



GRASS VALLEY

Development Review Committee Meeting

Tuesday, January 28, 2025 at 9:00 AM

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

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

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

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

MEETING NOTICE

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

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

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

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

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

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

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

GENERAL APPLICATION FOR REVIEW

1. 25PLN-02 - Master Sign Program Amendment for Pine Creek Shopping Center. 692 Freeman Lane / APN 029-290-033, 681 Freeman Lane / APN 029-290-020, 729 Taylorville Road / APN 029-290-019, and 746 Taylorville Road / APN 029-290-018

CEQA: Categorical Exemption

RECOMMENDATION: 1. That the Development Review Committee recommends that the Planning Commission approve the Master Sign Program amendments for the Pine Creek Shopping Center as presented, or as modified by the Development Review Committee, which includes the following actions: a. Recommend that the Planning Commission determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Recommend that the Planning Commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Recommend that the Planning Commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

2. 24PLN-54 - Sign Exception Permit for 128 square foot wall sign at 2269 La Barr Meadows Rd / APN 022-230-083.

CEQA: Categorical Exemption

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

3. 24PLN-55 - Minor Development Review for exterior modifications to front and rear of Priority 3 structure at 130 Mill St / APN 008-345-016.

CEQA: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee review the proposed exterior modifications and take one of the actions:

1. Approve of the proposed exterior modifications to the front and rear facades of 130 Mill Street, as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Approve the Minor Development Review in accordance with the Conditions of Approval, as presented in this Staff Report.
2. Deny of the proposed exterior modifications to the front and rear facades of 130 Mill Street, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Deny the Minor Development Review permit based on inconsistency with Findings of Fact as presented in the Staff Report; and, c. Deny the Minor Development Review permit as presented in this Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, January 28, 2025, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, January 23, 2025.

Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
January 28, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 25PLN-02
Subject: Master Sign Program Amendment for Pine Creek Shopping Center
Location/APNs: 692 Freeman Lane / APN 029-290-033
681 Freeman Lane / APN 029-290-020
729 Taylorville Road / APN 029-290-019
746 Taylorville Road / APN 029-290-018
Applicant: Michael A. Lopata on behalf of Pine Creek Owner, LLC
Zoning/General Plan: Central Business (C-2) – Commercial (C)
Entitlement: Master Sign Program
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee recommends that the Planning Commission approve the Master Sign Program amendments for the Pine Creek Shopping Center as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Recommend that the Planning Commission determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Recommend that the Planning Commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Recommend that the Planning Commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

Pine Creek Shopping Center at the intersection of Freeman Lane and Taylorville Road was proposed in 1987 and constructed in 1989. At that time, a Master Sign Program was adopted for the shopping center, providing standards for a range of sign types (e.g., freestanding monument sign, wall signs, canopy signs, etc.), with standards varying depending on the tenant space and location within the shopping center. Recently, tenants have sought to install

new wall mounted signs to modernize their signs. However, many of these signs are not supported under the adopted sign criteria.

PROJECT PROPOSAL:

The applicant seeks to amend the master sign program to modernize standards to support current and future tenants. Proposed amendments address national brand logos, colors, number of signs, and minimum letter sizing. The attached redlined Master Sign Program includes the full scope of the proposed standards (see Attachment 5).

Regulatory Authority:

Pursuant to Section 17.38.030 GVMC, a master sign program is to be reviewed and recommended by the Development Review Committee (DRC) and approved by the commission for any site with two or more tenants or five or more total signs. An approval may include exceptions for typical signage height, area, and lighting styles.

The Community Design Guidelines call for signs “to be compatible with other signs on the premises,” and to be “designed as an integral architectural element of the project.”

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The C-2 Zoning designation applies to existing auto-oriented areas. The C-2 zone permits a full range of retail and restaurant uses. The Hills Flat Business District (HFBD) combining zone applies to an area around the Idaho-Maryland Road/East Main Street intersection. The combining district allows all uses permitted in C-2 with the exception of drive-through restaurants, which the city determined are not appropriate for this area due to traffic-related impacts.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

Each of the four parcels is built out with buildings for retail, office, and restaurant tenants. Anchor tenants are located at 692 Freeman Lane, with additional pads on the other three parcels.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The proposed amendments to the Master Sign Program are intended to modernize signage standards to orient shoppers and aid in navigation to existing businesses. Therefore, will not result in expansion of use of the commercial property.

FINDINGS:

1. The City received a complete application for Master Sign Program Application 25PLN-02.
2. The Grass Valley Development Review Committee reviewed Master Sign Program Application 25PLN-02 at their regular meeting on January 28, 2025.
3. The Grass Valley Planning Commission reviewed Sign Exception Application 25PLN-02 at their meeting on _____.
4. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with the City's General Plan and any specific plan.
6. The project site has two or more tenants, or five or more total signs.
7. The project allows signs that relate to the architectural design of the shopping center.
8. The project ensures signs to not unreasonably block the sight lines of existing signs or adjacent properties.
9. The project ensures placement and size of signs to not impair pedestrian or vehicular safety.
10. The project encourages design, height, location, and size of signs that are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.
11. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.

B. RECOMMENDED CONDITIONS:

1. All signs associated with the Pine Creek Shopping Center shall adhere to the standards set forth in the Master Sign Program, as approved by the Planning Commission.
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. Master Sign Program Application
5. Proposed Master Sign Program Amendments (redlined)

ATTACHMENTS

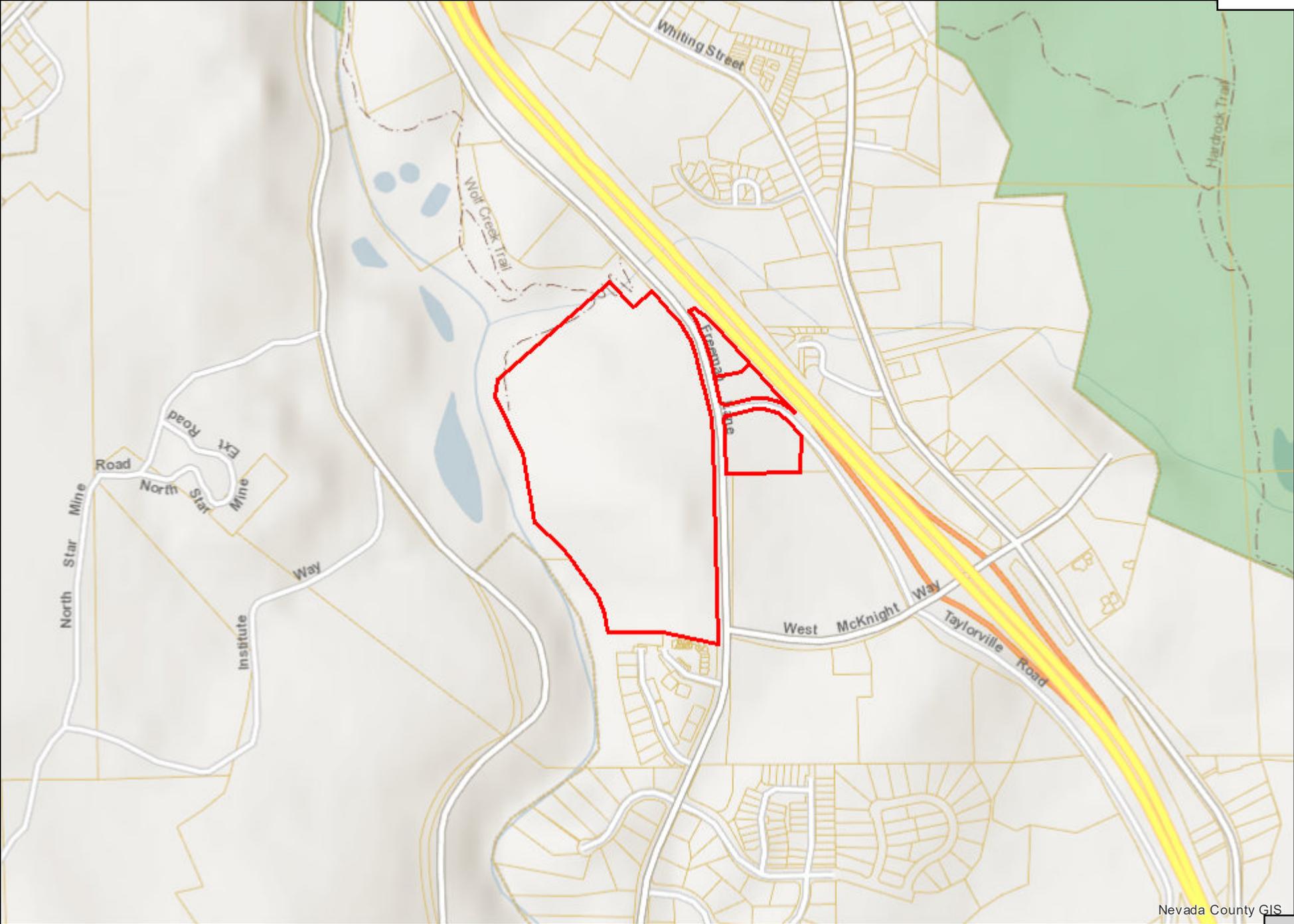
Pine Creek Shopping Center

Master Sign Program Amendments

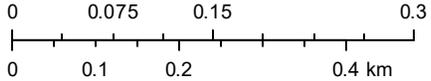
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Master Sign Program Application
5. Proposed Master Sign Program Amendments (redlined)

Vicinity Map - Pine Creek Shopping Center

Item # 1.



Nevada County GIS



Aerial Map - Pine Creek Shopping Center

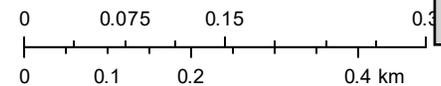
Item # 1.



January 22, 2025

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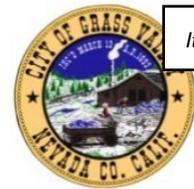
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1:9,028



Nevada County GIS

10

UNIVERSAL PLANNING APPLICATION



Item # 1.

Application Types

Administrative

- Limited Term Permit
\$757.00
- Zoning Interpretation
\$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- Major Development Review – over 10,000 sq. ft.
\$3,571.00
- Conceptual Review - Minor
\$497.00
- Conceptual Review – Major
\$847.00
- Plan Revisions – Staff Review
\$342.00
- Plan Revisions – DRC / PC Review
\$901.00
- Extensions of Time – Staff Review
\$306.00
- Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,000.00
- Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,364.00
- Zoning Map Amendment
\$5,501.00
- Easements (covenants & releases)
\$1,794.00

Environmental

- Environmental Review – Initial Study
\$1,858.00
- Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00
- Major – Master Sign Programs
\$1,407.00
- Exception to Sign Ordinance
\$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,788.00
- Tentative Map (5 to 10 lots)
\$5,267.00
- Tentative Map (11 to 25 lots)
\$7,053.00
- Tentative Map (26 to 50 lots)
\$9,668.00
- Tentative Map (51 lots or more)
\$14,151.00
- Minor Amendment to Approved Map (staff)
\$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage
\$829.00
- Tentative Map Extensions
\$1,136.00
- Tentative Map - Lot Line Adjustments / Merger
\$1,325.00

Use Permits

- Minor Use Permit - Staff Review
\$562.00
- Major Use Permit - Planning Commission Review
\$3,292.00

Variances

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

<u>Application</u>	<u>Fee</u>
Plan Revisions - DRC/PC Review	901.00
Total:	\$901.00

692 Freeman Ln, Grass Valley, CA 95949

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

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

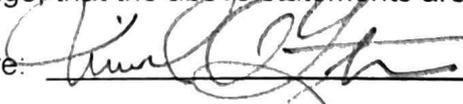
The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

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

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

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

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

Property Owner/*Representative Signature: 

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

Applicant Signature: 

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

MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



SUPPLEMENTAL APPLICATION INFORMATION

Application Request: Ammend existing Master Signage Program which is 40 years old and in need of updating to conform to current technology, branding and practice.

Property Address or Location: 692 Freeman Ln, Grass Valley, CA 95949

SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- One electronic copy of the site plan and all other applicable plans/information.
- One materials sample board (if applicable).
- If a sign exemption is being requested, list the reasons for the exemption.
- The appropriate non-refundable filing fee.

B. Site Plan:

- SITE PLAN; On electronic copy of the Site Plan for the property on which the sign(s) will be placed including:
- Location of existing and proposed signs on site.
- Provide square footage and type of each sign and total square footage for all signs.
- For more than one sign, please give each sign a number starting with the number 1.
- For suspended or projecting signs please note distance from sidewalk to bottom of sign.

For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.

For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

C. Sign Illustrations:

Color drawing of each proposed sign including:

Number each sign corresponding to number shown on the site plan.

Message on sign including; typeface, font, and design details.

Dimensions in feet and total square footage area of proposed sign.

Overall height of all monument and freestanding signs.

D. Murals: A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.

Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.

The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

E. Mounting Details:

Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:

Description of material used in construction of sign.

Thickness and approximate weight of sign for suspended or projecting signs.

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

For suspended signs provide details of anti-sway devices.

PINECREEK SHOPPING CENTER
GRASS VALLEY, CALIFORNIA
EXHIBIT E
SIGN CRITERIA
~~FEBRUARY 17, 1988~~ January 14, 2025

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the shopping center for the mutual benefit of all tenants and to comply with the regulations of the City of Grass Valley. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

I. GENERAL REQUIREMENTS - ALL SIGNS

- A. Each Tenant shall submit or cause to be submitted to the Landlord for approval, prior to fabrication, ~~four~~one (4) ~~copies~~.PDF e-copy of detailed drawings indicating the location, size, layout, design, dimensions, colors, illumination, materials and method of attachment of all signage.
- B. All Permits for signs and their installation shall be obtained and paid to the City of Grass Valley by the Tenant or his representative prior to fabrication and installation.
- C. All signs shall be constructed and installed at the Tenant's expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Grass Valley.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of the Landlord or his authorized representative and the City of Grass Valley.
- F. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to do same; Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

II. -----
SPECIFICATIONS - ALL SIGNS

All companies bidding to manufacture these signs are advised that no substitutes will be accepted by Tenant whatsoever, unless so indicated in the specifications and approved by Landlord and Tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of Landlord. Any signs found not in conformance will be rejected and removed at Tenant's expense.

Tenant is required to have signs as shown on attached Exhibits E installed and operable upon lease commencement date.

A. General Specifications

-
1. No animated, flashing or audible signs will be permitted.
 2. No exposed lamps or tubing will be permitted.

- 0. All signs and their installation shall comply with all local building codes, electrical codes and the City of Grass Valley Sign Ordinance.
- 1. No portable signs will be permitted.
- 2. Grand opening or promotional signs shall comply with the City of Grass Valley Sign Ordinance and be approved by Landlord prior to installation.
- 3. No exposed raceways, crossovers or conduit will be permitted.
- 4. All cabinets, conductors, transformers and other equipment shall be concealed.
- 5. Painted lettering will not be permitted.

B. Location of Signs

- 1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord and in accordance with this sign criteria.

III. DESIGN REQUIREMENTS

A. Canopy Signs (In-line Shops)

Pertains to: Buildings 1, 3 (Spaces 1 and 2), 5, 6
(Spaces 2 and 3), 8 and Pad B

- 1. Individual Letter Sign
 - a. All Tenant signs shall be of individual letter construction, mounted structurally, electrically and individually on the raceway as shown on Exhibit E-1 attached hereto. Sign cabinets will not be permitted.
 - b. Each letter or numeral will be internally illuminated and will be faced with plexiglass or similar material.
 - c. Maximum width shall be equal to eighty (80%) percent of the lineal leased frontage except as noted in criteria A.1.d. In any case, no sign shall be greater than fifty (50) lineal feet wide.
 - d. Maximum sign width for Building 3, Space 1 shall not exceed twenty (20) feet. Further, the maximum width of signage for Building 6, Spaces 2 and 3 and Building 8, Space I shall not exceed twelve (12) feet for each named space.
 - e. Letter height shall be twenty-four (24") inches except for Building 3, Space 1 where letter height shall be thirty-six (36") inches. If Tenant's name cannot be accommodated in that size, smaller letters may be approved. ~~Minimum acceptable letter size shall be eighteen (18") inches.~~
 - f. Logos shall not exceed ten (10%) percent of sign area and will be included in the allowable signage subject to criteria A.1.c. and A.1.d. The maximum height of logos shall be twenty-four (24") inches except for Building 3, Space 1 where logos shall not exceed thirty-six (36") inches. National brand logos greater than 10% of sign area may be considered on a case-by-case basis.

- g. Sign copy shall include minimal information only. The name of the store shall be depicted on the sign.
- h. Letter faces shall be 3/16" acrylic with 3/4" trimcap retainers used at the perimeter. ~~Trimcap color shall be gold.~~ Returns of individual letters shall be five (5") inches. Colors shall be considered on a case by case basis and may not duplicate the sign color used by adjacent stores except at Landlord's discretion. Exterior color shall be Dupont Duranodic #313 Dark Bronze.
- i. ~~Neon tubing shall be fifteen (15mm) millimeters.~~

B. Undercanopy Signs

- 1. Tenant shall install a non-illuminated undercanopy sign in accordance with Exhibit E-1 attached hereto. Said sign shall be located as depicted on that exhibit.
- 2. One (1) undercanopy sign shall be allowed per Tenant.

C. Arcade Signs

Pertains to: Buildings 2, 3 (Space 3), 4, 6 (Space 1), 7 and Future Major Tenants

1. Individual Letter Sign

- a. All Tenant signs shall be of individual letter construction, mounted structurally, electrically and individually on the raceway as shown on Exhibit E-2 attached hereto. Sign cabinets will not be permitted.
- b. Each letter or numeral will be internally illuminated and will be faced with plexiglass or similar material.
- c. Sign width shall not exceed the following:

Building 2 Thirty (30) feet
 Building 3 Twenty-six (26) feet
 Space 3
 Building 4 Twenty-eight & one-half (28.5) feet
 Building 6 Twenty (20) feet
 Space 1
 Building 7 Forty-one (41) feet

- d. Letter height shall not exceed the following:
 - Building 2 Forty-eight (48) inches
 - Building 3, Space 3 Twenty-four (24) inches
 - Building 4 Sixty (60) inches
 - Building 6, Space 1 Thirty-six (36) inches
 - Building 7 Twenty-eight (28) inches

- e. Logos shall not exceed ten (10%) percent of sign area and will be included in the allowable signage subject to criteria C.1.c. and C.1.d. The maximum height of logos shall not exceed that of sign letters as specified in C.1.d. National brand logos of greater than 10% of sign area or greater height than sign letters may be considered on a case-by-case basis.

PINECREEK SHOPPING CENTER
 PAGE FOUR
 SIGN CRITERIA - EXHIBIT E
 February 1, 1988

- f. Sign copy shall include minimal information only. The name of the store shall be depicted on the sign.
- g. Letter faces shall be 3/16" acrylic with 3/4" trimcap retainers used at the perimeter. ~~Trimcap color shall be gold.~~ Returns of individual letters shall be five (5") inches. Colors shall be considered on a case by case basis and may not duplicate the sign color used by adjacent stores except at Landlord's discretion. Exterior color shall be Dupont Duranodic *313 Dark Bronze.
- i. ~~Neon tubing shall be fifteen (15mm) millimeters.~~
 Signing for major tenants (~~5,000 square feet minimum~~ with five or more locations) will be considered on an individual basis subject to Landlord's criteria and City of Grass Valley ordinances.

D. Pad Signs _- Wall

Pertains to: All Pads except Pad B

1. Individual Letter Sign

- a. All Tenant signs shall be of individual letter construction, mounted structurally, electrically and individually on the raceway as shown on Exhibit E-3 attached hereto. Sign cabinets will not be permitted.
- b. Each letter or numeral will be internally illuminated and will be faced with plexiglass or similar material.
- c. Sign size will be proportionate to the building or development involved. The aggregate area of all signs on the building shall not exceed two (2) square feet for each lineal foot of frontage. ~~Frontage shall be determined at the entry and that portion of the establishment that abuts on the street. Tenants will be permitted one (1) sign for each exterior wall of their demised premises which faces the public.~~
- d. Letter height shall not exceed forty-eight (48") inches. If Tenant's name cannot be accommodated in that size, smaller letters may be approved. ~~Minimum acceptable letter size shall be eighteen (18") inches.~~
- e. Logos shall not exceed ten (10%) percent of sign area and will be included in the allowable signage subject to criteria D.l.c. and D.l.d. The maximum height of logos shall be forty-eight (48") inches. National brand logos greater than 10% of sign area may be considered on a case-by-case basis.

- f. Sign copy shall include minimal information only. The name of the store shall be depicted on the sign.

- g. Letter faces shall be 3/16" acrylic with 62,..4³' trimcap retainers used at the perimeter. ~~Trimcap color shall be gold.~~ Returns of individual letters shall be five (5") inches. Colors shall be considered on a case by case basis and may not duplicate the sign color used by adjacent stores except at Landlord's discretion. Exterior color shall be Dupont Duranodic #313 Dark Bronze.

- h. ~~Neon tubing shall be fifteen (15mm) millimeters.~~

E. Pad Signs - Monument

Pertains to: All Pads except Pad B

1. Number is limited to one (1) per pad building.
2. Size may not exceed thirty-six (36) square feet for a single face. Height shall be six (6) feet including the sign base which shall be two (2) feet in height.
3. Construction shall be as shown on Exhibit E-4.
4. Minor variations to the specifications contained herein will be considered on a case-by-case basis by the Landlord when it is determined such consideration is in the best interests of the shopping center.

IV. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be installed per Exhibits E attached. Signs shall bear the UL label and comply with all required codes. Exterior signs shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated.
- B. Sign outlet will be provided by Landlord. Fluorescent lights, tubes and timeclocks shall be provided and installed by Tenant.
- C. All exterior signs exposed to the weather shall be mounted at least 3/4" from the building to permit proper direct and water drainage.
- D. All penetrations of the building structure required for sign installation shall be neatly sealed and watertight.
- E. No labels will be permitted on the exposed surface of signs except those required by local ordinance and those shall be placed in an inconspicuous location.
- F. Sign contractor shall repair any damage to any work caused by hie work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- G. Tenant shall be fully responsible for the operations of its sign contractor.

V. GUARANTEE

- A. Entire display shall be guaranteed for one (1) year from date of installation against defects in materials and workmanship. Defective parts shall be replaced without charge.

VI. INSURANCE

A. Sign contractor shall carry workers' compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of ~~five hundred thousand~~ two million dollars (~~\$2,000,000~~) combined single limit.

VII. INSTALLATION

A. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all tenant signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

VIII. HOURS OF OPERATION

A. Sign lighting will be operated by time clocks to be provided by Tenant. Hours of illumination shall be mandated by Tenant's Lease.

IX. MISCELLANEOUS REQUIREMENTS

A. Each tenant shall be permitted to place upon each entrance of its demised premises not more than one hundred forty four (144) square inches of vinyl, ~~Seotheal #365A gold~~ lettering not to exceed two (2") inches in height, indicating hours of business, emergency telephone numbers, etc.

B. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon either the interior or exterior of the glass planes and supports of the show windows and doors, or upon the exterior walls of the buildings.

C. If Tenant has a non-customer door for receiving merchandise, Tenant may have its name and address uniformly applied to said door in such location directed by the Project Manager. Application shall consist of black block letters which are ~~two-four~~ (24) inches high. If more than one Tenant uses the same noncustomer door, each Tenant's name and address shall be applied to said door.

D. At the expiration or sooner termination of Tenant's lease term, Tenant shall be required to remove his signs and patch the canopy and fascia and paint the patched area to match the surrounding areas.

~~X. COLORS~~

~~A. The following Plexiglas Brand colors are approved for use in all Tenant signs. Additional colors are subject to Landlord's approval.~~

- | | | | |
|-------------------|------------------|-------------------|------------------|
| White | #7328 | Yellow | #2325 |
| Ivory | #2146 | Red | #2793 |
| Yellow | #2037 | Green | #2108 |
| Orange | #2119 | Black | #2025 |
| Blue | #2114 | Brown | #2418 |

/ciz_cri, C_

The following Plexiglas Brand color. are approved for us in all Tenant signs. Additional colors are subject to Landlord approval.

White 17328
Ivory 02146
Yellow 12037
Orange 12119
Blue 12114

015
047
4.0
73
GO5

Yellow 12325
Red 02793
Green 02108
Black 02025
Brown 02418

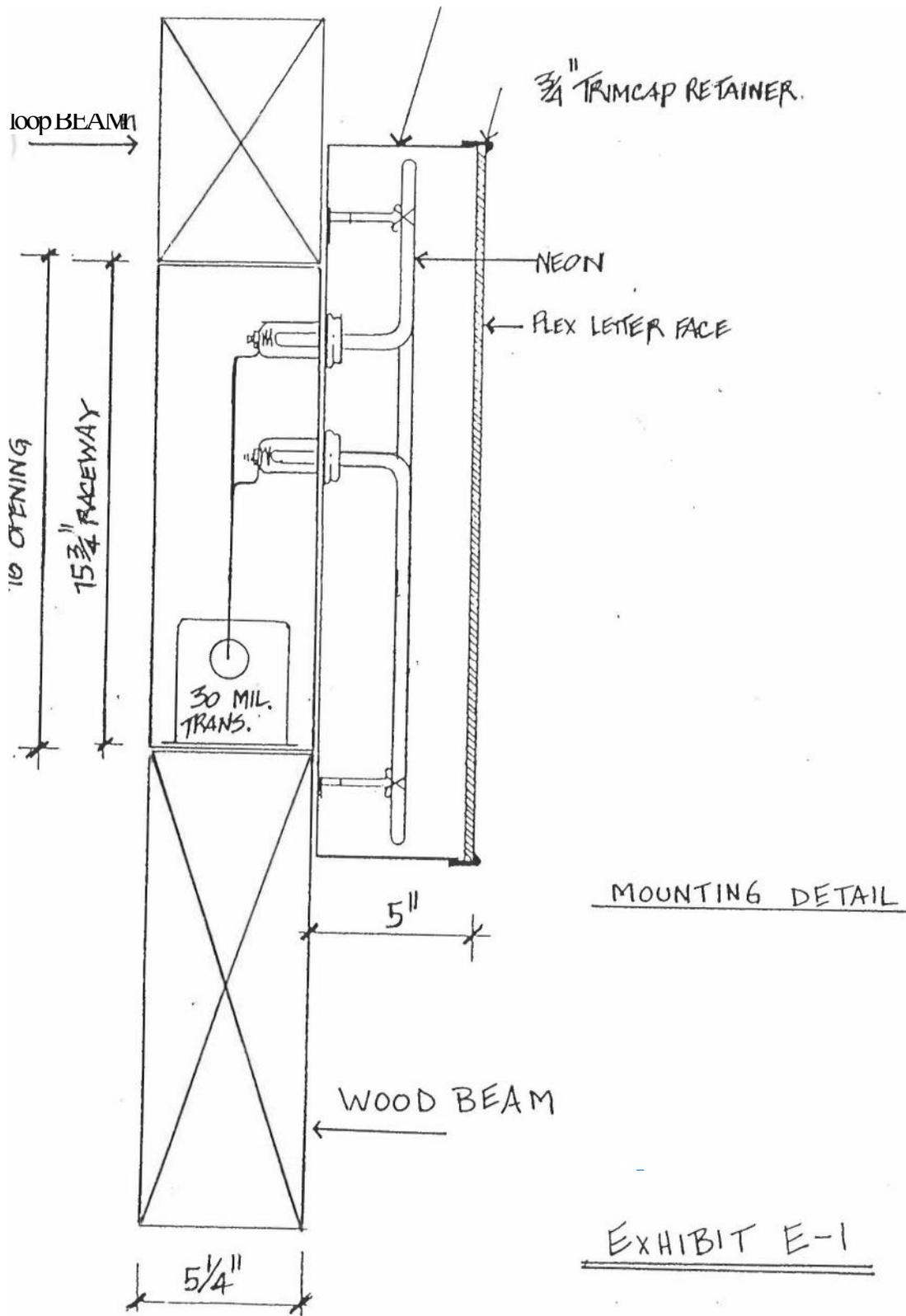
42-4-
218
507
q9
-3Z4

2793 RED & 2114 BLUE
DO NOT ILLUMINATE WELL

J¹ECREEK SHOPPING CENTER
iGE SEVEN
:GN CRITERIA - EXHIBIT E
'br'•-ry 1, 1988

REMOVAL OF SIGN

- A. If the fascia sign is removed for replacement or because of termination of Lease, Tenant shall leave the reader board or fascia in good condition, normal wear and tear excepted. Without limitation, Tenant shall be specifically required to fill in, in a professional manner, any holes in the fascia panel caused by removal of the sign and conduit, and, if necessary, shall pay for any painting and/or waterproofing that is necessary to repair said work and to remove sign or "shadows".



1

TENANT

t OFF 4JJ'
✓ Eq: 7'

SIGN "A"

SIGNB AND SIGN

ELEVATION

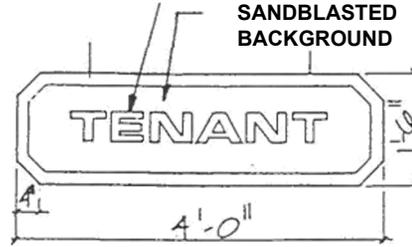
1/4":1'-0"

(See Section III - A1, C, D, and E of Sign Criteria for exact permitted dimensions.)

Gi. 'S VALLEY, CALIFORNIA

January 14, 1988

RAISED LETTERS



SANDBLASTED REDWOOD TYPE SIGN SUSPENDED BY CHAINS, BACKGROUND AND BORDER STAINED TO MATCH BLDG, TENANT MAY SELECT LETTER STYLE AND COLOR,

SIGN "B"

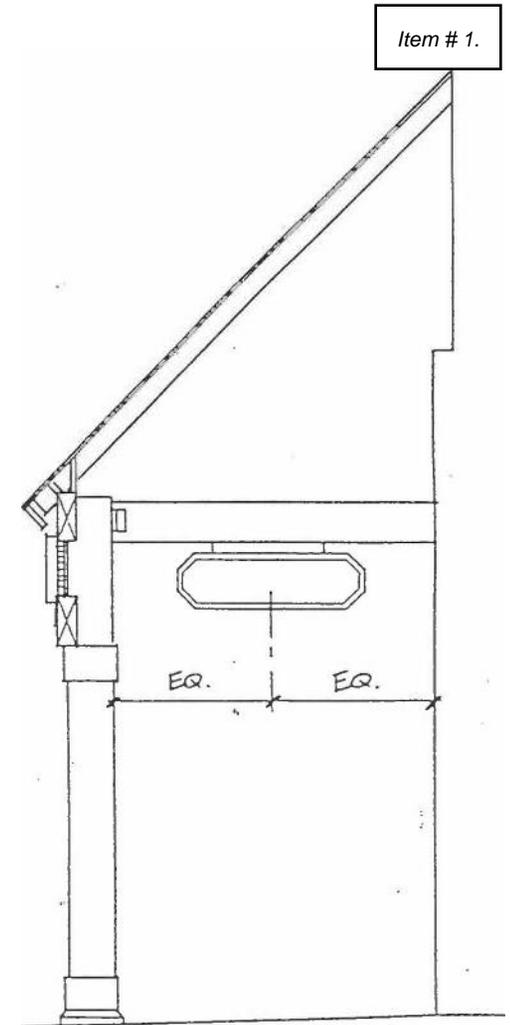
UNDER CANOPY SIGN

1/2":1'-0"

IN-LINE SHOPS SIGN CRITERIA

EXHIBIT E 1

Item # 1.



SECTION 1/4":1'-0"

Note: "BRNO'S" is used as a graphic presentation only. It does not necessarily imply that BENO'S will be a tenant in this center.

(See Section

C.1, C and D of Sign Criteria for exact permitted dimensions.)

BENO'S ~~Sam~~

CH

PINE CREEK' CENTER

January 14, 1988.

EXHIBIT E-2

MAJOR TENANT SIGNS

BUILDINGS 2, 3 (Space 3), 4, BUILDING .6 (Space 1) and 7

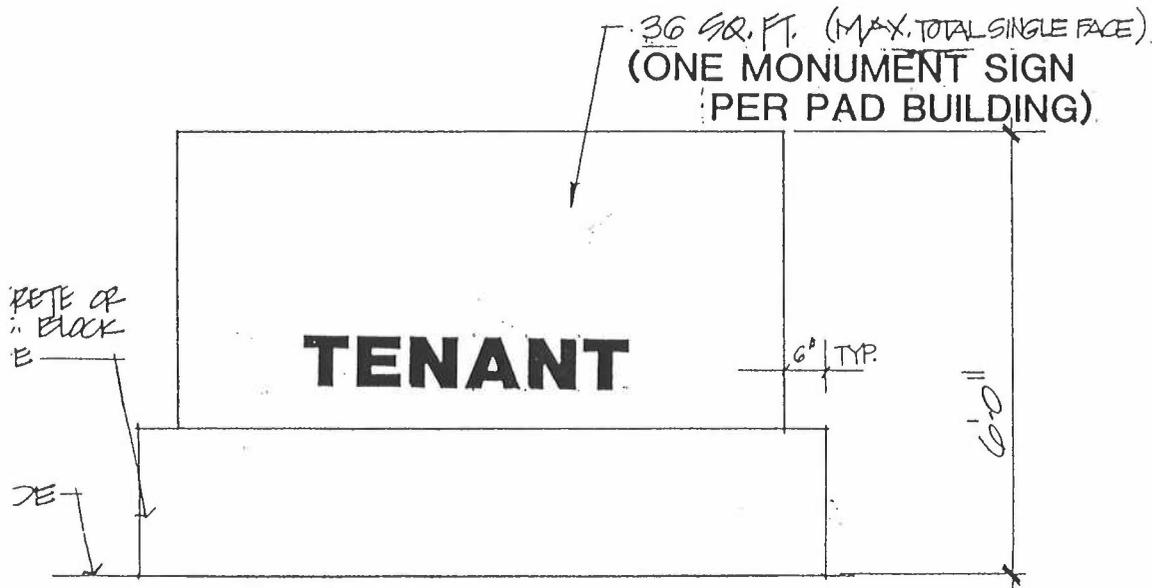
ARCADE SIGN CRITERIA
EXHIBIT E-2

MONUMENT SIGN CRITERIA - PAD BUILDINGS

WILSON CREEK CENTER

GRASS VALLEY, CALIFORNIA

NOV. 2, 1987



SIGN SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL BY OWNER

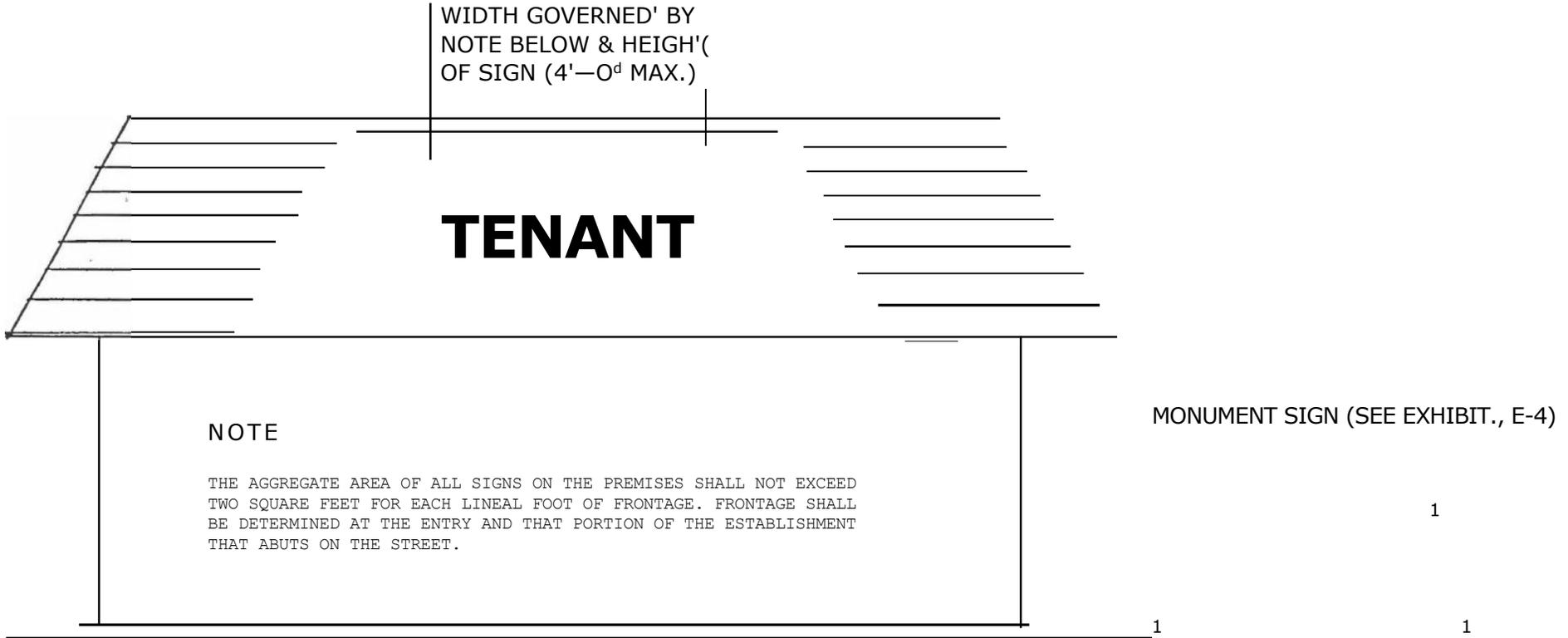
PAD t DG. I ENANT SIGN CRITERIA

Item # 1.

PINE' CREEK CENTER

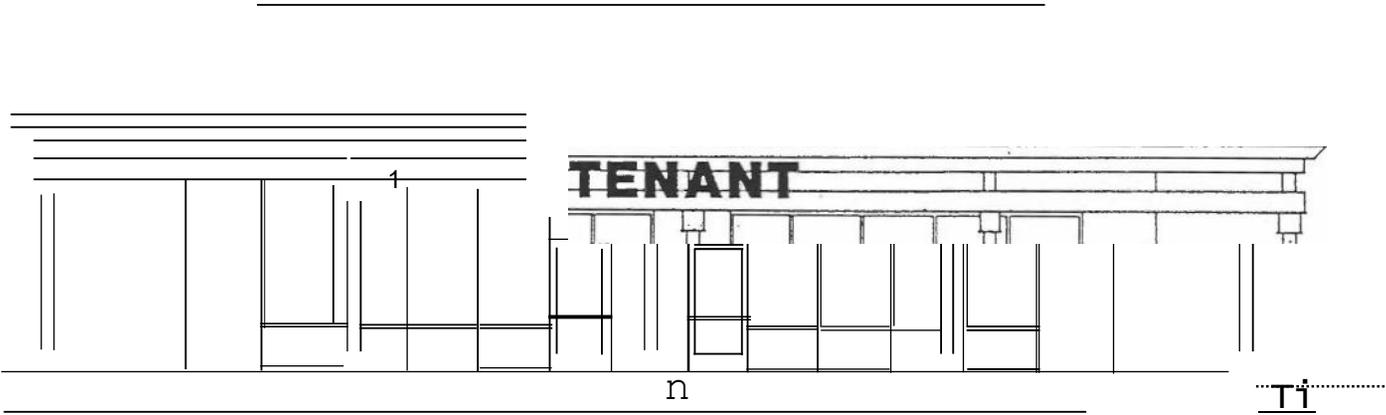
January 14, 1988

EXHIBIT E -3



**SIGNS SUBJECT TO ARCHITECTURAL
REVIEW AND APPROVAL BY OWNER**

EXHIBIT E-3



PAD A WALL SIGN
SEE EXHIBIT E-3

FOR PAD MONUMENT
SEE EXHIBIT E-4

ALL SIGNS SUBJECT TO ARCHITECTURAL
REVIEW AND APPROVAL BY THE OWNER
• -----



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
January 28, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 24PLN-54
Subject: Sign Exception Permit for 128 square foot wall sign
Location/APN: 2269 La Barr Meadows Rd / APN 022-230-083
Applicant: Matthew Gross, MEC Builds Inc, property owner
Zoning/General Plan: General Industrial – Southeast Industrial District (M-2 – SEID) / Manufacturing-Industrial (M-I)
Entitlement: Sign Exception Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

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

BACKGROUND:

In 2024, MEC Builds, Inc. constructed a 7,200 square foot warehouse for storage of equipment for the roofing and siding business. In January 2024, the applicant applied for a building permit to install at street side monument sign near the driveway entrance for the business, but ultimately did not pursue this sign beyond submitting for plan check review. Upon completion of the building construction, the applicant installed a 128 square foot wall sign on the street-facing side of the structure. When conducting sign inspections for the Certificate of Occupancy, staff noted that this sign would require a Sign Exception Permit due to its size, as well as a Building Permit as it was not included in the original building permit for the warehouse. The applicant subsequently submitted this Sign Exception Permit application.

PROJECT PROPOSAL:

This Sign Exception Permit is for review of the installed “MEC Builds Inc” wall sign. The sign measures 16 feet wide and 8 feet tall, for a total of 128 square feet. The sign is mounted to the west-facing, street-facing side of the structure at 2269 La Barr Meadows Road. The sign is mounted 36 inches below the top of the wall, and 62 inches from the finished grade below. The sign is mounted with ½ inch lag and carriage bolts. The sign features a black frame with black, blue, and white lettering on a white background.



Sign Location

Regulatory Authority: The proposed sign is considered a “Wall Sign,” the standards for which are outlined in Section 17.72.030 (L) GVMC, and include the following provision:

1. One wall sign may be located on a primary structure frontage, and on one secondary structure frontage.
2. The area of a wall sign shall not exceed one square foot for each linear foot of primary tenant frontage and one-half additional square foot for each linear foot of secondary tenant frontage or ten percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors, and recesses, whichever is less. The total area of all signs on a primary frontage shall not exceed one hundred square feet and the total area of all signs on a secondary frontage shall not exceed fifty square feet.
3. A wall sign shall not project more than twelve inches from the surface to which it is attached.

Pursuant to Table 3-9 GVMC, a sign exception permit may be granted by the planning commission, with a recommendation by the Development Review Committee, when a sign

“exceeds standards specified in the sign ordinance.” In this case, the sign exceeds the 100-square foot sign area limit on the primary frontage of a structure, so a Development Review Committee recommendation, followed by Planning Commission is the appropriate review process.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Manufacturing-Industrial (M-I). The intent of the M-I General Plan designation is to accommodate a variety of industrial and service commercial uses.

Zoning: The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the manufacturing-industrial designation of the general plan.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built-out with a 7,200 sq ft industrial warehouse building and associated parking, with a graded, gravel lot between the structure and the roadway.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The proposed sign is intended to aid in navigation to the business. Therefore, the proposed sign will not result in an expansion of use of the commercial property on which it will be located.

FINDINGS:

1. The City received a complete application for Sign Exception Application 24PLN-54.
2. The Grass Valley Development Review Committee reviewed Sign Exception Application 24PLN-54 at their regular meeting on January 28, 2025.
3. The Grass Valley Planning Commission reviewed Sign Exception Application 24PLN-54 at their meeting on _____.
4. The Grass Valley Planning Commission reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with City’s General Plan.

6. The project is consistent with the applicable sections and development standards in the Development Code.
7. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines, including that “signage should be designed as an integral architectural element of the project and site to which it relates.
8. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
9. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
10. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

A. RECOMMENDED CONDITIONS:

1. The approval date for Planning Commission review of the proposed sign is _____, with an effective date of Thursday, _____, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on _____, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Planning Commission (24PLN-54). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
4. The sign shall be maintained in good repair and functioning properly at all times.
5. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Proposal

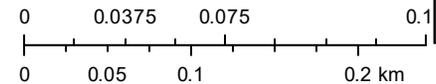
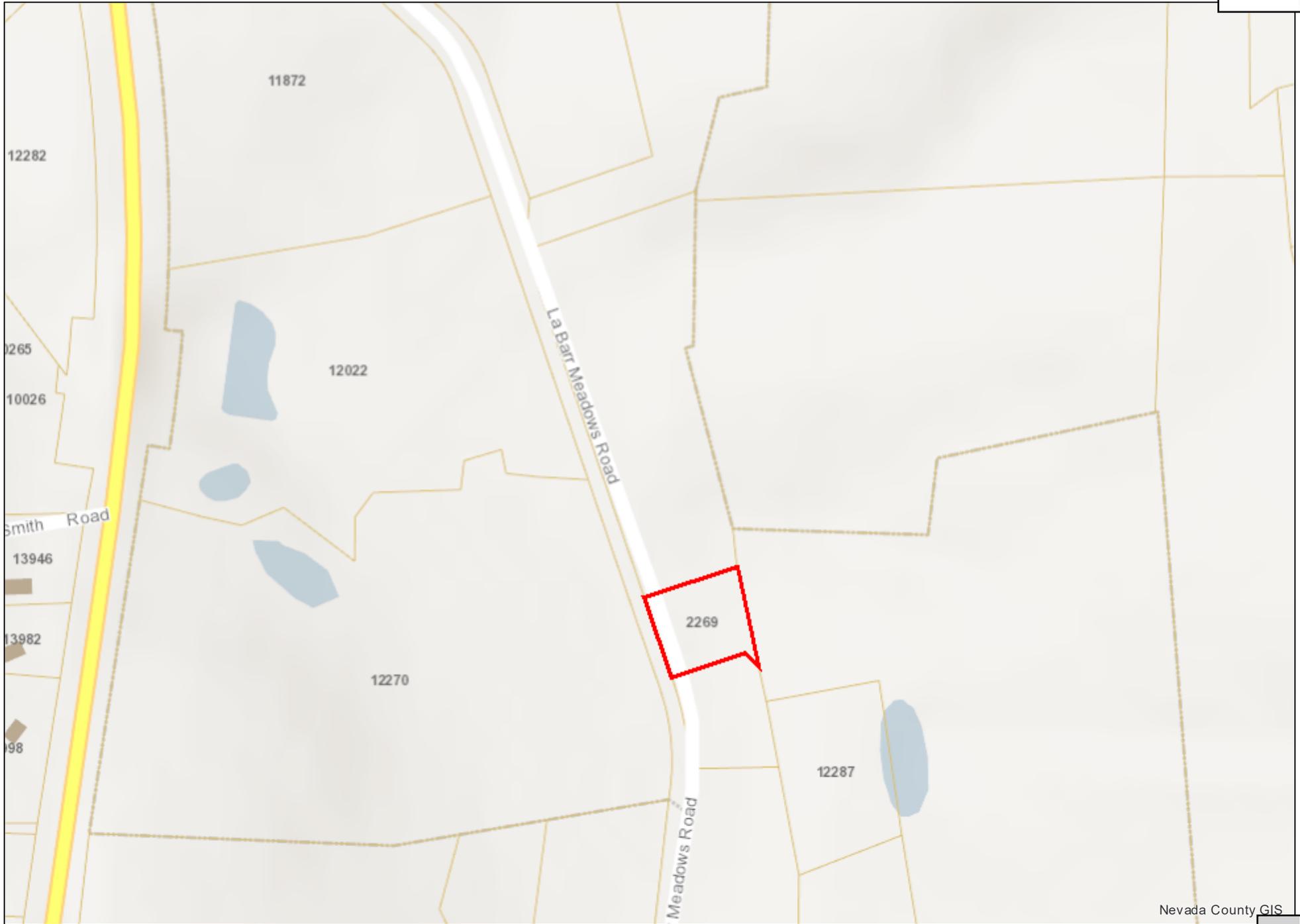
ATTACHMENTS

2269 La Barr Meadows Road – Sign Exception Permit

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Proposal

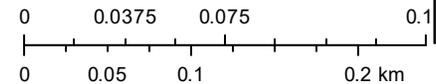
Vicinity Map - 2269 La Barr Meadows Rd

Item # 2.



Aerial Map - 2269 La Barr Meadows Rd

Item # 2.



UNIVERSAL PLANNING APPLICATION



Item # 2.

Application Types

Administrative

- Limited Term Permit \$757.00
- Zoning Interpretation \$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$1,966.00
- Major Development Review – over 10,000 sq. ft. \$3,571.00
- Conceptual Review - Minor \$497.00
- Conceptual Review – Major \$847.00
- Plan Revisions – Staff Review \$342.00
- Plan Revisions – DRC / PC Review \$901.00
- Extensions of Time – Staff Review \$306.00
- Extensions of Time – DRC / PC Review \$658.00

Entitlements

- Annexation \$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,000.00
- Planned Unit Development \$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,364.00
- Zoning Map Amendment \$5,501.00
- Easements (covenants & releases) \$1,794.00

Environmental

- Environmental Review – Initial Study \$1,858.00
- Environmental Review – EIR Preparation Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination \$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$330.00
- Major – Master Sign Programs \$1,407.00
- Exception to Sign Ordinance \$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,788.00
- Tentative Map (5 to 10 lots) \$5,267.00
- Tentative Map (11 to 25 lots) \$7,053.00
- Tentative Map (26 to 50 lots) \$9,668.00
- Tentative Map (51 lots or more) \$14,151.00
- Minor Amendment to Approved Map (staff) \$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage \$829.00
- Tentative Map Extensions \$1,136.00
- Tentative Map - Lot Line Adjustments / Merger \$1,325.00

Use Permits

- Minor Use Permit - Staff Review \$562.00
- Major Use Permit - Planning Commission Review \$3,292.00

Variances

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

Application	Fee
Exception to Sign Ordinance	\$1,046.00
Total:	\$ 1,046.00

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 **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

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

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

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

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

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

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

Property Owner/*Representative Signature: 

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

Applicant Signature: 

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

MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



SUPPLEMENTAL APPLICATION INFORMATION

Application Request: APPROVE MY EXTERIOR SIGN

Property Address or Location: 2269 La Barr Meadows Rd
GV 95945

SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- One electronic copy of the site plan and all other applicable plans/information. *elevations*
- One materials sample board (if applicable).
- If a sign exemption is being requested, list the reasons for the exemption.
- The appropriate non-refundable filing fee.

B. Site Plan:

- SITE PLAN; On electronic copy of the Site Plan for the property on which the sign(s) will be placed including:
- Location of existing and proposed signs on site.
- Provide square footage and type of each sign and total square footage for all signs.
- For more than one sign, please give each sign a number starting with the number 1.
- For suspended or projecting signs please note distance from sidewalk to bottom of sign.

- For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.
- For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

C. Sign Illustrations:

- Color drawing of each proposed sign including:
- Number each sign corresponding to number shown on the site plan.
- Message on sign including; typeface, font, and design details.
- Dimensions in feet and total square footage area of proposed sign.
- Overall height of all monument and freestanding signs.

D. Murals: A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

- A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.
- Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.
- The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

E. Mounting Details:

- Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:
- Description of material used in construction of sign.
- Thickness and approximate weight of sign for suspended or projecting signs.
- Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).
- For suspended signs provide details of anti-sway devices.



CITY OF GRASS VALLEY

BUILDING DIVISION – 125 E MAIN ST GRASS VALLEY, CA 95945

530-274-4340 – www.cityofgrassvalley.com



DATE: November 14, 2024 PERMIT #: 24BLD-0696 ADDRESS: 2269 La Barr Meadows Rd

PLAN REVIEW STATUS

DEPARTMENT	APPROVED	APPROVED WITH CONDITIONS	REVISE AND RESUBMIT	STILL REVIEWING	SEE BELOW FOR COMMENTS
PLANNING			!		◆
BUILDING			!		◆

The design documents submitted for this project have been reviewed for compliance with the State of California 2022 Building Standards Codes as modified and adopted by the City of Grass Valley and County of Nevada. Plan reviews are active for 180 days from the application date. Applications may be extended for an additional 90 days upon written request if shown that the delay is due to circumstances beyond the control of the applicant.

- Please submit complete and revised documents with ***all*** revisions ***clouded***.
- Please respond in writing to each comment by marking the attached list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information.
- For previously original professionally designed plans please be sure to include on the re-submittal the engineers or architects wet stamp, signature, registration number and expiration date on all sheets of the plans and calculations.

PLANNING DEPARTMENT COMMENTS

Amy Wolfson – City Planner

Please contact me at (530) 274-4711 or awolfson@cityofgrassvalley.com should you have any questions.

1. The maximum allowable sign area is 1 sf for each linear foot or primary frontage, up to 100 square feet (Section 17.38.070, Table 3-11 of the Grass Valley Municipal Code). The proposed sign is 288 square feet. Therefore, the applicant must apply for a Sign Exception Permit to request to exceed the size limit. A Sign Exception Permit is a discretionary process that must go before DRC and Planning Commission for review and approval. The Universal Application and supplemental Sign Exception Permit application are attached to this letter.

- Please include the square footage of façade on which the sign is mounted with your application materials.
2. Please show the distance that the sign projects from the wall to which it is attached. Wall signs may not project more than 12 inches (Section 17.30.060.L).
 3. State the height of the top of the sign from the finished grade. The maximum height for signs on structures is the lesser of the following:
 - a. The top of the wall to which the sign is attached, in the case of a one-story structure,
 - b. 20 feet above normal grade (Section 17.30.060.C).
 4. Include information about any lighting for the sign. Below are the standards for sign lighting established in Section 17.30.060.H of the Grass Valley Municipal Code:
 - a. External light sources shall be directed and shielded so they do not produce glare on any object other than the sign, and/or off the site of the sign.
 - b. The light illuminating a sign shall not be of a brightness or intensity that will interfere with the reasonable enjoyment of residential properties.
 - c. Sign illumination shall not blink, flash, flutter, or change light brightness, color, or intensity.
 - d. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
 - e. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
 - f. Reflective-type bulbs and incandescent lamps that exceed fifteen watts shall not be used so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
 - g. Light sources shall utilize hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency.
 - h. Permanently installed illuminated panels, visible tubing, and strings of lights outlining all or a portion of a structure, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this chapter and shall be counted as part of the allowed maximum sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of calculating sign area.

BUILDING DEPARTMENT COMMENTS

Jon May - Building Official

Please contact me at 530-274-4717 or jonm@cityofgrassvalley.com should you have any questions.

- 1.** Provide information on spacing and number of fasteners. Include notation that fasteners will be attached to framing members.

END OF COMMENTS



M.E.C. Sign Comments

Planning Dept. Comments-

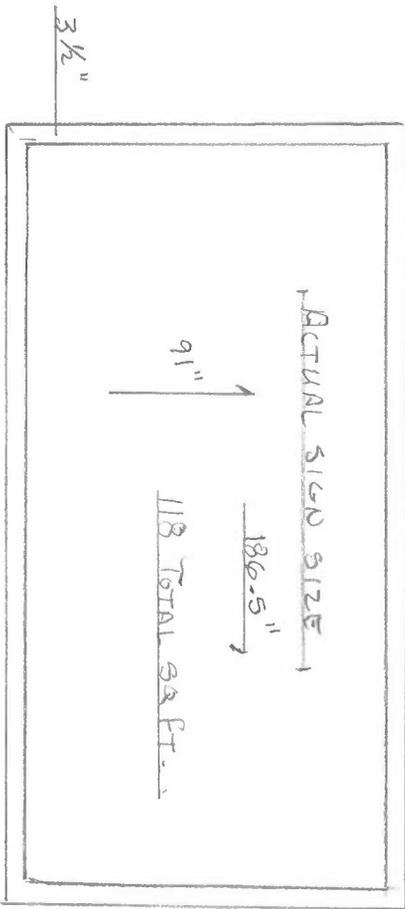
1. Sign area is 118 sq ft. Including the frame the total sq ft is 128 sq ft.
2. The sign projects 3.5 inches from the front exterior wall.
3. The top of sign from finish grade is 159 inches in height.
 - a. The top of the wall is 16 feet and the top of the sign is 36 inches from the top of the wall.
 - b. N/A
4. Lighting not decided at this time. We will follow city policy when determining sign lighting.

Building Dept. Comments-

1. See attached drawing. Sign mounted using eight evenly placed fasteners every two feet on the top quarter of the sign in a horizontal fashion and eight evenly placed fasteners every two feet on the bottom quarter of the sign in a horizontal fashion.
Fasteners are 3/8 x 3 inch secured into a framing purlin behind the top quarter of the sign and the bottom quarter of the sign. Additionally there is an inner perimeter of 22 ga. Hat channel mounted to the wall behind the sign for both proper plain of the sign and additional smaller self tapping metal screws.

BUILD

FRONT VIEW

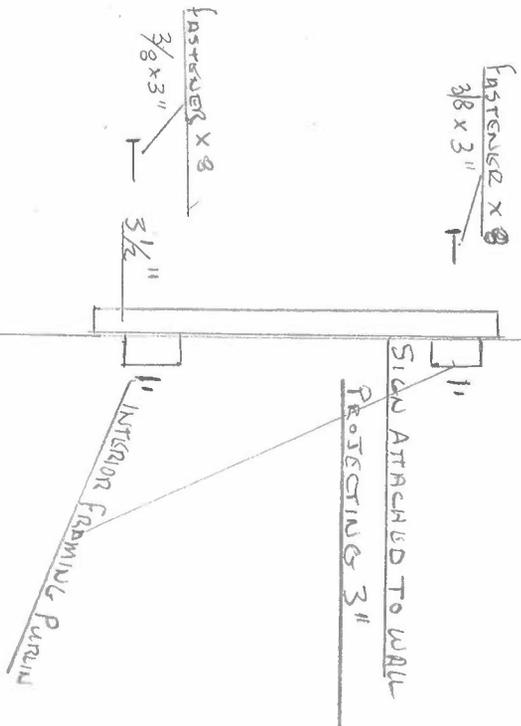


SIGN PRINTED ON 1/8" ALUMINUM 8X16'

3/2" FRAME EXTERIOR ADVANTAGE TRIM

SIGN COLORS = WHITE, BLUE & BLUE / FRAME = BIRK.

SIDE VIEW



SCALE 1/4" = 1'



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
January 28, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 24PLN-55
Subject: Minor Development Review for exterior modifications to front and rear of Priority 3 structure
Location/APNs: 130 Mill St / APN 008-345-016
Applicant: Gary Burke, Architect
Zoning/General Plan: Town Core – Historic District (TC-H) / Commercial (C)
Entitlement: Minor Development Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee review the proposed exterior modifications and take one of the actions:

1. Approve of the proposed exterior modifications to the front and rear facades of 130 Mill Street, as may be modified at the public meeting, and which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Approve the Minor Development Review in accordance with the Conditions of Approval, as presented in this Staff Report.
2. Deny of the proposed exterior modifications to the front and rear facades of 130 Mill Street, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Deny the Minor Development Review permit based on inconsistency with Findings of Fact as presented in the Staff Report; and,
 - c. Deny the Minor Development Review permit as presented in this Staff Report.

BACKGROUND:

The existing structure is an approximately 1,440 square foot commercial building built circa 1859, according to the City of Grass Valley Historical Inventory. The Historical Inventory

identifies the structure as Priority 3. Priority 3 structures lack historic integrity due to major alterations or additions but may contribute to historic districts and may be recoverable through restoration.

The assessment for the historical inventory recorded that the property consists of a single-story, exposed brick masonry commercial storefront. Character defining features of the building include a stepped parapet roof with metal flashing on the top, followed by a row of brick dentils and a row of dog-toothed course of bricks, below which is a contemporary metal sheeted veranda supported by steel columns, and below the veranda angled display windows, flanking a central door with a top light, and contemporary marble tile or granite skirt, and a stucco textured wall above the windows. The building is flanked on the right and left by single-story commercial storefronts sharing common walls.

Today, the façade of the building at 130 Mill Street is identical to the front façade image recorded at the time of the historical inventory. The rear façade was not photographed in the inventory.



Existing Front and Rear Facades of 130 Mill Street

At their regular meeting on January 14, 2025, the Historical Commission considered the project and provided input to the applicant regarding the roof pitch of the canopy in the rear, the compatibility of the design of the rear enclosure gates, and discussed color options for the painted CMU wall, and weighed in on two options proposed for roof style for the rear enclosure. For the Historical Commission meeting, the applicant provided two options for the rear enclosure: painted CMU wall (Option A.1) or a corrugated metal finish to match existing building siding (Option B.1). The Historical Commission recommended approval of the proposal and expressed a preference for Option A.1 for the rear enclosure. The Historical Commission also requested the applicant consider changing the roof pitch to match the main structure and provide more accurate color renderings or samples for the painted CMU to DRC.



*Rendering of Proposed Rear
(Option A.1)*



*Rendering of Proposed Rear
(Option B.1)*

PROJECT PROPOSAL:

Front Façade Exterior Modifications:

The applicant proposes to remove the existing front façade and set the modified façade back approximately 9+/- feet from the sidewalk to create a patio seating area in the recessed entryway. The new façade will relocate the existing central doorway to the southern (left) side. The door will be a full light cedar door with a new transom window above the door. A folding-style window with four vertical panes will be added. The windows can be opened and collapsed to create an open-air eating counter along the windowsill. Horizontal cedar lap siding is proposed on the new façade, with slate tile below the window. A new metal rail system will be installed between the patio area and the adjacent sidewalk. Existing decorative columns framing the recessed entry will remain. No changes are proposed to or above existing canopy.



*Rendering of Proposed Front Façade –
Windows Closed*



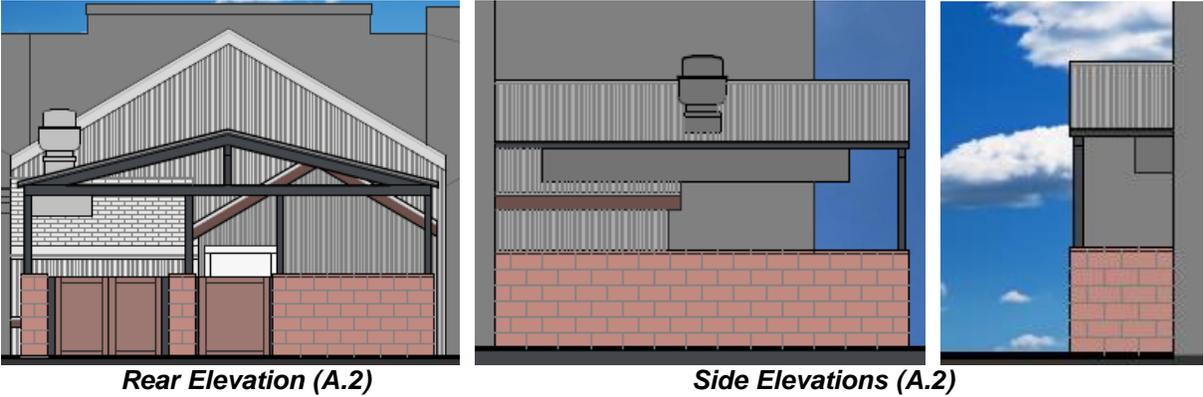
*Rendering of Proposed Front Façade –
Windows Open*

Rear Façade Exterior Modifications:

In response to feedback from the Historical Commission, the applicant revised the proposals for the rear façade modifications. The applicant explored the possibility of increasing the roof pitch but determined the change to be infeasible due to code requirements for the barbecue exhaust fan (see Attachment 4). The applicant also refined the color in the renderings to more accurately reflect the proposed paint color in the rear. The modified proposals are as follows:

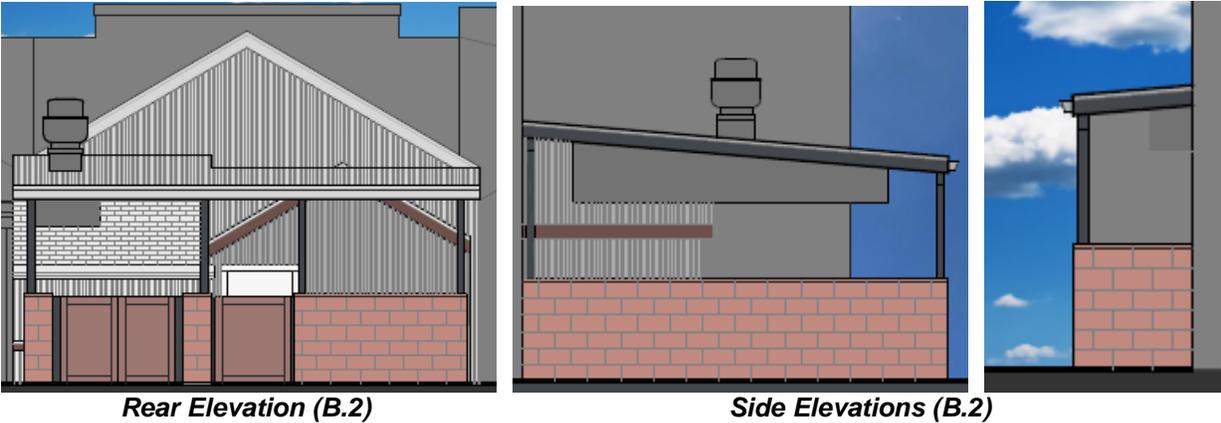
Option A.2 (Gable Roof)

Under this option, the applicant proposes to maintain the existing corrugated metal and brick façade on the building. The portion of the existing canopy extending over the property line of 130 Mill Street will be removed and replaced with a new tube steel metal roof canopy with corrugated metal roofing to cover the barbecue and wood storage areas. The area will be enclosed by a new painted CMU wall with cedar wood gates. The CMU wall will be painted to match the existing painted brick on the front elevation. The cedar gates have been adjusted so the cross bar is not visible from the public right-of-way, to address Historical Commission’s concern regarding the rustic appearance of the gates due to the cross bar.



Option B.2 (Shed Roof)

Option B.2 is identical to Option A.2 with the exception of the roof style. Option B.2 proposes a shed roof option to mimic the existing canopy roof style. The roof would be tube steel metal with corrugated metal roofing.



Regulatory Authority:

Pursuant to Section 17.52.040 of the Grass Valley Municipal Code (GVMC), one of the duties of the Grass Valley Historical Commission is to “provide interested property owners with advice and information on building design and materials that can maintain the historic character of a building.”

Section 17.52.070 of the GVMC establishes that minor projects to historic resources include “exterior modifications or alterations that maintain the historic integrity of the building and that comply with the Guidelines”, while major projects are defined as those that include “exterior modifications that alter the character defining features, such as its shape, elevation, massing, and scale and do not comply with the guidelines.” In this case, the proposed exterior modification is to alter the front façade to remove the display windows, relocate the door, recess the entire façade, and add folding windows above a tile skirt. The rear façade modification is to expand the canopy and add an enclosure adjacent to the building, while maintaining the building façade itself.

The *City of Grass Valley Design Review Guidelines for the 1872 Historic Townsite (“Guidelines”)* establishes guidelines for additions, alterations, repairs, and replacements of historic structures, including in the commercial district. According to the *Guidelines*, the structure at 130 Mill Street represents the Gold Rush era architectural style, made of predominantly brick and/or stone with angled display windows and a recessed entryway. The structure is located in the Downtown Commercial Character Area, which helps define and direct specific preservation approaches for individual property.

In addition to the site-specific character-defining features recorded in the City of Grass Valley Historic Inventory, described earlier in this Staff Report, the *Guidelines* identify the following character-defining features of the Downtown Commercial neighborhood as a whole:

- Flat parapet roofs
- Masonry facades of brick, stone, and stucco
- Full front verandas or awnings of metal and cloth
- Deeply inset door entries
- Large picture or display windows
- Banks of clerestory or transom windows
- Rows of dentils and simple friezes
- Raised foundations
- Classical Revival/Gold Rush False Front architectural styles
- Use of cast iron in façade decoration

The *Guidelines* establish the design goals for the Downtown Commercial district:

- To emphasize the preservation and restoration of historic buildings and structures
- To preserve individual historic character defining features
- To maintain historical alignment of buildings
- To maintain traditional building mass, scale, and forms along the front facades of commercial buildings
- To locate additions away from the primary building facades

- To continue the use of verandas or awnings using historic designs and heights appropriate to the scale of the historic building
- To retain and preserve original display windows, frames, and recessed entries and other architectural features of historic buildings
- To continue use of traditional building materials
- To enhance the pedestrian experience; to minimize the visual impact of cars
- To improve energy efficiency consider “cool” roof colors, unless the roof is a significant part of the building’s architectural character.

The *Guidelines* also emphasize that adding new decorative elements that did not exist historically is “generally inappropriate,” noting that all historic commercial storefront and public building architectural components should be maintained and preserved if practical. If no evidence exists regarding the design and fabric applied to a particular commercial storefront, the *Guidelines* recommend adopting a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.

Features indicative of commercial storefronts and public buildings in the Downtown Commercial neighborhood include, but are not limited to, the following:

- Angled and recessed entries with divided display windows
- Number of lights or panes into which a window is divided
- Historic subdivision of window lights
- Maintenance of original window and door proportions
- Shape of the windows and the framing of the windows and window dressings
- Scale and symmetry of window arrangements
- Large plate glass display windows, set in wood or metal frames, typically supported on a bulkhead
- Kick plate or skirt below windows

The *Guidelines* state that proposed restoration projects aimed at replacing features should be accompanied by written, physical, or pictorial evidence.

A Priority 3 rating was applied to properties that have lost a substantial amount of integrity, either through remodeling, additions, or other types of alterations. These properties were not considered individually significant, and only in exceptional cases were they deemed to be contributors to the proposed historic district(s). Priority 3 properties, however, may still be recoverable through proper restoration or rehabilitation. For Priority 3 properties, it is recommended that character defining features and historic fabric be preserved. Owners of Priority 3 properties are encouraged to restore their buildings to their historic condition, but there will be greater flexibility in treatment of more recent alterations and in repair of historic materials.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone permits a full range of retail, restaurant, and housing uses. The Historical combining zone (-H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built-out with a 1,440 square foot, single-story commercial building.

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 façade modifications will not result in expansion of use of the commercial property.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Minor Development Review 24PLN-55.
2. The Grass Valley Historical Commission reviewed Plan Revision application 24PLN-55 at their regular meeting on January 14, 2025.
3. The Grass Valley Development Review Committee reviewed Minor Development Review application 24PLN-55 at their regular meeting on January 28, 2025.
4. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with the City's General Plan and any specific plan.
6. The project, as conditioned and to the extent feasible, maintains the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines and the Design Review Guidelines for the 1872 Historic Townsite.

B. RECOMMENDED CONDITIONS:

1. The final design shall be consistent with Minor Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-55). 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.

2. Prior to any work occurring, a Minor Use Permit must be obtained to enlarge, extend, reconstruct, or relocate the nonconforming canopy in the rear, pursuant to Section 17.90.030.B.1.a of the Grass Valley Municipal Code.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division. Prior to issuance, the applicant must demonstrate how the barbeque use will comply with Section 17.30.070.J of the Grass Valley Municipal Code, regulating odors and fumes.
4. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right of way.
5. Exit signs shall be installed at all required exits and where otherwise necessary in order to indicate the direction of egress. Signs are to be illuminated at any time the building is occupied. The exit sign system is to be installed in accordance with the requirements of the 2022 California Electrical Code.
6. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than 5 feet above the finished floor level.
7. Fire alarm system remodel plans and material data sheets shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). The plans shall be submitted by a licensed C-10 fire alarm contractor or a California registered engineer and shall conform to NFPA #72, 2022 edition and the City of Grass Valley Municipal Code. The system shall be certified and monitored by a central station for the life of the building.
8. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. Hood fire suppression system plans and specifications shall be submitted by a California licensed C-16 contractor to the Fire Department for review and approval prior to installation (deferred submittal). The system shall comply with U.L. 300. CFC § 904.13.
9. A Class K fire extinguisher shall be located in the vicinity of the outdoor cooking equipment. CFC 906.1.2.
10. 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 / Aerial Map
2. Universal Application / Minor Development Review Application
3. Updated Plan Set (resubmitted January 22, 2025)

4. Letter from (Applicant regarding roof pitch)
5. Historic Storefront Photos
6. Historic Inventory Record

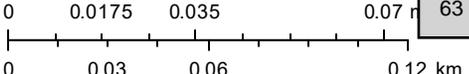
ATTACHMENTS

130 Mill Street – Façade Modifications

1. Vicinity Map / Aerial Map
2. Universal Application / Minor Development Review Application
3. Updated Plan Set (resubmitted January 22, 2025)
4. Letter from (Applicant regarding roof pitch)
5. Historic Storefront Photos
6. Historic Inventory Record

130 Mill St - Aerial Map

Item # 3.



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

UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit
\$757.00
- Zoning Interpretation
\$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- Major Development Review – over 10,000 sq. ft.
\$3,571.00
- Conceptual Review - Minor
\$497.00
- Conceptual Review – Major
\$847.00
- Plan Revisions – Staff Review
\$342.00
- Plan Revisions – DRC / PC Review
\$901.00
- Extensions of Time – Staff Review
\$306.00
- Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,000.00
- Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,364.00
- Zoning Map Amendment
\$5,501.00
- Easements (covenants & releases)
\$1,794.00

Environmental

- Environmental Review – Initial Study
\$1,858.00
- Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00
- Major – Master Sign Programs
\$1,407.00
- Exception to Sign Ordinance
\$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,788.00
- Tentative Map (5 to 10 lots)
\$5,267.00
- Tentative Map (11 to 25 lots)
\$7,053.00
- Tentative Map (26 to 50 lots)
\$9,668.00
- Tentative Map (51 lots or more)
\$14,151.00
- Minor Amendment to Approved Map (staff)
\$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage
\$829.00
- Tentative Map Extensions
\$1,136.00
- Tentative Map - Lot Line Adjustments / Merger
\$1,325.00

Use Permits

- Minor Use Permit - Staff Review
\$562.00
- Major Use Permit - Planning Commission Review
\$3,292.00

Variances

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

Application	Fee
Minor Development	1,966.00
Total:	\$ 1,966.00

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 **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

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 no

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: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:46 -0800

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

Applicant Signature: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:56 -0800

--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: EXISTING BUILDING IN THE DOWNTOWN CORRIDOR. BRICK FACADE WITH WITH A WOOD CANOPY WITH COPPER ROOFING. WOOD, GLASS, AND SLATE ENTRY.

B. Describe surrounding land uses:

North: DOWNTOWN SHOPPING AREA - WINE TASTING
South: DOWNTOWN SHOPPING AREA - THE OWL RESTAURANT - ALLEY
East: DOWNTOWN SHOPPING AREA - MILL STREET WALKING PLAZA
West: PUBLIC PARKING LOT - CHURCH STREET - BANKS

C. Describe existing public or private utilities on the property: ALL EXISTING UTILITIES ARE UNDER GROUND FROM MILL STREET. VAULTS ARE IN SIDEWALKS.

D. Proposed building size (if multiple stories, list the square footage for each floor): ONE STORY EXISTING - NO CHANGE, 1790 S.F. CREATE A NEW 4'-0" HIGH CMU WALL AROUND THE BBQ AREA IN BACK WITH A NEW METAL ROOF.

E. Proposed building height (measured from average finished grade to highest point): 22'-0" EXISTING - NO CHANGE.

F. Proposed building site plan:

(1)	Building coverage	<u>1790</u>	Sq. Ft.	<u>84</u>	% of site
(2)	Surfaced area	<u>350</u>	Sq. Ft.	<u>16</u>	% of site
(3)	Landscaped area	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
(4)	Left in open space	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
	Total		Sq. Ft.	<u>100</u>	%

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

H. Exterior Lighting:

- 1. Identify the type and location of exterior lighting that is proposed for the project. SURFACE MOUNTED LED LIGHT FIXTURE OVER SEATING AREA UNDER EXISTING ROOF IN FRONT AND UNDER NEW ROOF AT BBQ'S IN BACK.
- 2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. NEW LIGHTS WILL BE UNDER ROOF COVERS AND SOURCES WILL BE DIRECTED STRAIGHT DOWN.

I. Total number of parking spaces required (per Development Code): 0

J. Total number of parking spaces provided: 0

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? NO NEW NOISES.

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

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. SMELLS FROM BBQ'S ARE PROCESSED THROUGH A HOOD VENT AND ARE DIRECTED STRAIGHT UP FROM THE NEW ROOF IN THE BACK OF THE BUILDING.

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 COOKING IN BACK, EATING IN FRONT.

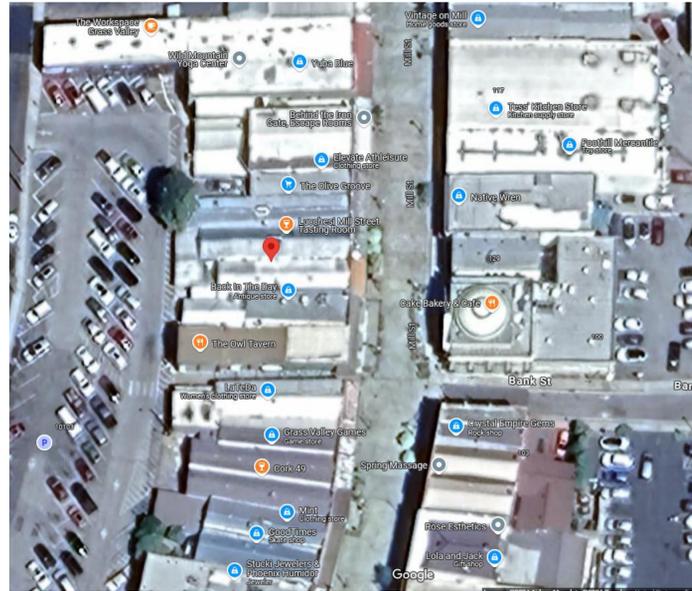
B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres 350 Percentage of site 16

C. Describe the proposed outdoor use: BBQ AREA WITH COVERED ROOF FOR COOKING. COVERED EATING AREA IN FRONT FOR OUTDOOR EXPERIENCE.

LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"



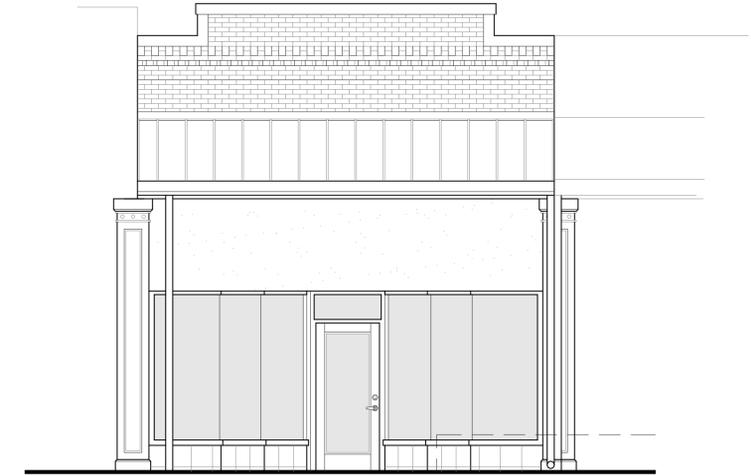
NEIGHBORHOOD SITE PLAN

NTS



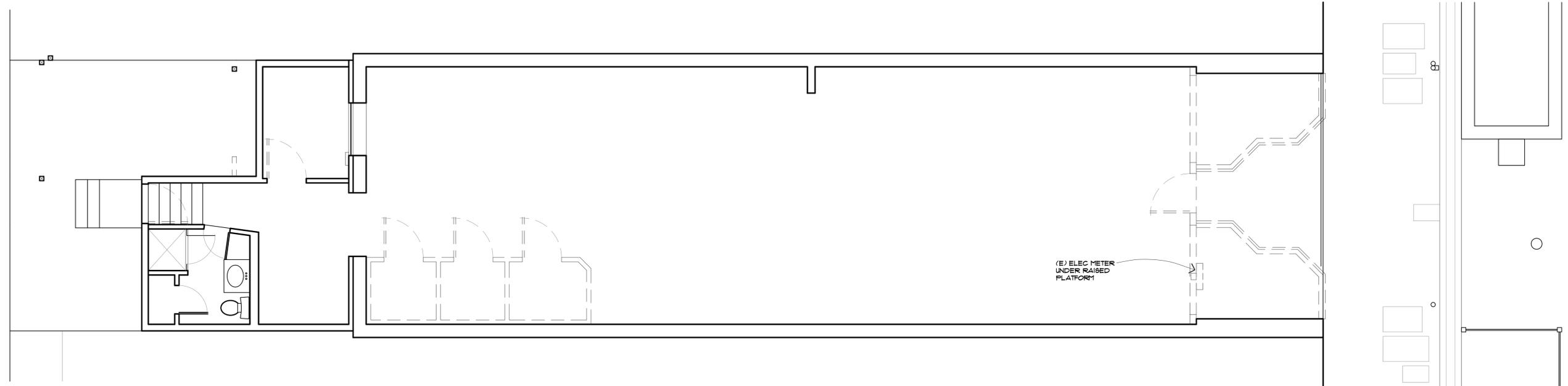
(E) REAR ELEVATION

1/4" = 1' - 0"



(E) FRONT ELEVATION

1/4" = 1' - 0"



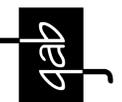
DEMOLITION PLAN

1/4" = 1' - 0"



REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081



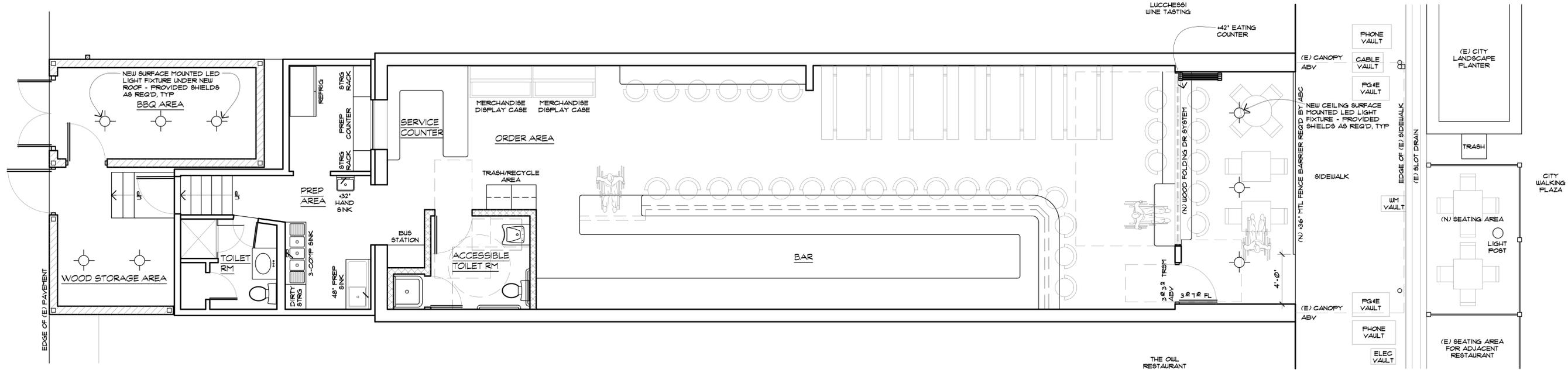
NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: DEMO PLAN
A-1
 DATE: 1/8/25

LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"



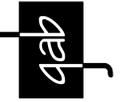
FLOOR PLAN

1/4\" = 1' - 0"



REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
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NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: FLOOR PLAN
A-2
 DATE: 1/8/25

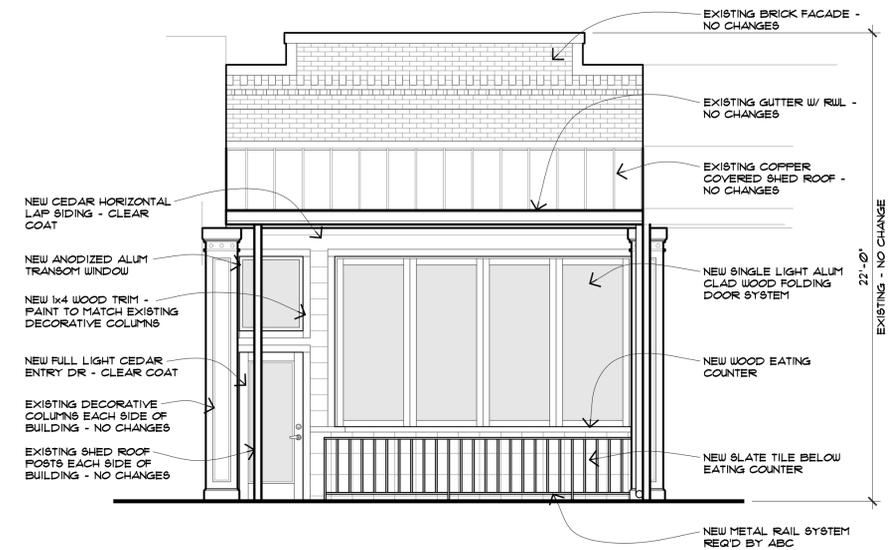
LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"

REVISIONS	DATE



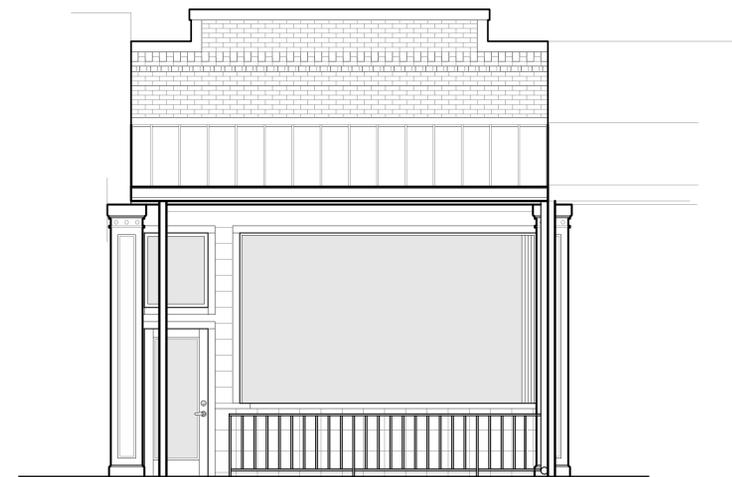
(N) REAR ELEVATION
 1/4" = 1' - 0" (OPTION A - GABLED ROOF)



(N) FRONT ELEVATION
 1/4" = 1' - 0" (FOLDING DOORS CLOSED)



(N) REAR ELEVATION
 1/4" = 1' - 0" (OPTION B - SHED ROOF)



(N) FRONT ELEVATION
 1/4" = 1' - 0" (FOLDING DOORS OPEN)

GARY A. BURKE, ARCHITECT
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 GRASS VALLEY, CA 95945
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NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: EXT ELEV
A-3
 DATE: 1/8/25



HORIZONTAL CEDAR LAP SIDING



FULL LIGHT CEDAR DOOR



(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS CLOSED)



WOOD FRAMED FOLDING DOOR SYSTEM



SLATE TILE



(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS OPEN)

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
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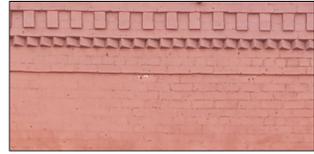
NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



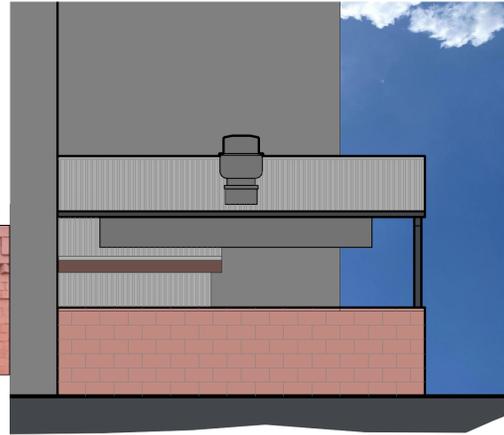
JOB: 24-46
 SHEET: COLOR ELEV
A-4
 DATE: 1/8/25



CORRUGATED METAL ROOFING

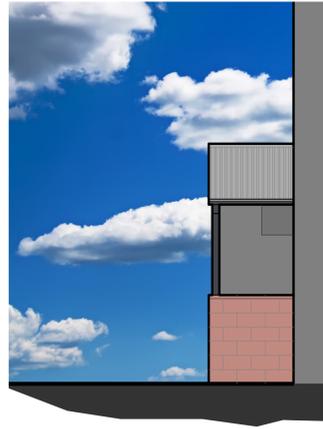


PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION A - GABLE ROOF)



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION A - GABLE ROOF)



CORRUGATED METAL ROOFING



PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) REAR ELEVATION

1/4" = 1' - 0" (OPTION A - GABLE ROOF)



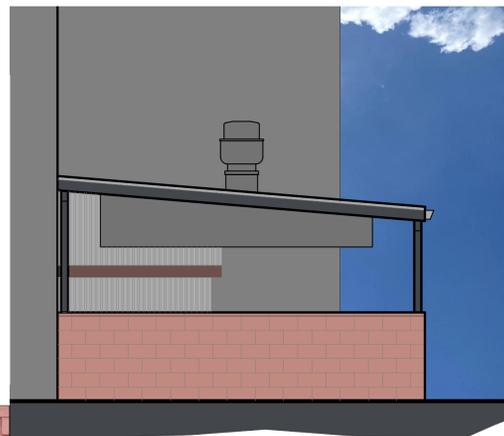
PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



CORRUGATED METAL ROOFING

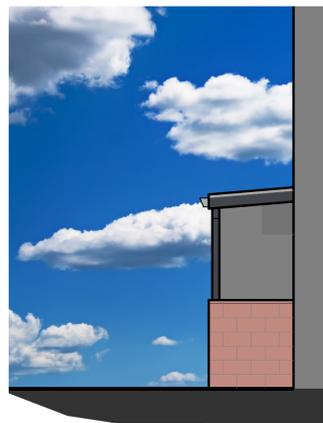


PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION B - SHED ROOF)



(N) SIDE ELEVATION

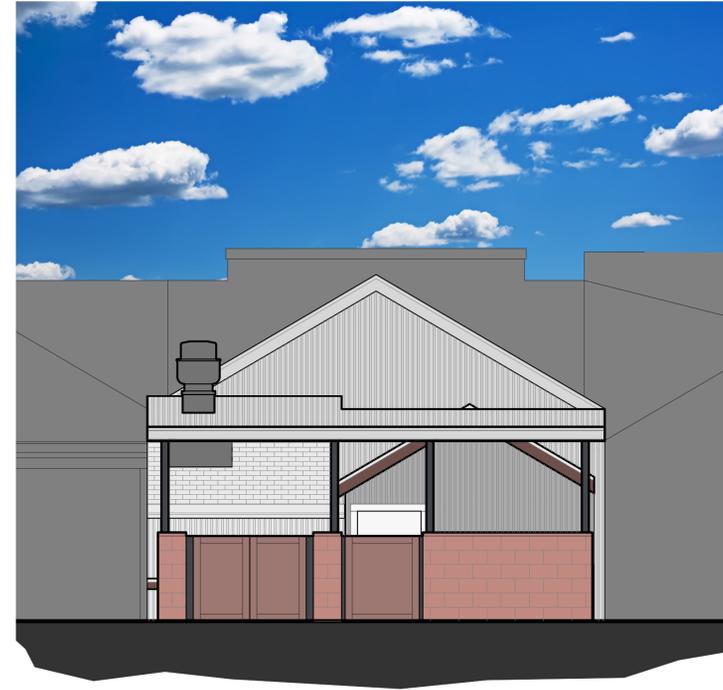
1/4" = 1' - 0" (OPTION B - SHED ROOF)



CORRUGATED METAL ROOFING



PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) REAR ELEVATION

1/4" = 1' - 0" (OPTION B - SHED ROOF)



CORRUGATED METAL ROOFING



PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
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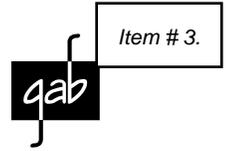
NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: COLOR ELEV
A-5
 DATE: 1/8/25

GARY A BURKE, ARCHITECT

COMMERCIAL, INDUSTRIAL, CUSTOM HOMES, ADDITIONS, AND REMODELS
CA LIC #C-27081



148 CELESTA DRIVE
GRASS VALLEY, CA 95945

530-575-0336
gary@garyaburke.com

January 22, 2025

The City of Grass Valley
Planning Department
125 E Main Street
Grass Valley, CA 95945

Attn: Planning Department
Re: BBQ Roof Pitch

To Whom it May Concern:

Since the existing canopy roof being removed is detached and low sloped, we would like to stay with the low slope, in keeping with the original design. In addition, this allows us to keep the height of the exhaust fan lower since the code requires it to be a minimum height above the roof's high point. Our desire is to have the gable roof facing the parking area which we believe provides a better look to the elevation. If this is not possible, we would request a shed roof similar to the one being removed.

Yours sincerely,

Gary A Burke, Architect
gab



154 Mill Street / circa 1910



118 Mill Street / Date Unknown



123-129 Mill Street / circa 1960s/1970s



115 Mill Street / Date Unknown



Address Unknown / 1965

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

*Resource Name or #: 130 Mill Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-345-16
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 130 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, exposed brick masonry commercial storefront. Character defining features of the building include a stepped parapet roof with metal flashing on the top, followed by a row of brick dentils and a row of dog-toothed course of bricks, below which is a contemporary metal sheeted veranda supported by steel columns, and below the veranda angled display windows, flanking a central door with a top light, and contemporary marble tile or granite skirt, and a stucco textured wall above the windows. The building is flanked on the right and left by single-story commercial storefronts sharing a common walls. B. Harris operated a liquor and grocery store in the building in the 1850s until he sold the store to Abraham Salaman for \$3,000 in 1862. The building became known as the Salaman Building, where Abraham Salaman operated a grocery store for years. 1873 Tax Roll lists A. Salaman as owner of the lot on west side of Mill Street valued at \$800 with one story brick building valued at \$2,200. From 1940 to 1970 Ed Tinloy owned The Unique Store there, having moved his store from the corner of West Main and Mill Street. In the 1970s Tremewan's Mens furnishings occupied the building (City of Grass Valley Historical Files).

- *P3b. **Resource Attributes:** HP-6, single-story commercial building.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- P5b. **Description of Photo:** View looking west at the building.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1859; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Steven M. and Cynthia M. Giardina, Trustees, 13056 Somerset Drive, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map