exemption details qualifying minor alterations as the following:

- a. Minor lot line adjustments, side yard *and setback variances not resulting in the creation of any new parcel.*

The requested front yard setback will not result in the creation of a new parcel. Additionally, the project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

**FINDINGS**

The proposed project meets the required findings for Variances, per Section 17.72.070.F.1 – Findings Required (7 – 9), to include listed standard findings.

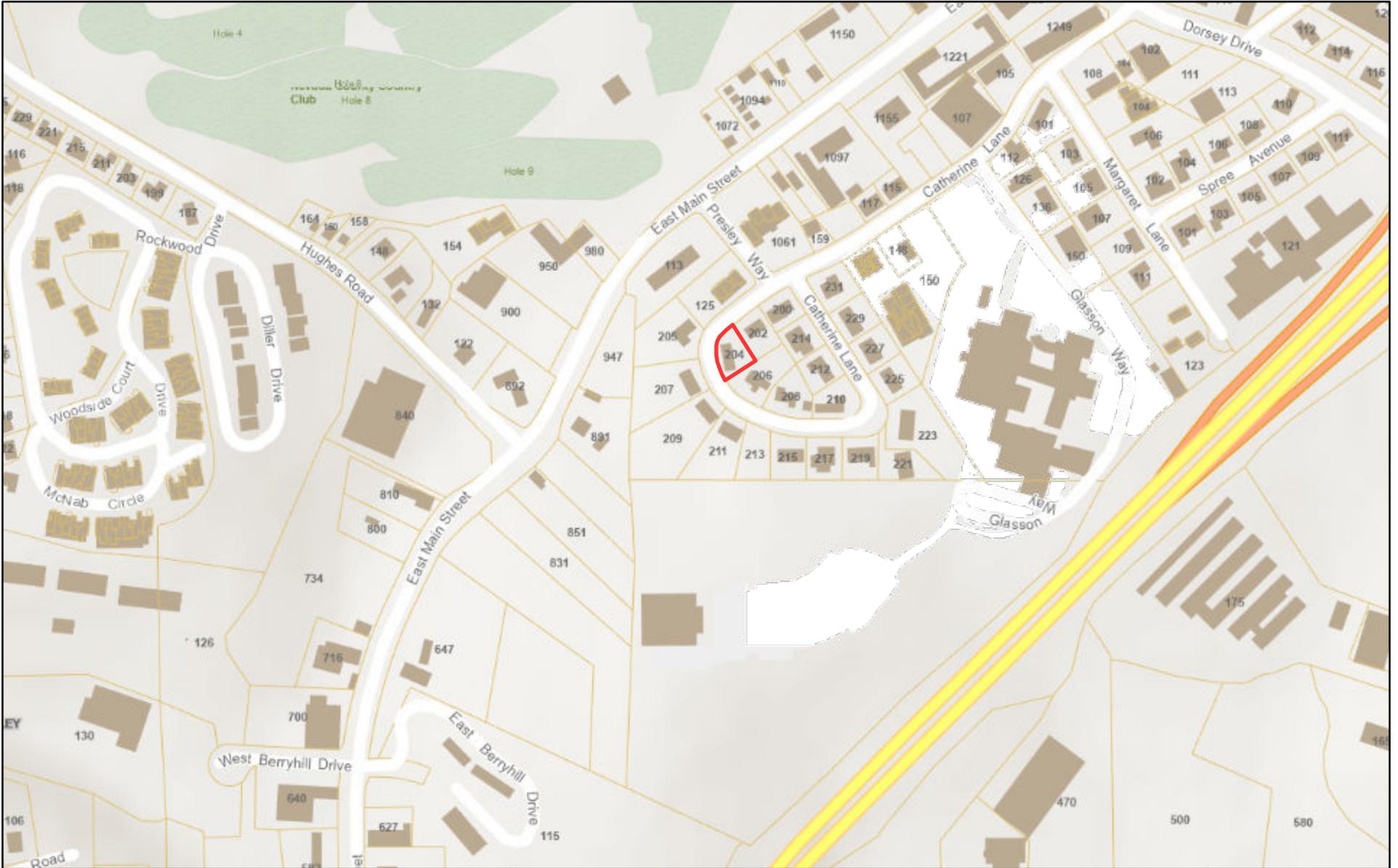
1. The Variance application (25PLN-0036) was received by the City on September 22, 2025.
2. The Grass Valley Development Review Committee reviewed Variance application 25PLN-0036 at their regular meeting on January 27, 2026.
3. The project is consistent with the applicable sections and development standards in the Development Code.
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
5. The proposed project is consistent with the general plan and any applicable specific plan.
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
8. The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
9. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.
10. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines and recommends that the Planning Commission find the project qualifies for a Class 5 Categorical Exemption (Section 15305 - Minor Alterations in Land Use Limitations) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

**ATTACHMENTS**

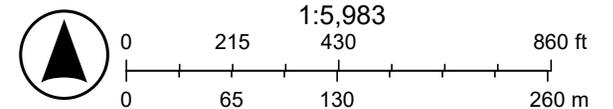
1. Vicinity Map

2. Aerial Map
3. Universal Application
4. Site Plan
5. Spring Hill Village – Recorded Subdivision Map
6. Sight Distance Exhibit
7. Project Description
8. Draft Conditions of Approval

# 204 Catherine Lane



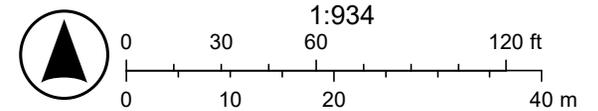
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Nevada County GIS



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# 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
<b>Total*:</b>	<b>\$</b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD 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>Applicant/Representative</u>	<u>Property Owner</u>
Name: John E. Baker	Name: Ernie Olsen
Address: 505 Coyote Street - Suite B Nevada City, CA 95959	Address: 204 Catherine Lane Grass Valley, CA 95945
Phone: (530) 265-6911	Phone: (530) 277-7089
E-mail: john@nevadacityengineering.com	E-mail: ernieolsen@sbcglobal.net

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

**1. Project Information**

- a. Project Name Olsen-Variance
- b. Project Address 204 Catherine Lane
- c. Assessor's Parcel No(s) 035-370-023  
(include APN page(s))
- d. Lot Size 0.22 Ac

**2. Project Description**

This application seeks a Variance to the Front Yard Setback to accommodate the construction of a detached garage within the Northerly portion of the lot. Due to the configuration of the existing lot, being on a curved portion of Catherine Lane, the usable space of the lot is limited with the front setback of 15 feet. This application proposes a 5-foot front setback to accommodate the construction of the garage. The existing residence, built in the early 1950's, has a 5-foot setback from the Catherine Lane Right-of-Way line.

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

**4. Zoning District:** R-1

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.

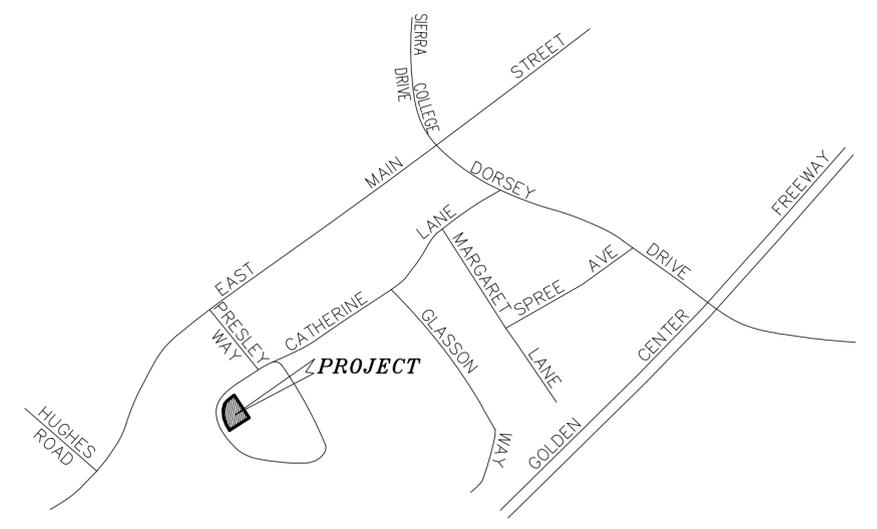
I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/\*Representative Signature: Ernest S. [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):	



LOCATION MAP

IMPERVIOUS SURFACE COVERAGE

035-370-033	-	9,653 SF	(0.22 Ac.)
EXISTING:		2,896 SF	(30.0%)
PROPOSED:		3,348 SF	(34.7%)



SETBACK VARIANCE EXHIBIT  
 FOR  
**ERNIE OLSEN**  
 BEING  
**LOT 7, BLOCK G, SPRING HILL VILLAGE #1**  
 WITHIN THE INCORPORATED TERRITORY OF  
**GRASS VALLEY, CALIFORNIA**  
 SCALE: 1" = 20' AUGUST, 2025  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

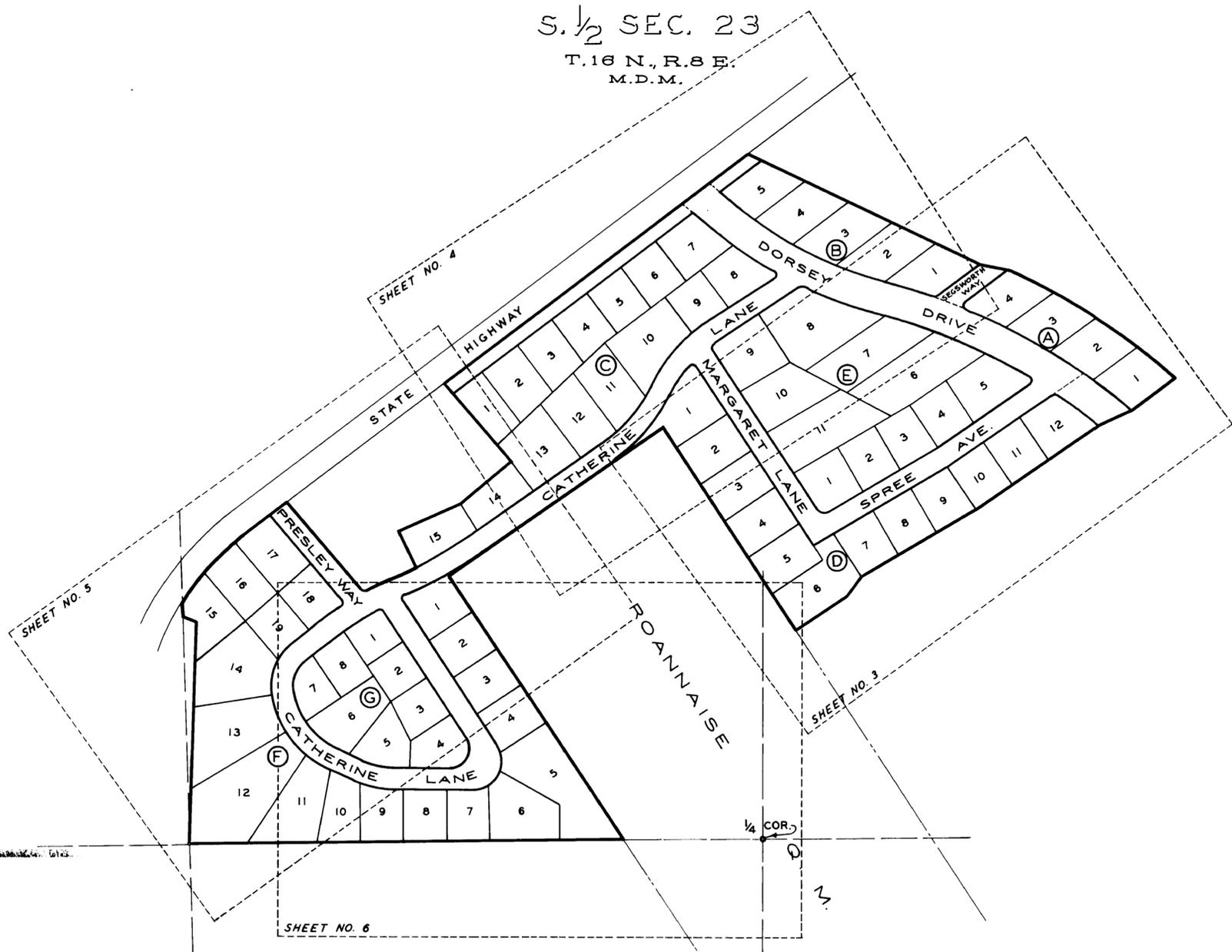
# SPRING HILL VILLAGE

— SUBDIVISION NO. 1 —

NEVADA COUNTY — CALIFORNIA

T.H. MCGUIRE & SON SURVEYORS APRIL 1949

S. 1/2 SEC. 23  
T. 18 N., R. 8 E.  
M.D.M.



2423

*Map No. 94*

*45  
John E. Nettell*

*9/1-6*

*2423*



SHEET NO. 1 OF SIX SHEETS

SHEET NO. 6

*map 94*

"SPRING HILL CORPORATION," A "CALIFORNIA CORPORATION," THE OWNER OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THE ONLY PARTY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR AND VALID TITLE TO SAID REAL PROPERTY EMBRACED IN SPRING HILL VILLAGE SUBDIVISION NO. 1, DOES CONSENT TO THE MAKING AND THE FILING THEREOF. THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE AND ALL PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES. THAT ALL OF SAID PARCELS OF LAND SO RESERVED FOR PUBLIC PURPOSES ARE INTENDED FOR THE USES AND PURPOSES OF PUBLIC ROADS.

THE RIGHTS OF WAY ARE HEREBY RESERVED WITHIN THE BOUNDARIES OF "DORSEY DRIVE, SPREE AVENUE, MARGARET LANE, CATHERINE LANE, AND PRESLEY WAY," PUBLIC STREETS, FOR THE PURPOSE OF CONSTRUCTING THEREON AND THEREUNDER, FACILITIES FOR PUBLIC UTILITIES, AND THE MEANS OF CONVEYING TO AND FROM SAID PREMISES THE SAME FACILITIES FOR PUBLIC UTILITIES FOR THE PURCHASERS OR OWNERS OF LOTS OF SAID TRACT.

"SPRING HILL CORPORATION," A "CALIFORNIA CORPORATION," HEREBY DEDICATES THOSE CERTAIN PARCELS OF GROUND LYING WITHIN THE BOUNDARIES OF "DORSEY DRIVE, SPREE AVENUE, MARGARET LANE, CATHERINE LANE, AND PRESLEY WAY," PUBLIC STREETS, AS SHOWN UPON SHEETS NOS. 2, 3, 4 & 5, FOR THE PUBLIC USES AND PURPOSES OF PUBLIC STREETS.

IN WITNESS WHEREOF, SPRING HILL CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED, ITS CORPORATE SEAL TO BE HERETO AFFIXED, AND THIS DEDICATION TO BE EXECUTED ON ITS BEHALF BY ITS UNDERSIGNED DULY AUTHORIZED OFFICERS, THIS 9<sup>th</sup> DAY OF MAY, 1949.

BY: George E. Honn PRESIDENT BY: Eva M. Wales SECRETARY

STATE OF CALIFORNIA } S.S. CITY AND COUNTY OF SAN FRANCISCO }

ON THIS 9<sup>th</sup> DAY OF MAY 1949, BEFORE ME, Alice E. Lowrie, A NOTARY PUBLIC IN AND FOR SAID CITY AND COUNTY OF SAN FRANCISCO, PERSONALLY APPEARED GEORGE E. HONN AND MRS. EVA M. WALES, THE PRESIDENT AND SECRETARY RESPECTIVELY, OF SPRING HILL CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED IT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND THEY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN THE SAID CITY AND COUNTY OF SAN FRANCISCO THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Alice E. Lowrie NOTARY PUBLIC MY COMMISSION EXPIRES MAY 23, 1952

E. A. TOBIASSEN, COLLECTOR AND TREASURER, OF NEVADA IRRIGATION DISTRICT, DO HEREBY DECLARE THAT THERE ARE NO UNPAID LIENS FOR SPECIAL TAXES BY THIS DISTRICT AGAINST THE TRACT OF LAND, INCLUDED IN THIS "SPRING HILL VILLAGE SUBDIVISION NO. 1," EXCEPT TAXES NOT YET DUE OR PAYABLE. I ESTIMATE THE LATTER NOT TO EXCEED \$380.00

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 20<sup>th</sup> DAY OF May 1949.

E. A. Tobiassem COLLECTOR AND TREASURER OF NEVADA IRRIGATION DISTRICT

~~THE NEVADA IRRIGATION DISTRICT, AN IRRIGATION DISTRICT ORGANIZED AND EXISTING UNDER THE STATE OF CALIFORNIA AND OWNER OF THOSE CERTAIN RIGHTS OF WAYS FOR PIPE LINES AND DITCHES, AS SHOWN UPON THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.~~

~~ATTEST: SECRETARY BY: NEVADA IRRIGATION DISTRICT PRESIDENT~~

~~STATE OF CALIFORNIA } S.S. COUNTY OF NEVADA }~~

~~ON THIS DAY OF 1949, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF NEVADA, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED AND KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE IRRIGATION DISTRICT THAT EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SUCH IRRIGATION DISTRICT AND ACKNOWLEDGED TO ME THAT SUCH IRRIGATION DISTRICT EXECUTED THE SAME.~~

~~IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.~~

~~NOTARY PUBLIC~~

I, CARLOS M. GUIRE, DO HEREBY CERTIFY THAT THE SURVEY AND MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," WAS SURVEYED BY ME IN APRIL 1949, AND THAT SAID SURVEY AND MAP IS TRUE AND COMPLETE, THE MONUMENTS EXIST OR WILL BE PLACED AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY WAS ORDERED BY GEORGE E. HONN.

Carlos M. Guire LICENSED SURVEYOR NO. 2089

I, J. F. O'CONNOR, COUNTY SURVEYOR OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, THAT I HAVE EXAMINED THIS FINAL MAP AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND THAT ALL PROVISIONS OF THE "SUBDIVISION MAP ACT," CHAPTERS 128 AND 668, STATUTES OF THE STATE OF CALIFORNIA 1943, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT AND THAT I RECOMMEND THAT THIS MAP BE APPROVED AS PRESENTED.

J. F. O'Connor COUNTY SURVEYOR

NEVADA CITY, CALIFORNIA. THE PLANNING COMMISSION OF THE CITY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1" DATED THIS 16 DAY OF JUNE 1949

CHAIRMAN: John P. Harue SECRETARY: John P. Harue

2423

# SPRING HILL VILLAGE SUBDIVISION NO. 1

PORTION OF S. 1/2 OF SECTION 23, T. 16N., R. 8E., M. D.M. NEVADA COUNTY, CALIFORNIA CONSISTING OF FIVE SHEETS T. H. M. GUIRE & SON, SURVEYORS

SCALE 1 INCH = 50 FEET

APRIL 1949

I, R. E. DEEBLE, COUNTY CLERK, OF NEVADA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT A GOOD AND SUFFICIENT BOND AS REQUIRED BY LAW GUARANTEEING THAT THE PAYMENT OF TAXES AND ASSESSMENTS NOW A LIEN AGAINST THE REALTY SUBDIVIDED BY THE WITHIN MAP, HAS BEEN FILED WITH AND DULY APPROVED BY THE BOARD OF SUPERVISORS OF THIS COUNTY.

DATED: July 5, 1949 R. E. Deeble COUNTY CLERK

I, R. E. DEEBLE, COUNTY AUDITOR IN AND FOR THE SAID COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES AGAINST THE TRACT OF LAND INCLUDED WITHIN THIS "SPRING HILL VILLAGE SUBDIVISION NO. 1," EXCEPT TAXES NOT YET DUE OR PAYABLE, I ESTIMATE THE LATTER NOT TO EXCEED \_\_\_\_\_.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5<sup>th</sup> DAY OF July 1949. R. E. Deeble COUNTY AUDITOR

NEVADA CITY, CALIFORNIA. THE PLANNING COMMISSION OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DATED THIS 5 DAY OF July 1949.

CHAIRMAN: John P. Harue SECRETARY: R. E. Deeble

STATE OF CALIFORNIA } S.S. COUNTY OF NEVADA }

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," & DOES HEREBY ACCEPT THOSE CERTAIN PARCELS OF GROUND AS SHOWN UPON SHEETS NOS. 2, 3, 4 & 5, & DESIGNATED AS "PUBLIC STREETS," FOR THE USES & PURPOSES OF PUBLIC STREETS. DATED THIS 5<sup>th</sup> DAY OF July 1949. CHAIRMAN: M. E. Odell CLERK OF THE BOARD: R. E. Deeble

NEVADA CITY, CALIFORNIA. THIS MAP IS ACCEPTED FOR FILING SHOWING THE NAMES OF ALL PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE AS EVIDENCED BY CERTIFICATE NO. 13198 ON FILE IN THIS OFFICE.

John E. Mettall COUNTY RECORDER

GRASS VALLEY, CALIFORNIA. THE PLANNING COMMISSION OF THE CITY OF GRASS VALLEY, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1949.

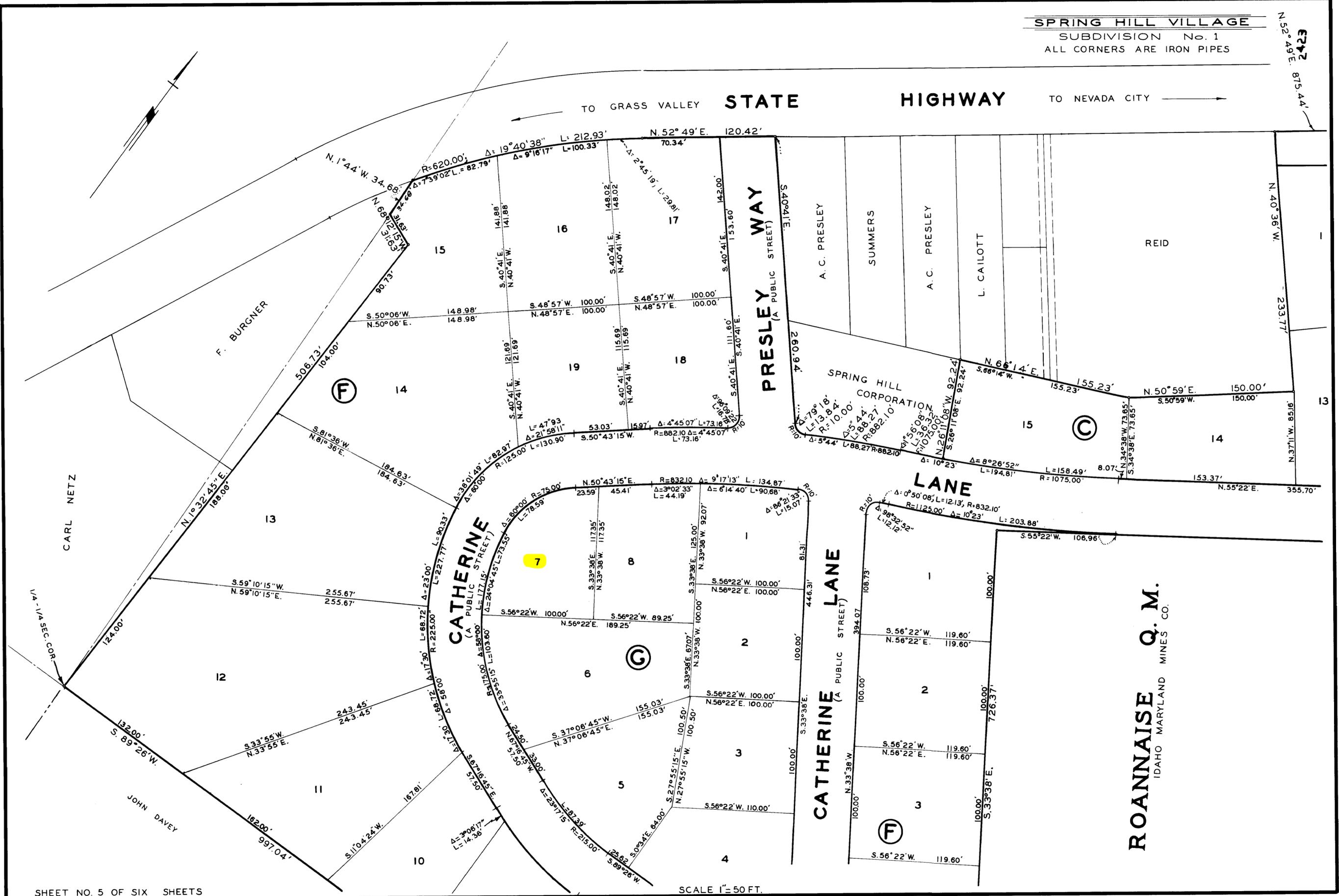
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

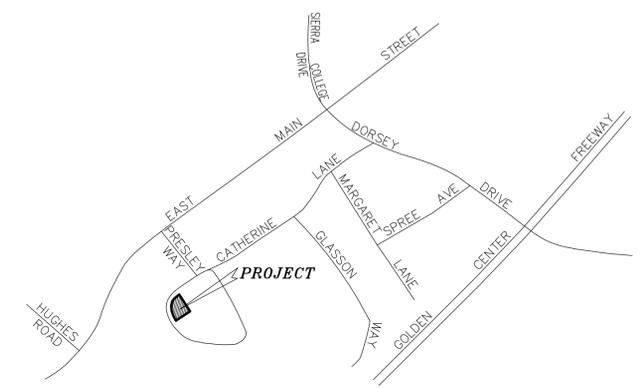
SPRING HILL VILLAGE  
SUBDIVISION No. 1  
ALL CORNERS ARE IRON PIPES

N. 52° 49' E. 875.44'

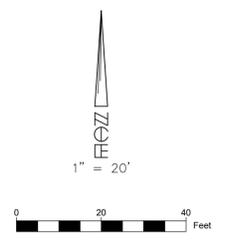
TO GRASS VALLEY STATE HIGHWAY TO NEVADA CITY

Sub 1  
13 74  
S.C.





LOCATION MAP



SIGHT DISTANCE EXHIBIT  
 FOR  
**ERNIE OLSEN**  
 BEING  
**LOT 7, BLOCK G, SPRING HILL VILLAGE #1**  
 WITHIN THE INCORPORATED TERRITORY OF  
**GRASS VALLEY, CALIFORNIA**  
 SCALE: 1" = 20' AUGUST, 2025  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

# NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437

NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

*Engineering • Surveying • Planning*

## Olsen Setback Variance

### PROJECT DESCRIPTION

This application is for a Variance to the front setback for property located at 204 Catherine Lane. This property is zoned R-1 and has a General Plan Designation of ULD.

The R-1 zoning district has a front setback of 15 feet for the building façade, and the garage must be located 5 feet back from the façade of the house.

The frontage of this lot along Catherine Lane is nearly all on a curved portion of the Right-of-Way which makes it difficult to locate a garage meeting the required setback of 15 feet. The further development of the lot is also complicated by the location of the existing residence which was constructed in the early 1950's and is located approximately 5 feet from the front property line at the northwesterly corner.

This application is seeking a variance to the front setback to allow for a 5-foot setback which would allow for the construction of the proposed garage. The front of the garage would be setback approximately 17.5 feet from the façade of the residence and would meet the side yard setback of 5 feet. The proposed garage will also be setback approximately 30 feet from the edge of pavement for Catherine Lane.

An existing shed in the Northerly portion of the property will be removed to accommodate the construction of the proposed garage.

See the accompanying Setback Variance Exhibit for additional information regarding the project.

Please direct project questions to:

Project Representative:  
John E. Baker  
Nevada City Engineering, Inc  
505 Coyote Street, Suite B  
Nevada City, CA 95959  
(530) 265-6911  
[john@nevadacityengineering.com](mailto:john@nevadacityengineering.com)

Property Owner:  
Ernie Olsen  
204 Catherine Lane  
Grass Valley, CA 95945  
(530) 277-7089  
[ernieolsen@sbcglobal.net](mailto:ernieolsen@sbcglobal.net)



## DRAFT CONDITIONS OF APPROVAL

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**Application Number:** 25PLN-0036  
**Prepared by:** Vanessa Franken, Associate Planner  
**Applicant:** Ernie Olsen, 204 Catherine Lane (Owner)  
 John E. Baker, Nevada City Engineering (Representative).  
**Location/APNs:** 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023)

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### STANDARD CONDITIONS

1. The approval date for City review of the proposed project is 2/17/2026, with an effective date of, 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of twelve-months and shall expire on 2/17/2027, 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 project application plans provided by the applicant, and as approved by the City. 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. Building permits shall be obtained from the Community Development Department, for applicable construction. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

### ENGINEERING DIVISION

1. No fencing or greenery shall exceed a height of 36-inches in the front 10-foot setback from the property line that is adjacent to the proposed garage; to include around the curve for an additional 40-feet from the center of the driveway, as sight distance is based on an eye height of 3.5-feet.

2. The new driveway to the garage shall be concrete/asphalt.



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
January 27, 2026**

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**PROJECT SUMMARY**

- Application Number:** 25PLN-0046
- Subject:** 1849 Brewing Company Expansion and Special Events
- Applicant:** Kevin Krikorian, 1849 Brewing Company (Owner)  
Kareem Assab (Representative).
- Location/APNs:** 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003), is located on roughly 0.38± miles southeast of the Brunswick Road/Highway 49 interchange, within the Brunswick community within Grass Valley. Roughly 260-foot north of the location is the Glenbrook shopping plaza.
- Current Zoning/General Plan:** Central Business District (C-2) / Commercial (C)
- Entitlements:** Major Use Permit
- Environmental Status:** Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities
- Prepared by:** Vanessa Franken, Associate Planner
- 

**RECOMMENDATION**

1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions:
  - a. Determine the Major Use Permit project Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact, 1 through 7, for approval of the project/ Major Use Permit as presented in the Staff Report; and,

- c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval as presented in the Staff Report.

## **BACKGROUND**

The project parcel is zoned as Central Business District (C-2). The Grass Valley 2020 General Plan identifies the site as Commercial (C). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. In 2017, a Use Permit application entailing a brewpub, distillery for manufacturing of beer, restaurant with food and spirits, including outdoor seating area was approved.

The project parcel is 1.37-acres in size. The subject property is currently developed with an existing parking lot and building that serves multiple tenants; 1849 Brewing Company and The Union Newspaper. The Union has downsized their tenant space and 1849 Brewing Co. has bought the now unused portion of the building. It is within the now vacant space that the expansion of 1849 will be within. Currently, the 1849 Brewing Company establishment is comprised of a 5,869 square-foot (SF) building, within the existing 19,416 square-feet in size building (Site Plan - Attachment 4). The existing 1849 restaurant is comprised of a commercial kitchen (285 SF), a bar area (270 SF), two inside dining areas (1,450 SF), a pool/billiards room (5,625 SF), and an existing stage area for musical performances (Floor Plan - Attachment 7). Also included in the existing restaurant is a brewing/equipment area (1,381SF), storage areas, additional equipment areas, restrooms, and two outdoor restaurant areas (487 SF total). The building does have a second story, in the upstairs area there is an office and storage space for grain storage. 1849 Brewing Company is a restaurant that specializes in wood-fired pizzas and craft/artisanal beers. Patrons that visit the restaurant have the option to sit out/indoors, play pool/billiards, and watch local musicians play live music.

A total of 51-vehicle parking spaces are existing on site in conjunction with the building and existing uses. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. Primary access to the site is via commercial driveway encroachment, which connects to Sutton Way; a two-lane local collector roadway maintained by the City, which runs along the eastern border of the property. A collector road is defined as a street serving an industrial/commercial subdivision. Secondary access to the site is via commercial driveway encroachment, which connects to Olympia Park Circle; a two-lane local roadway maintained by the City, which runs along the northwestern border of the property. A local road is a roadway that serves a specific group of properties, Olympia Park Circle primarily serves the residential area that is described in the "Surrounding Land Uses" subsection. Olympia Park Circle stems from Sutton Way (which stems from Brunswick Road) and runs west into a small round-about that is mainly utilized by customers of nearby retail services and residents of residential areas, located roughly 0.20± miles from the site. Glenbrook Shopping Center is located roughly 260-feet north of the site. General traffic exiting the immediate area use Sutton Way to reach Idaho Maryland Road (south) or to reach Brunswick Road (northeast) and connect to the nearby CalTrans maintained State Highway 49/Highway 20 interchange to head north or south.

Immediate neighbors to the project property are described below. Residential neighborhoods, located 500± to the south and southwest, include Brunswick Village Assisted Living, Nevada Woods Apartments, Olympia Garden Apartments, and Olympia Glade Mobile Home Park.

*Surrounding Land Uses:*

- North: Located across Olympia Park Circle roadway, north of the project parcel is Glenbrook Shopping Center. The large shopping center is comprised of multiple parcels, equating to over 12-acres of land. Retail services within the center include: Staples, Grocery Outlet, Benjamin Franklin Crafts, and a variety of eateries.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- South: Directly adjacent is a 1.49-acre developed property with a commercial building with multiple service providing tenants; Old Republic Title, insurance services, and hair salon.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- East: Located across Olympia Park Circle roadway, is a 1.01-acre in size undeveloped parcel and is currently vacant.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Located across Sutton Way roadway, a 0.85-acre developed property with a commercial building with multiple, large in size, service providing tenants; dental office and church.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

In February 2017, the Planning Commission approved a Use Permit (16PLN-0047) to operate a brewpub with a 5,000± square feet brewery/restaurant that included an outdoor seating area. On October 20, 2020, the Planning Commission considered a Use Permit Amendment that detailed a request to extend the hours of operation of 1849 Brewing Company. Given the extensive Grass Valley Police Department response calls to the restaurant and interactions with restaurant clientele, the Planning Commission also contemplated a Use Permit Revocation Hearing. The Planning Commission ultimately approved the Use Permit Amendment and expanded the hours of operation on Friday and Saturday from 6 a.m. to 10:00 p.m. and Sunday through Thursday 6 a.m. to 9 p.m. The Planning Commission also directed staff to report back regarding the status of the business and any continued violations. On October 30, 2020, the California Department of Alcoholic Beverage Control (ABC) posted a Notice of Suspension for operating a “Disorderly Premises”. Alcohol sales were immediately prohibited for 45 days. Following ABC’s Notice of Suspension, the business owner restructured its ownership and hired new management. In December 2021, the Planning Commission considered an additional Use Permit Amendment to extend the hours of operation from 6 a.m. to 2 a.m., seven days per week with last call served at 12 a.m. In consultation with the Grass Valley Police Department, the Planning Commission considered the business owner’s exemplary job of managing the establishment in comparison to previous years and approved the amendment.

Currently, ownership of 1849 Brewing Company has changed hands. In 2025, the business owner of 1849 Brewing Co. discussed future plans of the expansion, with the inclusion of special events, with the Planning Division. The Planning Division provided details for the appropriate entitlement pathway and a preliminary overview of required development standards. Grass Valley Police Department was included on project routing for review and comment, none were received.

### **PROJECT PROPOSAL**

The project consists of a Major Use Permit application that details a request to expand the existing 1849 Brewing Company restaurant, to include the addition of interior space and supporting restaurant amenities that support the establishment. The proposed expansion includes the addition of square-footage to include a new bar/tavern area, a private dining/banquet room, and an indoor stage. The expansion area is intended to accommodate reservation-based private gatherings that are accessory to the primary use of the restaurant. Examples of such gatherings include reception-style dinners, birthdays, retirement celebrations, and similar private or corporate events. The applicant proposes to host a minimum of two and a maximum of four private events per month, with anticipated attendance ranging from approximately 50 to 100 persons per event. All events would be managed as part of the restaurant's normal operations and would not constitute a standalone event venue or event center. Reservations are dependent upon public demand.

The expansion proposes the following new areas: bar/tavern (1,269 SF), banquet room ("entertainment facilities") (1,508 SF), indoor stage (507 SF), storage (1,127 SF), and restrooms. The project also includes the removal of a majority of the existing second-story floor area located above the banquet room. This modification will create an overhead open space to provide increased ceiling height, with a mezzanine area that is for limited storage. The expansion area requires construction improvement of the new space to meet applicable Building Code requirements and California Fire Code requirements. Examples of requirements include 1-2 hour firewalls, two points of exit, fire sprinklers, audible/visual emergency alerting system, and smoke/heat/carbon dioxide detectors.

**Access:** Access to the site is via two commercial driveway encroachments. The primary access point connects to Sutton Way, a collector road. The secondary access point to 1849 Brewing Company is connected to Olympia Park Circle. Existing roadways and driveways exist and have been constructed to required commercial standards, both of which are in good condition, and have been deemed fit to be used for the proposed use by the Engineering Division during application review. The listed roadways lead to traffic signals at Brunswick Road/Sutton Way, signal lights area actuated and not on a timed cycle. Meaning, vehicles self-regulate; vehicles in a long car-queue will phase into/out of the roadways longer.

There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic that would warrant the

need for any road/traffic improvements. The existing driveways lead into the interior of the project site, the interior of the site facilitates driving aisles appropriate for a fire engine to navigate in and out of the site. The site is partially served by existing pedestrian access via sidewalk, solely located along the northeastern boundary of the property. No sidewalks exist along the northern or western property boundary; the site was annexed into the City of Grass Valley jurisdiction from Nevada County. No information is on file as to why no sidewalks were required on this site at initial time of development.

**Parking:** A total of 51-vehicle parking spaces are existing on site in conjunction with the building. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. The existing restaurant requires a total of (32) parking spaces, based on square-footage and use of areas. A total of (14) new parking spaces are required. As part of the project application, The Union Newspaper tenant provided an authorization agreement that stated (6) of the parking spaces, used by the publishing tenant, may be used by 1849 Brewing Company outside of the publishing tenant's business hours (9 a.m. – 3 p.m., Monday through Friday). Planning Division review of the agreement and clear depiction of 1849 Brewing Co. events falling outside of The Union business hours, existing parking onsite has been deemed adequate to meet the needs of new parking for the proposed expansion. Appropriate Conditions of Approval have been added to the project to cover any potential loss of parking spaces in the future. Parking requirements for the expansion areas are required, as detailed below, per Table 3-3, [Section 17.36.050 – Number of Parking Spaces Required](#). Calculated amounts that result in less than one half are required to be rounded down to a whole number.

- Bar/tavern (1,269 SF): Requires (1) space per 200 SF, classified as “Bar/tavern” land use.
  - (8) parking spaces required.
- Banquet room (“entertainment facilities”) (1,508 SF): Requires 1 space 200 SF, classified as “conference/convention and sports entertainment facilities”.
  - (6) parking spaces required.

**Landscape and Lighting:** Landscape surrounding the project site exists. The sole new area to receive new landscape is in conjunction with the new pedestrian ramp that leads to the building's rear emergency exit. A landscape plan (Attachment 8) has been provided, the new landscape area will be designed to match what is existing along the rear of the building. The landscape proposal includes the addition of one Pineapple-Guava (*Acca sellowiana*), a hardy shrub that are moderate water use plants for the first one to two years, before becoming a very drought tolerant plant. No trees are proposed to be removed as part of this project. Two new exterior lighting fixtures are proposed along the north facing (rear) wall of the building. Light fixtures are required to be shielded and directed downward to minimize light pollution. No new lights are required to be added to the existing parking lot.

**Utilities:** The City of Grass Valley currently provides water/wastewater services and fire water through extensions of water mains. Electricity provider will be PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

## **ZONING AND GENERAL PLAN CONSISTENCY**

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed expansion, inclusion of special events, and demonstration of required development standards, will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. This designation may be found in a variety of locations, to include the Downtown Central Business District, shopping centers, local/neighborhood locations, highway-oriented locations, or in concentrations along major streets. Commercial (C) relates to the zoning classifications: Business (C-1), Central Business (C-2), Downtown Central Business (C-2-A), and Heavy Commercial (C-3).

The project parcel is zoned as Central Business District (C-2) zone. The intent of the C-2 designation is intended to accommodate and maintain auto-oriented development. The C-2 designation is assigned to commercial areas of the City that do not fall within the Traditional Community development zones. In the C-2 zone, a bar/tavern is allowed with a Major Use Permit. Restaurants are allowed in the C-2 zone by zoning right (no land use entitlement required). The expansion of the proposed new bar area requires approval of a Major Use Permit. The introduction of special events, categorized as a land use category of "Conference/Convention Facility" (Table 2-10, Section 17.24.030 – Commercial and Industrial Land Uses and Permit Requirements) requires a Major Use Permit approval, to allow for event hosting. The land use category of Conference/Convention Facility is defined as: "one or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.). The land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. This land use is defined as: "A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage." The second listed land use category of *Meeting Facility (public or private)* also requires approval of a Major Use Permit. The Grass Valley Municipal Code does not specifically call out this exact proposed use, which can be described as special event dining space or a private event space land use term or similar, as the expansion is intended to be an accessory use to the restaurant. The two Municipal Code land use definitions above have been considered as options due to the similarity in intent and use of both the definitions and proposal. The project is not categorized as a Limited Term Permit, as this option allows for a maximum of five-events annually. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). The project is consistent with the applicable general plan designation, in that the proposal aligns with the intent of the general plan designation, as well as applicable zoning designation and

regulations. The zoning designation allows for the proposal with approval of a Major Use Permit.

The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
  - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
  - Land Use Objective (2-LUO): Avoidance of future adverse environmental, public facilities and services impacts.
  - Consistency: The project supports the utilization of land already zoned for intended purposes, the commercial expansion is within a commercial zone, and within an existing commercial building. The expansion is able to be supported through existing infrastructure capacity for parking vehicular circulation, public services (fire/police), and utilities.
  
- Circulation Goal (3-CG): Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
  - Circulation Objective (8-CO): Routing of through-traffic around neighborhoods to collector streets.
  - Consistency: Sutton Way is classified as a collector and Olympia Circle is a local street. Traffic from the establishment will use the existing collector street that exists within a commercial district and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads.
  
- Community Design Goal (4-CDG): Create, maintain, and enhance civic places.
  - Community Design Objective (16-CDO): Creation of special places for social interaction.
  - Consistency: The goal is about public life and where community members can gather and interact. A special place for social gatherings include shared public/private gathering areas; the existing cornerstone restaurant and proposed private event space, offers both. The project reinforces an option for where community members may gather for special events.
  
- Safety Goal (1-SG): Reduce the potential risk of death, injury, property damage, and economic and social dislocation resulting from hazards.
  - Safety Objective (1-SO): Assurance of a high level of protection from geologic and seismic hazards for all residents, structures and vital services.
  - Consistency: The project will require the issuance of a building permit and will be designed and constructed in compliance with applicable California Building

Code, California Fire Code, and other adopted state and local safety standards in effect at the time of permit submittal. Fire sprinklers, multiple points of emergency exits, and construction with fire walls are examples of some safety features that will be required with expansion plans.

### **ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 32 Categorical Exemption details projects as in-fill development meeting these conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
  - Consistency: The property is zoned as Central Business District zone (C-2), the proposed special event private space, is categorized as a land use category of “*Conference/Convention Facility*”, per [Chapter 17.24 – Commercial and Industrial Zones](#), Table 2-10 (Commercial Land Uses and Permit Requirements). Similarly, the land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. The special event private space is permitted in the zone with approval of a Major Use Permit for both defined Municipal Code land use options. The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project is consistent with the applicable General Plan land use designation and policies, as analyzed above, and complies with the applicable zoning designation and development regulations.
- b. The proposed development occurs within City limits on a project site of no more than five-acres substantially surrounded by urban uses.
  - Consistency: The proposed project occurs within City limits on a site that 1.37-acres in size, the site falls within a commercial corridor and is substantially surrounded by urban uses, as described in the *Surrounding Land Uses* subsection in this staff report.
- c. The project site has no value as habitat for endangered, rare or threatened species.
  - The project site is a completely developed commercial site within an existing commercial corridor, surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used by residents. Natural areas on/off site are man-made landscape areas that are maintained with machinery one to two weeks a month.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - Consistency: The proposed project would not result in significant traffic impacts. The project involves the expansion of an existing restaurant within an established commercial corridor and does not introduce a new traffic-generating land use. The proposed private dining and banquet space is intended for reservation-based

events that occur on a limited basis and would primarily take place during evening or weekend hours, outside of typical weekday peak travel periods.

The project site is served by existing public roadways, including Sutton Way, a designated collector roadway that provides direct access to regional routes such as State Highway 49/20. Traffic associated with the project would be accommodated by the existing circulation network, which is designed to serve commercial uses and higher traffic volumes. Existing road infrastructure is suitable to accommodate anticipated volume of project generated traffic, based on collector roadways and direction to a major highway interchange. No new driveways, roadway modifications, or changes to site access are proposed, nor required by the Engineering Division. Project traffic would not be routed through residential neighborhoods and will not cause adverse impacts to established neighborhoods.

Pursuant to the "Senate Bill 743 Vehicle Miles Traveled (VMT) Implementation" report prepared by Fehr and Peers dated July 6, 2020 under contract with the City at the time via the Nevada County Transportation Commission, and their recommendation that local service retail/restaurant uses less than 50,000 square feet have a less than significant impact on VMT for the City, this project has been determined to have a less than significant traffic impact pursuant to CEQA guidelines.

Noise generated from the project will be kept within building walls. Future construction is anticipated to provide additional sound proofing. Future construction will be designed to current building code design standards; sound proofing design will be of most current techniques. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). Noise associated with vehicular traffic in/out of the site is typical to the existing use and surrounding commercial uses.

Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Construction-related emissions would be temporary and subject to compliance with applicable dust control and emission reduction measures required by the City and applicable air quality regulations. Operational emissions would be minimal and comparable to existing restaurant operations and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the site footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All development would comply with applicable stormwater and water quality

requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

- e. The site can be adequately served by all required utilities and public services.
- **Consistency:** The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated.

Class 1, Categorical Exemption (Section 15301.e.2, Existing Facilities) also applies to the project. This exemption provides the consideration of projects that are “Additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square-feet if: the projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.”.

Additionally, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2, Exceptions, apply to the project. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

## **FINDINGS**

The proposed project meets the required findings of [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (3 – 6), to include listed standard findings.

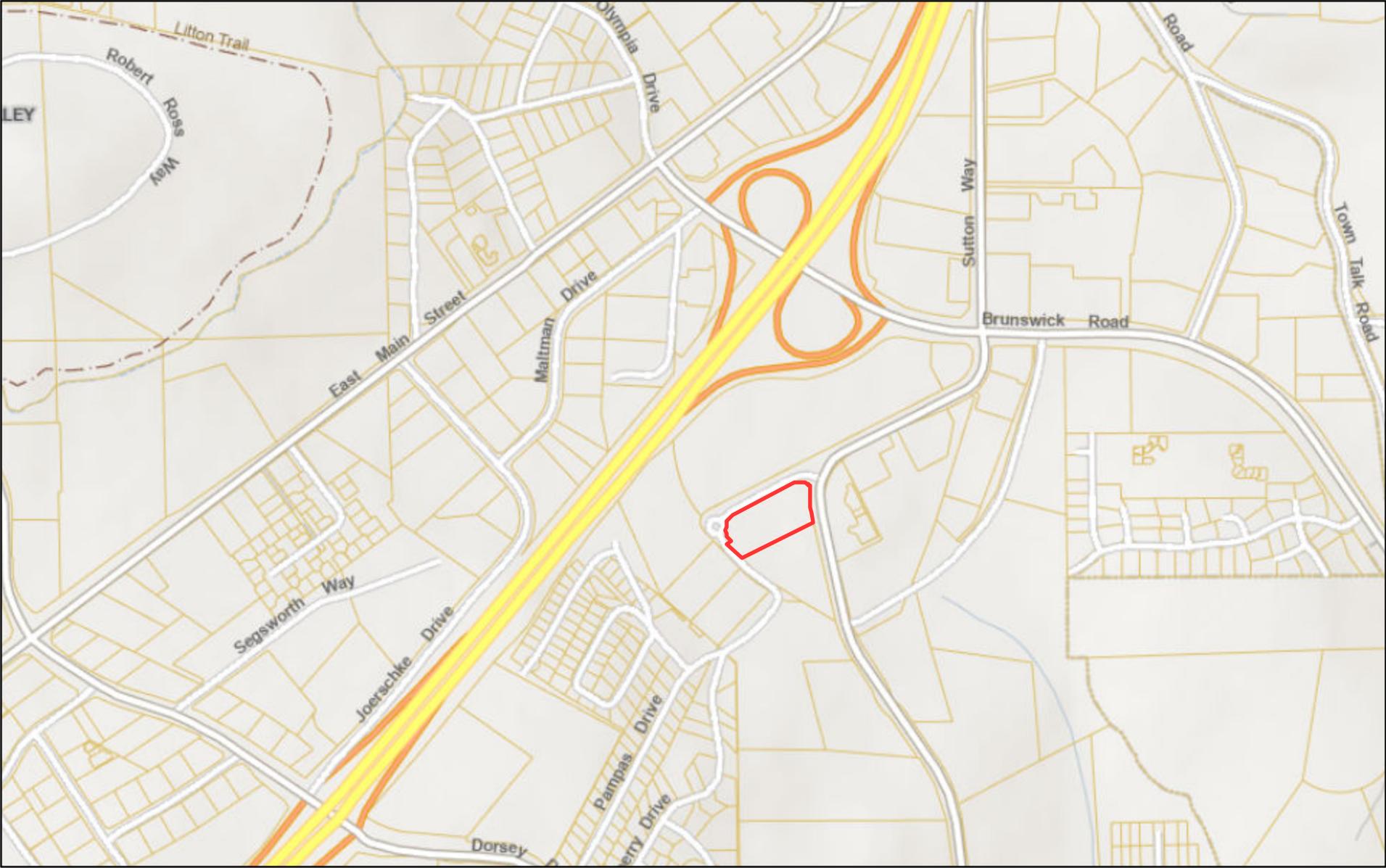
1. The Major Use Permit application (25PLN-0046) was received by the City on November 10, 2025.
2. The Grass Valley Development Review Committee reviewed the Variance application (25PLN-0036) at their regular meeting on January 27, 2026.
3. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements. The project site does not fall within a specific plan.
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.

5. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
6. The 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 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.
7. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 32, Categorical Exemption (Section 15332, In-Fill Development Projects) and the Class 1, Categorical Exemption (Section 15301.e.2, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

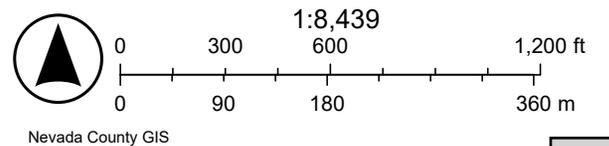
## **ATTACHMENTS**

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Site Plan
5. Existing Floor Plan – Expansion Area
6. Proposed Floor Plan – Expansion Area
7. Proposed Floor Plan – Entire Building
8. Landscape Plan
9. Draft Conditions of Approval

# 1849 Project Site



1/21/2026, 10:32:30 AM

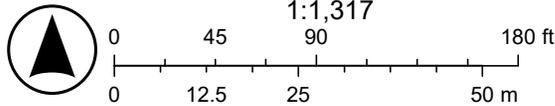


Nevada County GIS

# 1849 Project Site



1/21/2026, 10:33:07 AM



**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 \$780.00
- Zoning Interpretation \$250.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft. \$2,030.00
- Major Development Review – over 10,000 sq. ft. \$3,685.00
- Conceptual Review - Minor \$500.00
- Conceptual Review – Major \$875.00
- Plan Revisions – Staff Review \$350.00
- Plan Revisions – DRC / PC Review \$930.00
- Extensions of Time – Staff Review \$315.00
- Extensions of Time – DRC / PC Review \$680.00

**Entitlements**

- Annexation \$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,260.00
- Planned Unit Development \$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,450.00
- Zoning Map Amendment \$5,600.00
- Easements (covenants & releases) \$1,850.00

**Environmental**

- Environmental Review – Initial Study \$1,900.00
- Environmental Review – EIR Preparation Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination \$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$165.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$350.00
- Major – Master Sign Programs \$1,450.00
- Exception to Sign Ordinance \$1,080.00

**Subdivisions**

- Tentative Map (4 or fewer lots) \$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots) \$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots) \$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots) \$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more) \$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff) \$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage \$850.00
- Tentative Map Extensions \$1,170.00
- Tentative Map - Lot Line Adjustments/Merger \$1,350.00

**Use Permits**

- Minor Use Permit - Staff Review \$580.00
- Major Use Permit - Planning Commission Review \$3,400.00

**Variances**

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

Application	Fee
<b>Total*:</b>	<b>\$ 3400.00</b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD 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.

Applicant/Representative	Property Owner
Name: <u>KAREEM ASSAB</u>	Name: <u>Kevin Krikorian</u>
Address: <u>16138 ANNIE DR GRASS VALLEY</u>	Address: <u>468 Sutton Wy</u>
<u>CA. 95949</u>	<u>Grass Valley CA 95945</u>
Phone: <u>(707) 696-7912</u>	Phone: <u>(530) 559-9532</u>
E-mail: <u>TIKACO@ATT.NET</u>	E-mail: <u>1849BrewingCo@gmail.com</u>

Architect / DESIGNER	Engineer
Name: <u>KAREEM ASSAB</u>	Name:
Address: <u>16138 ANNIE DR. GRASS VALLEY</u>	Address:
<u>CA. 95949</u>	
Phone: <u>(707) 696-7912</u>	Phone: ( )
E-mail: <u>TIKACO@ATT.NET</u>	E-mail:

**1. Project Information**

- a. Project Name 1849 Brewing Events
- b. Project Address <sup>464</sup> ~~468~~ Sutton Wy Grass Valley CA 95945
- c. Assessor's Parcel No(s) 35-480-03  
(include APN page(s))
- d. Lot Size 1.37 ACRES

**2. Project Description**

PLEASE! SEE PROJECT DESCRIPTION LETTER.

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

**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

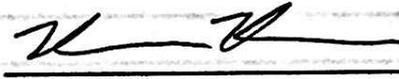
The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

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.

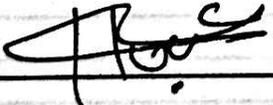
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance 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.*

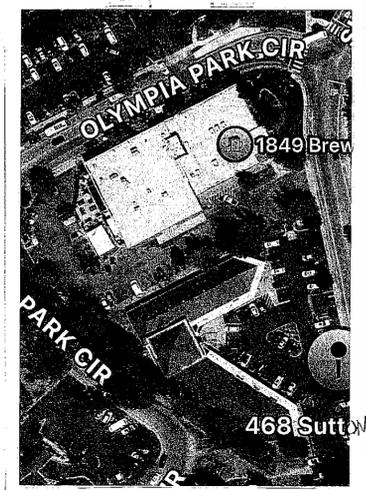
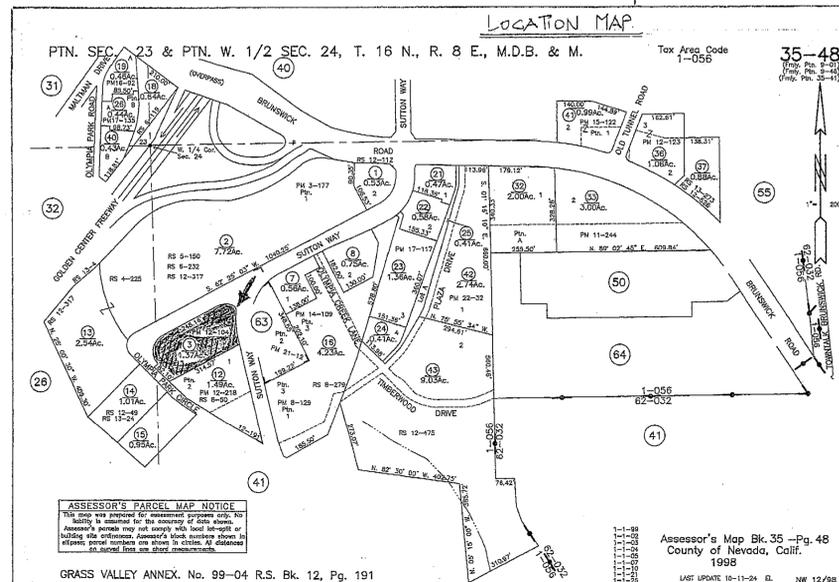
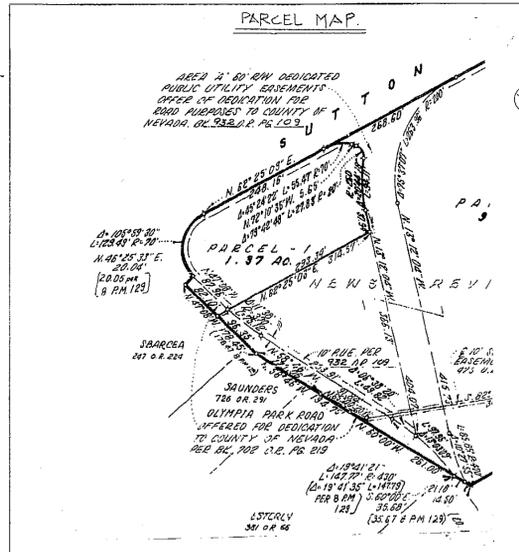
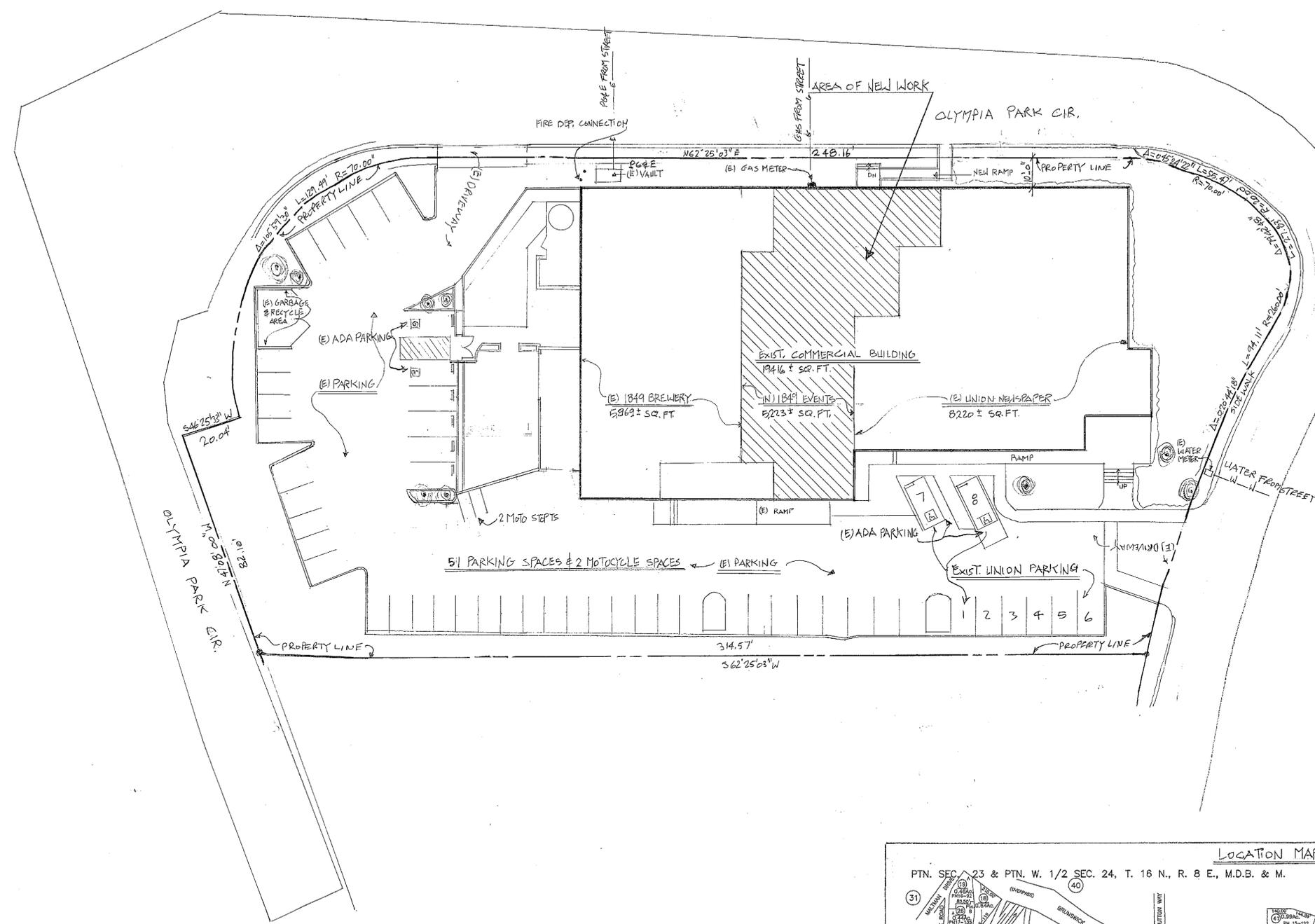
Applicant Signature: 

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

PROJECT DATA SUMMARY TABLE	
- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	5,969 <sup>±</sup> SQ. FT.
- NEW 1849 EVENTS	5,223 <sup>±</sup> SQ. FT.
- EXIST. UNION NEWSPAPER	8,220 <sup>±</sup> SQ. FT.
- TOTAL	19,412 <sup>±</sup> SQ. FT.

DESCRIPTION OF WORK	
-	CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
-	NEW BAR
-	NEW BATHROOMS
-	NEW STAGE



**SITE PLAN**

1/20" = 1'-0"

ASSessor's PARCEL MAP NOTICE  
This map was prepared for assessment purposes only, to identify the location of the assessed property. Assessor's notices may not comply with local laws or building codes. Assessor's maps are shown in electronic format and are shown in color. All distances are shown from the street centerline.

Assessor's Map Bl. 35 -Pg. 48  
County of Nevada, Calif.  
1998  
LAST UPDATE 10-11-24 EL NW 12/98

GRASS VALLEY ANNEX, No. 99-04 R.S. Bk. 12, Pg. 191

REVISION	DATE	BY

**KAREEM ASSAB DESIGN**  
(707)-896-7912  
EMAIL: tikaco@att.net

**1849 BREWING COMPANY EVENTS**

APN#: 35-480-03-000  
468 SUTTON WAY  
GRASS VALLEY, CA 95945

**SITE PLAN**

Date 10/29/2025  
Scale 1/20" = 1'-0"  
Drawn K-A  
Job  
Sheet **1**  
Of 76

REVISIONS	Item #

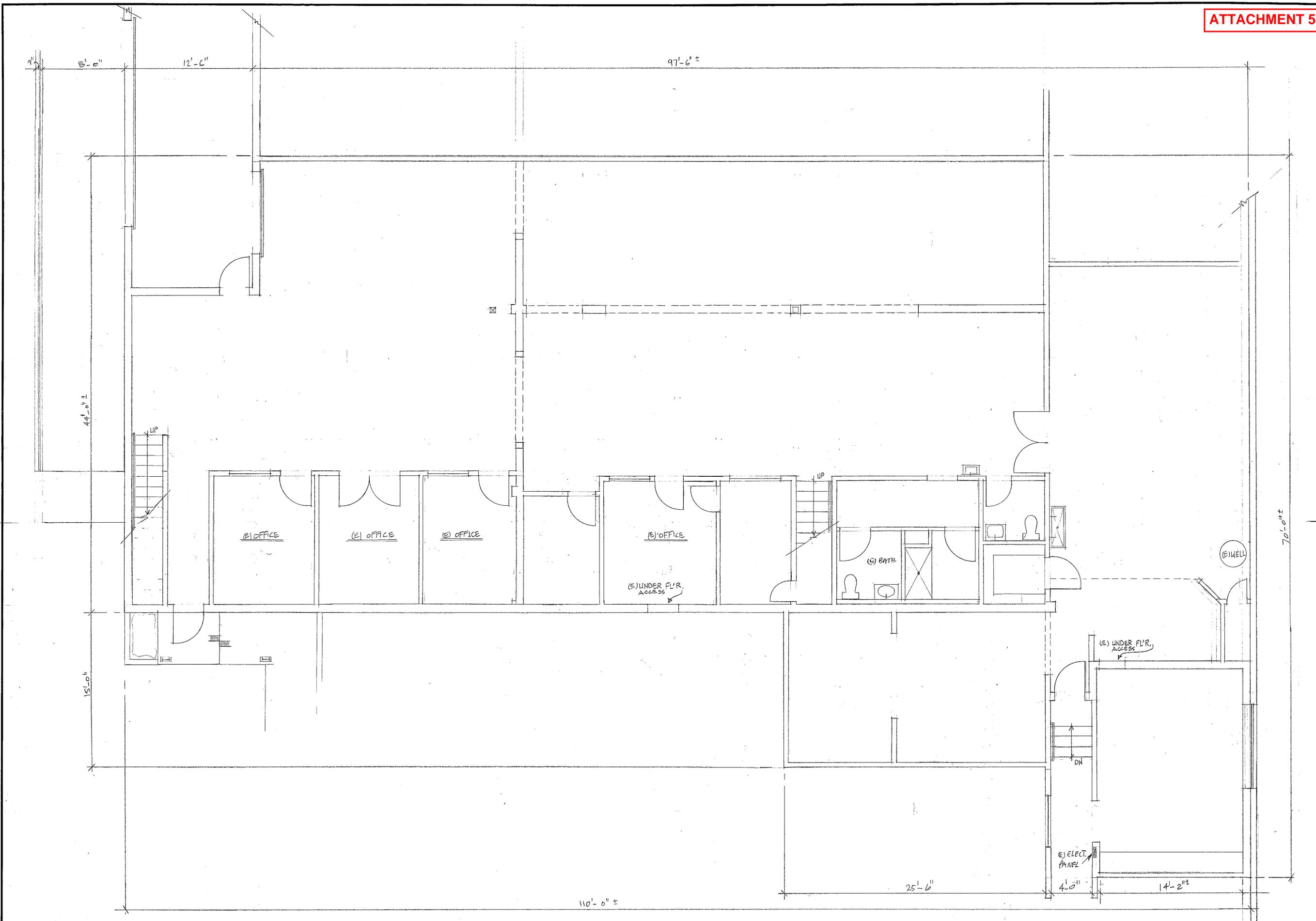
KAREEM ASSAB DESIGN  
 (707) 886-7812  
 EMAIL: tikaco@att.net

EXISTING FLOOR PLAN

1849 BREWING COMPANY EVENTS

APN#: 35-480-03-000  
 468 SUTTON WAY  
 GRASS VALLEY, CA 95945

Date	10/29/2025
Scale	1/4" = 1'-0"
Drawn	K-A
Job	
Sheet	4
Of	Sheets



EXISTING FLOOR PLAN

5,223 ± SQ. FT.

1/4" = 1'-0"

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	(E) OR (N) EXISTING OR NEW CONSTRUCTION

REVISIONS	Item #

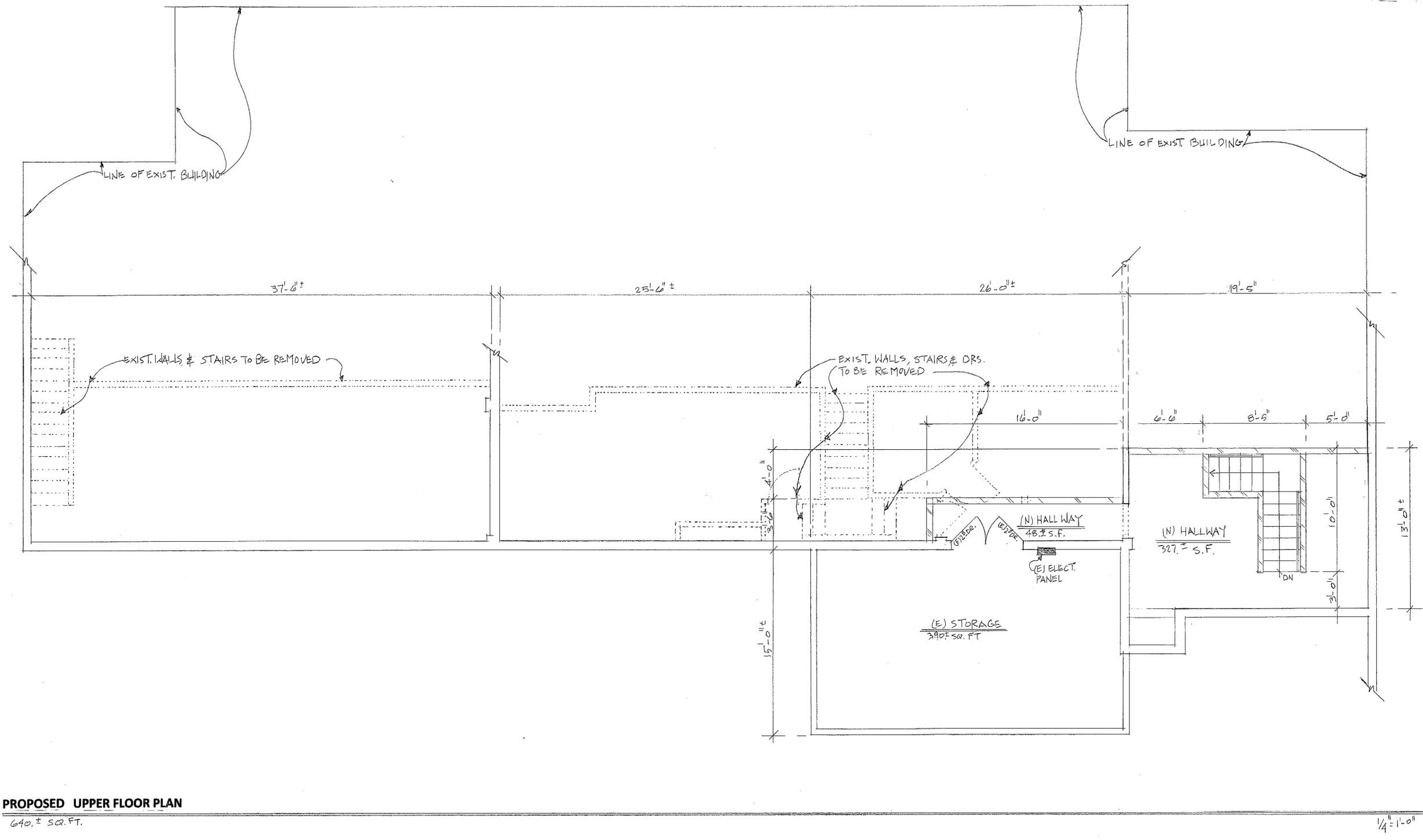
**KAREEM ASSAB DESIGN**  
 (707)-696-7812  
 EMAIL: tkaraco@att.net

**PROPOSED UPPER FLOOR PLAN**

**1849 BREWING COMPANY EVENTS**

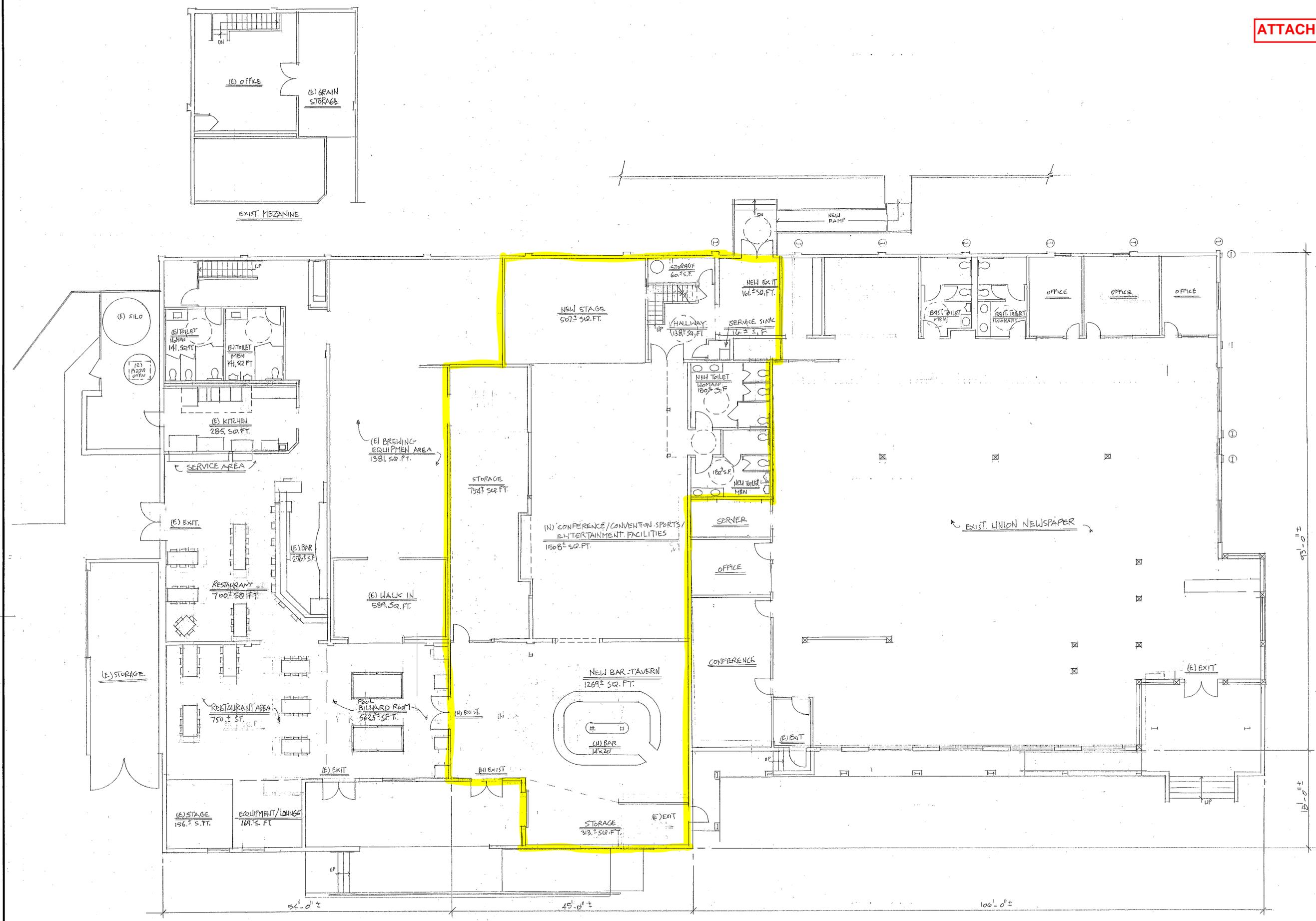
APN#: 35-480-03-000  
 468 SUTTON WAY  
 GRASS VALLEY, CA 95945

Date	10/29/2025
Scale	1/4" = 1'-0"
Drawn	K-A
Job	
Sheet	<b>3</b>
Of	Sheets



**PROPOSED UPPER FLOOR PLAN**  
 640. ± SQ. FT.

1/4" = 1'-0"



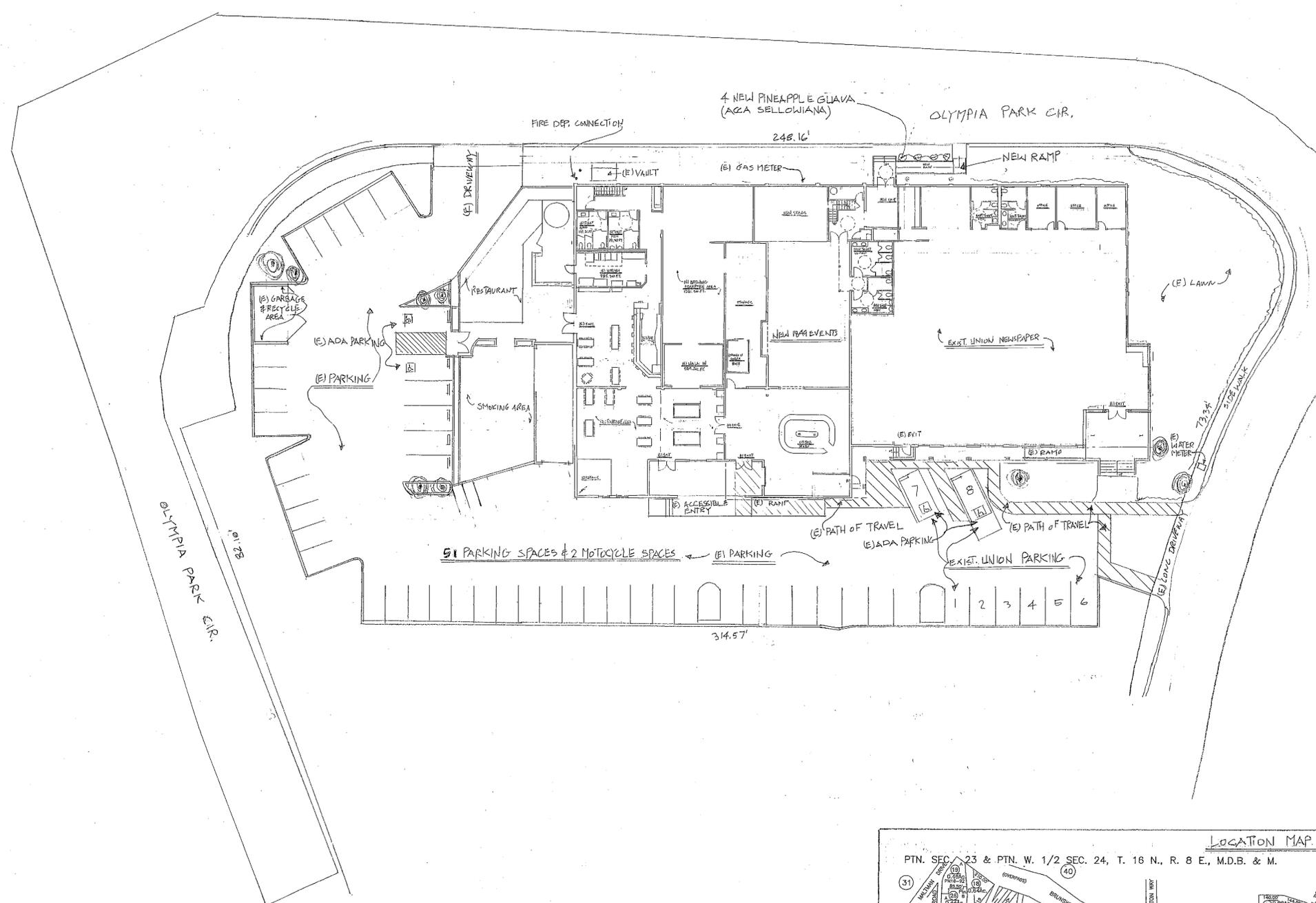
PROPOSED FLOOR PLAN

1/8" = 1'-0"

PROJECT DATA SUMMARY TABLE	
- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	59,697 SQ. FT.
- NEW 1849 EVENTS	5,223 SQ. FT.
- EXIST. UNION NEWSPAPER	8,220 SQ. FT.
- TOTAL	19,412 SQ. FT.

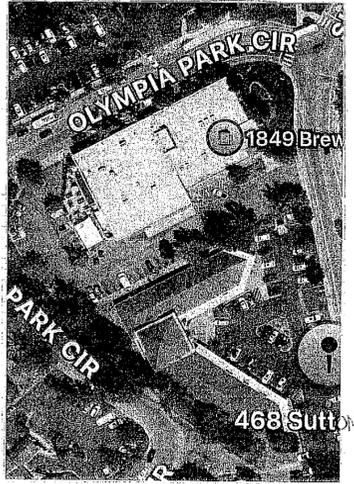
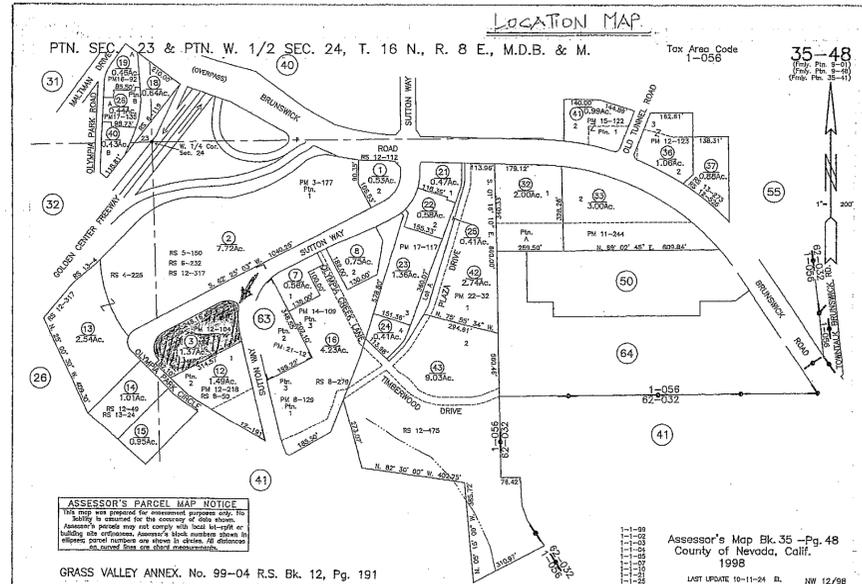
DESCRIPTION OF WORK	
-	CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
-	NEW BAR
-	NEW BATHROOMS
-	NEW STAGE



The feijoa (*Acca sellowiana*), also known as pineapple guava, is an evergreen shrub or small tree native to South America, grown for its edible, aromatic fruit and ornamental value. It features silvery-green leaves, showy white and red flowers, and produces a sweet, tangy fruit in the fall. Feijoas are hardy, adaptable plants that thrive in full sun, well-drained soil, and can be used as hedges, screens, or small trees in subtropical and mild

SITE PLAN / LANDSCAPE PLAN

1/20" = 1'-0"



ASSESSOR'S PARCEL MAP NOTICE  
This map is prepared for assessment purposes only. It is not to be used for any other purpose. Assessor's parcels may not comply with local building or zoning codes. Assessor's block numbers shown in yellow parcel numbers are shown in black. All distances are shown in feet and inches.

Assessor's Map Bk. 35 - Pg. 48  
County of Nevada, Calif.  
1998  
LAST UPDATE 10-11-24 BL. NW 12/98

GRASS VALLEY ANNEX. No. 99-04 R.S. Bk. 12, Pg. 191

REVISION	Item # 3
KAREEM ASSAB DESIGN (707)-666-7912 EMAIL: tikaco@att.net	
SITE PLAN ADA / PATH OF TRAVEL LANDSCAPE	
1849 BREWING COMPANY EVENTS	
APN# 35-480-03-000 468 SUTTON WAY GRASS VALLEY, CA 95945	
Date	10/29/2025
Scale	1/20" = 1'-0"
Drawn	K-A
Job	
Sheet	9
Of	80



**DRAFT CONDITIONS OF APPROVAL**

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**Application Number:** 25PLN-0046  
**Prepared by:** Vanessa Franken, Associate Planner  
**Applicant:** Kevin Krikorian, 1849 Brewing Company (Owner)  
Kareem Assab (Representative)  
**Location/APNs:** 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003)

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**STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is 2/17/2026, with an effective date of 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 2/17/2027, 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, and as approved by Planning Commission, unless 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. Obtain a building permit for all applicable work.

**FIRE MARSHAL**

1. Any alterations/additions of fire sprinkler heads will be (deferred submittal), for calculations and materials. A deferred submittal providing calculations and materials for any alterations/additions of fire sprinkler heads will be required at time of building permit submittal.

2. Alterations to existing bathrooms and or other rooms may require reconfiguration/additions of fire alarm related audible and visual alerting, as well as smoke/heat and CO detectors according to the CFC 2022 addition. Alterations to existing bathrooms and/or other rooms may require reconfiguration/addition of fire alarm related audible and visual alerting, to include smoke/heat and carbon dioxide detectors, in accordance with the CA Fire Code 2022 Addition.
3. Egress requirements depending on occupancy loads may require additional exits/hardware according to the CFC 2022 addition. Egress requirements, depending on occupancy loads, may require additional exits/hardware, in accordance with the CA Fire Code 2022 Addition.

**PLANNING DIVISION**

1. The Use Permit may be revoked should a numerous amount of event center related complaints be received. Revocation of the Use Permit shall be before City Council. All fees related to hosting the hearing (staff time, noticing fees, etc.) shall be the responsibility of the property owner/operator of the restaurant.
2. Should the contracted six parking stalls from The Union be revoked or removed from event venue guests use, special events shall cease until appropriate parking is restored.

**ENGINEERING DIVISION**

1. Sewer calculations will be required as part of the building permit review process.