



GRASS VALLEY

Planning Commission Meeting

Tuesday, March 19, 2024 at 6:00 PM

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

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

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

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

COMMISSIONERS

Chair Eric Robins, Vice Chair Greg Bulanti, Commissioner Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

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

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Minutes for the February 20, 2024 meeting.

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

2. Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback (24PLN-01) Location: 145 Mill (APN: 008-372-012)

Recommendation: That the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback. d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

3. Appeal of the Director's approval of a Minor Use Permit for operation of a short-term rental (23PLN-46) Location: 438 Neal St (APN: 008-335-019)

Recommendation: 1. Based upon the evidence in public record, and the Director's approval, staff recommends that the Planning Commission take the following actions: a. Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street. b. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; c. Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and, d. Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

OTHER BUSINESS

4. Review of City Council Items.
5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, March 19, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 14, 2024.

Taylor Day, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, February 20, 2024 at 6:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 pm

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Coots

ROLL CALL

PRESENT

Commissioner Ari Brouillette
Commissioner Liz Coots
Commissioner Justin Gross
Chairman Eric Robins

ABSENT

Commissioner Greg Bulanti

AGENDA APPROVAL

Motion made by Commissioner Coots, Seconded by Commissioner Gross.
Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

1. Approval of minutes for planning commission of January 16, 2024.

Motion made by Chairman Robins, Seconded by Commissioner Coots.
Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

PUBLIC COMMENT

None

PUBLIC HEARING ITEMS

2. Time Extension Request (24PLN-04) Berriman Ranch Phase II Duet Project Tentative Subdivision Map, for the subdivision of a ±7.66-acre parcel into 12 zero lot-line lots ranging in size from ±3,984 square feet (Lot 11) to ±8,405 square feet (Lot 12).

Recommendation: That the Planning Commission approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions: a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report.

Amy Wolfson, City Planner, gave presentation to the commission.

Public Comment attached.

Motion to approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions: a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report by Commissioner Coots, Seconded by Commissioner Gross.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

3. Development Review Permit for the construction of a ±4,300 square foot retail paint store for Sherwin-Williams on a ± 1.5 acre parcel (after pending lot line adjustment) on Nevada City Highway (next to Lumberjacks Restaurant)

Recommendation: That the Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, which includes the following actions: a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report.

Amy Wolfson, City Planner, gave presentation to the Planning Commission.

Planning commission discussed ADA parking, trees in landscaping, and driveway access.

Public Comment: Attached

Motion made to approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, which includes the following actions: a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report by Commissioner Gross, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

4. Housing Element Annual Progress Report 2023 **Environmental Status:** Not a Project
Recommendation: Receive and File; No formal action necessary

Amy gave presentation to the commission.

Motion made to receive and file by Chairman Robins, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

OTHER BUSINESS

5. Review of City Council Items.
6. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 6:44 pm.

Eric Robins, Chair

Taylor Day, City Clerk

Adopted on: _____

Taylor Day

From: [REDACTED]
Sent: Tuesday, February 20, 2024 3:54 PM
To: COGV General Voicemail
Subject: Item 3 on the Planning Commission Agenda for Feb 20

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

My name is Don Rivenes, Grass Valley. I am a member of the Grass Valley Energy Action Plan Working Group.

This is a comment on the proposed Sherman Williams retail paint store.

The Grass Valley EAP stated: Prepare for the inclusion of renewable energy systems in new construction and large retrofit projects in order to meet California Zero Net Energy Goals by providing informational materials when available. The Energy Action Plan set a target under Title 24 of 100% of New Developments to meet State Required Zero-Net-Energy Goals by 2035. Under this target, Non-Residential Electricity (kWh) 2035 Energy Savings is projected to save 980,940 kwh.

California 2019 Building Energy Efficiency Standards section 110.10 – :

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS 4

Nonresidential Buildings. Nonresidential buildings with three habitable stories or fewer, other than healthcare facilities, shall comply with the requirements of Section 110.10(b) through 110.10(d).

(b) Solar Zone.

Minimum Solar Zone Area. The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.

The design of the proposed building seems to show enough flat portions of the roof exist to allow for solar panels. We ask the developer to include solar panels in the design. Backup storage from solar for off hours and grid downtime is also suggested.

The EAP also has a target to Reduce Energy Used for Public Lighting by 50% by 2035. Lighting proposed for the project site includes 20-foot parking lot pole lighting. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other standards (see finding 8).

The Fowler center is a large shopping center and perhaps needs more lighting. This building is far enough away that this project should be able to comply with the 14 ft standard.

Thank you for your time.

Taylor Day

From: WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>
Sent: Tuesday, February 20, 2024 6:09 PM
To: Public Comments
Subject: Voicemail from [REDACTED] on Feb 20 2024 6:07 PM
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New voicemail message

Time: Tuesday, February 20 2024 6:07 PM

From: [REDACTED]

Duration: 46 seconds

Voicemail box: 8880

Transcript: Matt? Yes, on the Berryman branch situation Somebody from says, he needs to go down there and deal with the storage pod runoff and the deterioration of the cover for the erosion control that's just turning into destin little plastic pieces and infiltrating Berryman creek. That would be a great thing for the city to track these projects, and actually people embarrassment ranch or expanding outside of their property line and doing things. You should check that out, you can see from the back of k-mart or Target looking down there already. Thanks a lot, Matthew Coulter.

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Item # 1.



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Taylor Day

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Subject: Voicemail from [REDACTED] on Feb 20 2024 6:11 PM
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New voicemail message

Time: Tuesday, February 20 2024 6:11 PM

From: [REDACTED]

Duration: 1 minute 8 seconds

Voicemail box: 8880

Transcript:

Yes, on the Sherwin Williams Store. Public comment, Matthew Coulter. And public comment, being, that doesn't do the development review on desk. The sidewalks need to be continuous on their property, because when we allow no sidewalks along frontage, it never gets filled in. We have so many gaps in town, but missing sidewalks, along with the sidewalk shop would be nice to have upfront So the water in front of the quick quack. It's very dangerous. And if we can move it up the hill a little bit and have a cut out for the bus to actually get off road, that would be fantastic. So, these are things that need to be considered. When we're doing these improvements were putting in this infrastructure and were overlooking public

transportation, were overlooking congestion or overlooking pedestrian traffic. things we're trying to improve upon and expand upon. Thank you.

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Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

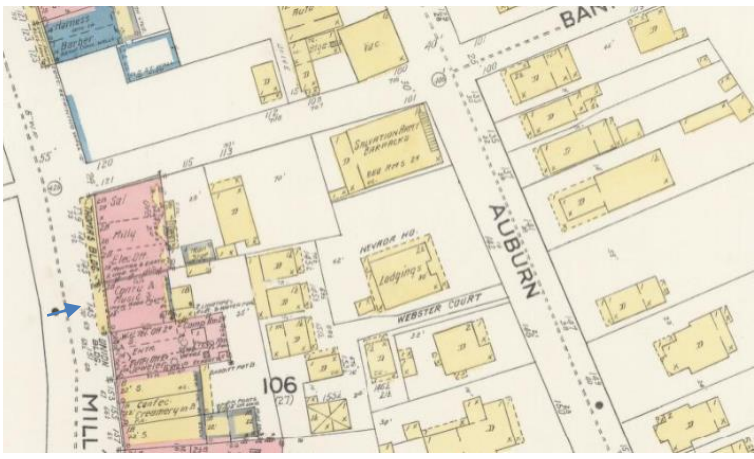
Application Number: 24PLN-01
Subject: Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback
Location/APN: 145 Mill St. / 008-372-012
Owner: RHF Properties
Applicant: Russell Davidson, project architect
Zoning/General Plan: Town Core-Historic District (TC-H)/ Commercial
Entitlements: Development Review Permit

RECOMMENDATION:

1. That the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions:
 - a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback.
 - d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

BACKGROUND:

The subject building is situated along the Mill Street Pedestrian Plaza and features three levels, one of which is a basement level that backs up to the city parking lot at 144 South Auburn Street. According to the Assessor records, the building was constructed in 1900 and is 9,256 square feet. The 1912 Sanborn Map shows the rear portion of the building was constructed sometime later.



PROJECT DESCRIPTION:

Development Review Permit – This is a Development Review for exterior alterations for a building at 145 Mill Street, located within the Historic District in order to accommodate interior uses of one residential dwelling, one accessory dwelling, two office spaces, and two retail spaces. Exterior alterations include the following:

Alteration

Renderings

Front elevation (west):

- replace existing guardrail with a 42-inch guardrail,
- replace a window with a door on the second level;

Rear elevation (east):

- replace corrugated metal siding with Hardie board and batten siding,
- replace three windows with glass slider door,
- replace one window with new door,
- replace three remaining windows with new casement windows,
- add a balcony with guardrail with wood support posts on the first level;
- add three casement windows and one door (some framing is existing),
- add patio with privacy fencing to basement level;

North side elevation:

- change siding from corrugated metal to Hardie board and batten,
- replace window with a fixed window,
- relocate a door to access the basement level without steps.

All new windows are proposed to be aluminum-framed.



The project is in the Town Core Zone within the Historic Combining district (TC-H), which allows the residential, retail, and office uses as proposed, contingent upon recommendation by the Historical District and approval of a Development Review Permit for the architectural building design in accordance with the City's Design Guidelines, and development standards of the City Municipal Code. The project plans include the following Development Review details:

Site Plan & Setbacks – The Town-Core base zone does not require any setbacks except for the rear setback which must maintain a minimum of 10 feet from the property line of an adjacent use, whereby balconies can encroach up to 4 feet within the rear setback (for a minimum setback of 6 feet). In this case, the existing building is setback only 7'9" so already encroaches into the rear setback. The only building extension proposed is for the balcony, which is proposed to extend fully to the rear property line. The applicant is therefore requesting a variance from the 6-foot rear balcony setback to allow construction of the balcony to the property line. The Variance request is discussed in further detail below.

Parking – There are no parking stalls that currently exist for the existing building and none are proposed for the proposed building uses. The only existing unconditioned space being converted to an active use is that of the basement which will be converted to an 881 square foot ADU with 262 square foot balcony. Pursuant to the parking table in the Town Core Standards (17.21.040 GVMC), no parking is required for expanded uses under 3,000 square feet.

Lighting – No lighting is currently proposed. If lighting is proposed in the future, a building permit will be required and the fixture design will be required to be reviewed by the Historical Commission and the Development Review Committee.

VARIANCE:

Pursuant to section 17.72.070, the purpose of a Variance process is to consider requests to waive or modify standards in the development code due to special circumstances applicable to the property. In this case, the applicant is requesting that the review authority consider the special circumstance to be the lack of outdoor space available due to the small size of the lot, along with the city's desire to preserve historic buildings, which in this case extends the full width and nearly the full length of the lot, leaving only the small area in the rear to create outdoor space for tenants. There are several balconies, primarily along front facades, that extend to, or often times over the property line so the request also meets the Variance criteria that this would not amount to a privilege that other properties within the same zone don't already have.

HISTORIC DISTRICT DESIGN GUIDELINES:

The following policies, outlined in the Design Review Guidelines for the 1872 Historic Townsite, are applicable to the proposed alterations for this project:

6.3.4 Window and Doors

(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.

(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.

(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.

8.2.2 New Additions

8. The materials of an addition should be compatible with those of the primary structure. Matching the historic material is an appropriate approach, although new materials may also be considered.

9. Windows in an addition that are visible from the public way should be compatible with those of the historic structure.

RECOMMENDATIONS:

The Historical Commission considered the project at their regular meeting held February 13, 2027 and recommended approval as presented and the Development Review Committee (DRC) reviewed the project on February 27, 2024. The DRC recommended approval with the following modifications to the project:

- Use bonderized corrugated metal siding instead of board and batten as the rear siding material.
- The slider proposed on the second floor in the rear shall be replaced with a full-light single door and adjacent window
- Provide screening for refuse containers.
- Provide landscaping to soften the rear exterior.
- Use period-appropriate lighting fixtures
- Create symmetry on the upper front level with one of the following options:
 - Replace the center window with a door instead of the south window.
 - Replace the north-most window with a door to match the south side.
 - Use a door style that matches the existing window dimensions.

The applicant revised his plans to incorporate the changes recommended by DRC, which is the proposal provided in your packet. The added landscaping has been made a condition of approval.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is developed with an historic building, with its front-facing façade along the Mill Street pedestrian plaza. The property is surrounded by similar historic buildings, with commercial uses on either side, and a public parking lot to the rear.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Commercial with a Town Center overlay, according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail and commercial service establishments and the Town Center overlay is intended to designate selected properties for mixed uses whereby special development criteria may be applied pursuant to the development code.

Zoning - The property is within the Tow Core zoning designation and within the Historical combining zone (TC-H). The primary intent of this zone is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The Historical combining zone 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.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, all the proposed uses are permitted within the Town Core zone whereby the city exercises ministerial authority and, as such, are exempt from CEQA pursuant to section 15300.1 of the CEQA Guidelines.

The exterior alterations are consistent with Categorical Exemption Class 1, which includes minor alterations of private buildings involving a negligible expansion of use. The Variance request qualifies for a Categorical Exemption pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 5 Categorical Exemption consists of minor alterations to land use limitations where the site has an average slope not exceeding 20% and there is no change in land use density “including set back variances not resulting in the creation of any new parcel.”

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application (24PLN-01).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 1, Categorical Exemption (Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Commercial, within the Town Center overlay. The Project is consistent with the General Plan.

4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on December 28, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-01). 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. If lighting is proposed in the future, a building permit will be required and the fixture design will be required to be reviewed by the Historical Commission and the Development Review Committee.
4. Landscaping shall be added to soften the rear exterior of the building.
5. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

FIRE:

6. The project shall be designed and constructed in accordance with all applicable codes and standards, including but not limited to, the 2022 editions of the California Fire and Building Codes (as amended and adopted by the City of Grass Valley), NFPA 13-22, 24-19, and 72-22, and the City of Grass Valley. If a domestic meter is requested to serve the project, prior to issuance of a grading permit or a building permit the applicant shall perform a Water Demand Analysis to determine meter size and fees.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applications
3. Improvement Plans

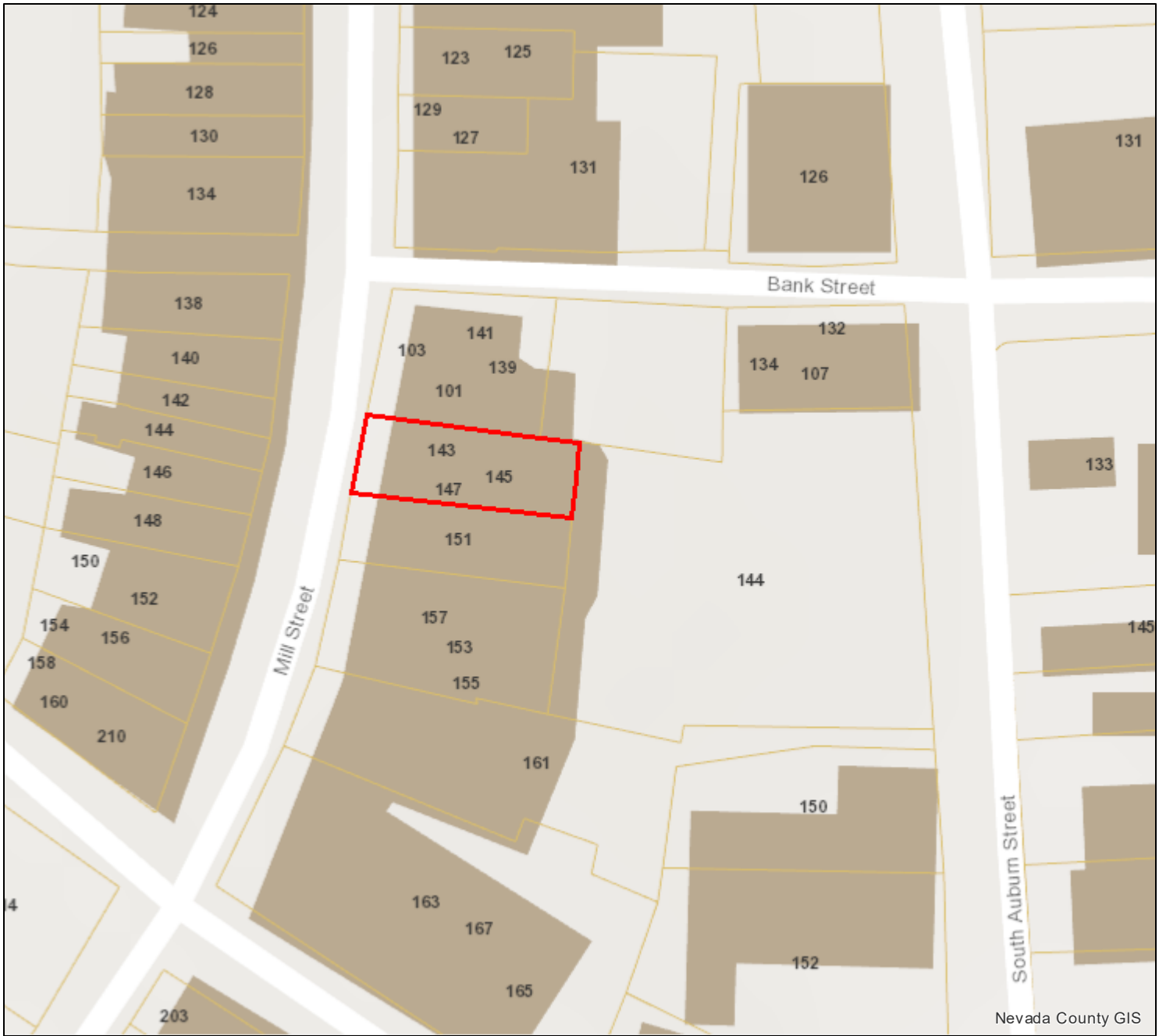
145 Mill Development Review, 24PLN-01

ATTACHMENT LIST

1. Vicinity and Aerial Map
2. Universal and DRC Applications
3. Improvement Plans:
 - a. Existing / Proposed Floor Plans
 - b. Existing / Proposed Front Elevation (west)
 - c. Existing / Proposed Rear (east) and north Elevations
 - d. Window and door schedule
 - e. Exterior alteration renderings

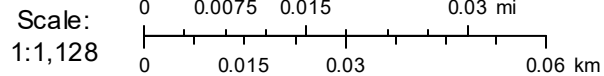
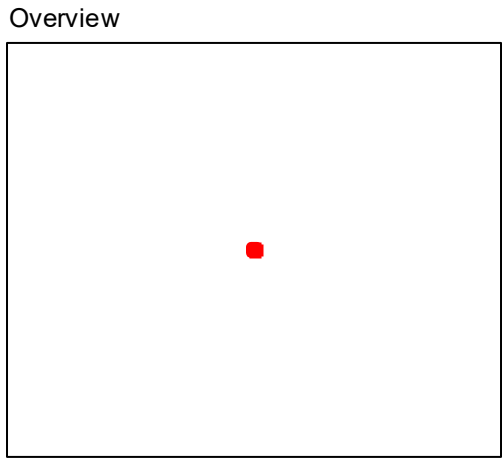
Vicinity Map, 145 Mill

Item # 2.



Parcel APN: 008-372-012
145 MILL STREET

Land Value: \$195,168.00
Improvement Value: \$227,377.00
Acreage: Unknown
Zoning: TC-H GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist:
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,414 feet



Aerial Map, 145 Mill

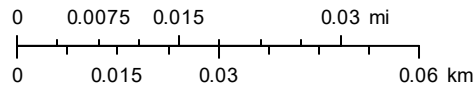
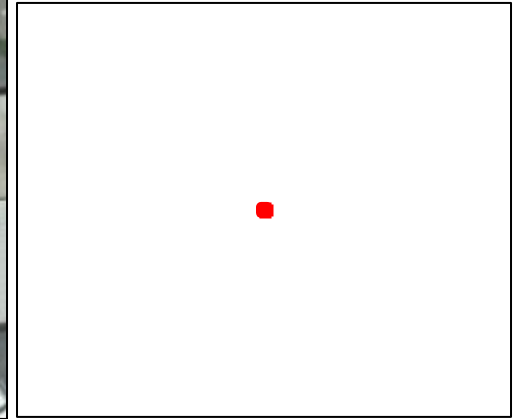
Item # 2.



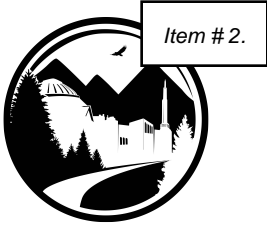
Parcel APN: 008-372-012
145 MILL STREET

Land Value: \$195,168.00
Improvement Value: \$227,377.00
Acreage: Unknown
Zoning: TC-H GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist:
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,414 feet

Overview



UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variations

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

<u>Application</u>	<u>Fee</u>
MDR	1813.00
Total:	\$1813.00

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

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

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

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

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 2.
Name: Russell Davidson	Name: RHF Properties	
Address: 149 Crown Point Court, Suite C Grass Valley, CA 95945	Address: 10656 Alta Street Grass Valley, CA 95945	
Phone: 530-264-5559	Phone: 530-559-3366	
E-mail: russ@davidsonarch.com	E-mail: Craig@rhf.properties	

<u>Architect</u>	<u>Engineer</u>
Name: Russell Davidson	Name:
Address: 149 Crown Point Court, Suite C Grass Valley, CA 95945	Address:
Phone: 530-264-5559	Phone: ()
E-mail: russ@davidsonarch.com	E-mail:

1. Project Information

- a. Project Name 145 Mill Street
- b. Project Address 145 Mill Street, Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 008-372-012
(include APN page(s))
- d. Lot Size 3875 SF

2. Project Description

Tenant improvement with addition of two new residential units and two new commercial office spaces, all within existing building footprint.
Level 2 - 1738 GSF (same as existing)

3. General Plan Land Use: C GVCITY 4. Zoning District: TC-H GVCITY

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 N

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

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney’s fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney’s fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority’s action has been filed in compliance with Chapter 17.91 of the City’s Development Code.

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

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: The property currently consists of
Tenant improvement with addition of two new residential units and two new commercial office spaces, all within existing building
footprint.

B. Describe surrounding land uses:

North: Occupied building
 South: Occupied building
 East: Public parking lot
 West: Mill Street public way

C. Describe existing public or private utilities on the property: Public utilities consist of water, sewer,
electricity and natural gas.

D. Proposed building size (if multiple stories, list the square footage for each floor): _____
Basement - 3562 GSF (same as existing)
Level 1 - 3525 GSF (same as existing)
Level 2 - 1738 GSF (same as existing)

E. Proposed building height (measured from average finished grade to highest point): _____
28' at Mill Street. 29' at rear of building.

F. Proposed building site plan:

(1)	Building coverage	<u>3,591</u>	Sq. Ft.	<u>92.7</u>	% of site
(2)	Surfaced area	<u>75</u>	Sq. Ft.	<u>1.9</u>	% of site
(3)	Landscaped area	<u>209</u>	Sq. Ft.	<u>5.4</u>	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.	100 %	

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. _____
There is no proposed phasing on this project. _____

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____
Any lights added will be on the rear of the building and will conform to any requirements of energy usage and historical context. _____

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Shielded downlighting will be not spill over the property line. _____

I. Total number of parking spaces required (per Development Code): 2 _____

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. No _____

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

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

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

Square feet/acres 278 SF _____ Percentage of site 7.8% _____

C. Describe the proposed outdoor use: Tenant balcony and ground floor open space. _____

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

- Fifteen (15) Copies of Plan Sets for **Major** Development Review or Eight (8) Copies of Plan Sets for **Minor** Development Review on standard 24" x 36" size paper fan-folded to 9" x 12", one (1) reduced copy at 8 1/2" x 11" and e-mail electronic .pdf version 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.

VARIANCE



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. Provide a written response for the variance request and provide a written justification statement to support findings listed in Section 17.72.070 F of the Development Code, including the following:
 - A. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, 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;
 - B. 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,
 - C. 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.

II. Project Characteristics:

A. Describe all existing buildings and uses of the property: The property currently consists of
Tenant improvement with addition of two new residential units and two new commercial office spaces, all within existing building
footprint.
Level 2 - 1738 GSF (same as existing)

B. Describe surrounding land uses:

North: Occupied building
South: Occupied building
East: Public parking lot
West: Mill Street public way

SITE PLAN REQUIREMENTS

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

A. 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 Submittal:

- Site Plan size – one 8-1/2" x 11", 15 larger folded copies (folded to 9" x 12") with one 8.5 x 11" reduced copy and e-mail electronic .pdf file.
- Graphic scale and north arrow.
- Vicinity map (showing property location to major roads or major landmarks).
- Show location and dimensions of existing and proposed structures and walls.
- (Identify existing as a solid line and proposed as a dashed line).
- Label the use of all existing and proposed structures or area.
- Show the distance between structures and to the property lines.
- Show site access, location and dimensions of adjacent street right-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking facilities, including parking area and layout, loading areas trash storage areas, dimensions and numbers of individual parking spaces (including handicapped spaces) and aisles.



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

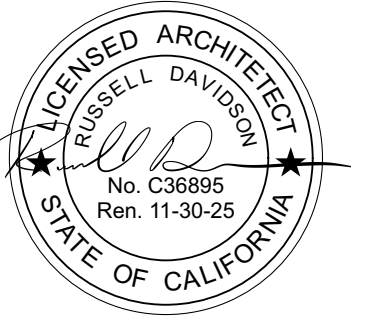
Jeff Himeline
Russell Davidson Architecture + Design
149 Crown Point Ct. Suite C
Grass Valley, CA 95945
jeff@davidsonarch.com
(530) 264-5559

February 6, 2024
Subject: Variance Request - 145 Mill Street

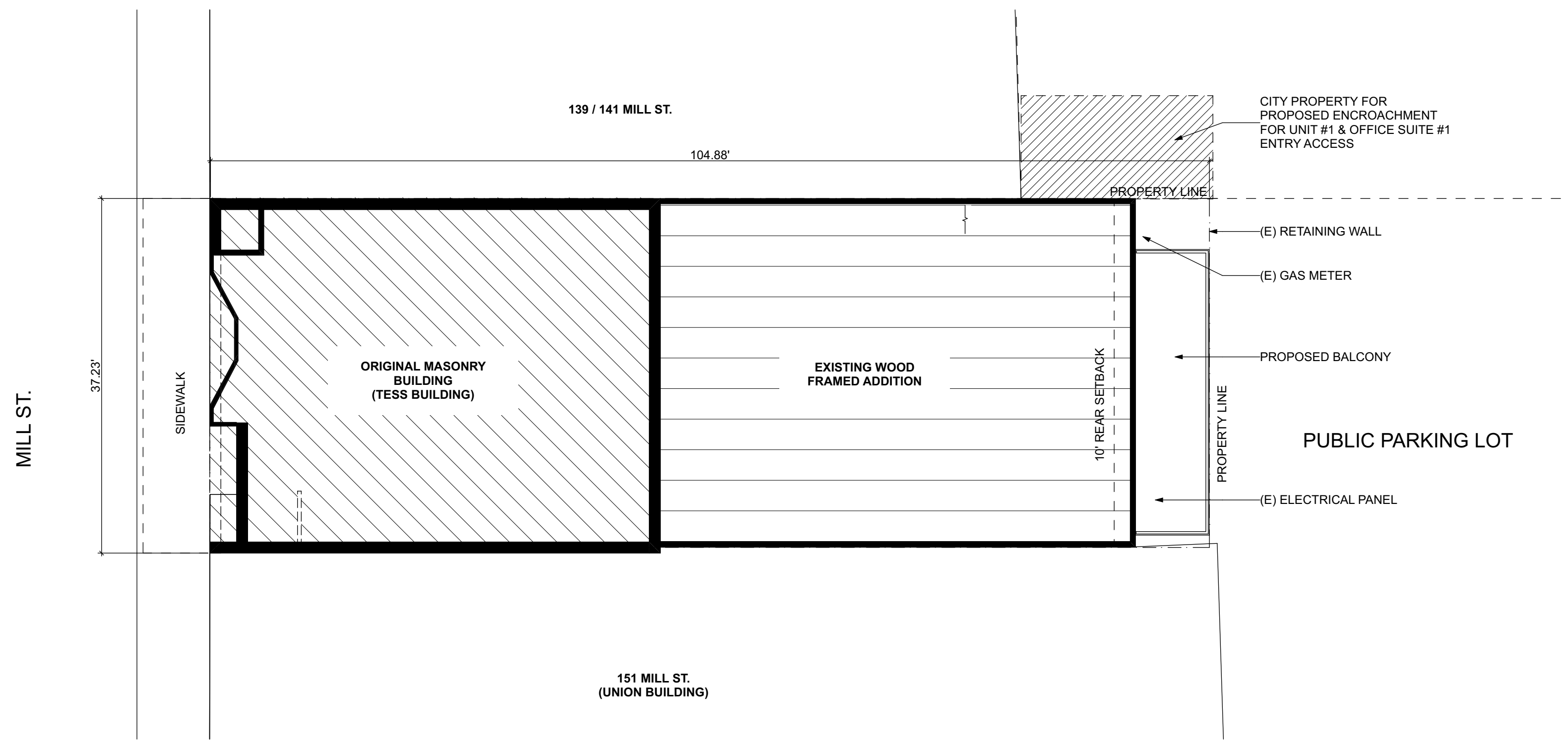
To whom it may concern,

On behalf of the building owner at 145 Mill Street, we would like to apply for a variance to allow a balcony to encroach into the 4' required setback at the rear of the property. Adhering to a 4' setback would only allow for a 3'-9" deep deck, which is functionally insufficient for our proposed occupancy. As the rear portion of the building is an addition that is not part of the original historic building, we do not feel a new balcony would affect its historic integrity. It is our opinion that a new balcony would not only add both aesthetic and functional value, but would also align with a previous use. We have discovered existing post bases on top of the existing retaining wall on the property line, indicating a former balcony in the same area we are proposing.

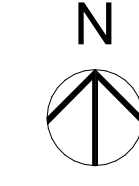
Sincerely,
Jeff Himeline
Architect



2 NEIGHBORHOOD SITE PLAN
SCALE: 1" = 30'



1 SITE PLAN
SCALE: 1" = 10'



SITE NOTES

- 1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
- EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- 2. PROJECT WILL COMPLY WITH LOCAL AHJ STORM WATER REQUIREMENTS.

145 MILL STREET

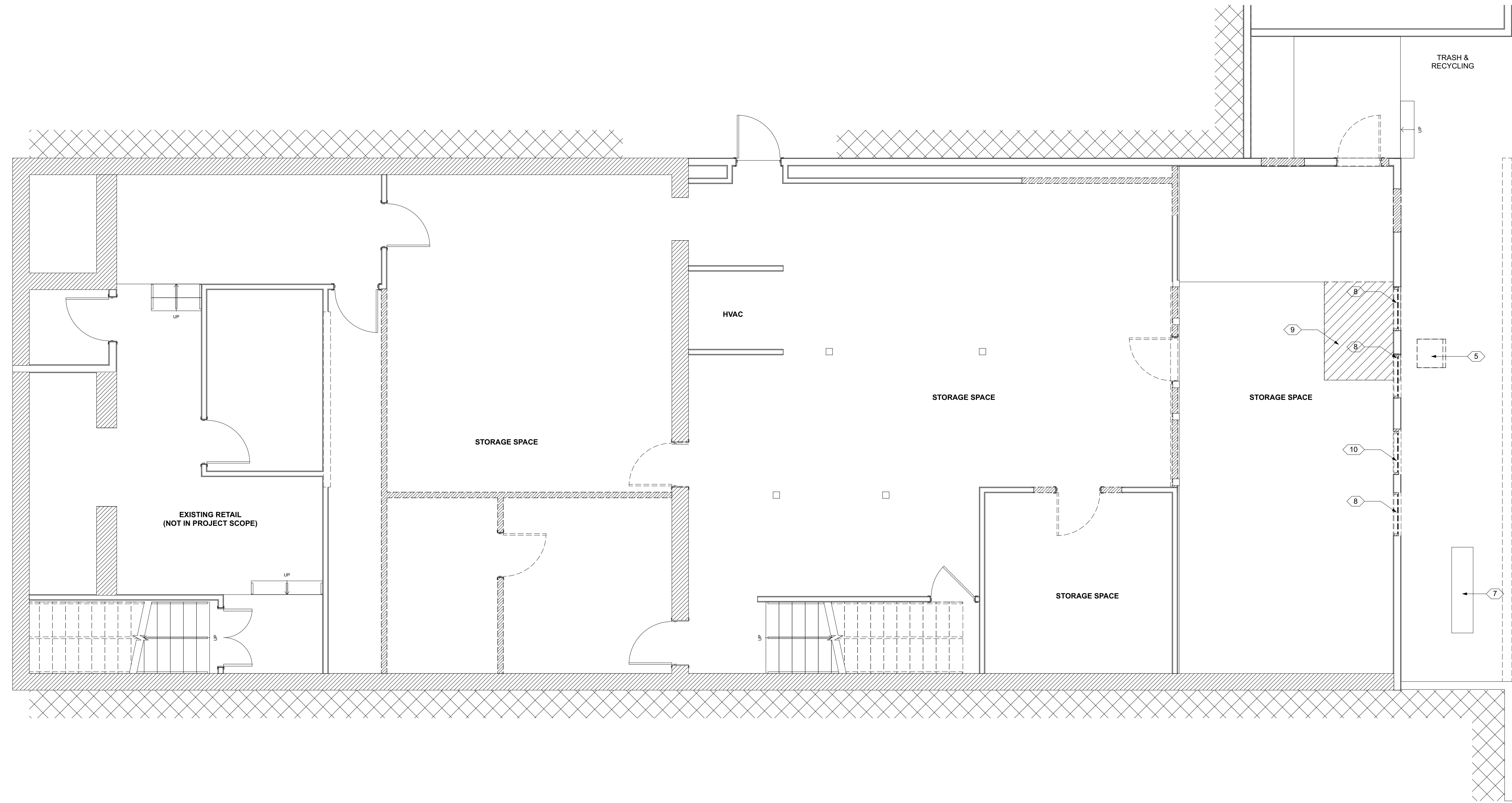
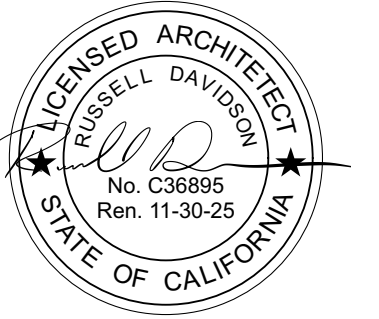
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

SITE PLAN

A0.1



1 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

PUBLIC PARKING LOT

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

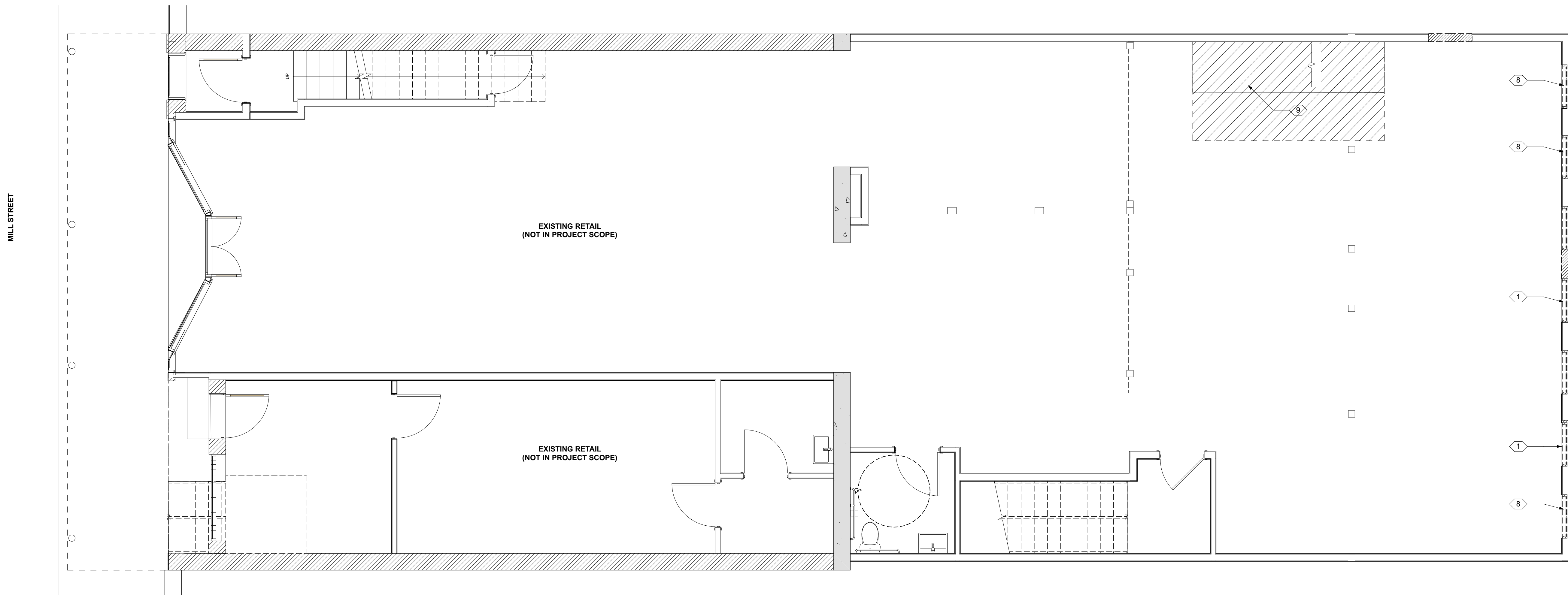
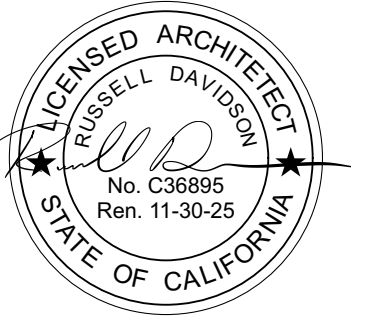
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KEYNOTES	DEMO PLAN NOTES	LEGEND
<ol style="list-style-type: none"> REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN REMOVE (E) DOOR, OPENING TO REMAIN REMOVE (E) GUARDRAIL RELOCATE (E) AC COMPRESSOR (E) MASONRY WALL (E) ELECTRICAL METER PREP (E) OPENING FOR (N) WINDOW REMOVE SECTION OF (E) FLOOR (N) DOOR IN (E) WINDOW OPENING 	<ol style="list-style-type: none"> REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS. 	<ol style="list-style-type: none"> PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
<p>— (E) WALL TO REMAIN</p> <p>- - - (E) WALL TO BE DEMOLISHED</p> <p>/// (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN</p>	<p>— (E) WALL TO REMAIN</p> <p>- - - (E) WALL TO BE DEMOLISHED</p> <p>/// (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN</p>	<p>— (E) WALL TO REMAIN</p> <p>- - - (E) WALL TO BE DEMOLISHED</p> <p>/// (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN</p>

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DEMOLITION PLAN - BASEMENT

A1.0



1 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

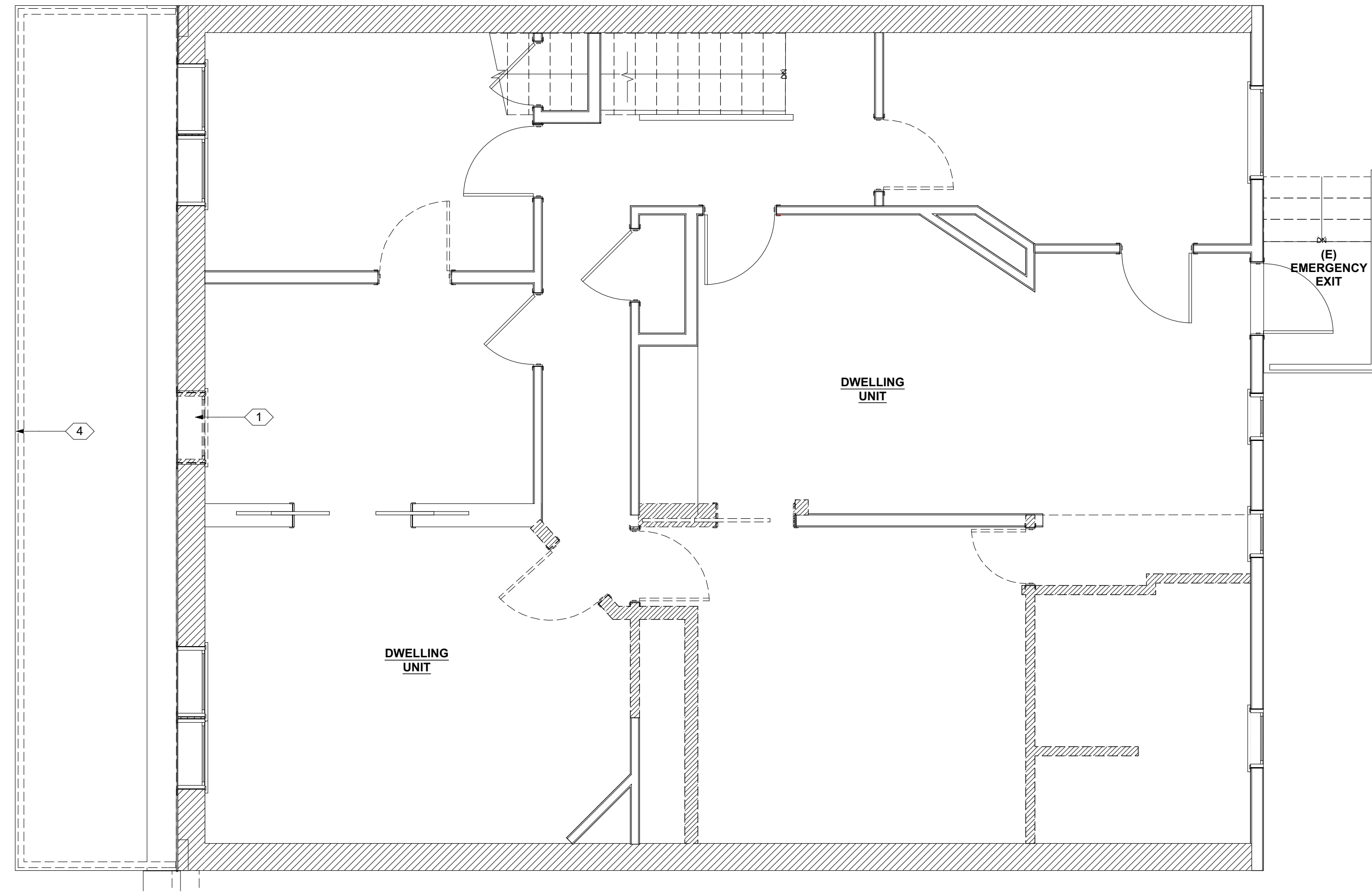
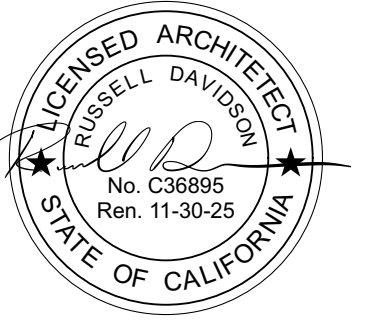
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KEYNOTES	DEMO PLAN NOTES	LEGEND
<ol style="list-style-type: none"> REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN REMOVE (E) DOOR, OPENING TO REMAIN REMOVE (E) GUARDRAIL RELOCATE (E) AC COMPRESSOR (E) MASONRY WALL (E) ELECTRICAL METER PREP (E) OPENING FOR (N) WINDOW REMOVE SECTION OF (E) FLOOR (N) DOOR IN (E) WINDOW OPENING 	<ol style="list-style-type: none"> REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS. 	<ol style="list-style-type: none"> PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
<p>———— (E) WALL TO REMAIN</p> <p>----- (E) WALL TO BE DEMOLISHED</p> <p>/////// (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN</p>		

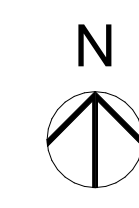
SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DEMOLITION PLAN - LEVEL 1

A1.1



1 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

1. REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR
2. (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN
3. REMOVE (E) DOOR, OPENING TO REMAIN
4. REMOVE (E) GUARDRAIL
5. RELOCATE (E) AC COMPRESSOR
6. (E) MASONRY WALL
7. (E) ELECTRICAL METER
8. PREP (E) OPENING FOR (N) WINDOW
9. REMOVE SECTION OF (E) FLOOR
10. (N) DOOR IN (E) WINDOW OPENING

DEMO PLAN NOTES

1. REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES
2. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.
3. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
4. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED.
5. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.

7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.
9. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
10. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

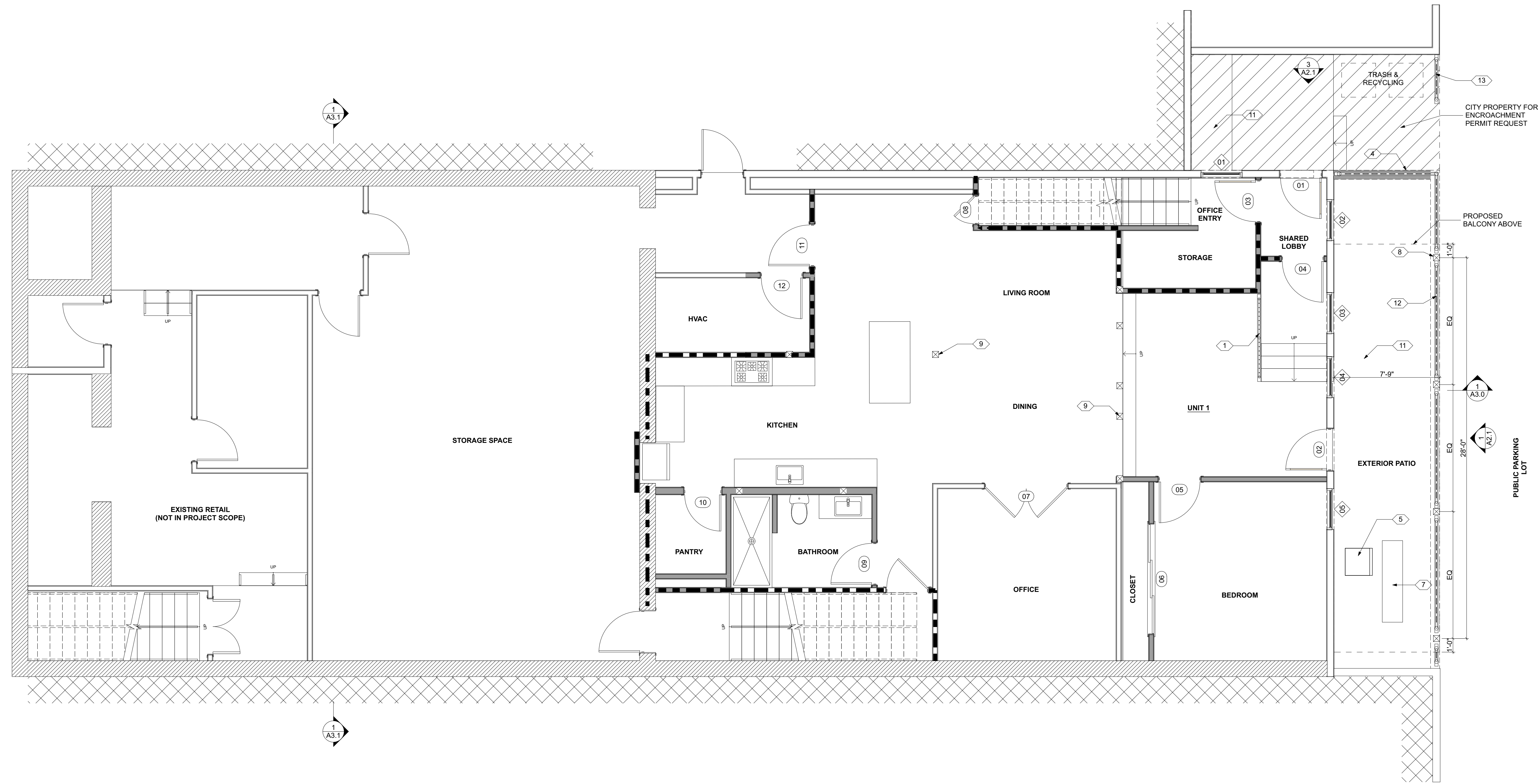
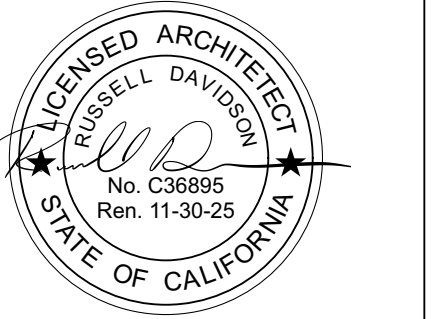
LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DEMOLITION PLAN - LEVEL 2

A1.2



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- (E) STEEL GUARDRAIL REPURPOSED TO MEET CODE REQ.
- (N) CONC. LANDING
- (N) CONC. PAD
- (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
- RELOCATED AC COMPRESSOR
- (E) MASONRY WALL
- (E) ELECTRICAL METER
- (N) WOOD POST, S.S.D.
- (E) WOOD POST
- (N) WOOD FRAMED DECK, S.S.D.
- LANDSCAPED AREA
- (N) WOOD PRIVACY FENCE
- (N) WOOD TRASH ENCLOSURE SCREEN
- (N) 42" STEEL GUARDRAIL, PTD

GENERAL NOTES

- REFERENCES**
- REFER TO SHEET A5.01 FOR PARTITION ASSEMBLIES. ALL EXTERIOR WALLS K6 U.N.O. ALL INTERIOR WALLS A4 U.N.O.
 - REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
 - REFER TO MECHANICAL, ELECTRICAL AND PLUMBING NOTES ON SHEET A6.1
 - INSTALL WINDOWS PER SCHEDULE ON A6.0
 - INSTALL INTERIOR AND EXTERIOR DOOR PER SCHEDULE ON A6.0

NOTES

- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
- EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
- SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
- PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4" FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.

- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

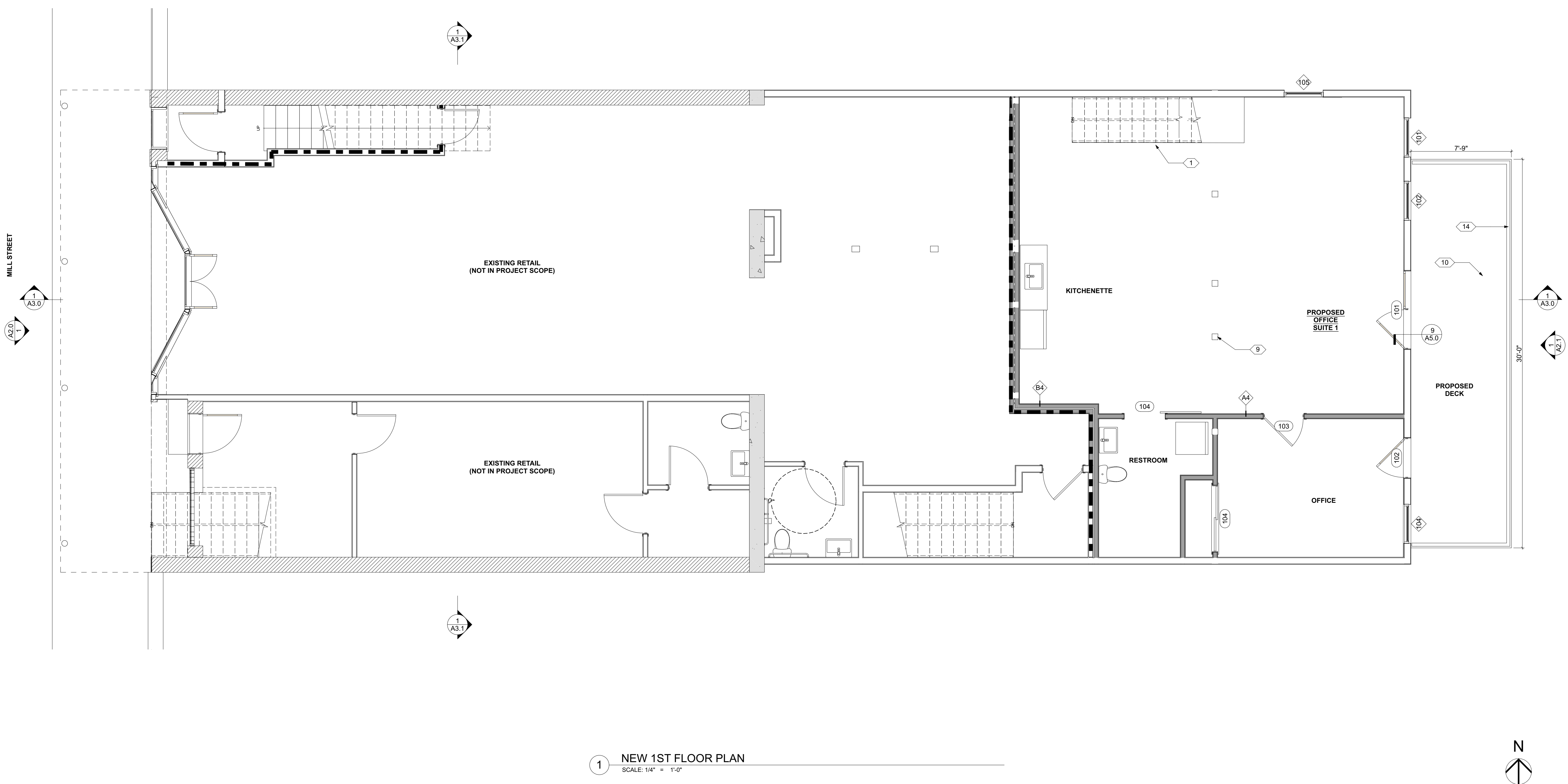
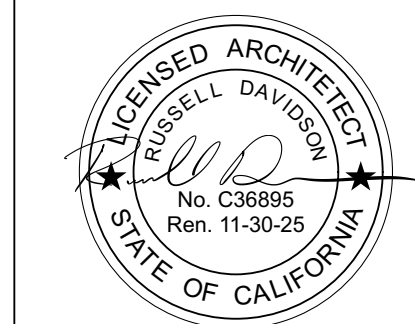
LEGEND

	(E) WALL TO REMAIN		THERMOSTAT
	(N) WALL		GARAGE DOOR OPENER
	1 HR. FIRE WALL		HOSE BIB
ROOM #	ROOM IDENTIFICATION		GAS
	WINDOW NUMBER		
	DOOR NUMBER		
	PARTITION TYPE		

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN - BASEMENT

A1.3



1 NEW 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- (E) STEEL GUARDRAIL REPURPOSED TO MEET CODE REQ.
- (N) CONC. LANDING
- (N) CONC. PAD
- (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
- RELOCATED AC COMPRESSOR
- (E) MASONRY WALL
- (E) ELECTRICAL METER
- (N) WOOD POST, S.S.D.
- (E) WOOD POST
- (N) WOOD FRAMED DECK, S.S.D.
- LANDSCAPED AREA
- (N) WOOD PRIVACY FENCE
- (N) WOOD TRASH ENCLOSURE SCREEN
- (N) 42" STEEL GUARDRAIL, PTD

GENERAL NOTES

- REFERENCES**
- REFER TO SHEET A5.01 FOR PARTITION ASSEMBLIES. ALL EXTERIOR WALLS K6 U.N.O. ALL INTERIOR WALLS A4 U.N.O.
 - REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
 -
 - INSTALL WINDOWS PER SCHEDULE ON A6.0
 - INSTALL INTERIOR AND EXTERIOR DOOR PER SCHEDULE ON A6.0

NOTES

- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
- EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
- SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
- PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4"/FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.

- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

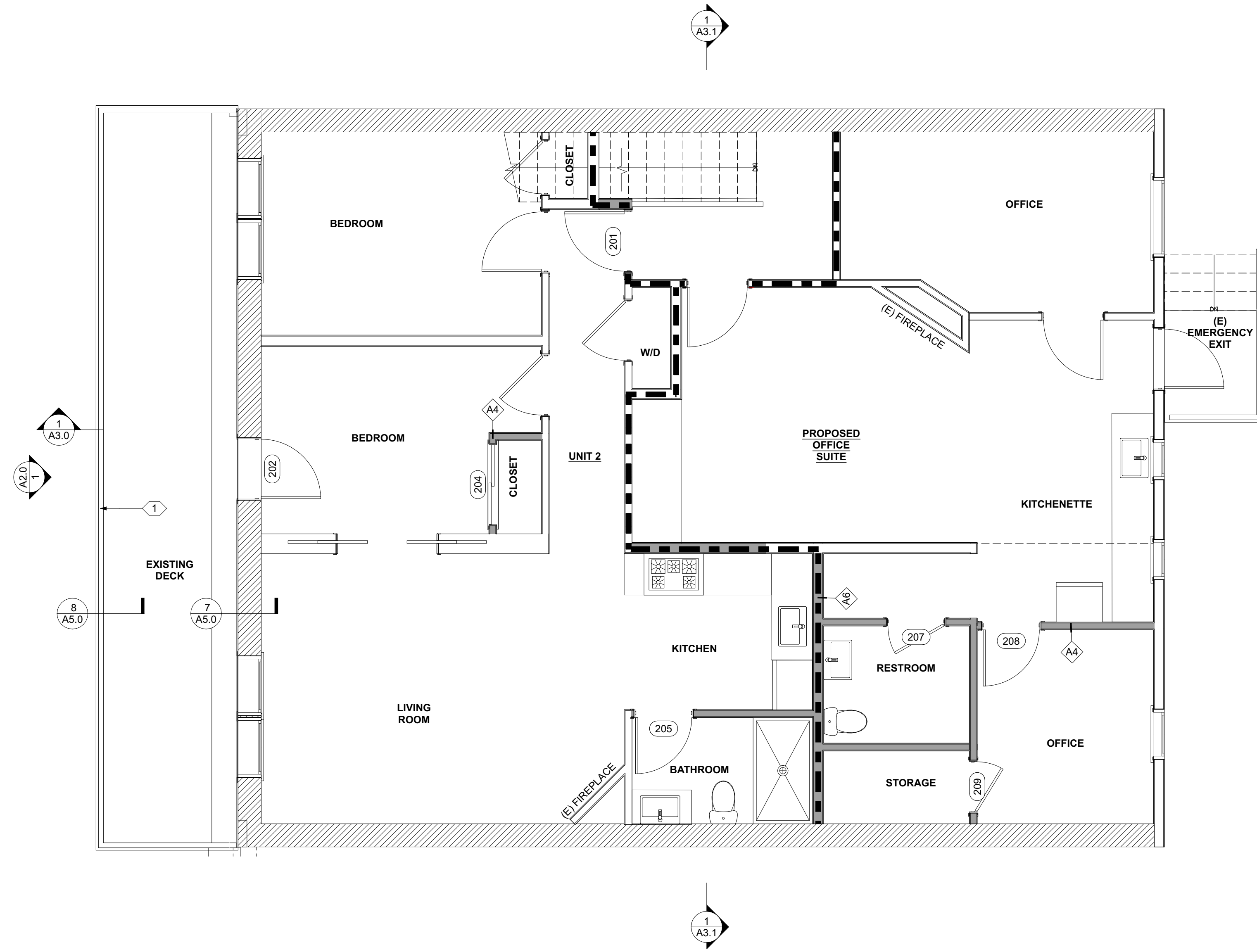
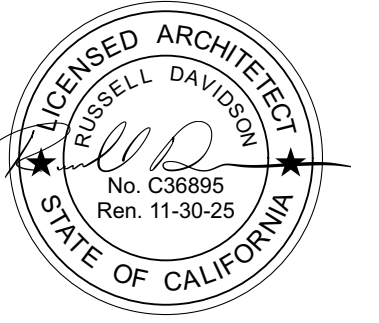
LEGEND

- | | | | |
|---------------|----------------------------|--|--------------------|
| | (E) WALL TO REMAIN | | THERMOSTAT |
| | (N) WALL | | GARAGE DOOR OPENER |
| | 1 HR. FIRE WALL | | HOSE BIB |
| | GAS | | GAS |
| ROOM # | ROOM IDENTIFICATION | | |
| | WINDOW NUMBER | | |
| | DOOR NUMBER | | |
| | PARTITION TYPE | | |

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN - LEVEL 1

A1.4



1 NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- (E) STEEL GUARDRAIL REPURPOSED TO MEET CODE REQ.
- (N) CONC. LANDING
- (N) CONC. PAD
- (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
- RELOCATED AC COMPRESSOR
- (E) MASONRY WALL
- (E) ELECTRICAL METER
- (N) WOOD POST, S.S.D.
- (E) WOOD POST
- (N) WOOD FRAMED DECK, S.S.D.
- LANDSCAPED AREA
- (N) WOOD PRIVACY FENCE
- (N) WOOD TRASH ENCLOSURE SCREEN
- (N) 42" STEEL GUARDRAIL, PTD

GENERAL NOTES

- REFERENCES**
- REFER TO SHEET A5.01 FOR PARTITION ASSEMBLIES. ALL EXTERIOR WALLS K6 U.N.O. ALL INTERIOR WALLS A4 U.N.O.
 - REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
 -
 - INSTALL WINDOWS PER SCHEDULE ON A6.0
 - INSTALL INTERIOR AND EXTERIOR DOOR PER SCHEDULE ON A6.0

NOTES

- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
- EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
- SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
- PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4" FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.

- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

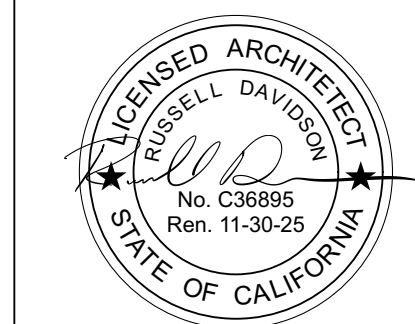
LEGEND

	(E) WALL TO REMAIN		THERMOSTAT
	(N) WALL		GARAGE DOOR OPENER
	1 HR. FIRE WALL		HOSE BIB
ROOM #	ROOM IDENTIFICATION		GAS
	WINDOW NUMBER		
	DOOR NUMBER		
	PARTITION TYPE		

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN - LEVEL 2

A1.5



6 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

REFLECTED CEILING PLAN - BASEMENT

LEGEND	<ul style="list-style-type: none"> FAN / LIGHT COMBO RECESSED LIGHT PENDANT FIXTURE CEILING MOUNT FIXTURE WALL MOUNTED FIXTURE UNDERCOUNTER LIGHT VANITY FIXTURE CEILING FAN & LIGHT FIXTURE
--------	--

A1.7

KEYNOTES

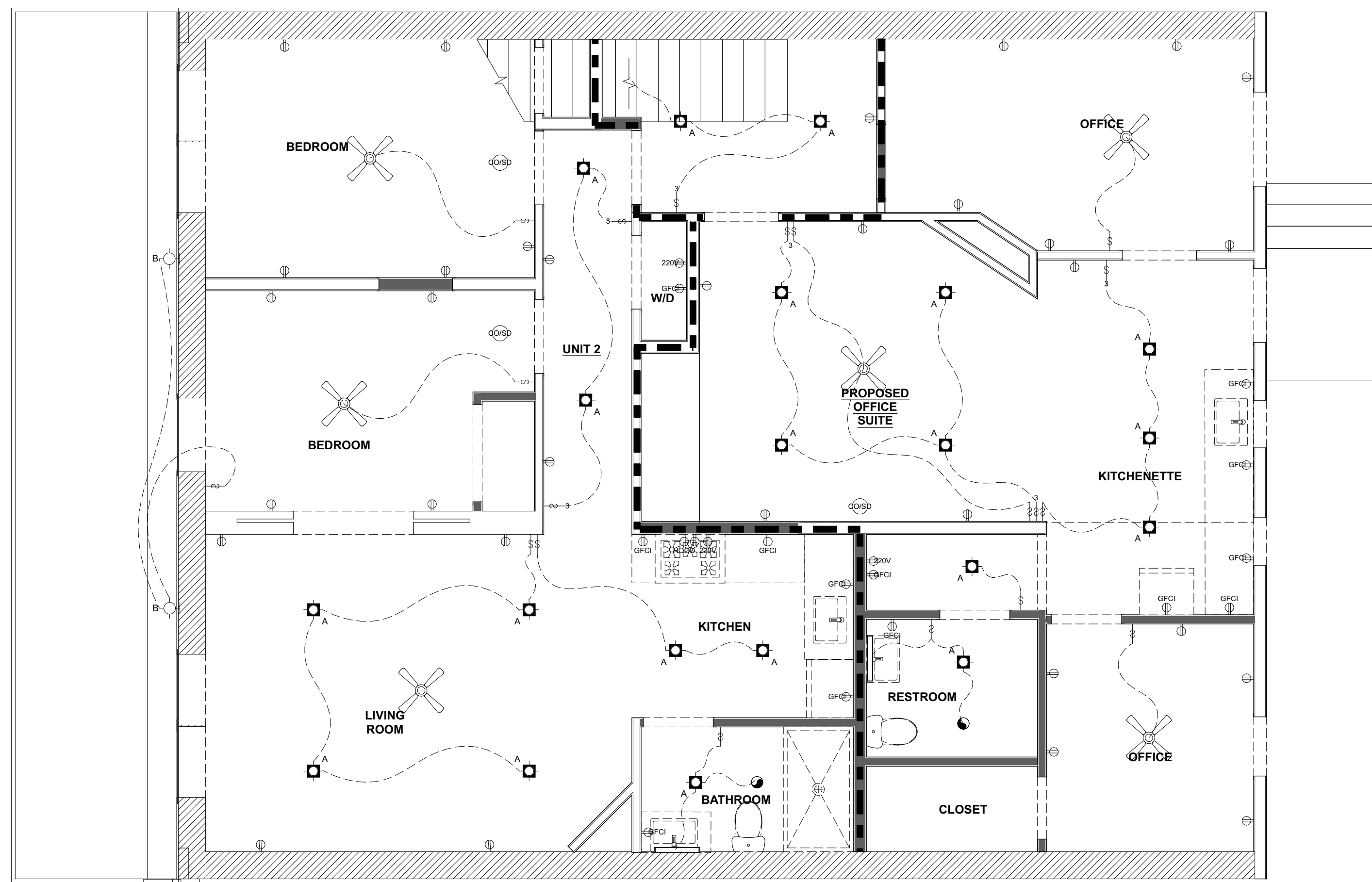
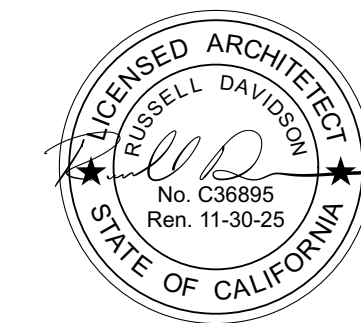
- 22"x30" ATTIC ACCESS, 30" HEAD CLEARANCE MIN. ABV. OPENING

PLAN NOTES

- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- LAYOUT REQUIREMENTS: CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL, PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI- RECESSED LIGHTING, ROOF DRAINS, FIRE SPRINKLER PIPES AND HEADS, AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO ENCLOSING ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE FOR MAINTENANCE ACCESS TO ALL LIGHT FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.

LEGEND

- DUPLEX OUTLET
- GFCI DUPLEX OUTLET
- OVERHEAD GFCI DUPLEX OUTLET
- FLOOR OUTLET
- WATERPROOF DUPLEX OUTLET
- 220V DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SWITCH
- ELECTRICAL PANEL (200A UNO)
- SMOKE DETECTOR
- CO DETECTOR
- CO/SD COMBO DETECTOR



6 2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**REFLECTED
CEILING PLAN -
LEVEL 1**

A1.8

KEYNOTES

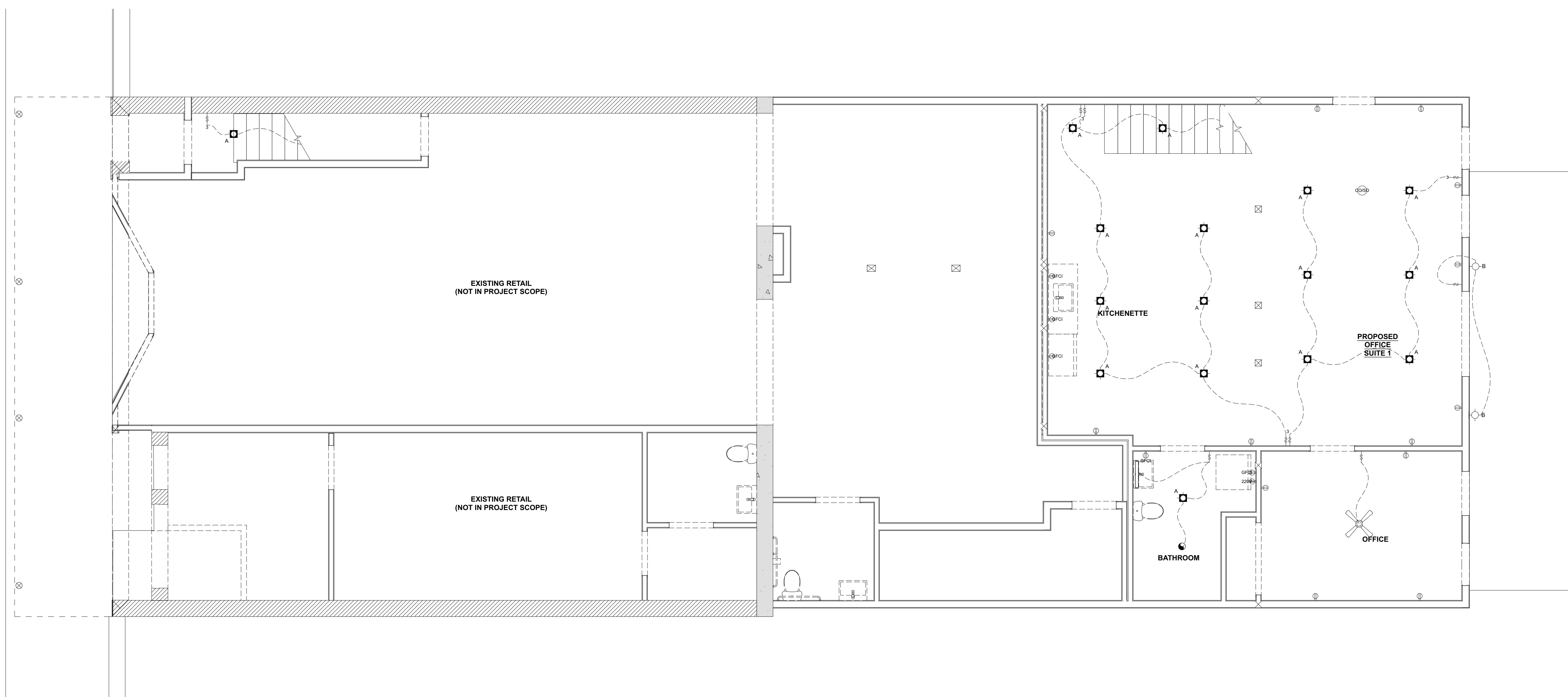
- 22"x30" ATTIC ACCESS, 30" HEAD CLEARANCE MIN. ABV. OPENING

PLAN NOTES

- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- LAYOUT REQUIREMENTS: CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL, PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI- RECESSED LIGHTING, ROOF DRAINS, FIRE SPRINKLER PIPES AND HEADS, AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO ENCLOSING ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE FOR MAINTENANCE ACCESS TO ALL LIGHT FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.

LEGEND

- | | | | |
|--|-----------------------------|--|-----------------------------|
| | DUPLEX OUTLET | | FAN / LIGHT COMBO |
| | GFCI DUPLEX OUTLET | | RECESSED LIGHT |
| | OVERHEAD GFCI DUPLEX OUTLET | | PENDANT FIXTURE |
| | FLOOR OUTLET | | CEILING MOUNT FIXTURE |
| | WATERPROOF DUPLEX OUTLET | | WALL MOUNTED FIXTURE |
| | 220V DUPLEX OUTLET | | UNDERCOUNTER LIGHT |
| | SWITCHED DUPLEX OUTLET | | VANITY FIXTURE |
| | SWITCH | | CEILING FAN & LIGHT FIXTURE |
| | 3-WAY SWITCH | | |
| | DIMMER SWITCH | | |
| | VACANCY SWITCH | | |
| | ELECTRICAL PANEL (200A UNO) | | |
| | SMOKE DETECTOR | | |
| | CO DETECTOR | | |
| | CO/SD COMBO DETECTOR | | |



6 1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	03.01.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

REFLECTED CEILING PLAN - LEVEL 2

A1.9

KEYNOTES

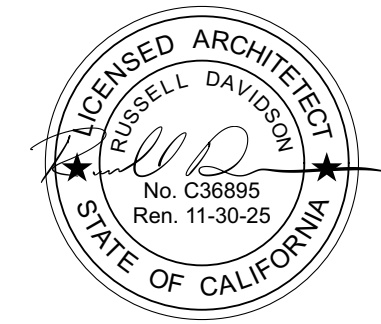
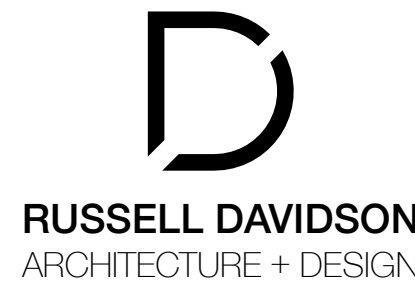
- 22"x30" ATTIC ACCESS, 30" HEAD CLEARANCE MIN. ABV. OPENING

PLAN NOTES

- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- LAYOUT REQUIREMENTS: CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL, PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI- RECESSED LIGHTING, ROOF DRAINS, FIRE SPRINKLER PIPES AND HEADS, AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO ENCLOSING ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE FOR MAINTENANCE ACCESS TO ALL LIGHT FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.

LEGEND

- DUPLEX OUTLET
- GFCI DUPLEX OUTLET
- OVERHEAD GFCI DUPLEX OUTLET
- FLOOR OUTLET
- WATERPROOF DUPLEX OUTLET
- 220V DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SWITCH
- ELECTRICAL PANEL (200A UNO)
- SMOKE DETECTOR
- CO DETECTOR
- CO/SD COMBO DETECTOR
- FAN / LIGHT COMBO
- RECESSED LIGHT
- PENDANT FIXTURE
- CEILING MOUNT FIXTURE
- WALL MOUNTED FIXTURE
- UNDERCOUNTER LIGHT
- VANITY FIXTURE
- CEILING FAN & LIGHT FIXTURE



GENERAL NOTES

1. REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
2. INSTALL ALL FINISHES PER MANUFACTURER SPECIFICATIONS

FINISH KEYNOTES

- F1 ROOF MANUFACTURE: GAF
TYPE: ASPHALT SHINGLES, MATCH (E)
PRODUCT: MATCH (E)
FINISH: MATCH (E)
- F2 WALL - TYPICAL MANUFACTURE: TAYLOR METALS
TYPE: CORRUGATED METAL SHEET
PRODUCT: BONDERIZED
FINISH: NA
COLOR: NA
- F3 GUTTER AND DOWNSPOUT MANUFACTURE: TBD
PROFILE: *O/G* STYLE, MATCH (E)
SIZE: MATCH (E)
COLOR: MATCH (E)

KEYNOTES

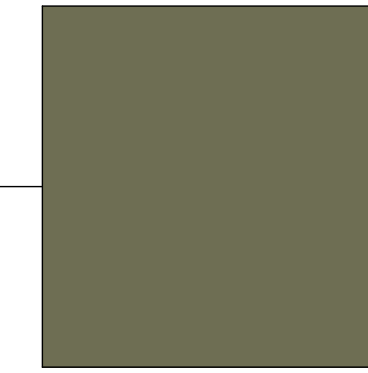
1. (E) STEEL GUARDRAIL REPURPOSED TO MEET CODE REQ.
2. (N) DOOR IN (E) WINDOW OPENING, DOOR PROFILE TO MATCH (E) WINDOW PROFILE
3. (E) CONC. RETAINING WALL
4. (E) AIR CONDITIONING COMPRESSOR
5. (E) TILE FACADE
6. (E) BRICK FACADE
7. (E) STUCCO FACADE
8. ALL (E) STOREFRONT TO REMAIN, U.O.N.
9. (N) WOOD POST, S.S.D.
10. (N) WOOD FRAMED DECK, S.S.D.
11. (N) WOOD PRIVACY FENCE
12. (N) WINDOW IN (E) OPENING
13. (N) DOOR IN (E) WINDOW OPENING, MODIFY SILL HEIGHT
14. (E) ELECTRICAL PANEL
15. REMOVE (E) CORRUGATED METAL CLADDING
16. REMOVE (E) DOOR & LOWER SILL
17. (N) 42" STEEL GUARDRAIL, PTD



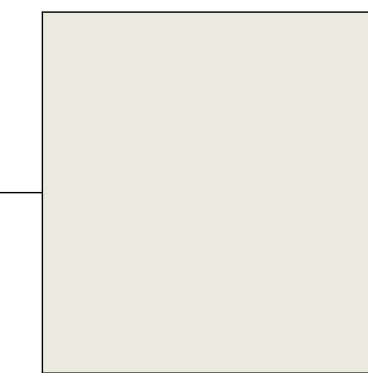
145 MILL STREET VIEW



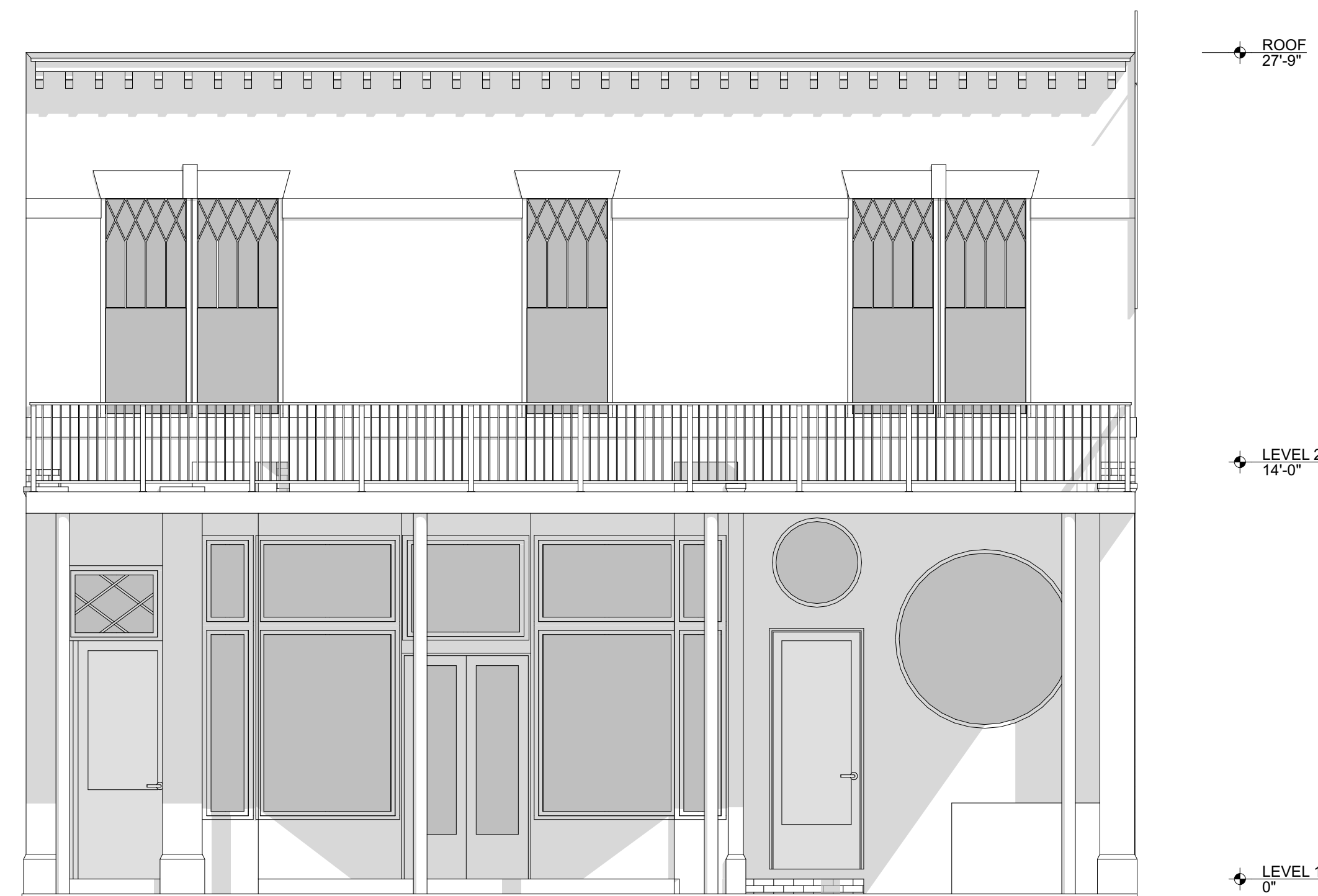
KENDALL CHARCOAL
HC-166



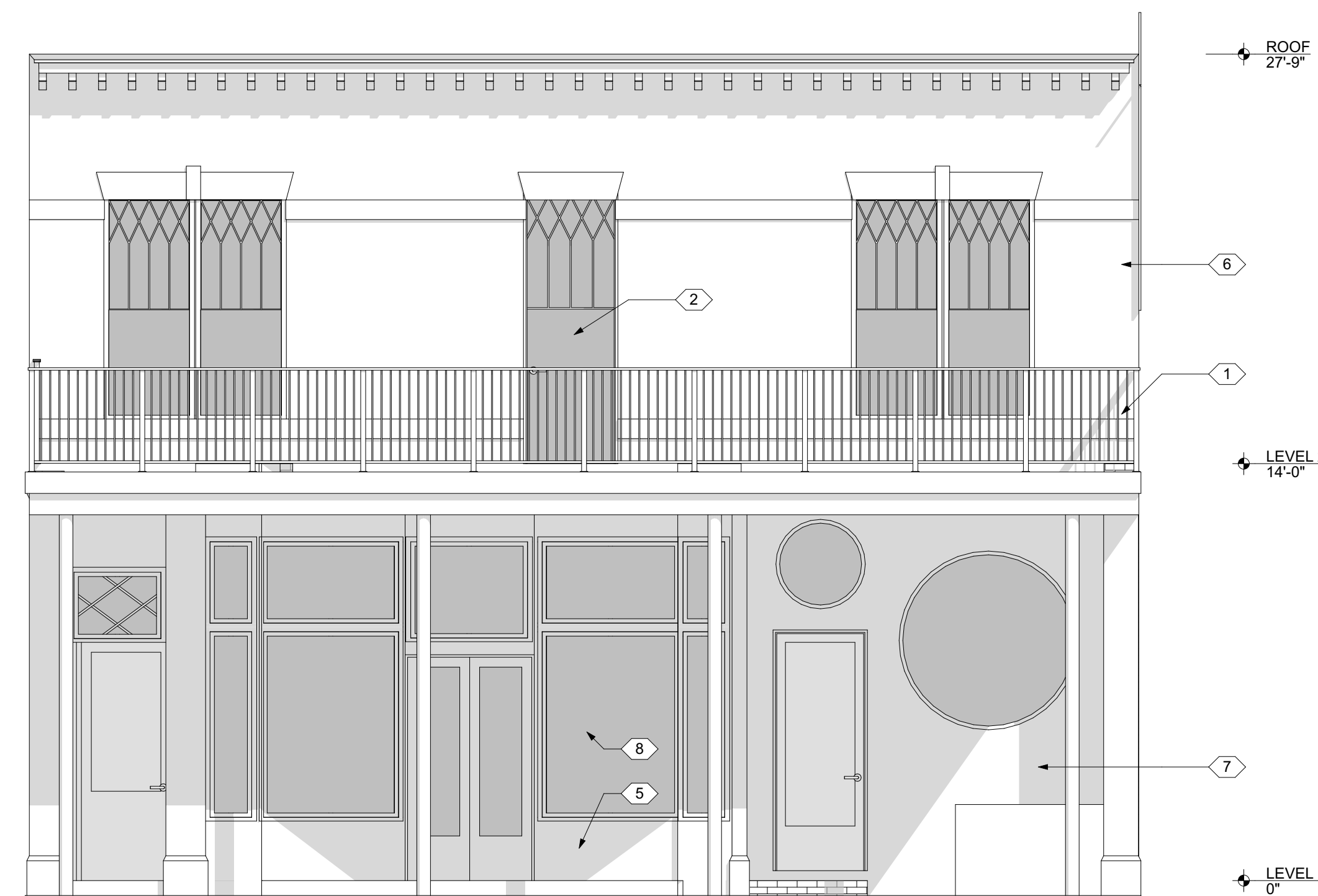
TATE OLIVE
HC-112



WHITE DOVE
OC-17



4 WEST ELEVATION (MILL ST.) - EXISTING
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION (MILL ST.) - PROPOSED
SCALE: 1/4" = 1'-0"

145 MILL STREET

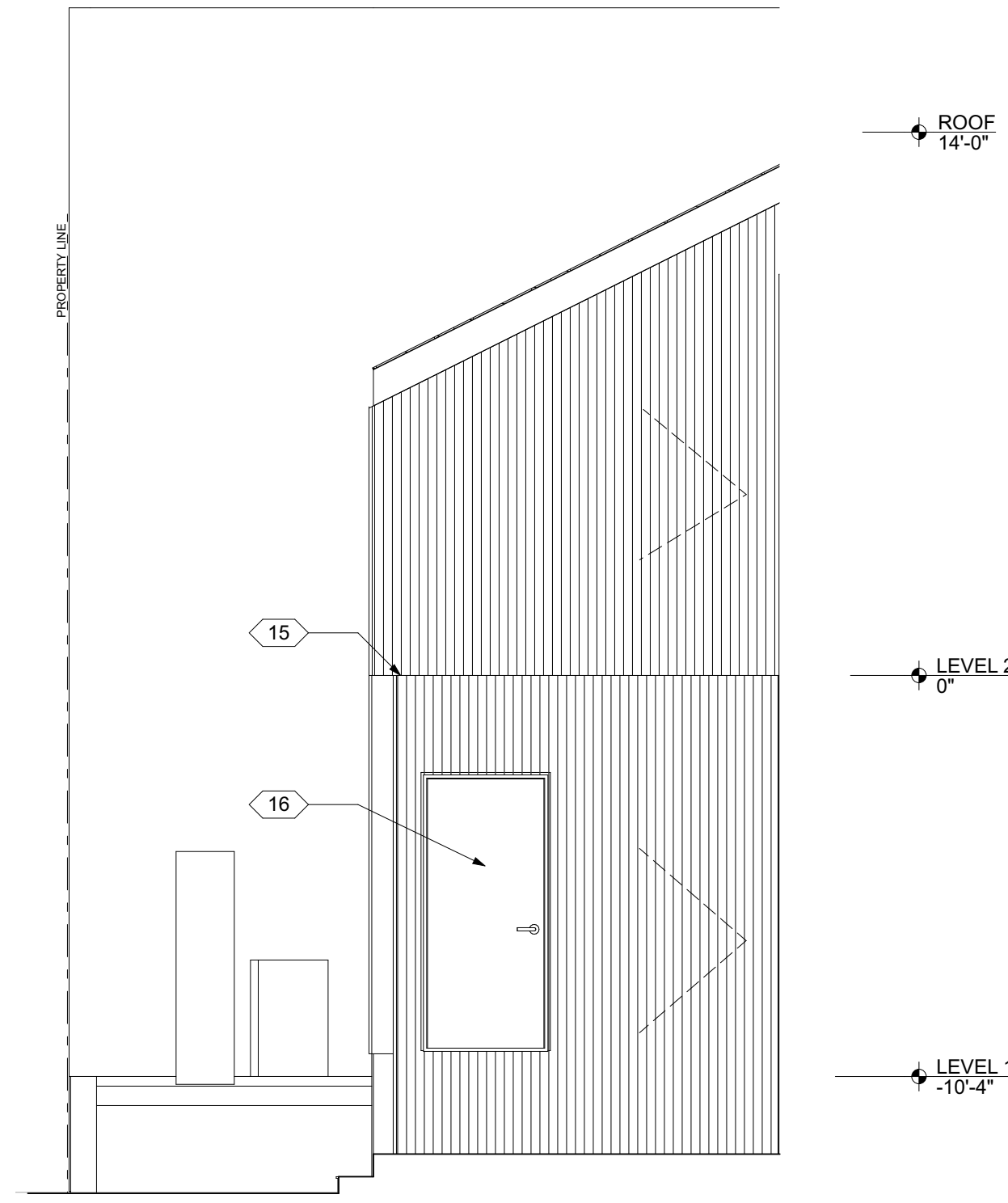
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE
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DRAWN BY:	RPD	
CHECKED BY:	RPD	
JOB:	---	

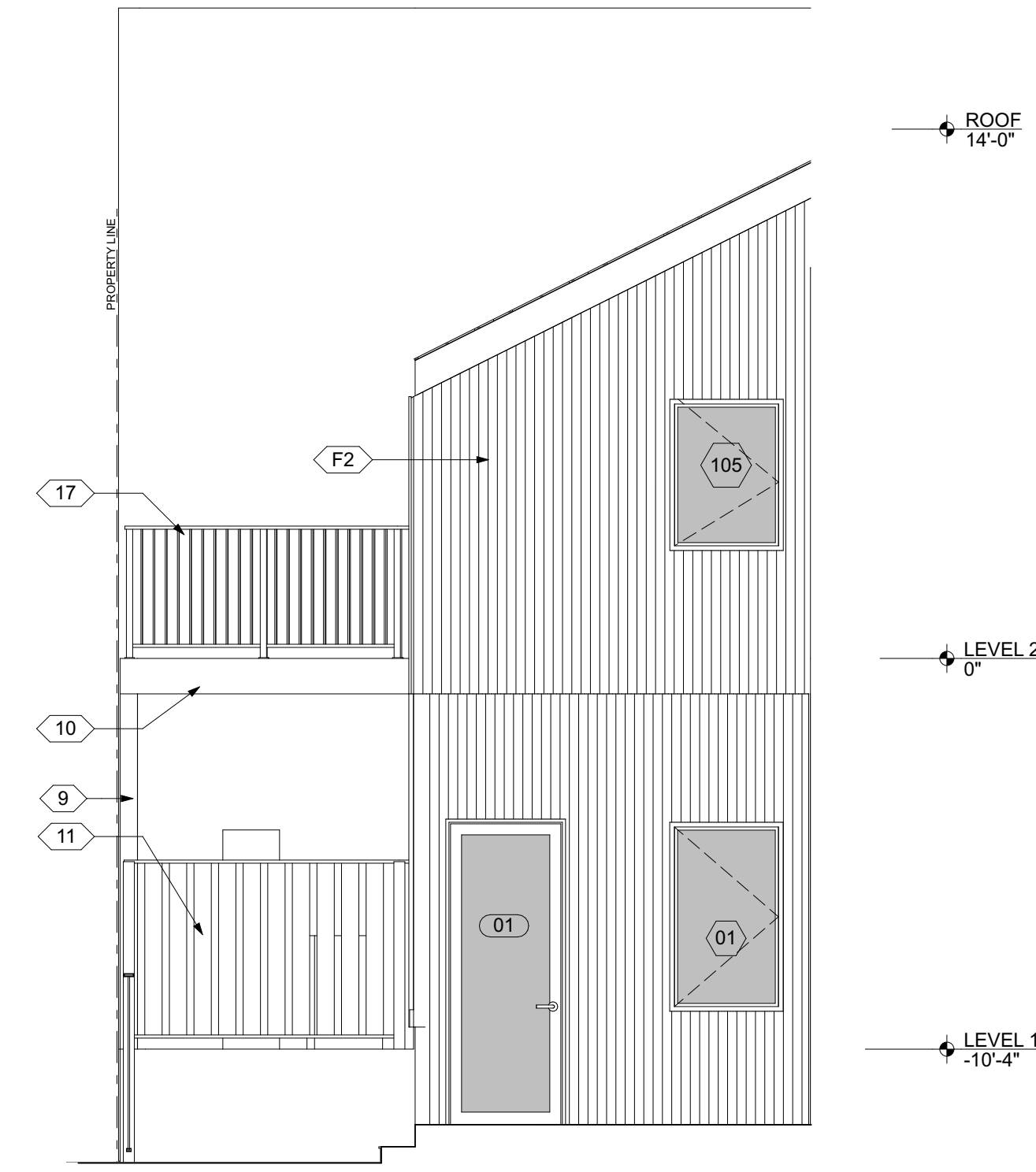
BUILDING ELEVATIONS



145 MILL STREET VIEW - REAR OF BUILDING



4 NORTH ELEVATION (REAR) - EXISTING
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION (REAR) - PROPOSED
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (REAR) - EXISTING
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (REAR) - PROPOSED
SCALE: 1/4" = 1'-0"

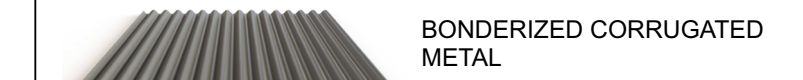
GENERAL NOTES

1. REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
2. INSTALL ALL FINISHES PER MANUFACTURER SPECIFICATIONS

FINISH KEYNOTES

- F1 ROOF MANUFACTURE: GAF ASPHALT SHINGLES, MATCH (E)
TYPE: ASPHALT SHINGLES, MATCH (E)
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TYPE: CORRUGATED METAL SHEET
PRODUCT: BONDERIZED
FINISH: NA
COLOR: NA
- F3 GUTTER AND DOWNSPOUT MANUFACTURE: TBD
PROFILE: *O/G* STYLE, MATCH (E)
SIZE: MATCH (E)
COLOR: MATCH (E)

PRIMARY CLADDING



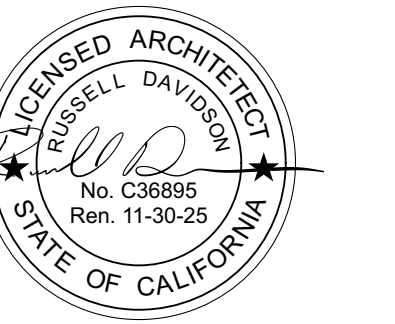
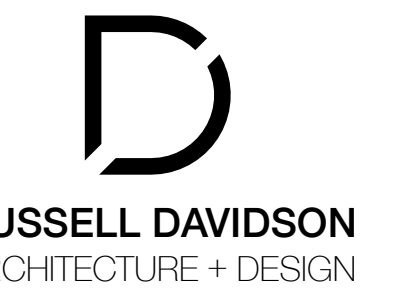
ACCENT COLOR



- FASCIA
- WINDOW & DOOR TRIM
- DECK POSTS & EDGE BOARDS
- METAL RAILING

KEYNOTES

1. (E) STEEL GUARDRAIL REPURPOSED TO MEET CODE REQ.
2. (N) DOOR IN (E) WINDOW OPENING, DOOR PROFILE TO MATCH (E) WINDOW PROFILE
3. (E) CONC. RETAINING WALL
4. (E) AIR CONDITIONING COMPRESSOR
5. (E) TILE FACADE
6. (E) BRICK FACADE
7. (E) STUCCO FACADE
8. ALL (E) STOREFRONT TO REMAIN, U.O.N.
9. (N) WOOD POST, S.S.D.
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13. (N) DOOR IN (E) WINDOW OPENING, MODIFY SILL HEIGHT
14. (E) ELECTRICAL PANEL
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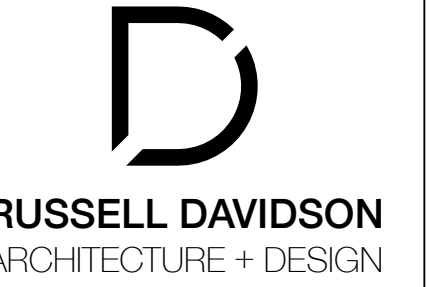
145 MILL STREET

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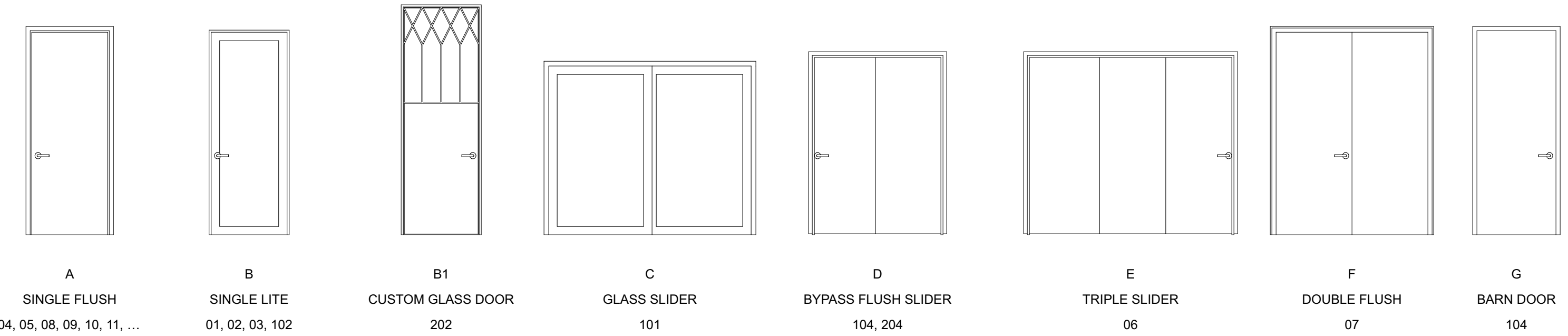
BUILDING ELEVATIONS



DOOR SCHEDULE - BASEMENT												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
01	LOBBY	B	INT	1	2	0						UNRATED
02	PATIO	B	INT	1	2	0						UNRATED
03	ENTRY	B	INT	1	2	0						20 MIN.
04	ENTRY	A	INT	1	2	0						20 MIN.
05	BEDROOM	A	INT	1	2	0						UNRATED
06	CLOSET	E	EXT	2	2	0						UNRATED
07	OFFICE	F	INT	2	2	0						UNRATED
08	CLOSET	A	INT	1	2	0						UNRATED
09	BATHROOM	A	INT	1	2	0						UNRATED
10	PANTRY	A	INT	1	2	0						UNRATED

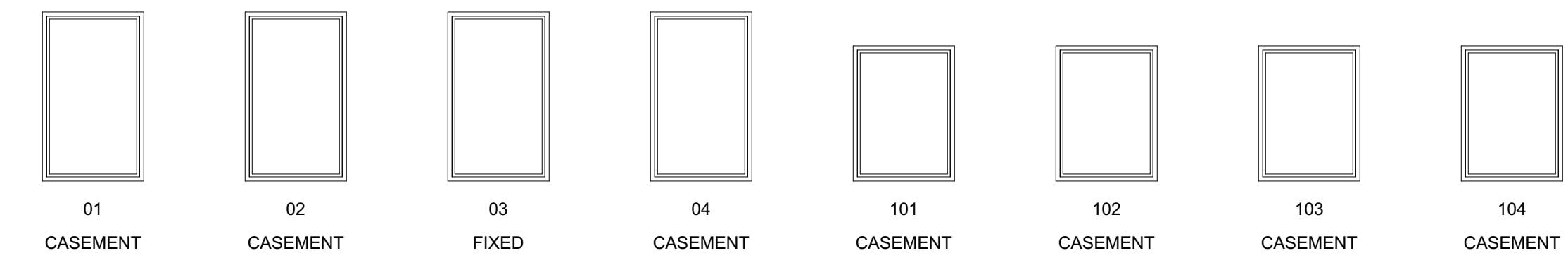
DOOR SCHEDULE - LEVEL 1												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
101	BALCONY	C	INT	8'-0"	6'-8"	1-3/4"						UNRATED
102	BALCONY	B	INT	3'-0"	6'-8"	1-3/8"						UNRATED
104	CLOSET	D	EXT	5'-0"	7'-0"	1-5/8"						UNRATED
104	RESTROOM	G	INT	3'-0"	8'-0"	1-3/8"						UNRATED

DOOR SCHEDULE - LEVEL 2												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
201	ENTRY	A	INT	1	2	0						20 MIN.
202	BALCONY	B1	INT	1	3	0						UNRATED
203	WD	A	INT	1	2	0						UNRATED
204	CLOSET	D	EXT	2	2	0						UNRATED
205	BATHROOM	A	INT	1	2	0						UNRATED
206	OFFICE	A	INT	1	2	0						UNRATED
207	RESTROOM	A	INT	1	2	0						UNRATED
208	OFFICE	A	INT	1	2	0						UNRATED



2 DOOR TYPES
SCALE: 1" = 1'-0"

WINDOW SCHEDULE						
ID	TYPE	W	H	MFG	FRAME MATL	REMARKS
01	CASEMENT	3'-0"	5'-0"		ALUM.	
02	CASEMENT	3'-0"	5'-0"		ALUM.	
03	FIXED	3'-0"	5'-0"		ALUM.	
04	CASEMENT	3'-0"	5'-0"		ALUM.	
101	CASEMENT	3'-0"	4'-0"		ALUM.	
102	CASEMENT	3'-0"	4'-0"		ALUM.	
103	CASEMENT	3'-0"	4'-0"		ALUM.	
104	CASEMENT	3'-0"	4'-0"		ALUM.	



1 WINDOW TYPES
SCALE: 1" = 1'-0"

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 11/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 30 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
 - THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
 - THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH ONE TEMPERED PANE. HAVE A FIRE RESISTANCE RATINGS OF 20 MINUTES OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

145 MILL STREET

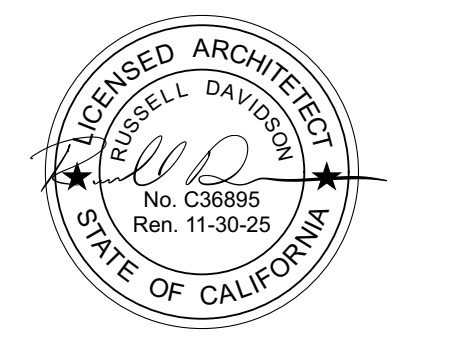
145 MILL STREET
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ID	NAME	DATE

SUBMITTED:	01.04.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DOOR & WINDOW SCHEDULES

A6.0



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



1 MILL STREET
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED: 03.01.2024
 SCALE: AS NOTED
 DRAWN BY: RPD
 CHECKED BY: RPD
 JOB: ---

3D VIEWS

A8.1



**PLANNING
COMMISSION
STAFF REPORT
March 19, 2024**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-46
Subject: Appeal of the Director's approval of a Minor Use Permit for operation of a short-term rental
Location/APNs: 438 Neal Street / APN 008-335-019
Applicant: Heather Aldi
Zoning/General Plan: Neighborhood General 2 (NG-2) / Urban Low Density (ULD)
Entitlement: Minor Use Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. Based upon the evidence in public record, and the Director's approval, staff recommends that the Planning Commission take the following actions:
 - a. Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street.
 - b. 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;
 - c. Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and,
 - d. Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

At a special meeting on January 24, 2024, the Director held a public hearing to consider a Minor Use Permit for the operation of a short-term rental home at 438 Neal Street. After hearing public comment, the Director approved the Minor Use Permit. The January 24th Minor Use Permit hearing staff report is attached.

On February 8, 2024, Staff received an appeal challenging the Director's approval of the Minor Use Permit. The appeal was timely filed within the 15-day appeal period following the Director's decision.

APPEAL DESCRIPTION:

The appeal takes issue with the impact of a short-term rental in a residential neighborhood. The appeal makes four points with regard to challenging the approval of a short-term rental:

- 1) Vacationing customers will disrupt the character of the surrounding neighborhood.
- 2) Business activities associated with the operation of a short-term rental will disrupt the lives of neighbors.
- 3) Existing traffic and parking congestion on High and Neal Streets will be exacerbated by the operation of a short-term rental.
- 4) Operation of a vacation home in the neighborhood will be materially injurious to the improvements, persons, property, or uses in the surrounding area.

Staff Response to Challenges:

Section 17.44.205 of the Grass Valley Municipal Code establishes standards for vacation home rentals (i.e., short term rentals) to minimize their impact on surrounding residential areas and protect the residential character of the neighborhoods. These standards include a local property owner or manager that is available at all times, provision of sufficient parking for renters to park off-street, and compliance with residential noise regulations established in Chapter 8.28 of the Municipal Code.

A local property manager has been identified by the applicant to respond to questions and concerns of both renters and neighbors. Vacation home rentals are required to provide a minimum of one off-street parking space for each guestroom (Section 17.36). The driveway on the site is sufficient in length to provide two off-street parking spaces per city standards and a detached garage provides a third off-street parking space. The Director approved Condition B.1 requiring the detached garage remain available for short term renters.

Regular activities such as housekeeping and maintenance are considered normal operation of a residential dwelling and are therefore not regulated by the Municipal Code. Concerns regarding these activities, as well as the behavior of short-term renters, are primarily speculative in nature. Therefore, the Director did not feel these concerns offered a clear basis for denial of the minor use permit. A process for penalties and revocation is established in Section 17.44.205.D to address violations of the provisions of the Vacation Home Rental ordinance. The revocation process is intended to protect residential neighborhoods from conditions that can negatively impact the general health, safety and welfare of the city's residents that are created when persons fail to abide by the rules, requirements, and regulations of their minor use permit and the Municipal Code. As proposed, the Short-Term Rental at 438 Neal Street is in compliance with all applicable standards of the Municipal Code. Should violations occur during operation, the City may pursue enforcement as outlined in Section 17.44.205.D.

ATTACHMENTS:

1. Appeal Form
2. January 24, 2024 Minor Use Permit Hearing Staff Report



CITY OF GRASS VALLEY
APPEAL FORM
City Clerk's Office
125 East Main Street
Grass Valley, CA 95945

You may use this form, or provide a letter that includes the following information, to appeal a decision made by the Community Development Director, Development Review Committee or Planning Commission. All appeals shall be filed with the Community Development Department, or to the City Clerk's Office to appeal a Planning Commission action, within fifteen (15) calendar days following the date of the decision. The appeal shall include the specific action or decision, and describe the reasons for the appeal. Provide this form or a letter, along with the current appeal fee to initiate the appeal.

I, Cherie Kraus 115 High St. GV
(Printed Name of Appellant) Hereby appeal the below noted action(s):

Date of City Action: Jan. 24, 2024

Project Name/Application No. (s): 23 PLN-0046

Permit Type (Use Permit, Subdivision map, etc.): minor use for Heather Aldi

Mailing Address: 438 Neal St. GV ←

Phone: _____ Email: _____

Purpose of the Appeal (List Specific Issue): _____

Please see attached

Signature of Appellant Cherie Kraus Date: Feb. 8, 2024

For City Staff Use Only

Date: 2/8/2024 Receipt No.: R00073279 Received by: MB Fee Paid: 440

**Appeal of a Multiple Use Permit
for a vacation rental to be operated at
438 Neal Street
and approved on
01/24/2024**

The following includes all the information requested in the appeal form available from the Grass Valley City Clerk's Office. The names of the appellants, and their contact information and signatures, are included at the end of this submission.

Basis for Appeal

Please review the highlighted/bolded sections on the Grass Valley code, on the following pages.

Situation

Multiple use permits aren't intended to be granted without scrutiny. The permit being appealed doesn't comply with the highlighted criteria on the following pages, and should be denied.

In this case, the applicants are successful real estate professionals who are starting a different turn-key business located hundreds of miles away from where they live. They will not be here to do any of the actual work, and will probably be absentee landlords who are collecting income from a vacation rental management service which will run the entire operation for them.

Their livelihood is not dependent on operating the business they desire to open – which ironically, would be prohibited in their own neighborhood, located in Carmel by the Sea.

Jenny Scicluna, their local contact, is a hospitality director who says that she manages reservations, contracts, guests, and housekeeping.

This permit will allow a fully commercial vacation accommodations business, which will be run by a subcontractor, to open up in a currently quiet and entirely residential neighborhood.

In addition, the vacation rental business is dependent on favorable reviews. This adds a further bias toward putting the needs and wants of customers ahead of those living around the business.

The house will no longer be used as a residence, it will be an overnight accommodations facility for travelers who live elsewhere – who will have activities and schedules that are out of sync with the year-round residents, quietly living adjacent to the proposed accommodations.

The focus and goal of businesses is to earn income. This often creates conflicts with residential occupancies, which is why we try to keep the two uses geographically separated. There is no compelling reason to make an exception in this situation.

17.72.060 Use permits and minor use permits.

- A. Purpose. A use permit or minor use permit provides a process for reviewing uses and activities that may be appropriate in the applicable zone, but whose effects on a site and surroundings **cannot be determined before being proposed for a specific site**. Guarantees to ensure compliance with the terms and conditions of the permit may be required by the review authority in compliance with Section 17.74.050 (performance guarantees).
- B. Applicability. A use permit or minor use permit is required to authorize proposed land uses identified by Article 2 (zones, allowable land uses, and zone standards) as being **allowable in the applicable zone subject to the approval of a use permit or minor use permit**.
- C. ...
- D. ...
- E. ...
- F. Findings Required. Use permit or minor use permit approval shall require that the review authority first make all of the following findings:
1. The proposed use is consistent with the general plan and any applicable specific plan;
 2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code;
 3. The design, location, size, and **operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity**; and
 4. 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.
- G. ...
- H. ...

17.44.205 Short-term rentals.

This section provides standards for short-term rentals where allowed by Article 2 (zones, allowable land uses, and zone standards).

- A. Purpose. This section provides standards for vacation rental homes and hosted short-term rental units as an alternative to hotels, motels, and bed and breakfast inns and establishes a minor use permit requirement and permit procedures for vacation rental homes. **The intent of this section is to minimize impacts on surrounding residential areas and to protect the residential character of the neighborhoods.** Each property is limited to one short-term rental, and short-term rental units are not permitted in ADUs/second units.
- B. ...
- C. Standards for Vacation Rental Homes.
 - 1. The property owner of a vacation rental home shall obtain approval of a minor use permit pursuant to Section 17.72.060 of the Grass Valley Municipal Code.
 - 2. A vacation rental home shall require a business license;
 - 3. The owner or manager of a vacation rental home shall be subject to applicable transient occupancy taxes, pursuant to Chapter 3.16 of the Grass Valley Municipal Code;
 - 4. The owner or manager must live within thirty miles of the vacation rental home. The owner shall provide to the city as part of the minor use permit, the name and telephone number of the local contact person who shall be responsible for responding to questions or concerns about the operations of the vacation rental home. The local contact person shall be available to accept and immediately respond to telephone calls on a twenty-four-hour basis at all times the vacation rental home is rented or occupied;
 - 5. The owner shall post up-to-date information in the rented room to assist renters in dealing with natural disasters, power outages, and other emergencies;
 - 6. No exterior signs advertising the business shall be allowed on the property;
 - 7. Off-street parking shall be provided as required by Section 17.36.040 (number of parking spaces required) for a vacation rental home;
 - 8. A vacation rental home with five or more guest rooms, or capacity for ten or more total occupants, including permanent residents, shall meet current fire and building codes, and accessibility requirements;
 - 9. Renters shall comply with the noise regulations in Chapter 8.28 of the Grass Valley Municipal Code;
 - 10. **The vacation rental home shall operate without unduly interfering with the surrounding residential neighborhood;** and
 - 11. Pursuant to the intent of Government Code Section 65852(e)(D)(4), second units are prohibited from being used for vacation home rentals.
- D. ...

Map of Parking Limitations

The area around the proposed business has much less parking available than the generic circumstances which were assumed for vacation rentals in general. High Street is already impacted daily by people who live along Neal Street or on the far side of Main Street.

It is even worse when there are events downtown or at the Center for the Performing Arts.



Purpose of this Appeal

All of the appellants are concerned that the proposed use is not compatible with the existing and future land uses in the vicinity; that it will damage the character of our neighborhood; and that it will be materially injurious to our persons, property, and our use of our own existing homes.

Vacationing customers will disrupt the current character of the surrounding neighborhood.

This neighborhood is characterized by people who have owned and lived in their homes for many decades. Currently, only a single property on High Street is occupied by other than the homeowner(s) and/or their family, and it has stable, quiet, friendly, long-term tenants.

We are all familiar with each other and enjoyed several neighborhood barbecues last year.

Several neighbors, who live adjacent to the proposed business, go to bed early because they leave for work before 7 am.

In contrast, the vacationers may arrive late at night, after traveling here, visiting a ski resort, or going to concerts and events. This may involve a lot of doors opening and closing, banter and commotion while getting situated, and other disturbances, such as car alarms chirping on or off.

In addition, the vacationers will keep different hours and have different priorities from those of us living near their accommodations. From their perspective, a loud gathering they have is a single occurrence, without considering that we are also subjected to other customers' parties. And, since it is a special occasion for them, they will expect their desires to be accommodated.

The associated business activities will disrupt our lives unpredictably.

Workers associated with the business will show up at irregular times, based on when customers are scheduled to arrive at and/or leave the accommodation facility. This may cause business-related disturbances early or late in the day, or on weekends.

Work will typically be done between customers, so the workers won't be as concerned about keeping regular hours or being quiet, as they would at a house which was being lived in.

The management service and their employees will undoubtedly have other responsibilities in other facilities, rather than being focused solely on this facility and its neighborhood, as a long-term resident would be. Finishing their job in the most convenient manner will be more important to them than reducing their impact on the people living nearby.

Those of us currently living in the immediate area routinely check with each other when we see something of concern, such as if our neighbor is having plumbing repairs or other work done.

In addition to all the unfamiliar vacationing customers, we will have the comings and goings of service people associated with running the accommodation facility. This will complicate keeping up with each other and increase the unknown activities and people we are subjected to.

Traffic and parking along High Street and Neal Street are not like other neighborhoods, and this creates an individual situation which can't support the proposed business.

The insufficient parking available on both Neal and Main Streets means that their residents are using High Street as their regular and primary parking area. Many of us have dealt with cars parked in ways that prevented us from entering or leaving our driveway.

Many people who attend events downtown or at the Center for the Performing Arts park on High Street. When there are events, we have learned to move our cars into open parking places on the street during the day – if possible – so visiting friends can park in our driveways.

Although the application complies with generic parking requirements, those requirements are inadequate for a business located on Neal Street since it has no on-street parking available for their customers to use, if needed.

The applicant acknowledged, at the initial hearing, that their customers may end up parking in ways which cause problems for those of us who live near her business. She said she could leave placards for the customers to place on their dashboards, so we would know where to find a car owner, if need be.

This indicates that the business owners are aware of the likelihood that their customers will impact the people living nearby. Unfortunately, placing a placard on their dashboard may be construed by their customers as a way to get away with parking inappropriately.

Having a Vacation Rental Business in our neighborhood will be materially injurious to the improvements, persons, property, or uses in the vicinity

Many of us have invested in improvements to our houses and worked hard to fix up our yards. Our homes are our nest eggs and our pride, not simply a remote source of additional income.

Having a vacation industry facility in our midst will both reduce the monetary values of our properties values and discourage potential buyers from wanting to live in our neighborhood.

The unpredictable bustle of customers and workers will reduce our ability to relax and enjoy our homes and yards; and the unpredictable addition of unknown people and activities caused by that business's customers and workers will cause us stress.

Our quiet neighborhood will no longer be residential. It will be disrupted with the addition of a temporary vacation industry accommodations facility, with its associated employees and customers who are out of sync with our daily routines and our peaceful residential lifestyle.

Appellants

Contact information

Signature

Cherie Kraus
(916) 667-6457
ckrausrn@gmail.com
Rick Kraus
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115 High Street
Grass Valley, CA 95945

Cherie Kraus
Rick Kraus

Phil Champagne
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philc@pchampagne.com
Holly Champagne
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117 High Street
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Phil Champagne
Holly Champagne

Annabelle Robbins
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Grass Valley, CA 95945

Annabelle Robbins
John McAlister
Michael McAlister

Debra Fordyce
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debrafordyce@comcast.net
112 High Street
Grass Valley, CA 95945

Debra L. Fordyce

Appellants
(continued)

Contact information

Signature

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(530) 913-4810
cheryl.wicks@sammiesfriends.org
Curt Romander
(408) 390-5357
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128 High Street
Grass Valley, CA 95945

Cheryl Wicks

Curt Romander

August Brooks
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August Brooks

Lazelle Larkin
(530) 477-7942
no email
Tom Larkin
(530) 575-6774
motral@yahoo.com
435 Main Street Street
Grass Valley, CA 95945

Lazelle Larkin

Thomas Larkin

Dan Walmsley



*(Dan is out of town and can supply a signature,
if needed, when he gets back)*

Information redacted
as signature was not
provided

Appellants
(continued)

Contact information

Signature

Bruce Bottrell
(530) 477-7942
bruce@bottrell.org
120 and 122 High Street
Grass Valley, CA 95945

Michael (Bruce) Bottrell

Appellants
(continued)

Contact information

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(530) 559-3255
eligallup@yahoo.com
Emily Gallup
[Redacted]
No email
432 Neal Street
Grass Valley, CA 95945

Information redacted
as signature was not
provided

Signature

Eli Gallup

is unavailable at this time



**MINOR USE PERMIT
HEARING
STAFF REPORT
January 24, 2024**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-46
Subject: Short Term Rental application
Location/APNs: 438 Neal Street / APN 008-335-019
Applicant: Heather Aldi
Zoning/General Plan: Neighborhood General 2 (NG-2) / Urban Low Density (ULD)
Entitlement: Minor Use Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Director approve the Minor Use Permit for a Short Term Rental at 438 Neal Street as presented, or as may be modified by the Director, which includes the following actions:
 - a. Recommend that the Director determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Recommend that the Director adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and,
 - c. Recommend that the Director approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

The two-story, three-bedroom home at 438 Neal Street was constructed in the late 1800s. The property also includes a 392-square foot detached garage. In 2001, an application was submitted to replace the foundation under the house. At that time, the applicant provided drawings that show that the on-site driveway as 47 feet in length by 14 feet in width, providing two off-street parking spaces per city standards. The detached garage provides a third off-street parking space.

PROJECT PROPOSAL:

The applicant has proposed to operate the home as a 3-bedroom short term rental to be managed by a local manager.

Regulatory Authority: Pursuant to Section 17.72.060 of the Grass Valley Municipal Code (GVMC), a minor use permit is to be reviewed and approved or denied by the director. Any approval may include conditions.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Urban Low Density Residential (ULD). The ULD General Plan designation is intended primarily for single family detached houses, although higher density single family patio homes or town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range.

Zoning: The intent NG-2 Zoning designation is to strengthen the character of existing historic neighborhoods within Grass Valley. The NG-2 zone permits a range of residential uses and residential-adjacent uses including day care homes, bed and breakfast inns, hosted short-term rentals, and vacation home rentals.

Section 17.44.205 of the GVMC requires vacation home rentals, or short-term rentals, to acquire a minor use permit and business license prior to operation. The intent of this section is to minimize impacts on surrounding residential areas and to protect the residential character of the neighborhoods. The owner or manager of the short-term rental must live within thirty miles of the rental home and must provide contact information to the city. One off-street parking space must be provided for each guest room; parking may be accommodated through on-site tandem parking (Section 17.36, Table 3-3). Renters of short-term rentals must comply with noise regulations identified in Section 8.28.060 for residential zones (55dBA), including reduced ambient noise levels (45 dBA) between 8 p.m. and 7 a.m.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built out with a 2,070 square foot, 2-story single family home fronting the intersection of Neal Street and High Street. At the rear of the property, at the end of the driveway, there is a 392 square foot detached garage.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed short-term rental converts the operation of the home from owner- to renter-occupied. Therefore, will not result in expansion of use of the residential property.

FINDINGS:

1. The City received a complete application for Minor Use Permit Application 23PLN-46.
2. The Director reviewed Minor Use Permit Application 23PLN-46 at the scheduled hearing on January 24, 2024.
3. The Director reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. The proposed use is consistent with the City's General Plan and any applicable specific plan.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code.
6. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
7. 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.

B. RECOMMENDED CONDITIONS:

1. The detached garage must remain accessible and available for short-term renters to utilize as a parking space.
2. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Minor Use Permit Application
5. Vacation Rental Home Compliance Checklist
6. Signed Vacation Rental Home Standards
7. Transit Occupancy Tax Registration
8. Report of Transit Occupancy Tax
9. Business License Application
10. Public Comment

438 Neal Street

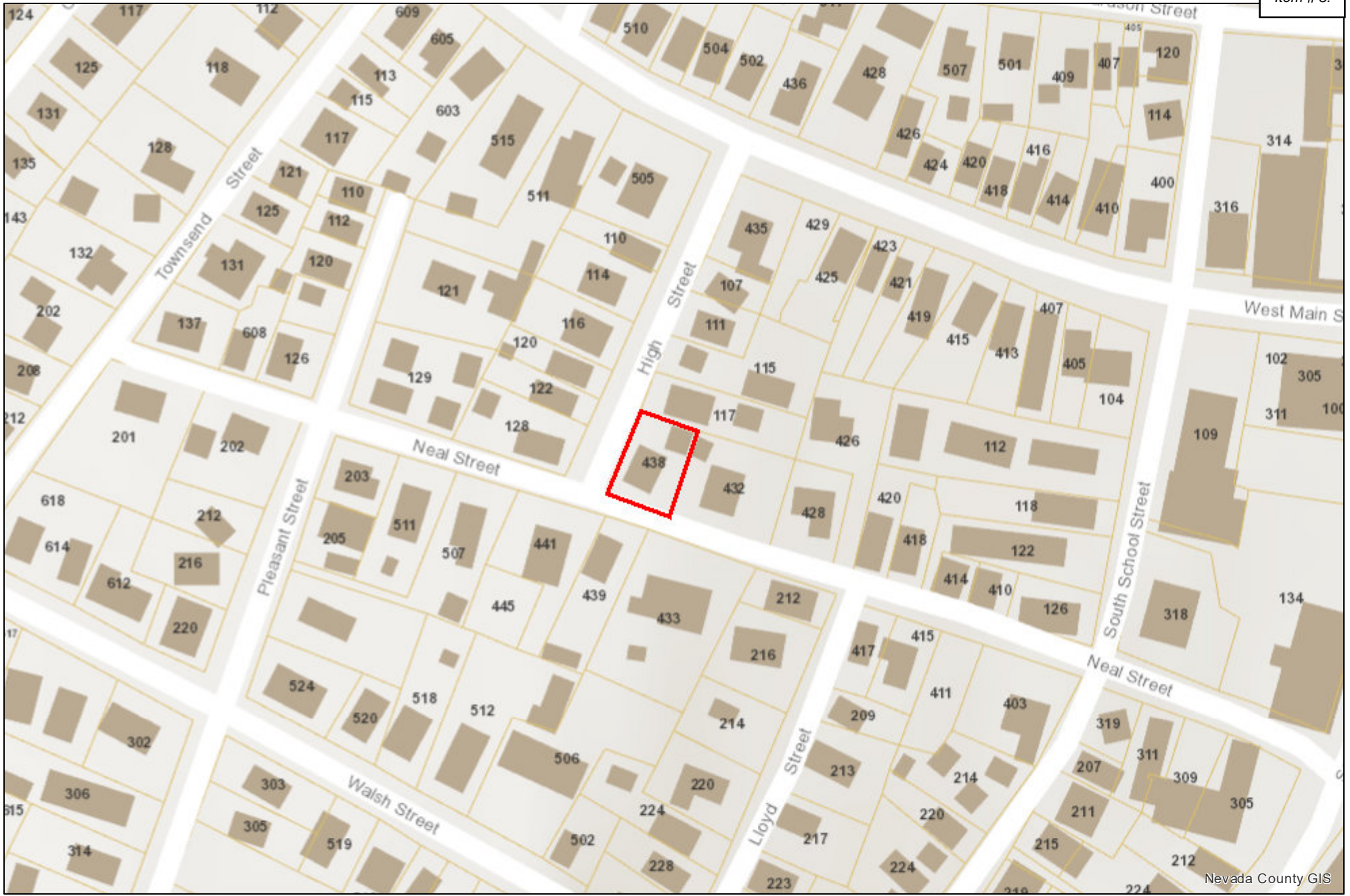
Short Term Rental

Attachments

1. Vicinity Map
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7. Public Comment

438 Neal Street Vicinity

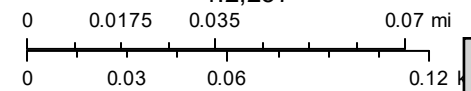
Item # 3.



January 17, 2024

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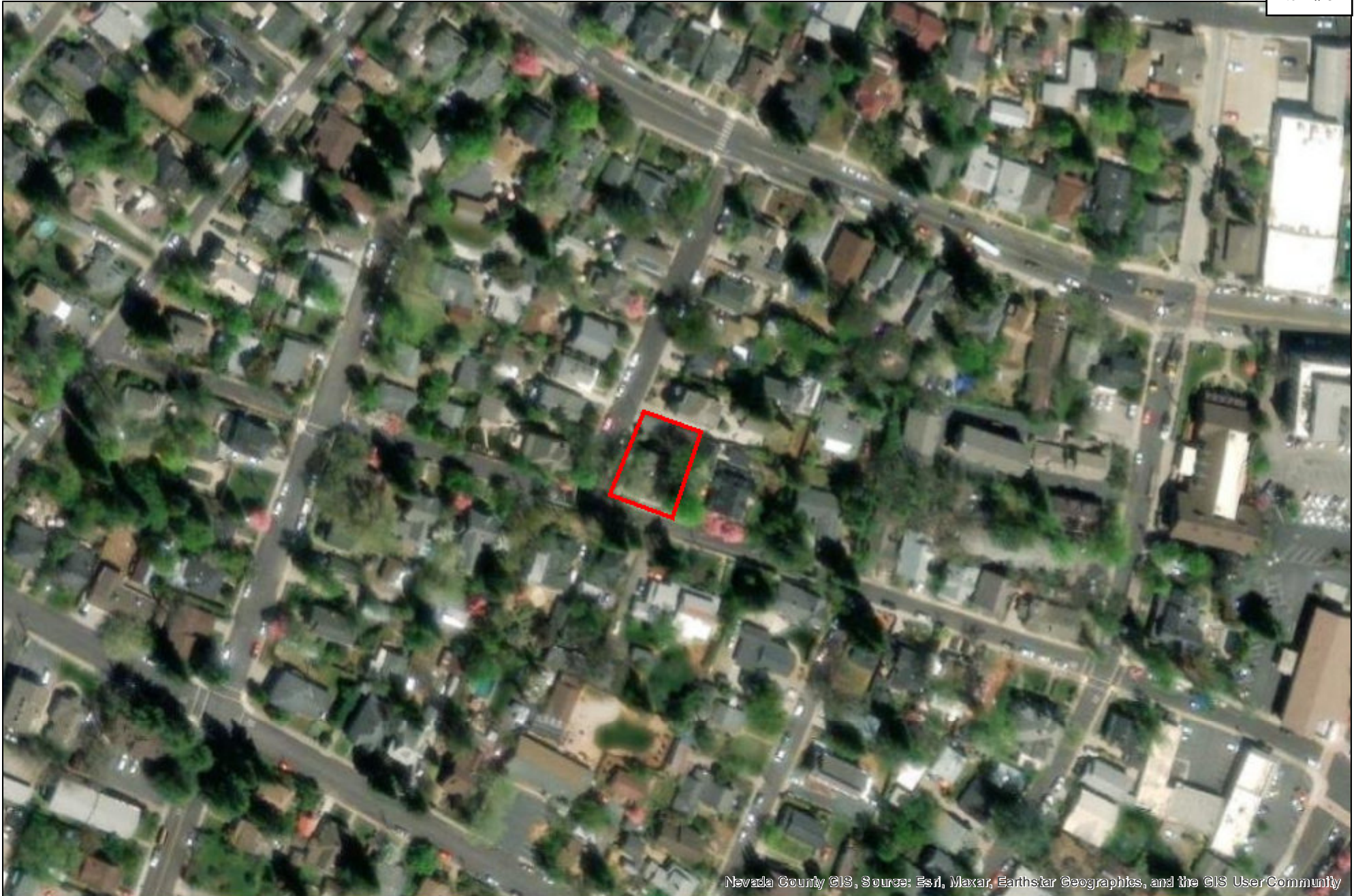
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Nevada County GIS
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438 Neal Street Aerial

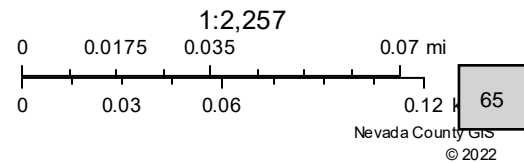
Item # 3.



Nevada County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

January 17, 2024

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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
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variances

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

Application	Fee
Total:	\$ 480

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

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

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

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

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

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

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

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

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

MINOR USE PERMIT



SUPPLEMENTAL APPLICATION INFORMATION

Attached are the filing forms and instructions for submitting a complete Minor Use Permit application. A Minor Use Permit provides a process for reviewing uses and activities that may be appropriate in the applicable zone, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site. Minor Use Permits may be approved by the Community Development Director; however, the Community Development Director may choose to refer the Minor Use Permit application to the Planning Commission for hearing and decision.

The following items shall be submitted for a Minor Use Permit application:

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Eight (8) copies of the site plan and all other applicable plans/information Provide a map showing all property lines, buildings and other structures, and indicating the proximity to streets and exact location of the proposed use on the property. 1 copy: 8 1/2 x 11 or 11 x 17 (if greater than 11 x 17, include 4 sets) and email pdf.
- The appropriate non-refundable filing fee.

B. Justification Statement: Provide written justification to support the findings listed in Section 17.72.060 of the Development Code including the following:

- The proposed use is consistent with the General Plan and any applicable specific plan.
- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the Municipal Code.
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; and,
- The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency.



CITY OF GRASS VALLEY
Community Development Department

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
Fax 530-274-4399

Vacation Rental Home Compliance Checklist

Once the minor use permit is approved, please submit the following items within 2 weeks:

STR Owner Name: Heather & Justin Aldi
STR Owner Address: 7412 Cypress Ln, Carmel CA 93923
STR Owner Phone(s): 310-729-7353, 818-402-2101
Number Off-Street Parking Spaces (see Rental Standards #7): 3

- Completed *Vacation Rental Home Compliance Checklist*
- Signed copy of *Vacation Rental Home Standards*
- Active Business License or pending application. URL for application and instructions:
<https://grassvalley.hdlgov.com>
- Completed *Transient Occupancy Tax Registration*
- Monthly submission of *Report of Transient Occupancy Tax**

***The City of Grass Valley does not have a TOT collection agreement established with AirBnB or similar providers. As a STR Operator within city limits it is your responsibility to ensure TOT is collected and remitted directly to the City of Grass Valley.**



CITY OF GRASS VALLEY
Community Development Department

125 East Main Street
 Grass Valley, CA 95945

Building Division
 530-274-4340
Planning Division
 530-274-4330
 Fax 530-274-4399

Vacation Rental Home Standards

On May 24, 2018, the City of Grass Valley adopted ordinance 792, amending several sections of the Development Code, including definitions and development standards for Vacation Rental Homes. Vacation Rental Homes are permitted by obtaining a Minor Use Permit in the NC-Flex, NG-2, R-1, R-2, and R-3 zones subject to the Development Standards in Section 17.44.205 B listed below.

Vacation Rental Home – The rental of a single-family dwelling for lodging of less than 30 consecutive days that may or may not be occupied by the owner or full-time resident.

To minimize impacts on surrounding residential areas and to protect the residential character of the neighborhoods the following standards are required to operate a Vacation Rental Home.

Your signature below signifies that the operation of the Vacation Rental Home will comply with the following standards at all times:

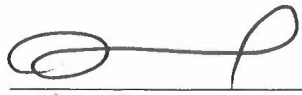
1. The property owner of a vacation rental home shall obtain approval of a Minor Use Permit pursuant to Section 17.72.060 of the Grass Valley Municipal Code.
2. A vacation rental home shall require a business license;
3. The owner or manager of a vacation rental home shall be subject to applicable transient occupancy taxes, pursuant to Chapter 3.16 of the Grass Valley Municipal Code;
4. The owner or manager must live within 30 miles of the vacation rental home. The owner shall provide to the City as part of the Minor Use Permit, the name and telephone number of the local contact person who shall be responsible for responding to questions or concerns about the operations of the vacation rental home. The local contact person shall be available to accept and immediately respond to telephone calls on a 24-hour basis at all times the vacation rental home is rented or occupied;
5. The owner shall post up-to-date information in the rented room to assist renters in dealing with natural disasters, power outages, and other emergencies;
6. No exterior signs advertising the business shall be allowed on the property;
7. Off-street parking shall be provided as required by Section 17.36.040 (Number of Parking Spaces Required) for a vacation rental home;
8. A vacation rental home with five or more guest rooms, or capacity for 10 or more total

occupants, including permanent residents, shall meet current fire and building codes, and accessibility requirements;

9. Renters shall comply with the noise regulations in Chapter 8.28 of the Grass Valley Municipal Code; and,

10. The vacation rental home shall operate without unduly interfering with the surrounding residential neighborhood.

I, Heather Aldi, hereby agree to comply with the terms and conditions for operating a Vacation Rental Home, as outlined above. I further understand that if at any time I do not comply with the standards required to operate, any business conducted on the property would be required to cease operation. Also, I understand that if I continue to operate after receiving a notice to cease operation I am subject to penalties as set forth by City of Grass Valley Development Code section 17.44.205 (d).



Heather Aldi
Name

11.2.23

Date

Violations; Revocation of Permit; Penalties

In accordance with Section 17.44.205 D, the following steps are intended to provide a streamlined compliance and permit revocation process for persons violating the provisions of Vacation Rental Homes requirements. This process is intended to protect residential neighborhoods from conditions that can negatively impact the general health, safety and welfare of the City’s residents that are created when persons fail to abide by the rules, requirements, and regulations of their Minor Use Permit and the Municipal Code. To the extent the provisions of this Section conflict with provisions elsewhere in the Grass Valley Development Code, the provisions in this Section shall control and take precedence.

1. Violations and noncompliance. Failure by the permittee to comply with any requirement imposed by this Section or any requirement or condition imposed by the Minor Use Permit (“MUP”) shall constitute a violation of the MUP and shall be grounds for its suspension, non-renewal, and/or revocation, in the city manager’s discretion, depending on the nature or severity of the violation, the permittee’s failure to correct a noticed violation, or on repeated violations by the permittee, even if such violations are corrected.
2. Notice of Violation. Upon discovery that a violation exists, the city manager shall issue a Notice of Violation to the Permittee, which Notice shall describe the nature of the violation and the date on which it occurred and cite the specific Permit requirement or Code Section is alleged to have been violated. Said Notice of Violation shall be personally served or sent by U.S. certified mail. The Permittee shall have ten (10) days of the date of the Notice within which to correct

the violation(s), unless in the discretion of the city manager or designee, the nature of the violation requires the Permit be immediately suspended.

3. Right to Appeal. The right to appeal shall terminate on the tenth calendar day after the date of the Notice or, if the tenth day falls on a day that City Hall is closed, on the next business day. An appeal shall be filed with the City Clerk and be accompanied by the filing fee identified in the City's Planning Fee Schedule.
4. Appeal Hearing and Rules of Evidence -
 - a. The city manager or designee shall hold the hearing during ordinary business hours in a room in City Hall;
 - b. Oral evidence shall be taken only under oath or affirmation. The city manager or designee shall have authority to administer oaths and to receive and rule on admissibility of evidence;
5. Following a hearing with the city manager where a permit is revoked, the owner may reapply for a new permit no sooner than one (1) year after the date of revocation. Revocation shall not constitute a waiver of the fees and taxes due under the MUP at time of revocation.
6. Penalties.
 - a. Each day in which the property is used in violation of any part of this ordinance shall be considered a separate violation;
 - b. Any person who violates any provision of this Section is guilty of a misdemeanor.
 - c. Any short term rental establishment operated, conducted or maintained contrary to the provisions of this Section shall be unlawful and declared to be a public nuisance, and the city may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinder thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such short term rental establishments and restrain and enjoin any person from operating, conducting or maintaining a short term rental establishment contrary to the provisions of this Section.
 - d. The penalties set forth herein are cumulative and in addition to all other remedies, violations and penalties set forth in this chapter, or in any other ordinances, laws, rules or regulations of the City of Grass Valley, Nevada County and the State of California, including, without limitation, administrative enforcement pursuant to Chapter 1.14 of this Code.

12-26-2023

City of Grass Valley – Community Development
Department
Attn: City Planner

We are long-term residents of High Street and are requesting a hearing on the proposed short-term vacation rental at 438 Neal Street. The notice to file only arrived on December 19, as we prepared for the holidays, and City Hall closed December 22 to January 2, making it near impossible to file during the time period.

We, and the neighbors we have talked to, are opposed to a short-term vacation rental at 438 Neal for several reasons. Our main concerns are parking, noise, traffic, trash, and property values. This is a small, quiet neighborhood that is filled with long-term Grass Valley residents. Some of the homeowners on High Street have lived here over 50 years.

High street already has two short-term rentals properties on the one block long street, a one-bedroom home and a granny unit over a garage. The two current rentals already here cause parking and noise issues. Another short-term vacation rental in the neighborhood would just increase issues of traffic, noise, trash and parking issues.



Additionally, there is an apartment property on Neal street directly across the street from the proposed vacation rental that causes parking issues on High Street already. With the vacation rental being a three-bedroom home (sold this year as a four-bedroom home), there will likely be several vehicles for the people renting the property. There is little to no parking nearby on Neal Street so the renters would park on High Street, possibly blocking driveways. It will also encourage more than one family to stay at the vacation

rental as it is a three (four) bedroom home.

The short-term rental code of the City of Grass Valley states no more than two rooms per property shall be rented at the same time. This home is a three bedroom home and does not fit the City code of ordinance. The code also states that off-street parking shall be provided as required by section 17.26.040 for a hosted short-term rental, and that they must provide one off-street parking space for each bedroom.

438 Neal Street has a small one car garage and short, small driveway. As we already stated earlier, there is very little off-street parking on High Street and we have residents from both Neal Street and West Main Street parking on High Street due to lack of parking spots on those streets. If the city keeps approving short-term rentals it will push out all the long-term homeowners and drive down home values in the neighborhood with vacant home or party houses.

We are requesting a hearing so that our grievances on this issues can be heard by the city. This is something that should not have been dumped into the mess of the year-end holidays and confusion. Thank you for your consideration in denying a short-term vacation rental in the neighborhood.



Annabelle Robbins
John McAlister
Michael McAlister

116 High Street
Grass Valley, CA 95945
(530) 273-9268
gam917@netscape.com

From: John McAlister <info@cityofgrassvalley.com>
Sent: Tuesday, December 26, 2023 4:57 PM
To: Amy Kesler-Wolfson <awolfson@cityofgrassvalley.com>
Subject: Form submission from: Contact us

You don't often get email from info@cityofgrassvalley.com. [Learn why this is important](#)



12/26/2023 - 4:56pm

City of Grass Valley »

WEBFORM SUBMISSION

Submitted by anonymous user:
[2603:8001:3900:c40b:ed51:e655:69e8:5d07]

Your name:

John McAlister

Your e-mail:

[REDACTED]

Your Phone Number:

[REDACTED]

Message:

Attention City Planner Amy Wolfson,
We received the notice for a public hearing request. Below is my request for a hearing. We attempted to deliver this in person, however, the offices are closed due to the holiday. Please accept this written response requesting a hearing by the requested close of business December 26th, 2023. We also left a phone message and sent a letter via USPS regarding this matter.

I am opposed to the vacation rental at 438 Neal St. due to several reasons.

This is a small quiet neighborhood that is filled with long-term grass Valley residence. Some of the homeowners on High Street and Neil Street have been there for over 50 years. High street already has two short term rental properties on the street. The two current rental properties already cause parking and noise issues. Another vacation rental property in the neighborhood would just further increase noise,

traffic, trash and parking issues. There is an apartment property directly across the street from the requested vacation rental property that already uses parking on High and Neil Street causing severe parking issues already. With the vacation rental being a three-bedroom home there will be several vehicles for the people renting the property. There is very little parking on Neil Street so the renters would park on High Street possibly blocking driveways. It will also encourage more than one family to stay at the vacation rental as it is a three bedroom home.

In The city of grass Valley short term rental code of ordinance it states no more than two rooms Per property she'll be rented at the same time. This home is a three bedroom home and does not fit the cities code of ordinance.

To address the parking for this home the code of ordinances states that offstreet parking shall be provided as required by section 17.36.040 for a hosted short term rental unit. It also states they must provide one offstreet parking for a vehicle for each bedroom. That would be three parking spots on High Street or down at the bottom of Neil Street. As I stated earlier there is currently very little to no offstreet parking on High Street and no parking on Neil Street near the home.

If the city keeps approving short term rental properties it will push out all the long-term homeowners. And it will drive down home values in the area when the properties are vacant or when they are party situation's. I am requesting a hearing so that my grievances can be heard on this issue by the city planner.

Thank you for your consideration in denying a vacation property in the neighborhood.

Annabelle Robbins, John McAlister and Michael McAlister
 116 High Street
 Grass Valley, CA. 95945
 (530) 273-9268
Gam917@netscape.com

Attachment(s) (if applicable):

CONTEXT INFORMATION

Profile contacted:

[Amy Kesler-Wolfson](#)

[View results](#)[Download results](#)

These are my concerns regarding an application for a "Minor Use Permit" of a three bedroom home at 438 Neal St. Grass Valley to operate a "Vacation Home Short-Term Rental".

1. The house at 438 Neal St. is very large and while it claims to only have three bedrooms, I have been in that house and it can easily accommodate 8-10 adults. That means there is a possibility that there could be 4-5 cars for those people.
2. High Street is already highly impacted by the current residence in the area regarding traffic and parking. During event times, such as Cornish Christmas, we residents often have difficulty getting into our own driveway and there is no parking available on the street for us or our guests.
3. Neal Street, which has no parking, has become increasingly busy with traffic by local residents and visitors. This street is very narrow and people often don't stop at the four way stop sign at Neal & High. Adding any more traffic to Neal will increase the problems on this street.
4. Will the property owner be onsite while it is being rented? This is a huge concern to our High Street neighborhood. Most of us are senior citizens and there are two families with young children living here. A house this size has the risk of becoming a "party house" or any other situation that would require immediate attention. We residents do not want to be in a situation where our neighborhood is being violated and the only recourse we have is to call the police.

Thank you for your time and attention.

Sincerely,

Cherie Kraus
115 High St.
Grass Valley
530-270-0412

Lucy Rollins

From: Alena Loomis
Sent: Thursday, January 4, 2024 9:02 AM
To: Lucy Rollins
Subject: FW: Minor use permit application for house on 438 Neal street question
Attachments: Vacation Rental Homes- Compliance Ageement.pdf

From: Alena Loomis
Sent: Monday, December 18, 2023 1:31 PM
To: holly@pchampagne.com
Cc: Phil champagne <philc@pchampagne.com>
Subject: RE: Minor use permit application for house on 438 Neal street question

Good afternoon Holly,

Yes, you are correct, the property is supposed to have one space per room being rented. This does count garage space if that is made available for parking. The owners have stated they would make the garage available for renters. We also allow tandem parking to satisfy this requirement. From looking at the property, it looks to me like between the garage and tandem parking spaces in the driveway, it would satisfy the three-space requirement.

As far as noise restrictions, the vacation home standards defer to our general Municipal Code noise regulations. This code states that quiet hours are before 7AM and after 8PM. If there is a violation it is addressed by our police department as a general noise violation. This is chapter 8.28 of our municipal code and is referenced in the vacation rental agreement in item #9 (compliance agreement is attached). In item #10 they also agree that the rental will not disrupt the neighborhood. If we do receive complaints of disruptions we could potentially revoke their minor use permit.

I was also told by the new owners that they are only planning on doing this temporarily, maybe for the next year until they move into this house permanently.

Please let me know what other questions you may have.

Thank you,

Alena Loomis



Community Services Analyst
 Community Development Department
 (P): (530) 274-4715 | (F): (530) 274-4399
 City of Grass Valley | 125 E Main St, Grass Valley, CA 95945
www.cityofgrassvalley.com

From: [REDACTED]
Sent: Saturday, December 16, 2023 5:49 PM
To: Alena Loomis <alenal@cityofgrassvalley.com>
Cc: Phil champagne [REDACTED]
Subject: Minor use permit application for house on 438 Neal street question

You don't often get email from holly@pchampagne.com. [Learn why this is important](#)

Hello,

We received notice that the new owners of the house next door to ours at 438 Neal Street have applied for a vacation home short-term rental minor use permit. Do I recall correctly that the house is required to have one space of off-street parking for each bedroom? If so, my concern is that the driveway at the house could not accommodate 3 cars for off-street parking. Parking is always a concern on our street, as the Victorian house directly across the street from 438 Neal Street, which is broken up into apartments, does not have enough parking for their tenants. Thus, those tenants use the parking spaces on the High Street side of the 438 Neal Street house, and often park in front of our house as well.

I was wondering if we could receive some general information about the minor use requirements for the owners and tenants? For example, the requirement for "quiet hours" and any other guidelines? Two of our bedrooms are upstairs and adjacent to our driveway, which is next to the driveway of the 438 Neal house and so we'd like to learn more about what rules the short-term renters would be required to observe.

We have been very fortunate to have lived in our house for 30 years and have always had a great relationship with the three owners who have lived in 438 Neal Street during that time. Our hope is that this short-term rental will not disrupt our neighborhood.

We appreciate any information you can share. I work in Roseville, and so am unable to come in person into the Community Development Department this week to learn more about this application.

Sincerely,
Holly and Phil Champagne
117 High Street
Grass Valley, CA 95945

PRESERVE OUR QUIET AND PEACEFUL NEIGHBORHOOD

Item # 3.

We the undersigned are all homeowners living within one block of the proposed Vacation Home Rental at 438 Neal Street. We are a close-knit community who look out for each other in our effort to keep our neighborhood safe and peaceful. We all agree that the proposed Vacation Home would not be a good fit in our neighborhood and are urging the City of Grass Valley to reject the proposal.

- | | | | |
|------|-------------------------|---------|-----------------------------|
| Name | <u>Rich Kraus</u> | Address | <u>115 High St GV</u> |
| Name | <u>Cheri Kraus</u> | Address | <u>115 High St GV</u> |
| Name | <u>John Chang</u> | Address | <u>117 High St GV</u> |
| Name | <u>Holly Chang</u> | Address | <u>117 High St GV</u> |
| Name | <u>Lazette KAPLAN</u> | Address | <u>435 West Main St GV.</u> |
| Name | <u>Debra L. Fordyce</u> | Address | <u>110 High St. G.V.</u> |
| Name | <u>Cheryl Wickes</u> | Address | <u>128 High St. G.V.</u> |
| Name | <u>Cusis Romander</u> | Address | <u>128 High Street</u> |
| Name | <u>August Broucha</u> | Address | <u>111 High St</u> |
| Name | <u>Heidi Raudy</u> | Address | <u>515W Main St. G.V.</u> |
| Name | _____ | Address | _____ |
| Name | _____ | Address | _____ |
| Name | _____ | Address | _____ |
| Name | _____ | Address | _____ |
| Name | _____ | Address | _____ |
| Name | _____ | Address | _____ |