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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, November 14, 2023 at 9:00 AM

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

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

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

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

## AGENDA

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

## MEETING NOTICE

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

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

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

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

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

## REGISTRATION FOR VIRTUAL MEETING

Registration Link: <https://us06web.zoom.us/meeting/register/tZlpc-ypqDgiHdOHtoD5p55zN18znEnQn77r>

Please note that to register for the virtual meeting you will be required to provide an email address. If you wish to participate in the meeting without providing an email address, you may attend the meeting in person at 125 East Main Street, Grass Valley, CA 95945 in the Council Chambers.

## **CALL TO ORDER**

## **ROLL CALL**

## **ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES**

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

## **GENERAL APPLICATION FOR REVIEW**

- 1. Development Review Permit for outdoor furniture selection at the McKnight Center outdoor seating area, and master sign program amendment, and mural proposal (23PLN-24) - Location: 111, 117, 129 and 151 W McKnight Way (APN: 029-350-07 & 09)**

**Recommendation:** 1. That the Development Review Committee approve the outdoor furniture concept proposed for the outdoor spaces at the McKnight Crossing shopping center as presented, or as may be modified by the DRC, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

- 2. Development Review and Variance Request for the Sierra Guest Home Expansion for a total of 27 rooms, including two full apartment units, for Supportive Housing use consistent with state requirements. The Variance request is for encroachment of a rear addition into the 20-foot rear setback and exceeding the 50% lot coverage limit (23PLN-28) - Location: 131 Glenwood Avenue (APN:035-270-035)**

**Recommendation:** 1. That the Development Review Committee recommend that the Planning Commission approve the Development Review and Variance applications for the expansion of the Sierra Guest Home at 131 Glenwood Avenue as presented, or as modified by the Development Review Committee, which includes the following

actions: a. Determine the project Categorically Exempt pursuant to Section 15305, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the expansion of the Sierra Guest Home in accordance with the Conditions of Approval, attached to the Staff Report. d. Approve the Variance request for encroachment of a rear addition into the 20- foot rear setback, and exceeding the 50% lot coverage limit.

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, November 14, 2023 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Wednesday, November 8, 2023.

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**Taylor Day, City Clerk**



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
November 14, 2023**

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

**DATA SUMMARY**

**Application Number:** 23PLN-24  
**Subject:** Development Review Permit for outdoor furniture selection at the McKnight Center outdoor seating area, and master sign program amendment, and mural proposal  
**Location/APNs:** 111, 117, 129 and 151 W McKnight Way/029-350-07 & 09  
**Applicant:** Mesa Management  
**Representative:** Jim Fitzpatrick, Solutioneer  
**Zoning/General Plan:** Central Business (C-2)/Commercial  
**Entitlement:** Development Review Permit  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Development Review Committee approve the outdoor furniture concept proposed for the outdoor spaces at the McKnight Crossing shopping center as presented, or as may be modified by the DRC, 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 Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

The Development Review Committee (DRC) reviewed a proposal for ±4,800 sq ft of outdoor dining space at the McKnight Center at their meeting held August 22, 2023, and the Planning Commission approved the project at their meeting on September 19, 2023. The project was approved with a condition that the applicant return to DRC with a furniture concept that addresses concerns regarding durability, weather resistance, and a style that compliments the architecture of the shopping center.

## **PROJECT PROPOSAL:**

The applicant is proposing a furniture concept that features wood-looking aesthetics, made of durable composite material with metal support elements and/or accents, as well as compliance with accessibility standards. Planters at the Afternoon Deli dining location are proposed to be metal and square in form. The furniture concept will be featured throughout the outdoor dining/gathering areas at the McKnight Center.

## **REGULATORY DISCUSSION:**

**Review Authority:** Pursuant to section 17.72.030 (D.3) GVMC, commercial projects in excess of 2,000 square feet, including outdoor use areas, require review by the Development Review Committee (DRC), and final action by the planning commission. The overall project was previously approved by the planning commission with a condition that the furniture concept come back before DRC.

## **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.

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

The McKnight Shopping Center is divided into four parcels which include: 101 W McKnight Way (APN: 029-350-007), 115 W. McKnight Way (APN: 029-350-008), and 111 – 151 W McKnight Way (APNs: 029-350-009 & 010). These four parcels are covered by a Declaration of Restrictions and Grant of Reciprocal Easements, including parking.

The retail shopping center is anchored by Target, SPD, Big 5 and Banner Bank with subordinate tenants of Papa Murphy's Pizza, Cash Advance, Baskin Robbins, Mountain Mike's Pizza, AT&T, Gig Mart, Fish & Chips, Essential Salon, Daily Donuts, All Seasons Pools and Spas, and H&R Block. A separate building hosting Golden Dragon, Trkac, and Afternoon Deli, is located on the southeast side of the retail center.

## **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 outdoor gathering spaces were previously approved. This approval is for the aesthetics and durability of the furniture selection. Therefore, the project is anticipated to result in no expansion of the existing use.

**FINDINGS:**

1. The City received a complete application for Development Review Application 23PLN-24.
2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-24 at their regular meeting on August 22, 2023, and the Planning Commission approved the project on Tuesday, September 19, 2023 with a condition that the furniture concept return to DRC for approval.
3. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines, including furnishings selected “based on usefulness, durability, maintenance, and aesthetic detail. Styles of furnishings shall be consistent with or complimenting to styles existing in the project area.”
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.

**RECOMMENDED CONDITIONS (Outdoor Dining Furniture)**

1. The approval date for the furniture component of this Development Review permit is November 14, 2023 with an effective date of Thursday, November 30, 2023 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on November 30, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. Final furniture selections shall feature wood-mimicking aesthetics and shall be made of durable materials such as composite wood and metal. Furniture shall not be made of natural wood or material that requires ongoing maintenance such as painting or sealing.
3. Final furniture selections shall be reviewed by the City Planner for substantial consistency with the furniture concept approved by the Development Review Committee (23PLN-24).
4. Final furniture selections shall be reviewed by the Building Official for compliance with California Building Code and ADA standards.
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. Applicant’s statement
2. Applicant’s presentation

City of Grass Valley  
Community Development Department  
Attn: Amy Wolfson – City Planner  
125 E Main Street  
Grass Valley, CA 95945

Via Email

RE: Proposed Improvements at McKnight Crossing for Development Review Committee

Amy,

Thank you for efficiently working with our Team to make improvements at the Center.

Thank you to the DRC Members for their support in the August meeting. The items the DRC put forth to the Planning Commission were well received and supported unanimously.

In our August 2023 DRC Meeting, there was a Committee request that we spend some time thinking about a couple items, and return to the DRC:

1. **Outdoor Gathering Spaces:**

- Furniture
  - That the furniture selected would be appropriate for the Grass Valley Environmentals
- ADA Accessibility
  - To confirm the areas and furniture would be ADA compliant

2. **Farmers Market:**

- Committee Members directed Staff to work with our Team, to conduct Outreach with potential Operators
- Thoughtfully consider the feedback for how the Market would operate relative to space and a new built environment
- Return to DRC for review

**Proposal for the November 14, 2023 DRC:**

- Outdoor Gathering Spaces
  - Furniture
    - We ordered furniture based on the Attached Decision Tree for consideration of the environmental aspects and came to the same decision as the City
    - Scheduled to arrive January 2024, impacted by supply chain issues
    - If proves satisfactory, expectations are the entire order can be received April 1
    - We request some flexibility combined with City review
  - ADA Accessibility
    - All Furniture and Gathering Spaces will be ADA Accessible and ADA compliant
    - City will have the opportunity to review in Plan Check. The Center seeks to de-risk the project and often exceeds Building Code requirements.

- 
- Farmers Market:
  - At this time, we do not have anything to formally propose, and may come back to DRC early next year with a proposal
  - Actions taken since August:
    - We met with several operators, Staff, the Chamber of Commerce and others
    - We investigated local Farmers Markets and Best Practices in general
    - We continue to monitor the Parking Lot to observe operational characteristic by day part for car counts, flow and future possibilities
  - In addition, we are exploring an option to have a “pilot” Farmers Market, without the structures, to evaluate operations, prove to tenants the Market is viable, prior to a commitment to invest in the broader infrastructure recently considered

**Applicant Request:**

1. Approve the Furniture for the Outdoor Gathering Spaces with language that provides the City necessary controls while allowing the Center some flexibility in the exact item selected.
  - The Materials ARE: Durable, low maintenance, ARE NOT: wood, requiring painting
  - See Attachment

**Center Updates:**

- Thank you to Grass Valley and all those involved in our re-imagining project, we appreciate it
- Most of the façade and infrastructure improvements have been accomplished
- Big 5 has successfully transitioned into their new modernized space
- Below Five is in third round of Plan Check Comments, contractor selected and ready to begin the build
- Landscaping Plans approved, materials and plants being secured and introduced soon
- The Center is excited to announce the first of several new tenants
  - Sweet Spot – A bakery specializing Cakes and Treats with fresh ingredients, mixed by hand
- Other updates:
  - Finalizing Plans to introduce the Daughters of the American Revolution Plaque to Patriots Point
  - Introduced a Flag Donation Drop Off Box adjacent to Patriots Point
  - With Center Parking Lot restriping, we will introduce a couple Veterans / Military only parking spaces
- **Grand Re-Opening Celebration:**
  - Scheduled for Spring 2024
  - Planning a celebration where all are invited



Thank you for the opportunity to present these additional improvements and innovations. We ask for support for this Application in an effort to finalize the Center, and make it an integral part of the Grass Valley Community.

Jim Fitzpatrick  
Authorized Agent  
Mesa Management  
Special Projects



# Outdoor Furniture Selection

## DRC

### November 14, 2023

November 6, 2023



# Grass Valley – Furniture Selection Decision Tree

Item # 1.



# Both City & Center Came to the Same Decision

Item # 1.



@ The GROVE

## Downtown Grass Valley materials selection



## Same / Similar Conclusions



# Proposed Conditions of Approval

**GOAL:** Provide City confidence there will be oversight, while allowing the Center some flexibility.

**NOTE:** We have ordered the example provided. Supply Chain issues have caused a delay in receiving.

(Expected Delivery January 2024 – can have all Furniture delivered April 1, 2024)  
We are asking for flexibility, to not have to declare an exact SKU / product, so we can verify upon receiving actual furniture

- **Define what materials will be used:**
  - Composite Materials
  - Low to no maintenance
  - Reasonable cost
  - Achieves ADA Accessibility requirements
  - Comfortable and Inviting
  - Durable for Environmental extremes – Hot
  
- **Define what Materials will not be used:**
  - Natural Wood
  - Requires ongoing maintenance
  - Requires Painting
  - Likely need to be replaced
  
- **Final Furniture Selection reviewed and approved by Staff (Plan Check)**
  - Consistent with Grass Valley environmental and maintenance concerns
    - Consistent with City selected furniture on Mill Street
  - Achieves ADA and Accessibility requirements





**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
NOVEMBER 14, 2023**

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

**DATA SUMMARY**

**Application Number:** 23PLN-28  
**Subject:** Development Review and Variance Request for the Sierra Guest Home Expansion for a total of 27 rooms, including two full apartment units, for Supportive Housing use consistent with state requirements. The Variance request is for encroachment of a rear addition into the 20-foot rear setback and exceeding the 50% lot coverage limit

**Location/APNs:** 131 Glenwood Avenue/035-270-035  
**Applicant:** Foothill House of Hospitality  
**Representative:** Nancy Baglietto  
**Zoning/General Plan:** Single-Family Residential (R-1)/Urban Low Density (ULD)  
**Entitlement:** Development Review Permit, Variance  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Development Review Committee recommend that the Planning Commission approve the Development Review and Variance applications for the expansion of the Sierra Guest Home at 131 Glenwood Avenue as presented, or as modified by the Development Review Committee, which includes the following actions:
  - a. Determine the project Categorical Exempt pursuant to Section 15305, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
  - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
  - c. Approve the Development Review Permit for the expansion of the Sierra Guest Home in accordance with the Conditions of Approval, attached to the Staff Report.
  - d. Approve the Variance request for encroachment of a rear addition into the 20-foot rear setback, and exceeding the 50% lot coverage limit

## **BACKGROUND:**

The existing residence is 5,274 square feet and was constructed in 1957 according to Assessor records. The building has operated as a Senior Care Facility, licensed by the State since April 1989. The Foothill House of Hospitality purchased the facility in 2021 and has operated it as a supportive housing facility as defined by the state in Government Code Section 65582, serving the target population as defined in that same section.

## **PROJECT PROPOSAL:**

**Project description:** This Development Review Permit application is for an expansion of the facility from 17 to 27-bedroom units and to 9,578 sq ft. Two of the units will be studio apartments, replacing two existing apartment units that are proposed for demolition. The proposed apartment units will be used to house tenants seeking more independent living situations such as an on-site manager or recuperative care tenants. Along with the expansion, the building will be remodeled which will include abatement of lead and asbestos within the existing structure. New exterior finishes include painted horizontal lap siding, shake shingles, and new asphalt shingle roofing.

**Supportive Housing Use:** Pursuant to Table 2-7 of the Grass Valley Municipal Code, Supportive Housing is a permitted use in the single-residential (R-1) zoning district. Government Code Section 65583(a)(5) states that "Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." There are no restrictions in the current development code that would disallow the proposed development as a single-family residence except with respect to the requested Variance (discussed below) and with respect to the second studio apartment (one studio could be considered an allowed Accessory Dwelling Unit (ADU). However, the combined square footage of the two studios could qualify under the city's size restrictions for an ADU. The applicant has indicated in the project description that these would be converted to a single unit and one of the kitchenettes removed upon conversion of the facility to a use other than supportive housing. Because the use of the apartments to serve tenants with more independent needs is a use that is integral to the services needed to meet the goals of the supportive housing facility, staff is suggesting that the planning commission make a finding to support the second apartment unit based on its use to serve the supportive housing use and the commitment by the applicant to remove one at such time the facility is no longer used for supportive housing. It should also be noted that the applicant is proposing to remove a detached two-apartment structure as part of this application, but staff has been unable to substantiate whether they were constructed legally.

**Variance:** Pursuant to section 17.72.070, the purpose of a Variance process is to consider requests to waive or modify standards in the development code due to special circumstances applicable to the property. In this case, the applicant is intending to avoid a second story addition, which they could provide in compliance with the existing setback and lot coverage standards. However, the construction of a second story would compromise an existing oak tree on the neighboring property, that hangs over the subject building. Additionally, neighboring property owners have expressed a preference for the one-story addition due to concerns that a two-story addition would not fit as well with the character of the neighborhood.

The rear setback for R-1 designated properties is 20% of the lot depth, up to a maximum of 20-feet. The 150-foot lot depth of this property sets the rear setback at 20-feet. The rear addition is proposed to be as close as 6 feet, 7 inches from the rear property line. The site coverage limit for R-1 is 50% and includes all the impervious surfaces on a lot. The proposed development will have impervious coverage up to 67% of the site. Again, both the coverage limits and the setbacks standards could be met with a second-story, as opposed to the proposed single-story addition. The applicant is requesting that the commission consider the health of the tree that would be compromised with a second-story proposal, as a special circumstance that deprives the property owners the ability to build out in compliance with setback and lot coverage standards.

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

**General Plan:** The Urban Low Density (ULD) General Plan designation includes a density range of 1 to 4 dwelling units per acre. ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

**Zoning:** The Single-Residential Zone (R-1). The R-1 zone is applied to areas of the city that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The r-1 zone is consistent with and implements the urban low density (ULD) designation of the general plan.

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

The subject site is located within a single-family neighborhood on Glenwood Avenue, primarily consisting of one-story homes. Many of the homes were constructed in the late 1930s/ early 1940s, prior to 1962 building code requirements and land use development standards. Several neighboring homes encroach into setbacks applicable under the current development code. The site drains from south to north and has an approximate slope of 7%. There are no waterbodies or streams located on the property.

### **ENVIRONMENTAL DETERMINATION:**

Use of the site for supportive housing is permissible under the Grass Valley Municipal Code and considered a ministerial project and therefore not subject to the California Environmental Quality Act (CEQA). The Variance request qualifies for a Categorical Exemption pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 5 Categorical Exemption consists of minor alterations to land use limitations where the site has an average slope not exceeding 20% and there is no change in land use density “including set back variances not resulting in the creation of any new parcel.”

### **FINDINGS:**

1. The City received a complete application for Development Review Application 23PLN-28.



2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-28 at their regular meeting on November 14, 2023.
3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 5, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. The project is consistent with the applicable sections and development standards in the Development Code.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The two proposed studio apartments may be permitted as an integral part of the supportive housing facility for which the applicant has committed to converting to a single ADU with removal of one kitchenette upon any conversion of the use to anything other than a supportive housing use.
7. The proposed project is consistent with the general plan and any applicable specific plan
8. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
9. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
10. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the tree which prevents second story expansion, so that the strict application of this development code deprives the property of privileges enjoyed by other properties in the vicinity and within the same zone
11. The approval of the variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
12. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

**RECOMMENDED CONDITIONS:**

1. The approval date for planning commission review is <TBD> with an effective date of Thursday, <TBD>, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on <TBD> 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 (23PLN-28). 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. All commitments made by the applicant as part of the presented project shall be upheld by future/successor heirs/owners.
4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
5. Prior to issuance of building or grading permits, the applicant shall conduct a "Water Demand Analysis" as required by the Nevada Irrigation District (NID) to evaluate the existing ¾-inch domestic meter is adequate for the demand of the project. An NID will-serve letter shall be provided to the City Planner.
6. The project shall be designed in accordance with the requirements of all applicable codes, standards, and local ordinances, including but not limited to; 2022 CFC, NFPA 13-22 (standard for the installation, testing, and maintenance of fire sprinkler systems), and NFPA 72-22 (standard for the installation, testing, and maintenance of fire alarm systems).
7. 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. Applications
4. Architectural Plans

**Holiday Inn Express Proposed at 961 Plaza Drive**  
Project Submittal Attachment List

1. Vicinity Map
2. Aerial Map
3. Applications (includes applicant and architect statements)
4. Sierra Guest Home Plans (renderings, site plan, floor plans, etc)

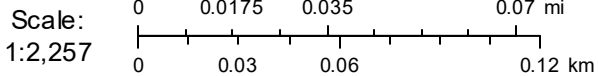
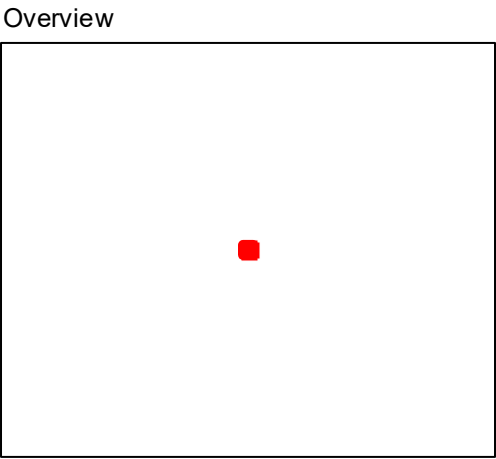
# 131 Glenwood - Vicinity Map

Item # 2.



Parcel APN: 035-270-035  
131 GLENWOOD AVENUE

Land Value: \$102,000.00  
Improvement Value: \$586,500.00  
Acreage: Unknown  
Zoning: R-1 GVCity  
General Plan: ULD GVCity  
Fire District: Grass Valley  
Elementary Sch. Dist: Grass Valley  
Water District:  
Nevada Irrigation Dist: NID Water - Zone 1.0  
Public Utility:  
Park District:  
Service Area: Solid Waste Grass Valley - Csa 32  
Snow Load: 49 lbs/sqft  
Wind Exposure: C  
Climate Zone: 11  
Elevation: 2,657 feet



# 131 Glenwood - Aerial Map

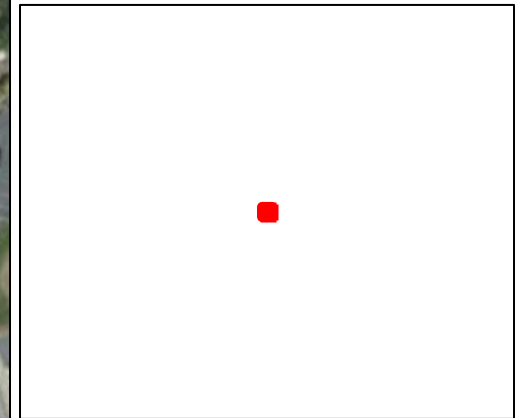
Item # 2.



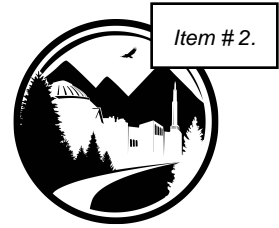
Parcel APN: 035-270-035  
131 GLENWOOD AVENUE

Land Value: \$102,000.00  
Improvement Value: \$586,500.00  
Acreage: Unknown  
Zoning: R-1 GVCity  
General Plan: ULD GVCity  
Fire District: Grass Valley  
Elementary Sch. Dist: Grass Valley  
Water District:  
Nevada Irrigation Dist: NID Water - Zone 1.0  
Public Utility:  
Park District:  
Service Area: Solid Waste Grass Valley - Csa 32  
Snow Load: 49 lbs/sqft  
Wind Exposure: C  
Climate Zone: 11  
Elevation: 2,657 feet

## Overview



**UNIVERSAL PLANNING  
 APPLICATION**  
 \* DUE WITH EVERY PLANNING APPLICATION \*



**Application Types**

**Administrative**

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

**Development Review**

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

**Entitlements**

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

**Environmental**

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

**Sign Reviews**

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

**Subdivisions**

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

**Use Permits**

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

**Variations**

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

<u>Application</u>	<u>Fee</u>
Major Use Permit	\$3,035
Major Variance	\$2,029
<b>Total:</b>	<b>\$5,064</b>

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

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

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

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

Additional information may be obtained at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com) regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

### **ADVISORY RE: FISH AND GAME FEE REQUIREMENT**

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

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 2.
Name: Nancy Baglietto	Name: Foothill House of Hospitality	
Address: 488 Crown Point Circle	Address: 488 Crown Point Circle	
Grass Valley, California 95945	Grass Valley, California 95945	
Phone: 530-615-0807	Phone: 530-615-0807	
E-mail: nbaglietto@hhshelter.org	E-mail: nbaglietto@hhshelter.org	

<u>Architect</u>	<u>Engineer</u>
Name: Robert Wallis	Name: Jon Martin
Address: 415 W Main St	Address: 2204 Plaza Drive, Suite 130
Grass Valley, CA 95945	Rocklin, CA 95765
Phone: 530-264-7010	Phone: 916-256-4816
E-mail: robert.wallis@wdsa.us	E-mail: jonm@martinconsultinggroup.biz

**1. Project Information**

- a. Project Name Sierra Guest Home Expansion
- b. Project Address 131 Glenwood Ave, Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 035-270-035  
(include APN page(s))
- d. Lot Size 20 Acres

**2. Project Description** Project consists of demolition of two existing out buildings on site, as well as a previous (existing) addition to the main building at the back of the lot. Demolition will also include abatement of lead and asbestos within the existing structure. New finishes will be added to the exterior of the building, consisting of painted horizontal lap siding, shake shingles, and new asphalt shingle roofing. A new addition to the rear and west of the building will include 10 dorm-style bedrooms with two shared bathrooms and shower rooms, as well as two studio apartments.

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**3. General Plan Land Use:** ULD GVCity      **4. Zoning District:** R-1 GVCity



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

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

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

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

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

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

Property Owner/\*Representative Signature: \_\_\_\_\_

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

Applicant Signature: \_\_\_\_\_

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

**VARIANCE**



**SUPPLEMENTAL APPLICATION INFORMATION**

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

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

- I. Provide a written response for the variance request and provide a written justification statement to support findings listed in Section 17.72.070 F of the Development Code, including the following:
  - A. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, so that the strict application of this Development Code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
  - B. The approval of the Variance or Minor Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and,
  - C. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

II. Project Characteristics:

A. Describe all existing buildings and uses of the property: Main building consists of 17 dorm style bedrooms main building at the back of the lot. Demolition will also include abatement of lead and asbestos within the existing structure. New finishes will be added to the exterior of the building, consisting of painted horizontal lap siding,shake shingles, and new asphalt shingle roofing. A new addition to the rear and west of the building will include 10 dorm-style bedrooms with two shared bathrooms and shower rooms, as well as two studio apartments.

B. Describe surrounding land uses:

North: Private Road (Single family residence across street)  
South: Undeveloped land  
East: Single family residence  
West: Single family residence

## SITE PLAN REQUIREMENTS

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

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### A. Application Checklist:

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

### B. Site Plan Submittal:

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



October 26, 2023

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**David Langness**  
President

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Board Member

**Jamal Walker**  
Board Member

**Nancy S. Baglietto, MSW**  
Executive Director

Amy Wolfson  
City Planner  
City of Grass Valley  
Development Review Committee  
125 East Main Street  
Grass Valley, CA 95945

Dear Ms. Wolfson:

I am writing this letter in reference to Hospitality House’s application number: 23PLN-28 for the Development Review and Variance Request for the Sierra Guest Home Expansion located at 131 Glenwood Avenue.

As we have discussed, Hospitality House seeks to increase the building for a total of 27 rooms, including two full apartment units. All of the units are part of a permanent supportive housing project that is consistent with state requirements as defined by Government Code Section 65582. Through the expansion of the Sierra Guest Home, Hospitality House will be able to continue serving this same target population as defined in that same section, albeit in greater numbers to help meet the growing number of people needing housing.

Ensuring that two of the additional units are complete Accessory Dwelling Units (ADUs) with a separate kitchen is integral to Hospitality House’s supportive housing use. Both units will be used for residents needing independent living space which may include for psychosocial reasons or because of physical limitations, or both. Hospitality House understands that if the Sierra Guest Home ceases to operate as a permanent supportive housing program, one of the ADUs would have to have the kitchen removed. This said, permanent supportive housing is core to Hospitality House’s mission.

If I can provide any additional information, please do not hesitate to contact me. I would be pleased to assist in any way that I can.

Sincerely,

Nancy S. Baglietto  
Executive Director/CEO



# WALLIS DESIGN STUDIO ARCHITECTS

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## SIERRA GUEST HOME – VARIANCE JUSTIFICATION

Dear Amy Wolfson,

We are requesting a variance for the property of 131 Glenwood Ave. This variance will pertain to both the rear yard setback, as well as the impervious surface calculations at the site.

The request for the exception of the rear yard setback is due to a large oak tree that sits on the property line to the West of the current building on site. The oak tree will not allow for a two-story building to be located underneath it without its removal. In order to avoid its removal, we have proposed a one-story option that allows the same number of units to be included in the proposed addition. We would like to avoid removal of the tree due to its large size. There is concern that removing the tree will cause the roots to rot and cause damage to the neighboring property and significantly impact the neighbor's pool.

Our proposed impervious coverage is 67%, while the limit is 50%. This requested increase is to allow for an accessible path to be added that connects to the rear of the building. These ADA paths are an egress requirement to ensure safety for residence who are served by this addition to the supportive housing facility. We are using pervious materials (decking, pervious pavers) where we can in order to reduce our impervious surface coverage as much as possible. The requested increase in the impervious coverage limit could be avoided by expanding vertically, as opposed to the one-story proposed design to avoid removal of the tree mentioned above.

Sincerely,

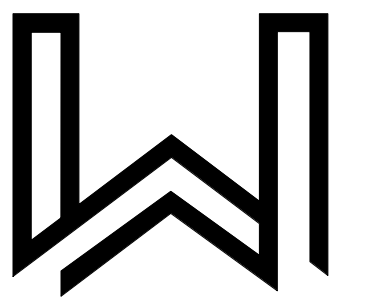
Robert Wallis

Wallis Design Studio Architects  
Listening from Design to Completion

(530) 264-7010 voice

WallisDesignStudio.com





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Grass Valley, CA 95945  
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SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE  
GRASS VALLEY, CA 95945

DESIGN REVIEW

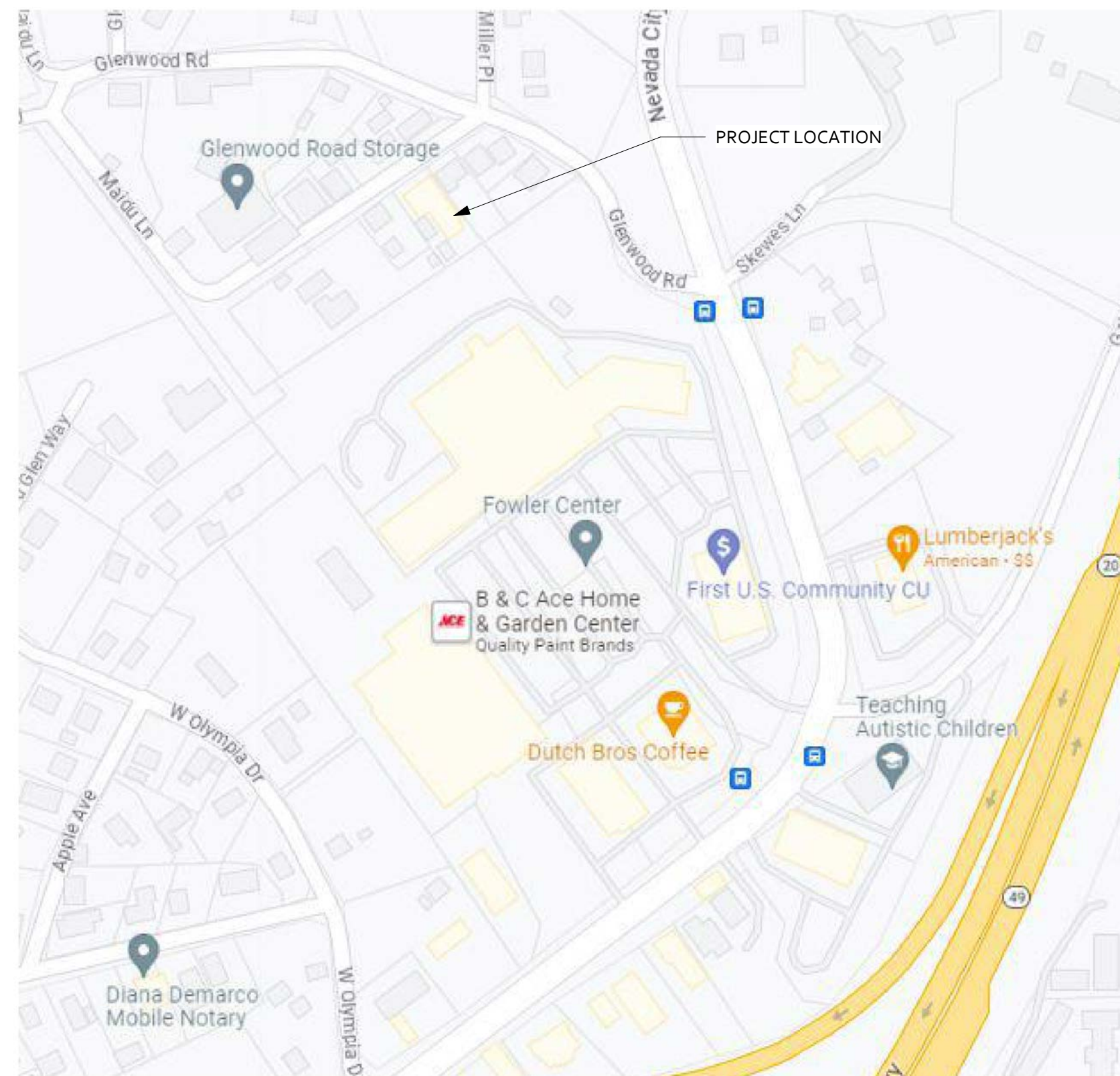
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1 SIERRA GUEST HOME

**PROJECT VICINITY MAP**



**PROJECT INFORMATION**

<b>BASEMENT</b>	STORAGE = 1,973 SF	<b>ADDRESS:</b>	131 GLENWOOD AVE GRASS VALLEY, CA 95945
	MECHANICAL ROOM = 480 SF	<b>APN:</b>	035-270-035
		<b>ACRES:</b>	.20 AC
	<b>2,453 SF</b>	<b>ZONING:</b>	R-1 GVCity
<b>1ST FLOOR</b>	LIVING ROOM = 446 SF	<b>APPLICANT:</b>	FOOTHILL HOUSE OF HOSPITALITY
	DINING ROOM = 225 SF	<b>ARCHITECT:</b>	ROBERT WALLIS, AIA WALLIS DESIGN STUDIO ARCHITECTS, INC 415 W MAIN STREET GRASS VALLEY, CA 95945
	KITCHEN = 347 SF		
	LAUNDRY ROOM = 98 SF		
	OFFICE = 92 SF		
	BATH 01 = 49 SF		
	BATH 02 = 14 SF		
	BATH 03 = 34 SF		
	BATH 04 = 48 SF		
	BATH 05 = 62 SF		
	BATH 06 = 62 SF		
	ADA SHOWER 01 = 44 SF		
	ADA SHOWER 02 = 44 SF		
	HALL = 271 SF		
	SHORT TERM = 132 SF		
	BEDROOM 01 = 121 SF		
	BEDROOM 03 = 136 SF		
	BEDROOM 04 = 102 SF		
	BEDROOM 05 = 103 SF		
	BEDROOM 06 = 107 SF		
	BEDROOM 07 = 95 SF		
	BEDROOM 08 = 167 SF		
	BEDROOM 09 = 139 SF		
	BEDROOM 10 = 111 SF		
	BEDROOM 11 = 145 SF		
	BEDROOM 12 = 107 SF		
	BEDROOM 13 = 108 SF		
	BEDROOM 14 = 108 SF		
	BEDROOM 15 = 108 SF		
	BEDROOM 16 = 108 SF		
	BEDROOM 17 = 108 SF		
	BEDROOM 18 = 108 SF		
	BEDROOM 19 = 108 SF		
	BEDROOM 20 = 108 SF		
	BEDROOM 21 = 108 SF		
	STUDIO 1 = 231 SF		
	STUDIO 2 = 231 SF		
	<b>6,215 SF</b>		
<b>2ND FLOOR</b>	HALL = 273 SF		
	BATH 07 = 34 SF		
	BEDROOM 22 = 104 SF		
	BEDROOM 23 = 92 SF		
	BEDROOM 24 = 138 SF		
	OFFICE = 104 SF		
	<b>910 SF</b>		
<b>TOTAL GROSS AREA</b>	<b>= 9,578 SF</b>		

Date	Description	No.

Proj. No.: 2022003

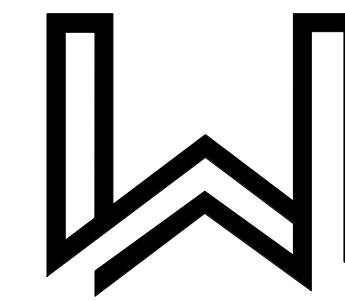
Date: 10/24/2023

Scale: \_\_\_\_\_

Drawn By: CF

Drawing Title:  
**COVER SHEET**

Drawing Number: \_\_\_\_\_



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SIERRA GUEST HOME  
EXPANSION

FOOTHILL HOUSE OF  
HOSPITALITY

131 GLENWOOD AVENUE  
GRASS VALLEY, CA 95945

DESIGN REVIEW

Stamp:



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No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

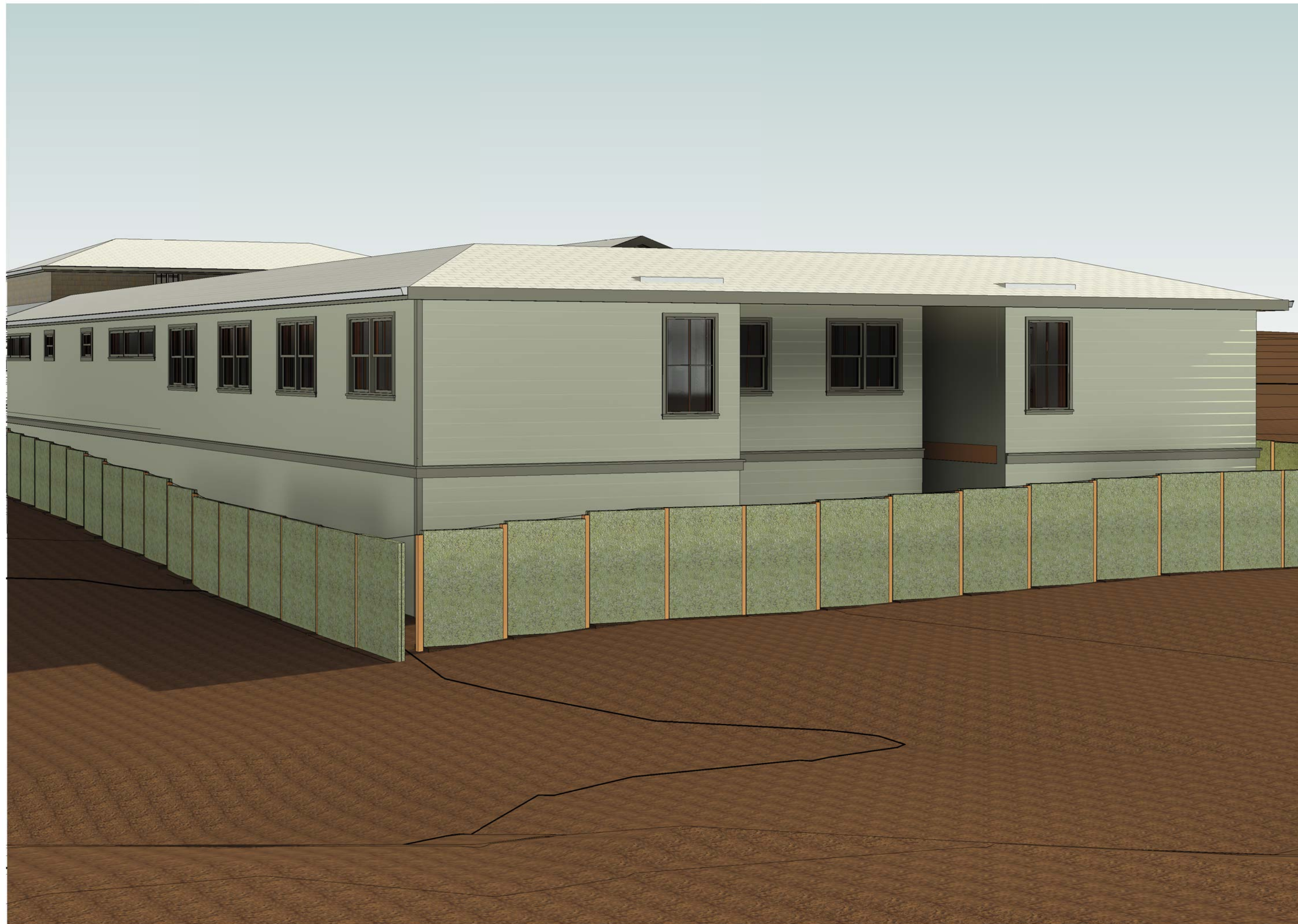
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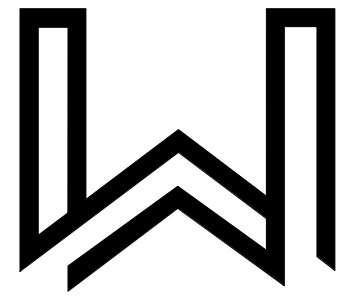
Drawn By: CF

Drawing Title:  
**PERSPECTIVES**

Drawing Number:

**01**





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SIERRA GUEST HOME  
EXPANSION

FOOTHILL HOUSE OF  
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**LEGEND**

- (E) EXISTING FLOOR AREA
- (N) PROPOSED FLOOR AREA
- CONCRETE FLATWORK
- PERMEABLE PAVERS
- PROPERTY LINE
- SETBACK LINE
- WATER LINE

**IMPERVIOUS SURFACE COVERAGE CALCULATION**

A.	BUILDING AREA:	6,246 SF
B.	PAVED AREA:	664 SF
	TOTAL	6,910 SF

LOT COVERAGE/LOT AREA: 6,900/10,249 (67% IMPERVIOUS SURFACE)

**PERVIOUS SURFACE MATERIALS**

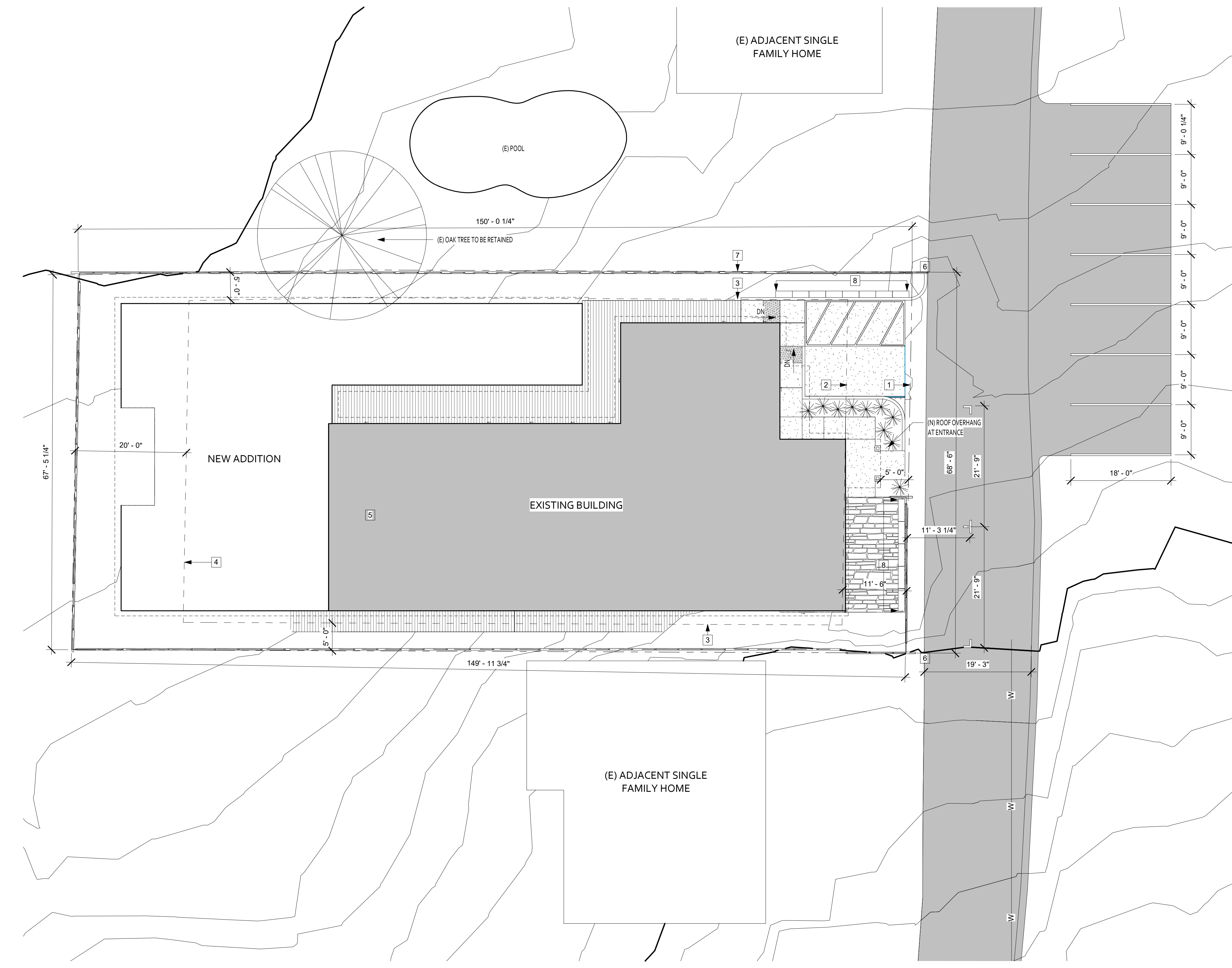
A.	DECK AREA:	854 SF
B.	PERVIOUS PAVERS:	226 SF

**GENERAL NOTES**

- A. ALL TREES AND PLANTS ARE (E) AND TO BE RETAINED, UON.
- B. OWNER TO PROVIDE A BOUNDARY LINE VERIFICATION FORM TO THE BUILDING INSPECTOR, PREPARED BY A LICENSED LAND SURVEYOR FOR BUILDING LINES WITHIN TEN FEET OF PROPERTY LINE SETBACK, WHICH SHALL BE FLAGGED IN THE FIELD BY A LICENSED SURVEYOR PRIOR TO FIRST INSPECTIONS.
- C. REFER TO "100 FT VEGETATIVE MANAGEMENT CLEARANCE REQUIREMENTS" ON SHEET A0.1
- D. ROADSIDE VEGETATION: A FUEL MODIFICATION AREA SHALL BE PROVIDED FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE DRIVEWAY.
- E. SEPARATE BUILDING PERMITS ARE REQUIRED FOR GRADING, AS-BUILT STRUCTURES, RETAINING WALLS, SWIMMING POOLS, DEMOLITION, DETACHED ACCESSORY STRUCTURES, OUTDOOR COOKING FACILITIES, ECT.

**SHEET NOTES**

1. PROPERTY LINE
2. FRONT YARD BTL SETBACK: 11'-6"
3. SIDE YARD BTL SETBACK: 5'
4. REAR YARD SETBACK: 20'
5. BUILDING LOCATION
6. UTILITY POLE LOCATION
7. FENCE LOCATION
8. LANDSCAPE PLANTER AREA
9. APPROXIMATE SLOPE OF GRADE: 4%



1 SITE PLAN  
1" = 10'-0"

No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

Scale: As indicated

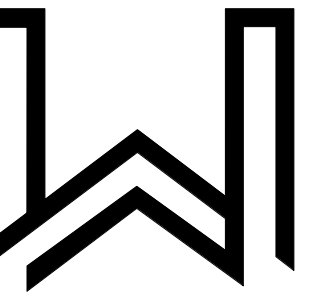
Drawn By: CF

Drawing Title:

SITE PLAN

Drawing Number:





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**SIERRA GUEST HOME  
EXPANSION**

**FOOTHILL HOUSE OF  
HOSPITALITY**

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GRASS VALLEY, CA 95945

**DESIGN REVIEW**

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No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

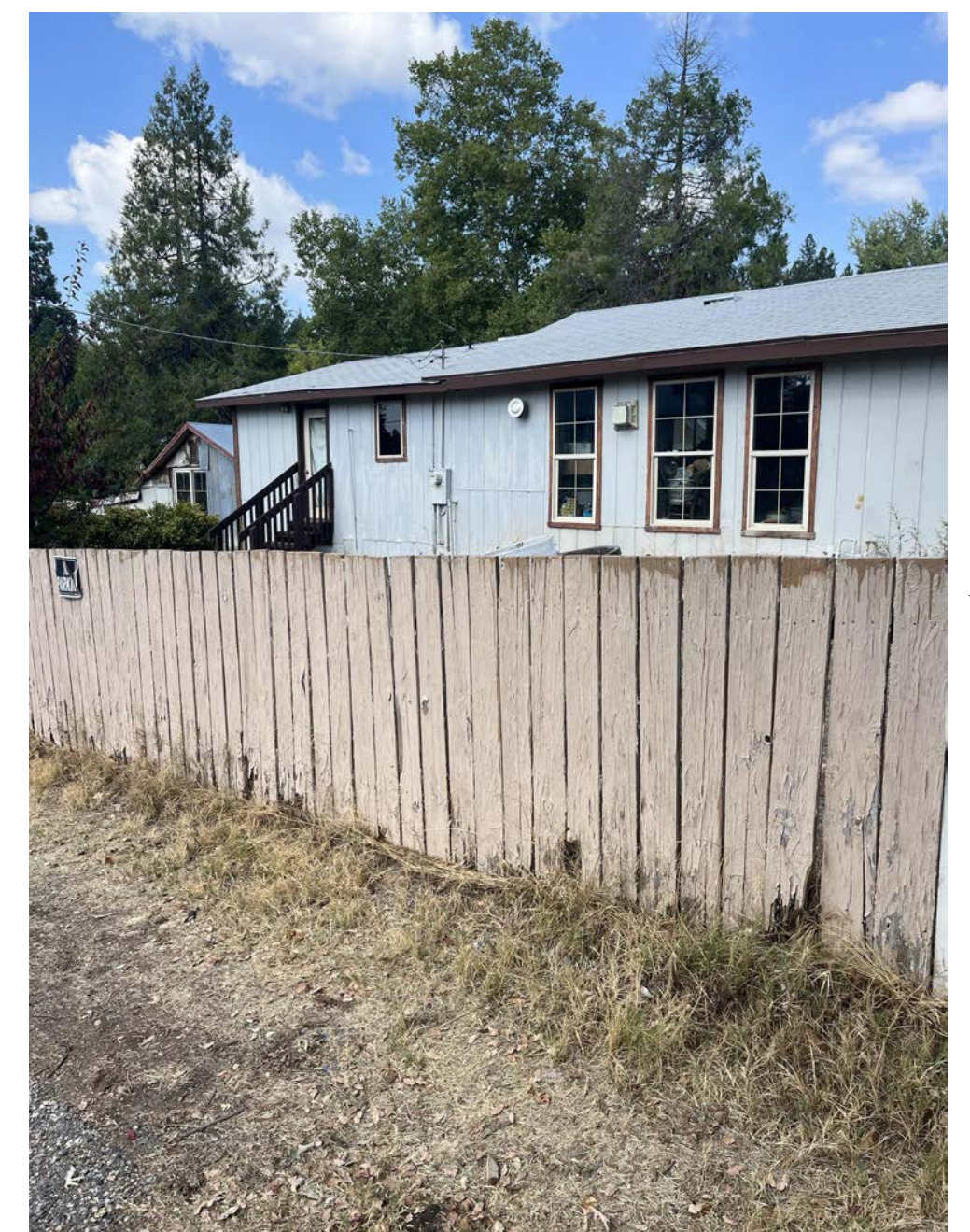
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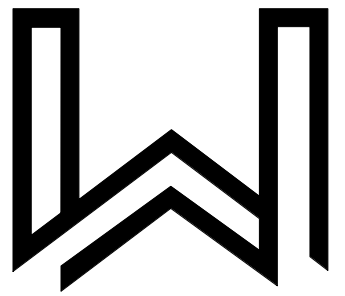
Drawn By: CF

Drawing Title:  
**PHOTO SURVEY**

Drawing Number:

**03**





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**SIERRA GUEST HOME EXPANSION**

**FOOTHILL HOUSE OF HOSPITALITY**

131 GLENWOOD AVENUE  
GRASS VALLEY, CA 95945

**DESIGN REVIEW**

Stamp:



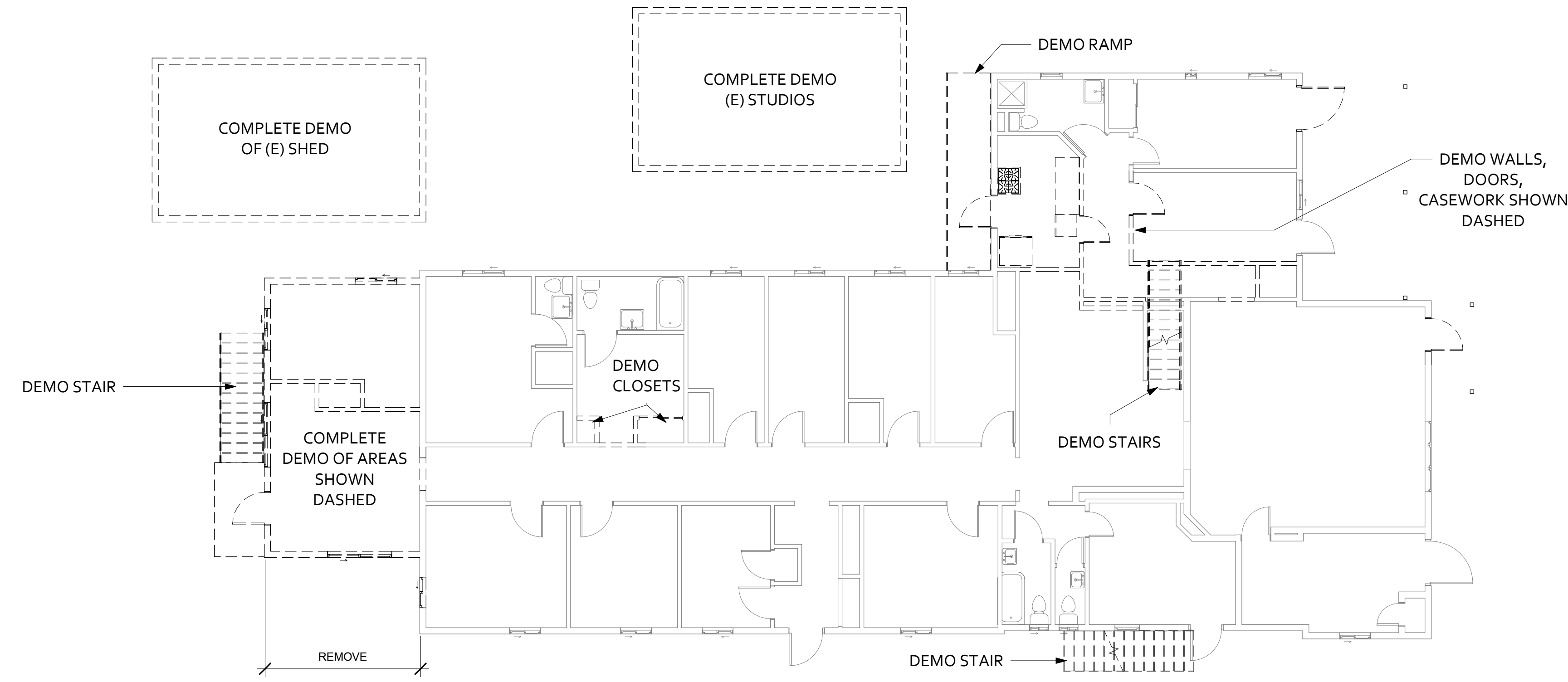
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**LEGEND**

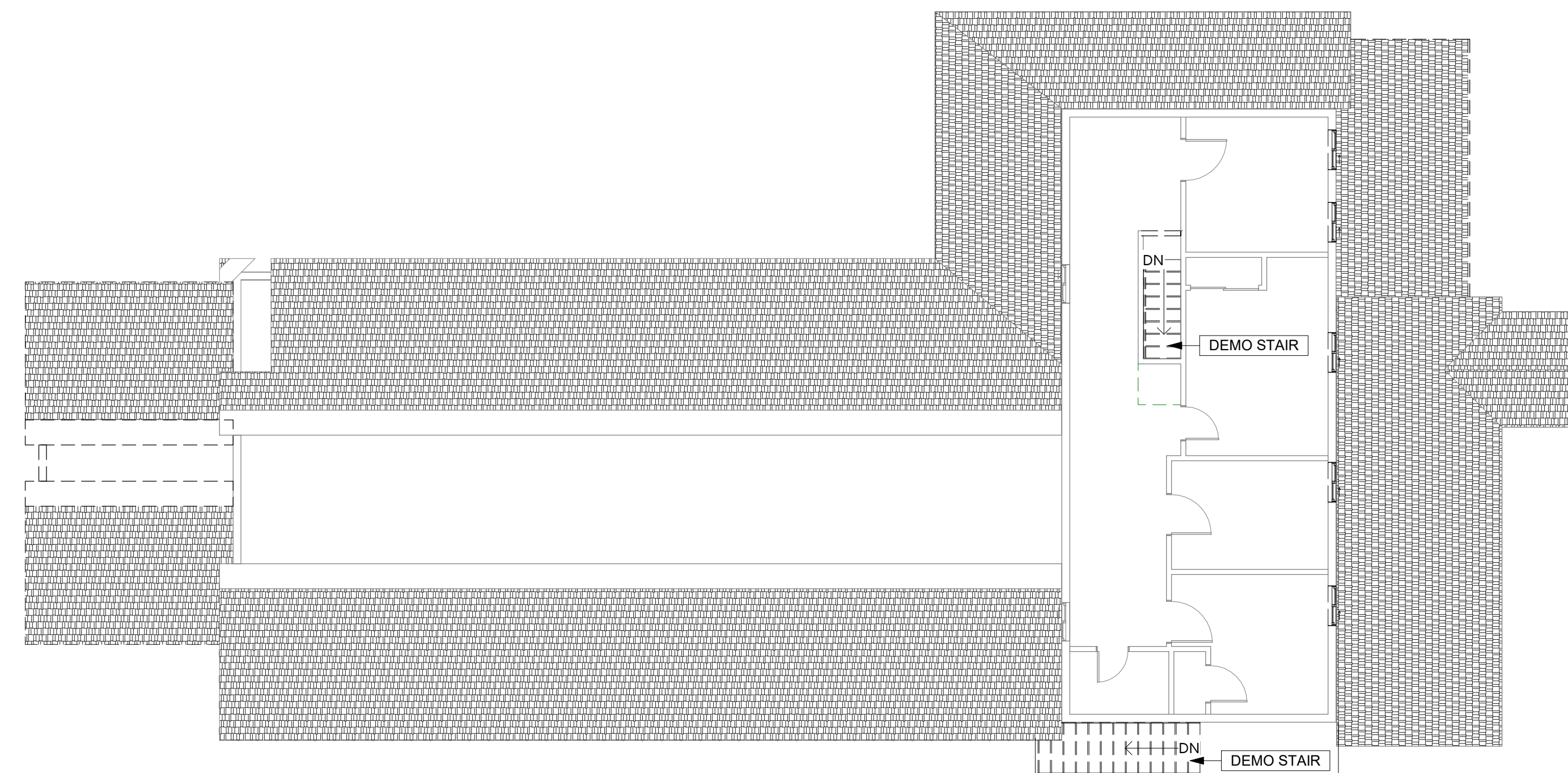
- EXISTING WALL LOCATION TO REMAIN
- - - EXISTING WALL LOCATION TO BE REMOVED

**GENERAL NOTES**

- A. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, RECYCLING, STORAGE AND PROTECTION OF ALL ITEMS WITHIN THE PROJECT AREA.
- B. DEMOLITION WORK SHALL COMPLY WITH LOCAL ORDINANCES AND SAFETY CODES OF STATE OF CALIFORNIA AND RULES AND REGULATIONS OF INDUSTRIAL ACCIDENT COMMISSION OF STATE OF CALIFORNIA APPLICABLE TO DEMOLITION WORK.
- C. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER AND AGENCIES HAVING JURISDICTION.
- D. CONTRACTOR IS ADVISED THAT THERE MAY BE UNDERGROUND OR OTHERWISE CONCEALED PIPE LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS OR OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT AND OWNER DO NOT GUARANTEE THE LOCATION OR EXISTENCE OR CONDITION OF ANY CONCEALED ITEMS. CONTRACTORS MUST PROCEED WITH CAUTION DURING DEMOLITION AND CONSTRUCTION AND MUST MAKE THEIR OWN DETERMINATION, MEASUREMENTS, AND EVALUATION OF THE WORKING CONDITION OF EXISTING CONCEALED ITEMS.
- E. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- F. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO PLACEMENT.
- H. CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED.
- I. PERFORM DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING FACILITIES TO REMAIN OR TO BE SALVAGED, AND TO PREVENT INJURY TO PUBLIC AND WORKMEN ENGAGED ON SITE UNDER THIS OR OTHER CONTRACTS. THE CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR, ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. ALL DAMAGE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE AND APPROVED BY OWNER.
- J. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
- K. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS. NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS.
- L. ALL DOORS, WINDOWS, SIGNAGE, APPLIANCES AND LIGHT FIXTURES TO BE SALVAGED AND STORED PER OWNER'S INSTRUCTIONS.
- M. WHERE FLOORING IS REMOVED, CONCRETE SLAB TO BE PREPARED FOR INSTALLATION OF NEW FLOORING MATERIAL, PER MANUFACTURER'S REQUIREMENTS.
- N. ABANDONED PLUMBING PIPING & UTILITY CONDUITS TO BE DISCONNECTED & SEALED.
- O. REFER TO EXTERIOR ELEVATIONS FOR ADDITION INFORMATION.



1 1ST FLOOR DEMOLITION  
1/8" = 1'-0"



2 2ND FLOOR DEMOLITION  
1/8" = 1'-0"

**DEMOLITION NOTICE REQUIRED**

- A. THE ASBESTOS NESHAP REGULATION, 40 CFR, SUBPART M SECTION 61.145 REQUIRES WRITTEN NOTIFICATION OF DEMOLITION OR RENOVATION OPERATIONS.
- B. CONTRACTOR SHALL MAKE ALL REQUIRED NOTIFICATIONS.
- C. CALIFORNIA AIR BOARD ASBESTOS FORM CAN BE DOWNLOADED AT:

<http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf>

No.	Description	Date

Proj. No.: 2022003

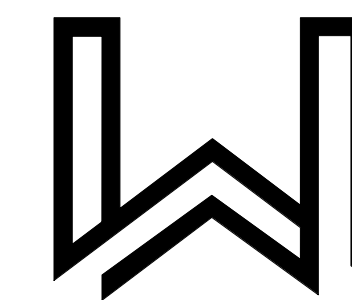
Date: 10/24/2023

Scale: As indicated

Drawn By: CF

Drawing Title:  
**EXISTING FLOOR PLANS**

Drawing Number:



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No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

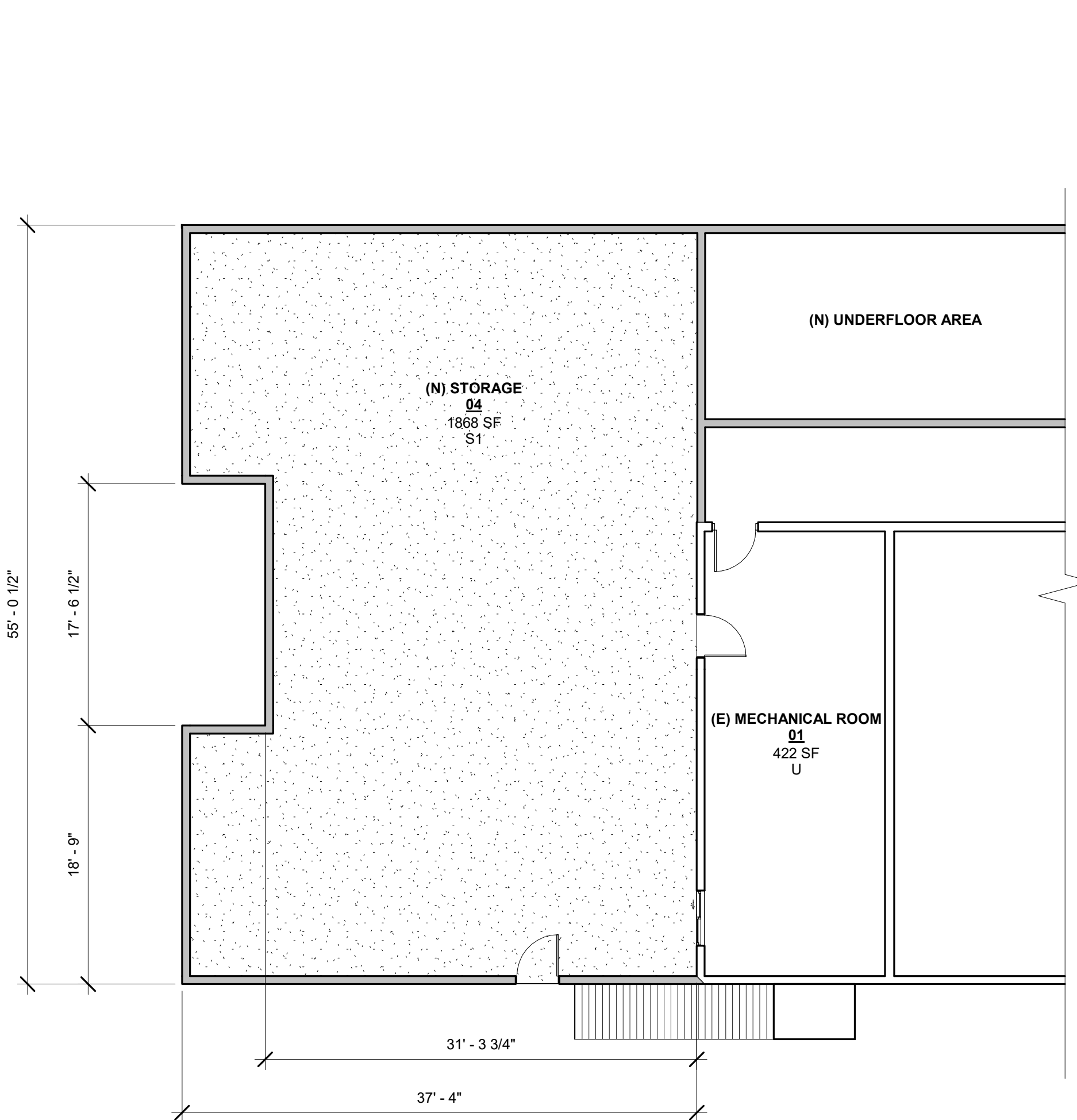
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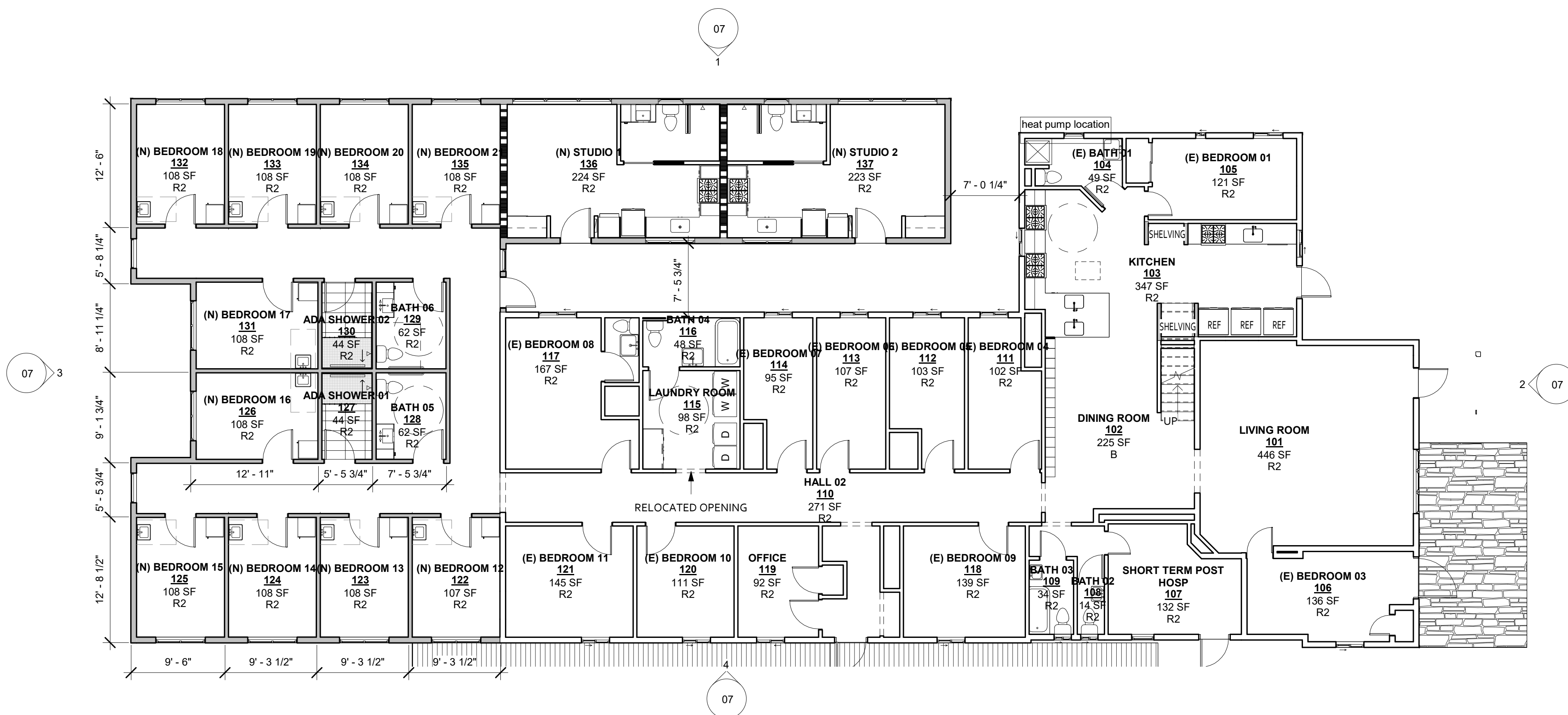
Drawing Title:  
**BASEMENT &  
1ST FLOOR**

Drawing Number:

**05**



1. BASEMENT FLOOR PLAN  
1/8" = 1'-0"



2. 1ST FLOOR PLAN  
1/8" = 1'-0"

### LEGEND

[Thick dashed line symbol] (1-HR) WALL LOCATION

[Thin solid line symbol] (N) WALL LOCATION

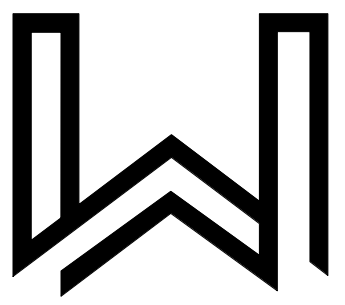
[Thin dashed line symbol] WALL BELOW

### GROSS FLOOR AREA SUMMARY

BASEMENT	
STORAGE	= 1,973 SF
MECHANICAL ROOM	= 422 SF
	<b>= 2,453 SF</b>
1ST FLOOR	
LIVING ROOM	= 446 SF
DINING ROOM	= 225 SF
KITCHEN	= 347 SF
LAUNDRY ROOM	= 98 SF
OFFICE	= 92 SF
BATH 01	= 49 SF
BATH 02	= 14 SF
BATH 03	= 34 SF
BATH 04	= 48 SF
BATH 05	= 62 SF
BATH 06	= 62 SF
ADA SHOWER 01	= 44 SF
ADA SHOWER 02	= 44 SF
HALL	= 271 SF
SHORT TERM	= 132 SF
BEDROOM 01	= 121 SF
BEDROOM 03	= 136 SF
BEDROOM 04	= 102 SF
BEDROOM 05	= 103 SF
BEDROOM 06	= 107 SF
BEDROOM 07	= 95 SF
BEDROOM 08	= 167 SF
BEDROOM 09	= 139 SF
BEDROOM 10	= 111 SF
BEDROOM 11	= 145 SF
BEDROOM 12	= 107 SF
BEDROOM 13	= 108 SF
BEDROOM 14	= 108 SF
BEDROOM 15	= 108 SF
BEDROOM 16	= 108 SF
BEDROOM 17	= 108 SF
BEDROOM 18	= 108 SF
BEDROOM 19	= 108 SF
BEDROOM 20	= 108 SF
BEDROOM 21	= 108 SF
STUDIO 1	= 231 SF
STUDIO 2	= 223 SF
	<b>= 6,215 SF</b>
2ND FLOOR	
HALL	= 273 SF
BATH 07	= 34 SF
BEDROOM 22	= 104 SF
BEDROOM 23	= 92 SF
BEDROOM 24	= 138 SF
OFFICE	= 104 SF
	<b>= 910 SF</b>
<b>TOTAL GROSS AREA</b>	<b>= 9,578 SF</b>

### BEDROOM COUNT

EXISTING:	19
DEMOLISHED:	4
NEW:	12
TOTAL:	27



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DESIGN REVIEW

Stamp:



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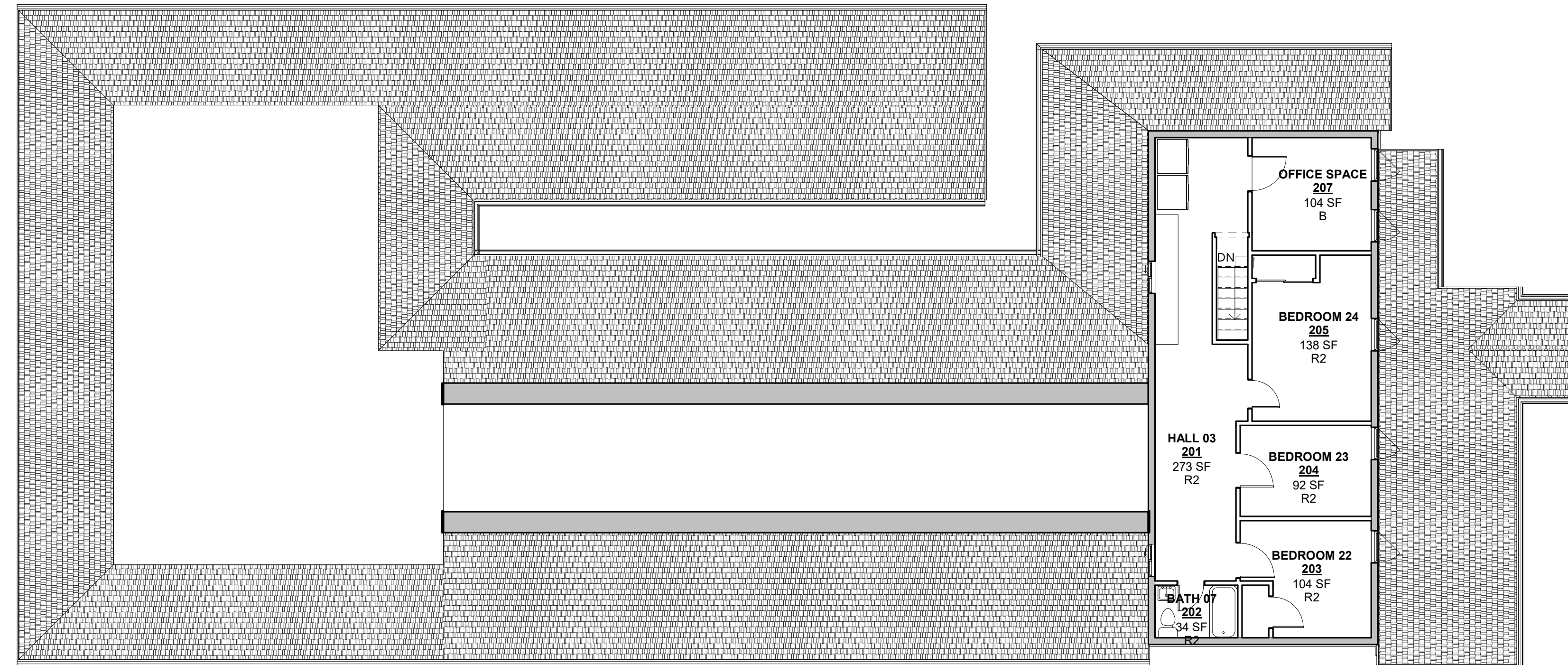
### LEGEND

- (1-HR) WALL LOCATION
- (N) WALL LOCATION
- WALL BELOW

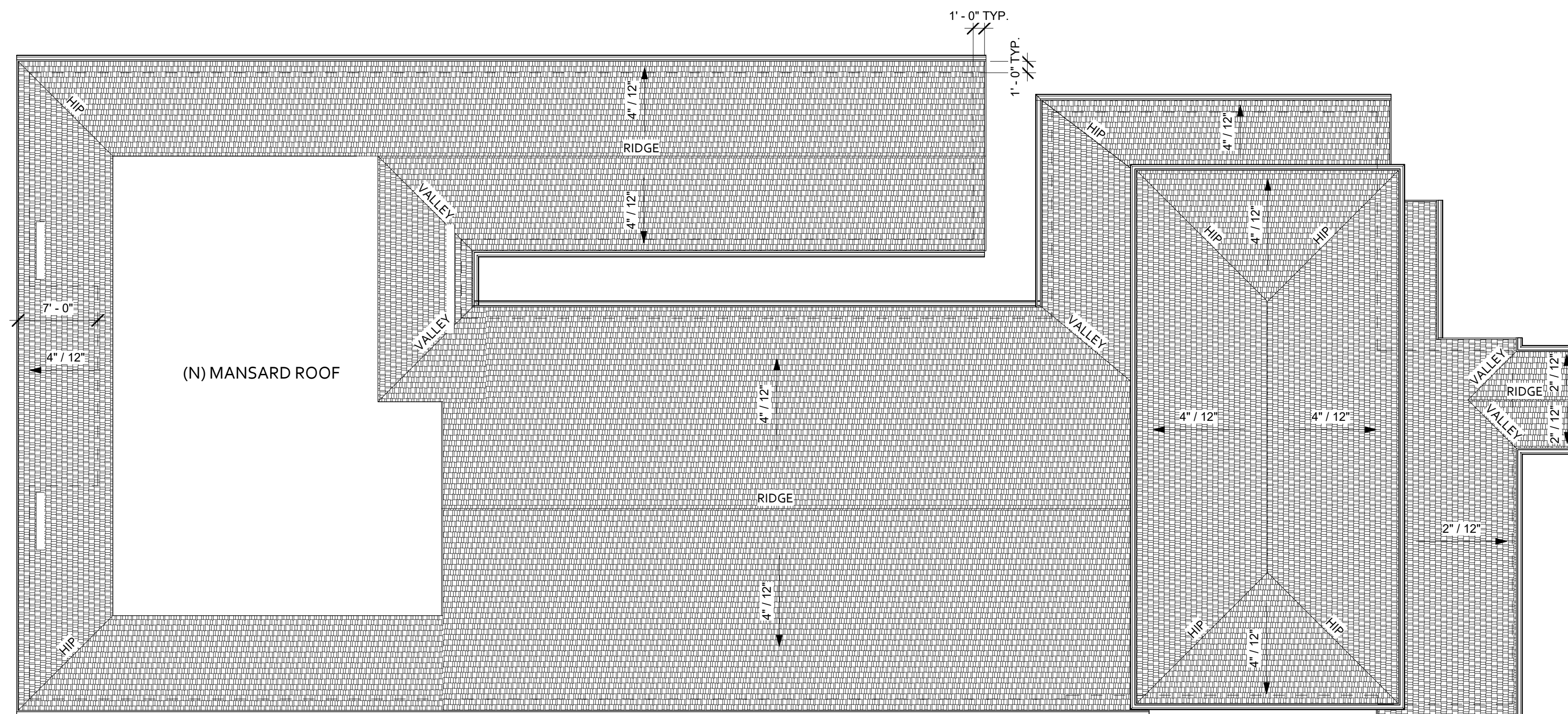
### GROSS FLOOR AREA SUMMARY

<b>BASEMENT</b>	
STORAGE	= 1,973 SF
MECHANICAL ROOM	= 480 SF
= 2,453 SF	
<b>1ST FLOOR</b>	
LIVING ROOM	= 446 SF
DINING ROOM	= 225 SF
KITCHEN	= 347 SF
LAUNDRY ROOM	= 98 SF
OFFICE	= 92 SF
BATH 01	= 49 SF
BATH 02	= 14 SF
BATH 03	= 34 SF
BATH 04	= 48 SF
BATH 05	= 62 SF
BATH 06	= 62 SF
ADA SHOWER 01	= 44 SF
ADA SHOWER 02	= 44 SF
HALL	= 273 SF
SHORT TERM	= 132 SF
BEDROOM 01	= 121 SF
BEDROOM 03	= 136 SF
BEDROOM 04	= 102 SF
BEDROOM 05	= 103 SF
BEDROOM 06	= 107 SF
BEDROOM 07	= 95 SF
BEDROOM 08	= 167 SF
BEDROOM 09	= 139 SF
BEDROOM 10	= 111 SF
BEDROOM 11	= 145 SF
BEDROOM 12	= 107 SF
BEDROOM 13	= 108 SF
BEDROOM 14	= 108 SF
BEDROOM 15	= 108 SF
BEDROOM 16	= 108 SF
BEDROOM 17	= 108 SF
BEDROOM 18	= 108 SF
BEDROOM 19	= 108 SF
BEDROOM 20	= 108 SF
BEDROOM 21	= 108 SF
STUDIO 1	= 231 SF
STUDIO 2	= 231 SF
= 6,215 SF	
<b>2ND FLOOR</b>	
HALL	= 273 SF
BATH 07	= 34 SF
BEDROOM 22	= 104 SF
BEDROOM 23	= 92 SF
BEDROOM 24	= 138 SF
OFFICE	= 104 SF
= 910 SF	
<b>TOTAL GROSS AREA</b>	<b>= 9,578 SF</b>

<b>BEDROOM COUNT</b>	
EXISTING:	19
DEMOLISHED:	4
NEW:	12
<b>TOTAL:</b>	<b>27</b>



1 2ND FLOOR PLAN  
1/8" = 1'-0"



2 ROOF  
1/8" = 1'-0"

No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

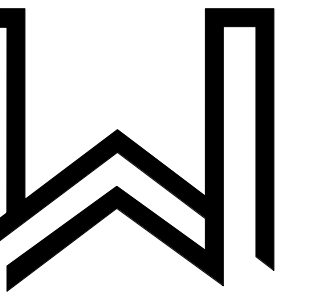
Scale: As indicated

Drawn By: CF

Drawing Title:  
**2ND FLOOR & ROOF**

Drawing Number:

**06**



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No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

Scale: As indicated






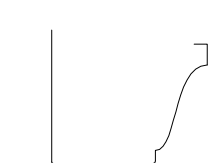

Drawn By: CF

Drawing Title:  
**EXTERIOR  
ELEVATIONS**

Drawing Number:

07

**LEGEND**

-  **F1** **ROOF**  
MANUFACTURE: OWENS CORNING  
TYPE: TruDefinition DURATION COOL PLUS  
FINISH: PRAIRIE WOOD
-  **F2** **WALL - TYPICAL**  
MANUFACTURE: JAMES HARDIE  
TYPE: HARDIE® PLANK LAP SIDING  
PRODUCT: SMOOTH  
COLOR: BENJAMIN MOORE LOUISBURG GREEN HC-113
-  **F3** **WALL - ACCENT**  
MANUFACTURE: WESTLAKE ROYAL BUILDING PRODUCTS  
TYPE: FASCIA, TRIM AND SOFFIT  
PRODUCT: TRU-EXTERIOR  
SIZE: 2X4, 2X6, 2X8, 2X10, 2X12  
COLOR: PAINTED
-  **F4** **TRIM**  
MANUFACTURE: JAMES HARDIE  
TYPE: HARDIE® TRIM BOARDS  
SIZE: 3.5", 5.5"  
COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
-  **F5** **WINDOWS**  
MANUFACTURE: ANDERSEN  
TYPE: 100 SERIES WINDOWS  
EXT FINISH: SANDSTONE  
INT FINISH: WHITE  
HARDWARE: WHITE
-  **F6** **GUTTER AND DOWNSOUT**  
MANUFACTURE: TBD  
STYLE: 5" OGEE
-  **F7** **LIGHTING FIXTURE**  
MANUFACTURE: WILSON LIGHTING  
MODEL: ONE LIGHT OUTDOOR WALL SCONCE  
NUMBER: 8474176



1 ELEVATION 'A'  
1/8" = 1'-0"



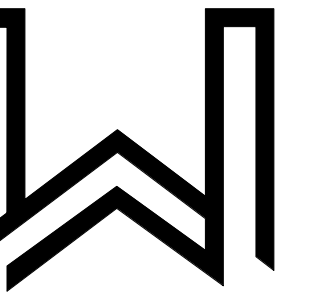
2 ELEVATION 'B'  
1/8" = 1'-0"



3 ELEVATION 'D'  
1/8" = 1'-0"



4 ELEVATION 'C'  
1/8" = 1'-0"



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No.	Description	Date

Proj. No.: 2022003

Date: 10/24/2023

Scale:

Drawn By: CF

Drawing Title:  
**TWO-STORY  
OPTION**

Drawing Number:

**08**

