



GRASS VALLEY

Planning Commission Meeting

Tuesday, December 19, 2023 at 7:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

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

COMMISSIONERS

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

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 7:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

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

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

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

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

BUSINESS

- 1. Master Sign Program amendment for McKnight Crossing shopping center (23PLN-42) Location: 101, 111 through 151 W McKnight Way (APN: 029-350-007, -008, -009 & -010. Environmental Status: Categorical Exemption**

Recommendation: That the Planning Commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, 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.

PUBLIC HEARING ITEMS

- 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) Environmental Status: Categorical Exemption**

Recommendation: 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; 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; and d. Approve the Variance request for encroachment of a rear addition into the 20- foot rear setback, and exceeding the 50% lot coverage limit

- 3. Tentative Parcel Map for the division of a ±11.77-acre (County GIS shows 11.83) parcel into two parcels of ±2.74 and ±9.03 acres to accommodate a hotel development. (22PLN-37) Location: 961 Plaza Drive (APN: 035-480-039) Environmental Status: Categorical Exemption**

Recommendation: That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions: a. A recommendation that the Tentative Parcel Map project are Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and c. Approve the Tentative Map for the subdivision of ±11.77 parcel into two parcels of ±2.74 and ±9.03 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

ADMINISTRATIVE

- 4. Recommendation to change the Regular Planning Commission time to 6PM**

Recommendation: That the Planning Commission recommend that City Council adopt the attached draft Resolution to change the regular meetings of the Planning Commission to 6 p.m. on the third Thursday of each calendar month beginning February 1, 2024

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, December 19, 2023 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, December 15, 2023.

Taylor Day, City Clerk



**PLANNING
COMMISSION
STAFF REPORT
December 19, 2023**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-42
Subject: Master Sign Program amendment for McKnight Crossing shopping center.
Location/APNs: 101, 111 through 151 W McKnight Way/029-350-007, -008, -009 & -010
Applicant: Mesa Management
Representative: Jim Fitzpatrick, Solutioneer
Zoning/General Plan: Central Business (C-2)/Commercial
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, 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:

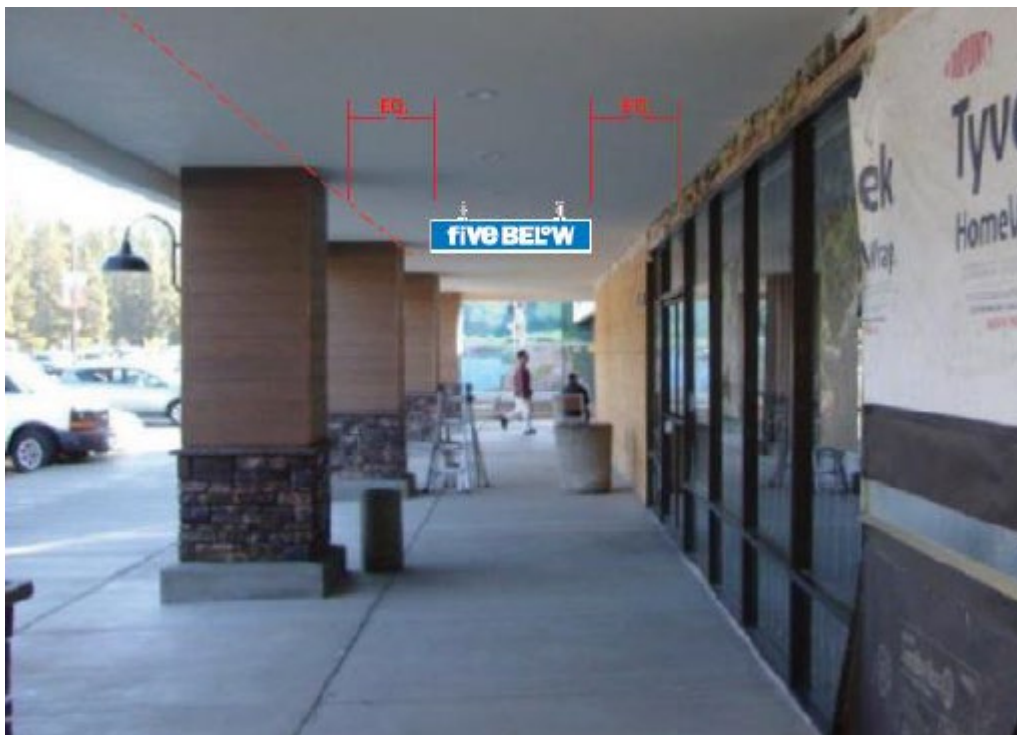
Kmart vacated the ±80,000 anchor tenant space at 111 West McKnight Road at the end of 2021, after which Target began occupying the space and Mesa Management began planning an extensive renovation of the center. The McKnight Crossing façade, perimeter and parking lot landscaping, material, building signage, color alterations, and a ±2,500 square foot outdoor seating area (the Mix space) were approved by the Development Review Committee in January 2022.

At their December 20, 2022 meeting, the Planning Commission approved an amendment to the center's Master Sign Program. The amendment was primarily intended to accommodate individual tenant signage, but also to accommodate the farmer's market signage, which was approved with individual letters not exceeding 15 inches in height. At their September 19, 2023 meeting, the Planning Commission approved a second amendment to the center's Master Sign Program to allow branding and signage for each outdoor dining space, including stylized monument signs with heights ranging from 12 to 20 feet.

The Development Review Committee reviewed the proposed Master Sign Program amendment at their meeting held December 12, 2023. At the meeting, the committee voted (4 ayes/ 0 noes/ 1 absent) to approve the master sign amendment as proposed and as conditioned.

PROJECT PROPOSAL:

The applicant has determined that additional amendments are needed to accommodate individual tenant signage. To that end, they have proposed standards for suspended pedestrian-oriented signage, updated illumination standards, and increased the allowable wall sign height for larger tenants. The proposed amendments facilitate navigation of the center for both pedestrian and vehicular traffic. The attached Master Sign Program amendment includes language in support of each of the proposed changes to the sign criteria. The images below demonstrate the implementation potential of these amendments.



Example Suspended Sign



Example 61” (Height) Wall Sign

Regulatory Authority: 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.”

Pursuant to Section 17.38.030 GVMC, a Master Sign Program is to be reviewed and recommended by the Development Review Committee 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.

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 Crossing 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, Five Below, and Banner Bank with subordinate tenants including Papa Murphy’s Pizza, Baskin Robbins, Mountain Mike’s Pizza, AT&T, Cig Mart, Fish & Chips, Pampered Nails, and H&R Block. A separate building hosting Royal Dragon, Trkac, Foothill Mailbox, 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 proposed Master Sign Program amendments are intended 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 23PLN-42.
2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-42 at their regular meeting on December 12, 2023, and the Planning Commission reviewed on Tuesday, December 19, 2023.
3. The 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.
4. This project is consistent with the City's General Plan and any specific plan.
5. The project site has two or more tenants, or five or more total signs.
6. The project allows signs that relate to the architectural design of the shopping center.
7. The project ensures signs do not unreasonably block the sight lines of existing signs or adjacent properties.
8. The project ensures placement and size of signs do not impair pedestrian or vehicular safety.
9. 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.
10. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.

B. RECOMMENDED CONDITIONS:

1. All signs associated with the McKnight Crossing 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. Master Sign Program Amendment
6. Applicant Letter

McKnight Crossing Shopping Center

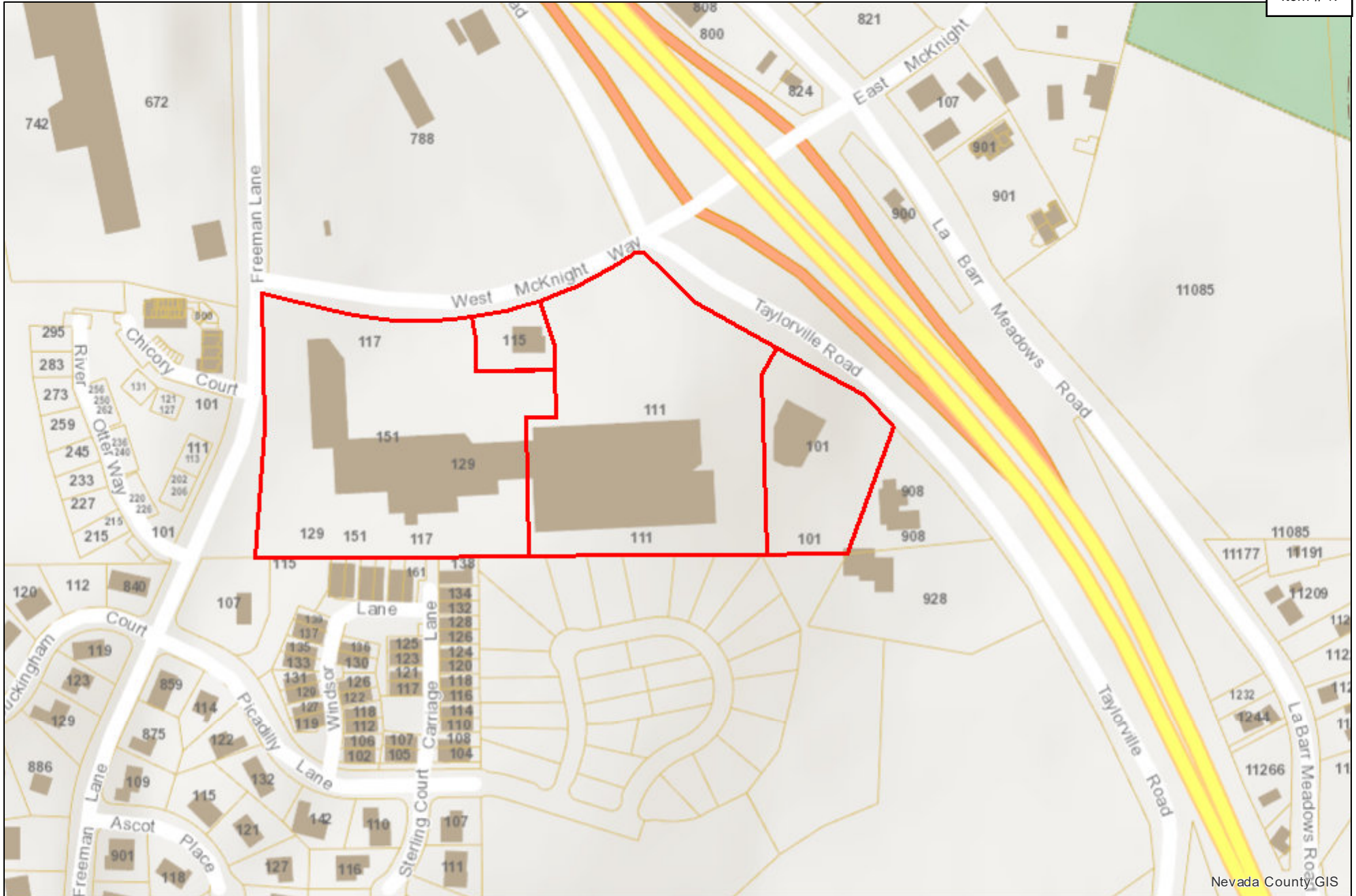
Master Sign Program Amendment

Attachment List

1. Vicinity Map
2. Aerial Photo
3. Universal Application
4. Master Sign Program Application
5. Master Sign Program Amendment
6. Applicant Letter

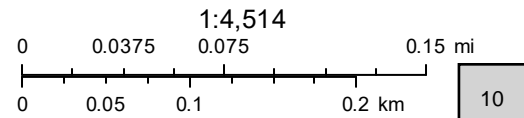
Vicinity McKnight Crossing Shopping Center

Item # 1.



Nevada County GIS

December 5, 2023
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Nevada County GIS
© 2022

Aerial McKnight Crossing Shopping Center

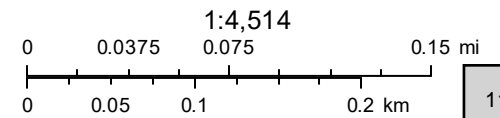
Item # 1.



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

December 5, 2023

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

UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

Application	Fee
MASTER	
SIGN	
PROGRAM	\$1,279
MODIFICATION	
Total:	\$1,279

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Jim Fitzpatrick c/o Mesa Management	Name: (McKnight) GVSC LP (Grove) GV2 LP
Address: 4040 MacArthur Blvd #240 Newport Beach CA 92660	Address: 1105 Qual St Newport Beach CA 92660
Phone: 949.257.8448	Phone: (949) 851-0995
E-mail: JimFitzEco@gmail.com	E-mail: Attn Rob Plavajka

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

1. Project Information

- a. Project Name McKnight Crossing Shopping Center
- b. Project Address 111,117, 129, 151 W McKnight Way, Grass Valley CA
- c. Assessor's Parcel No(s) 29-350-07 ; 29-350-09 ; 29-350-10
(include APN page(s))
- d. Lot Size 13.6 Acres (McKnight) 2.11 Acres (The Grove)

2. Project Description

Modifications to Master Sign Program to allow for FIVE BELOW SIGNS

[Redacted area containing multiple horizontal lines for project description details]

3. General Plan Land Use: GRV

4. Zoning District: C-2

- 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: James Fitzpatrick

--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: _____
Proposed Modified Master Sign Program to allow for FIVE BELOW sign, consistent with prior approvals

Property Address or Location: Mcknight Crossing 129 W McKnight Way Grass Valley , CA 94945

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).
- 15 copies 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; An 8 1/2" x 11" 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.

McKNIGHT CROSSING

SIGN CRITERIA
Revised 12/5/23 9:12 AM

All companies bidding to manufacture:

All companies bidding to manufacture these signs are advised that no substitute will be accepted by purchaser 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 the developer. Any signs found not in conformance will be rejected and removed at the owner's expense.

A. GENERAL SPECIFICATIONS

- A. Tenant shall submit before fabrication four copies of the proposed sign to the owner for approval. These drawings must include location, size and style of lettering, material, type of illumination, installation details, color selections and logo design. One plan is to be colored and submitted for approval.
- B. All permits for signs and their installation shall be obtained from the City of Grass Valley and paid for by the tenant prior to installation.
 - 1. No animated, flashing or audible signs will be permitted.
 - 2. No exposed lamps or tubing will be permitted.
 - 3. All signs and their installation shall comply with all local building and electrical codes.
 - 4. No exposed raceways, crossovers or conduit will be permitted.
 - 5. All cabinets, conductors, transformers and other equipment shall be concealed.
 - 6. Painted lettering will not be permitted.
 - 7. Channel letters without interior neon illumination will be accepted with reverse illumination ("Halo Lit") or internal illumination ("Face Lit").
 - 8. Any existing signage for a tenant space must be removed prior to installation of a new signage package.

B. LOCATION OF SIGNS

- 1. All signs or advertising devices advertising an individual use, business or building shall be attached to the building at a location to be determined by the lessor.

Tenant's Initials _____

Landlord's Initials _____

C. DESIGN PERFORMANCE (WALL MOUNTED)

1. The total sign area shall not exceed one square foot per lineal foot of frontage of the premises. Except as allowed in Variance V80-02 Item 5, dated July 23, 1981. Sign area will be measured by circumscribing a rectangle around each individual letter of sign case.
2. Width of sign must not exceed 60% of shop width, including logo.
3. The total sign area for 111 W. McKnight Way premises (**Target**) is: 338 sq. ft. for primary wall sign plus 21 sq. ft. and 36 sq. ft. for each of two secondary signs.
4. The total sign area to exceed 50 sq. ft. on the premises of tenants other than **Target** is hereby conditionally approved (for buildings A-F); provided that such signs shall be confined to a space of 20 inches maximum in height, except for one SPD sign not to exceed 60 inches in height and a maximum of 2/3 the premises in length; that the total sign area shall not exceed 1-1/2 sq. ft. per linear foot of frontage at the premises; that graphic symbols (logos) as well as letters shall be confined within in the space indicated above.
5. Total vertical sign height not to exceed 24". The maximum height for letters in the sign is 18 inches.
6. Signs shall be composed of individual or script lettering. Sign boxes and cans will not be permitted. Logos will be considered on a case by case basis. Colors will also be approved on a case by case basis.
7. Plastic surfaces: Rohm and Haas company's Plexiglas shall be used, in colors noted, 3/16" thick.
8. Acrycap retainers used at the perimeter of sign letter faces shall be gold, or approved on a case by case basis.

Tenant's Initials _____

Landlord's Initials _____

9. For any spaces over 6,000 square feet and with over 90 feet of lineal frontage of the premise, the allowable sign area shall not exceed 1.28 square foot per lineal foot of frontage. The total vertical sign height is not to exceed ~~54~~61 inches. The maximum height of letters in the sign is 42 inches. Width of the sign must not exceed 60% of the tenant frontage, including logo. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.

10. For suspended, pedestrian-oriented signage; As an example Five Below proposed not to exceed a maximum of 6 sq ft, and a minimum clearance from the ground of 8 ft.

D. DESIGN PERFORMANCE (FREESTANDING PYLON, MONUMENT & DIRECTIONAL SIGNS)

SIGN 1 PROPOSED PYLON SIGN (NORTHEAST CORNER OF SITE):

DOUBLE FACED, FREESTANDING:
14'-0" w. x 22'-0" h. x 3'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - "Target" 16" HIGH MAX. LETTERS
PRINTED ON ACRYLIC PANELS
"ARIEL BOLD" FONT ON
16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

OTHER TENANTS - 12" HIGH MAX.
LETTERS
PRINTED ON ACRYLIC PANELS
FONT VARIES ON 16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 3 ON EACH SIDE)

TOTAL SIGNAGE AREA = 58 SQ. FT. EACH SIDE 116 SQ. FT. TOTAL
TOTAL FACE AREA = 252 SQ. FT. EACH SIDE 504 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 2 PROPOSED TENANT MONUMENT SIGN (WEST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
17'-4" w. x 5'-6" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
5" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - 8" HIGH MAX.
LETTERS, PRINTED ON ACRYLIC PANELS
FONT VARIES ON
7 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 4 ON EACH SIDE)

TOTAL SIGNAGE AREA = 36 SQ. FT. EACH SIDE 72 SQ. FT. TOTAL
TOTAL FACE AREA = 94 SQ. FT. EACH SIDE, 188 SQ. FT. TOTAL

SIGN 3 PROPOSED I.D. MONUMENT SIGN (EAST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
8'-4" w. x 5'-0" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE 24 SQ. FT. TOTAL
TOTAL FACE AREA = 34 SQ. FT. EACH SIDE 68 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 4 PROPOSED DIRECTIONAL SIGN (NORTH OF BLDG. "A") :

SINGLE FACED, FREESTANDING:
4'-0" w. x 4'-0" h.

CENTER I.D. - "McKNIGHT CROSSING"
3" HIGH MAX. VINYL LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD

DIRECTIONAL
INFORMATION - "DELIVERIES" & "PARKING"
4 1/2" HIGH MAX, VINYL LETTERS
"ARIEL" FONT ON BRUSHED ALUMINUM
SIGN FACE

(ONE SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT.

Tenant's Initials _____

Landlord's Initials _____

SIGN 6 PROPOSED I.D. MONUMENT SIGN (THE GROVE):

SINGLE FACED, FREESTANDING:
9'-6" w. x 20'-0" h. x 52" d.

CENTER I.D. - "the Grove"
2'-6" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
60 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 60 SQ. FT. 60 SQ. FT. TOTAL
TOTAL FACE AREA = 60 SQ. FT. 60 SQ. FT. TOTAL

SIGN 7 PROPOSED I.D. MONUMENT SIGN (THE MIX):

SINGLE FACED, FREESTANDING:
46" w. x 12'-2" h. x 24" d.

CENTER I.D. - "the Mix"
17" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
20'-8" SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 20'-8" SQ. FT. 20'-8 SQ. FT. TOTAL
TOTAL FACE AREA = 20'-8" SQ. FT. 20'-8" SQ. FT. TOTAL

SIGN 8 PROPOSED I.D. MONUMENT SIGN (MIDWAY):

SINGLE FACED, FREESTANDING:
46" w. x 16'-10" h. x 20" d.

CENTER I.D. - "MIDWAY"
17" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
31 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 31 SQ. FT. 31 SQ. FT. TOTAL
TOTAL FACE AREA = 31 SQ. FT. 31 SQ. FT. TOTAL

DOUBLE FACED, FREESTANDING:
7'-0" w. x 5'-0" h. x 4'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
10" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
12 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE	12 SQ. FT. TOTAL
TOTAL FACE AREA = 12 SQ. FT. EACH SIDE	12 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

E. CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings, and clips shall be enameling iron with porcelain enamel finish, stainless steel, aluminum, brass or bronze. No black iron materials of any type will be permitted.
2. All exterior letters on signs exposed to the weather shall be mounted at least 3/4 from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. Location of all openings for conduits in building walls shall be indicated by sign drawings submitted to the lessor.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
7. Sign contractor shall repair any damage to any work caused by his work.
8. Lessee shall be fully responsible for the operations of each of its sign contractors.

F. RESTRICTIONS

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 sq. in. per single door entrance. All "Sale" signs, special announcements, etc. are not permitted on exterior or interior glass. such advertising material must be set back 48" from glass surface.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.
4. Copy of tenant's sign shall not include the product sold, except as part of the tenant's name or insignia.

Tenant's Initials _____

Landlord's Initials _____

- 5. Temporary signs:
 - a. Temporary signs may be permitted upon the review and approval of a sign permit by the Planning Department.
 - b. Temporary signs shall be limited in size proportionately to the building or development involved. The aggregate area of all temporary signs on the premises, shall not exceed two square feet for each lineal foot of frontage, or a maximum of fifty-square feet total area, whichever is the lesser area. Exceptions to this standard may be granted by the Development review committee in accordance with Chapter 17.38 of the Municipal Code.
 - c. Temporary signs shall be limited to four events per year, not to exceed a period of 15 days per event;
 - d. The Planning Department or the Development Review Committee may be more restrictive than these standards or deny an application for temporary sign permits. An action of denial must be based on findings which may include the following:
 - 1. The proposed sign would conflict with other signs on the building or in the neighborhood.
 - 2. The proposed sign would cause undesirable or unattractive proliferation on the building or in the neighborhood.
 - 3. The proposed sign would result in too many similar type signs on the building or in the neighborhood.
 - 4. The proposed sign may result in a public health and safety hazard or nuisance.
 - 5. The applicant has demonstrated poor performance in complying with this ordinance or conditions of permit approval for other signs.

G. PROHIBITED SIGNS

- 1. Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

Tenant's Initials _____

Landlord's Initials _____

2. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post, or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. Signs on Doors, Windows or Fire Escapes: No window signs will be permitted except as noted herein. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
4. Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited.
5. Off-Premise Signs: Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject note related to the premises upon which said sign is located are prohibited.
6. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use of activity not related to its lawful making or deliveries or sales of merchandise or rendering of services from such vehicles, is prohibited.
7. Light Bulb Strings and Exposed Tubing: External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it relates.
8. Pennants, and Balloons used for Advertising. Purposes: Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to landlord and City approval.

Tenant's Initials _____

Landlord's Initials _____

- 9. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the state of California are prohibited.
- 10. Existing Non conforming Pylon Signs: No modification of the existing pylon signs will be allowed without approval of an exception to the sign ordinance by the Grass Valley City Development Review Committee.

H. MISCELLANEOUS NOTES

- 1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the landlord as a "Major" or "Special" tenant that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual sign on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the architect, owner and the City of Grass Valley.

I. GUARANTEE

- 1. The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge, all lamps excluded.

J. INSURANCE

- 1. Sign company shall carry workmen's 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 \$1,000,000/\$2,000,000.

K. ERECTION

- 1. Sign company shall completely erect and connect (including all wiring) sign display at approved sign location.

END OF CRITERIA

Tenant's Initials _____

Landlord's Initials _____

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

Via Email

RE: Proposed Modified Master Sign Program Criteria at McKnight Crossing for the Development Review Committee

Amy,

Thank you for working with our Team to update the Master Sign Program Criteria to current standards.

Thank you to the DRC Members for their continued support in the reimagining of the McKnight Crossing Shopping Center as we get into final details.

Quick Center update since last we met. Exciting news to announce a couple new tenants. The Team’s efforts to reimagine the Center have been realized by attracting several national anchor tenants, preserving several existing business and now we can announce a couple new tenants to achieve our goal to bring in some unique and local offerings to round out the center:

1. **The Sweet Spot:**
 - Features Specialty Cakes and Treats. The Owner began baking with her father, could not find a Birthday Cake to her liking so started a business in a “ghost kitchen” and is now pursuing her entrepreneurial spirit at McKnight Crossing, looking to partner with other local businesses and being the go to baker for the community. Should be open by the time you read this. Check out the gallery at www.TheSweetSpotGV.com.
2. **River Dog 4 Tap Room and Charcuterie:**
 - Plans are to serve local beers, craft seltzer and wines to accompany a curated menu to accompany your favorite beverage. A super cool remodel is planned, sure to become a community favorite. Targeting a spring opening.

Proposed updated master Sign Program Criteria for the December 12, 2023 DRC:

- Brief Master Sign Program Criteria history:
 - Updated and modernized historical master Sign Program Criteria
 - Early in 2022, the Team worked with the prior City Staff Team to update and modify the Master Sign Program to accommodate the reimagining of the Center, and to allow for major anchor tenants like Target, to allow for these national tenants and their standard sign packages.
 - As always, Staff was great to work with and the outcome was agreeable by Staff and Team that the Master Sign Program would support existing and new tenants, consistent with the needs of the community and the city’s Development Code.
 - The previous Master Sign Program was outdated, crafted with Kmart first come to the center, and had functionally obsolete signs with Neon and was inconsistent with today’s energy and sustainability requirements
- Relevant Center History:
 - **“GV 1”:** Originally, there was ownership of the Target Center
 - Includes the major Anchor Tenants: Target, Big 5 SPD Markets and Five Below
 - Gathering Spaces: “Midway” and “The Mix”
 - Sign Standard: Internal Illumination – Face Lit
 - **“GV-2”**
 - Recently acquired, and included in the reimagining remodel
 - Gathering Spaces: “The Grove”
 - Sign Standard: Reverse Illumination – Halo Lit
- Previously Approved Signs under the current Master Sign Program
 - **NOTE:** The intent of the current Master Sign Program was to allow for National Tenants signs like Target to be approved, as Staff has previously approved
 - Site Plan #1:
 - Monument Signs, Entrance Signs and vertical ID / Way Finding Signs
 - GV 1 Examples: Sign Permits Issued
 - Sign Standard : “Internally Illumination”: “Face Lit Signs”
 - Target, Big 5, SPD Markets
 - Most common Shopping Center Standard
 - Self contained, easier to maintain
 - Major Tenant defined as + 6,000 sf and 90 feet of store front
 - All Signs in Area match the Sign Standards
 - **NOTE:** FIVE BELOW is proposed to be consistent with previously approved Signs with Sign Permits reviewed and issued
 - GV 2 – Examples; Sign Permit issued
 - Sign Standards : “Reverse Illumination”: Halo Lit

- The Permit Sign Package for “The Grove” has been through Plan Check and a Sign Permit Issued
- All Signs in Area match Sign Standards
- Pine Creek Shopping Center:
 - McKnight Crossing Master Sign Program is consistent to other Shopping Centers in vicinity
 - Major tenants are Internally Illuminated – Face Lit
 - Raleys, JC Penny, Dollar Tree, PETCO, Starbucks
- No potential Impacts to adjacent properties nor Right of Ways in vicinity
 - All signs face away from sensitive uses and other properties
 - 49, McKnight Way, Taylorville Road
 - Other Commercial Properties
 - Signs do not face Residential
- Rationale:
 - All Signs are considered Standard and Traditional for Shopping Centers
 - All Anchor Tenant / Majors signs are consistent with their National Sign Standards, used in other cities
 - National Tenants have Environmental, Sustainability and Energy standards and goals
 - Intent is to exude a naturally upscale charm
- No Complaints or Concerns:
 - The Applicant has no knowledge of any complaints nor concerns
 - The signs approved are consistent with discussion with prior Staff and consistent with previously approved signs

Applicant Request to Modify Master Sign Program Criteria:

- Modify A) B) 7)
 - i. CURRENT:
 - 1. Channel letters without interior neon illumination will be accepted.
 - ii. PROPOSED
 - 1. Channel letters without interior neon illumination will be accepted **with reverse illumination (“Halo Lit”) or internal illumination (“Face Lit”).**
- Introduce C)10)
 - i. **For suspended, pedestrian-oriented signage; As an example Five Below proposed not to exceed a maximum size of 6 sq ft, and a minimum clearance from the ground of 8 ft.**

Documents for the December 12, 2023 DRC Meeting:

1. Applicant Letter
2. Master Sign Program Criteria
 - a. Modified 12.1.2023
3. Exhibits:
 - a. Site Plan 1
 - i. Existing Monument and Vertical / Way Finding
 - b. Site Plan 2 – GV1 & GV 2
 - i. GV 1: Internally Illuminated – Face Lit Signs
 - ii. GV2: Reverse Illumination – Halo Lit Signs
 - c. Vicinity Map

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

FRONT ELEVATION : FIVE BELOW – SIGN #1



SIGN #2 FIVE BELOW:



NOTE : ALIGN UNDER CANOPY WITH CENTER OF DOORS

FRONT PARTIAL ELEVATION scale 3/32"=1'

SIGN 1	Sign Size	42"
	Sign Type	Channel Letters
	Square Feet	86.6

SIGN 2	Sign Size	12" x 60"
	Sign Type	Under Canopy
	Square Feet	5



SITE PLAN #1:



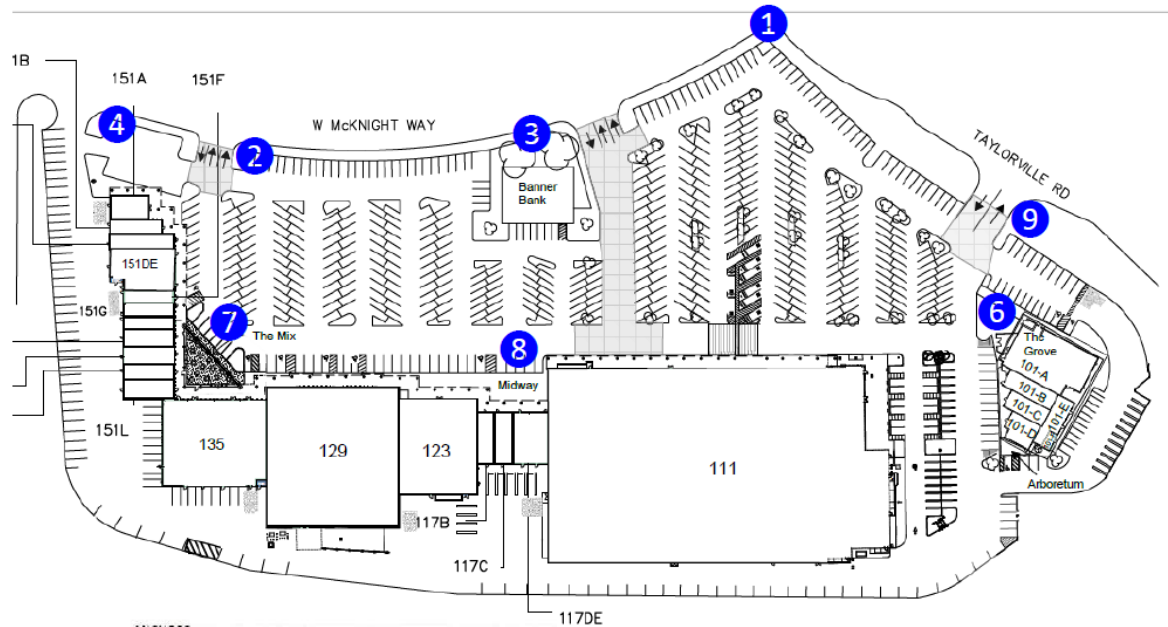
MASTER SIGN PROGRAM – LOCATION MAP

EXISTING:

- 1. Pylon - NE Corner
- 2. Tenant Monument – W Drive Entrance
- 3. ID Monument – E Drive from McKnight Way
- 4. Directional – No Bldg A
- 5. None

NEW:

- 6. The Grove
- 7. The Mix
- 8. Midway
- 9. Directional – Drive Entrance @ Taylorville Rd



SITE PLAN # 2

GV 1: Internally Illuminated – Face Lit

GV2: Reverse Illuminated – Halo Lit







**PLANNING COMMISSION
STAFF REPORT
DECEMBER 19, 2023**

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

RECOMMENDATION:

1. 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;
 - 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; and
 - 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.

The Development Review Committee reviewed the project at their November 14, 2023 meeting and recommended approval (4 to 0, Hutchins absent) of the project with the following requests to be completed prior to going before the Planning Commission:

- Provide an arborist report in order to provide additional justification for the Variance request and condition of the existing overhanging tree.
 - *Applicant submitted an Arborist Report by Greg Matuzak dated November 30, 2023, which concludes that the health of the tree would be compromised by limb removal.*
- Consider additional aesthetic treatments to the rear elevation.
 - *Applicant has amended the rear elevation with added window shutters, altered the siding to include both horizontal lap and vertical siding, and included a color change that corresponds to the siding change.*
- Consider a screening treatment for the trash cans.
 - *Applicant added a fencing screen for the trash cans.*

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.

At the DRC's request, the applicant provided an Arborist and Tree Survey, dated November 30, 2023 that considers impacts of the development to the overhanging blue oak tree. Biologist, Greg Matuzak concludes that additional removal of branches of the native tree could ultimately cause hazards such as tree death or impacts to structural foundations due to the root system becoming unstable. Matuzak recommends the one-story development scenario as proposed in order to best preserve the tree.

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

19040s, 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 December 19, 2023 with an effective date of Thursday, January 4, 2023 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on January 4, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the 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.
8. The requirements of the 2022 CBC, CMC, CPC, CEC, and CFC apply.
9. Maximum openings on exterior walls shall be per CBC 705.8
10. Plans shall include architectural, structural, mechanical, electrical and plumbing plans.

11. Applicable energy conservation compliance forms are required.
12. Calgreen compliance is required.
13. Plans, specifications and calculations must be prepared by or under the direct supervision of an architect or a civil or structural engineer licensed by the state of California.

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Applications
4. Architectural Plans
5. Arborist and Tree Survey Report

**Sierra Guest Home Expansion
at 131 Glenwood Avenue**

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)
5. Arborist and Tree Survey Report, 11/30/23 - Greg Matuzak
6. Public Comment Letter, 12/12/23

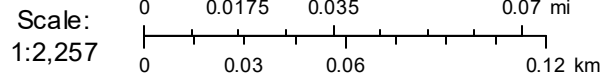
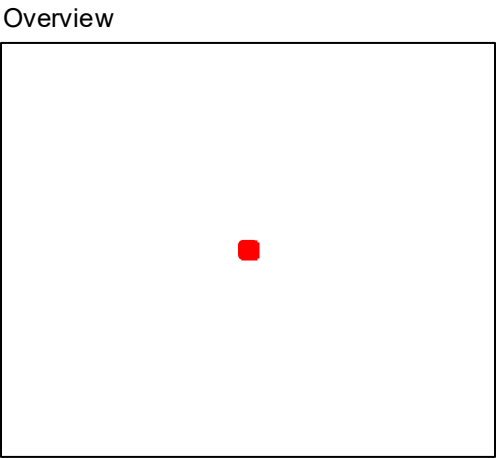
131 Glenwood - Vicinity Map

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

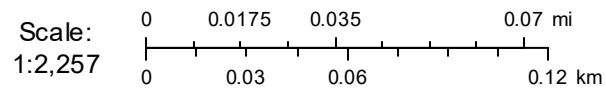
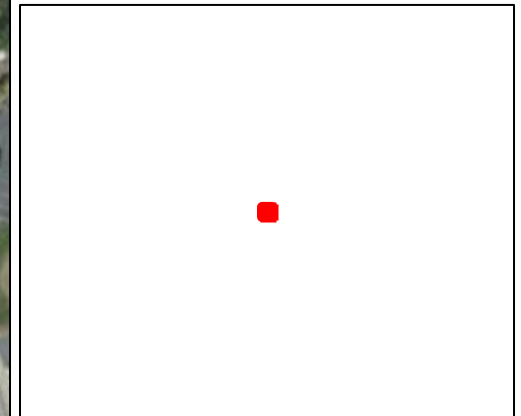
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Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,657 feet

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
Total:	\$5,064

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 2.
Name: 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.

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 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):	

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.

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

Board of Directors

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President

Catherine Ayers
Vice-President

Steve Castleberry
Board Treasurer

Fran Haulman Herbst
Secretary

Jeff Dellis
Board Member

Michael McDonald
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Larry Messer
Board Member

David Reader
Board Member

Reed Schreiter
Board Member

Mark Vieaux
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



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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,

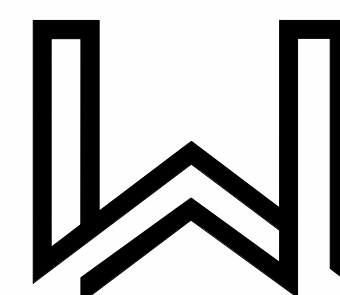
Robert Wallis

Wallis Design Studio Architects
Listening from Design to Completion

(530) 264-7010 voice

WallisDesignStudio.com





WALLIS DESIGN STUDIO ARCHITECTS, INC.

415 W Main St
Grass Valley, CA 95945
(530) 264-7010
WallisDesignStudio.com

SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE
GRASS VALLEY, CA 95945

PLANNING SUBMITTAL

Stamp:



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Table with 2 columns: No., Description. Includes fields for Date, Proj. No., Date, Scale, Drawn By, Drawing Title, Drawing Number.

Proj. No.: 2022003

Date: 12/01/2023

Scale: 1" = 1'-0"

Drawn By: CF

Drawing Title: COVER SHEET

Drawing Number: 00

SHEET INDEX

Table with 2 columns: GENERAL, COVER SHEET. Lists sheet numbers 00-11 and their corresponding titles like PERSPECTIVES, SITE PLAN, PHOTO SURVEY, etc.

PROJECT TEAM

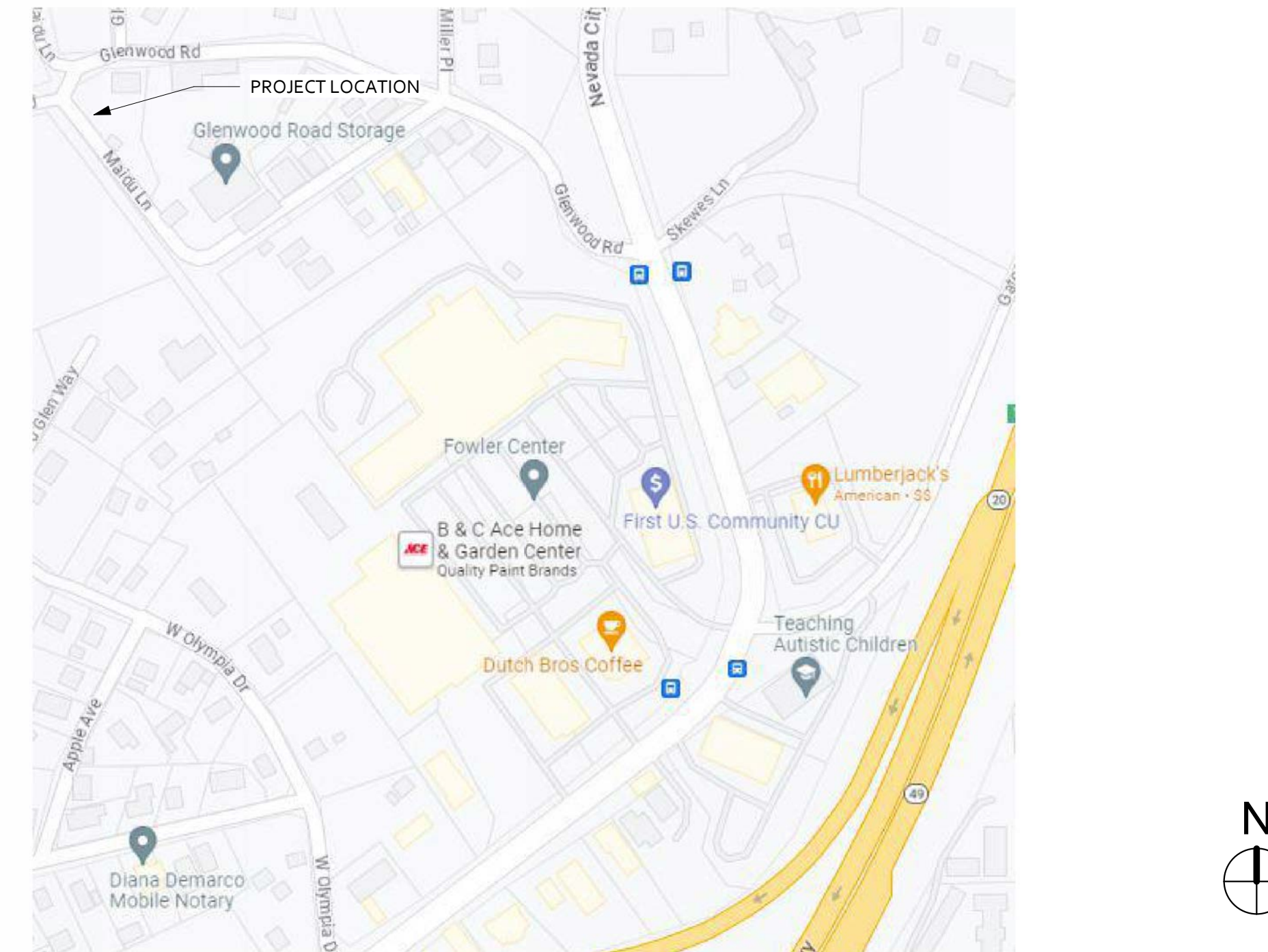
Table listing project team members under categories: OWNER, ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER, ELECTRICAL ENGINEER, ENERGY CONSULTANT, GENERAL CONTRACTOR.

PROJECT INFORMATION

GENERAL SITE INFORMATION: LOCATION: 131 GLENWOOD AVE, GRASS VALLEY, CA 95945. GENERAL SCOPE OF WORK: PROJECT CONSIST OF ADDITION AT REAR OF PROPERTY HOLDING 10 NEW UNITS, AS WELL AS A REMODEL AND EXPANSION OF THE EXISTING KITCHEN IN IMPROVEMENTS TO THE SITE AT THE FRONT OF THE BUILDING.



PROJECT VICINITY MAP



AGENCIES & UTILITIES

- CITY OF GRASS VALLEY: CITY OF GRASS VALLEY, 125 EAST MAIN ST. GRASS VALLEY, CA 95945. JON MAY, BUILDING OFFICIAL. AMY KESLER-WOLFSON, CITY PLANNER. TREVER VAN NOORT, P. E., UTILITIES SUPERINTENDENT. NEVADA COUNTY CONSOLIDATED FIRE DISTRICT: PATRICK MASON, FIRE MARSHAL.

LEGEND

Legend table with 2 columns: Symbol, Material. Includes symbols for AGGREGATE FILL, EARTH, CONCRETE, CONCRETE UNIT MASONRY, BATT INSULATION, RIGID INSULATION, STRUCTURAL SHEATHING, WOOD FRAMING, GYPSUM BOARD, WOOD FINISH.

SYMBOLS

Symbols table with 2 columns: Symbol, Description. Includes symbols for SECTION VIEW, GRID LINE, WALL TYPE, SHEET NOTE, KEY NOTE, DOOR TAG, WINDOW TAG, DETAIL NUMBER, CENTER LINE, AFF REFERENCE HEIGHT, ACCESSORY DESIGNATION.

APPROVALS

SPECIAL INSPECTIONS

CONTRACTOR RESPONSIBILITIES

TYPICAL NOTES

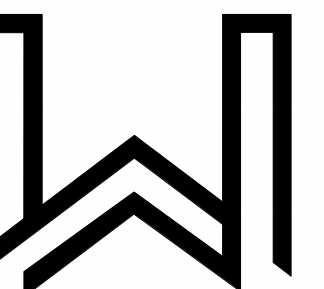
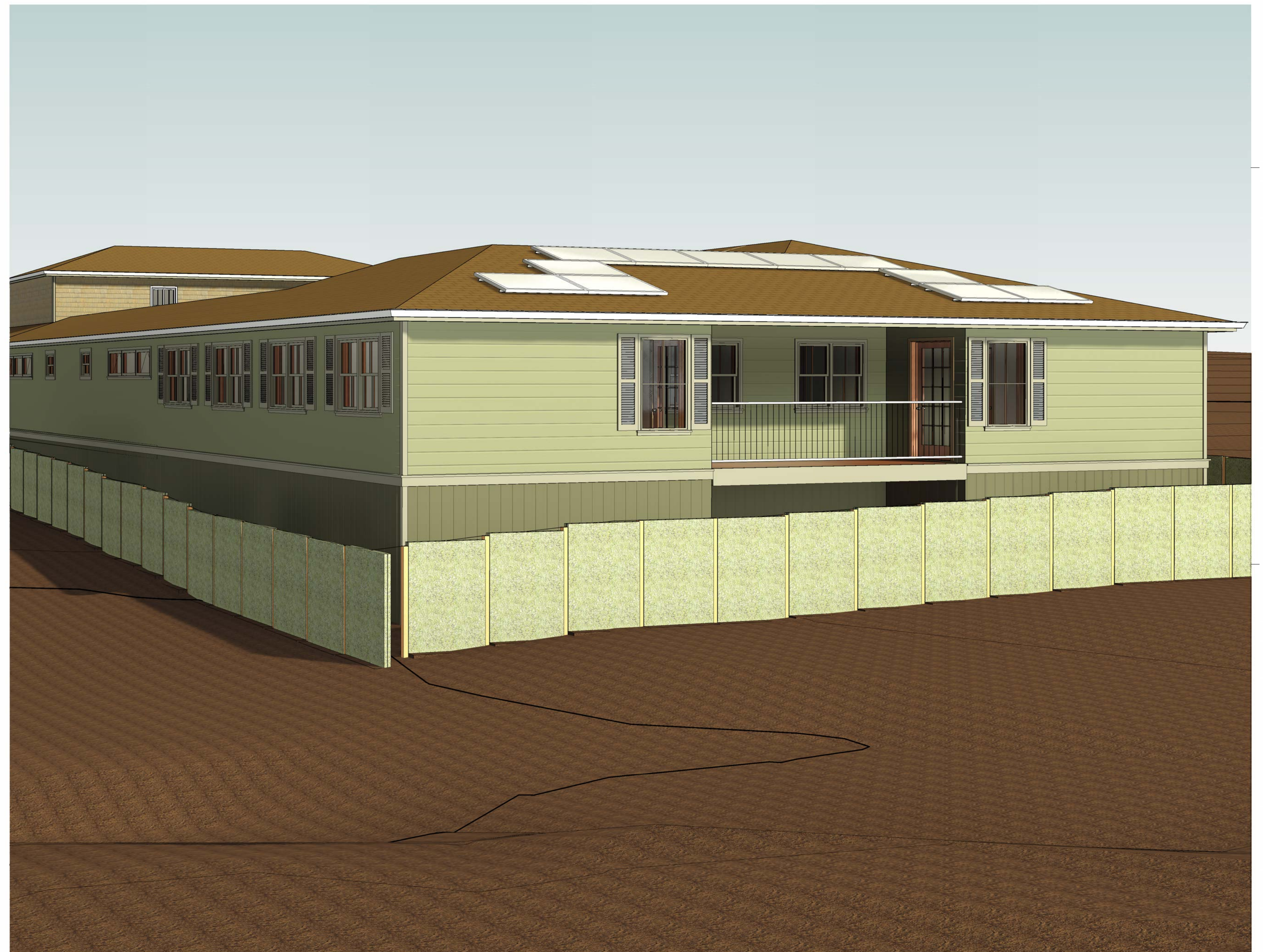
CODES AND STANDARDS

COMPLIANCE WITH DOCUMENTS

DEFERRED APPROVALS

- A. SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

Main drawing area containing detailed text for Compliance with Documents, Codes and Standards, Typical Notes, Contractor Responsibilities, Approvals, and Special Inspections.



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SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE
GRASS VALLEY, CA 95945

PLANNING SUBMITTAL

Stamp:



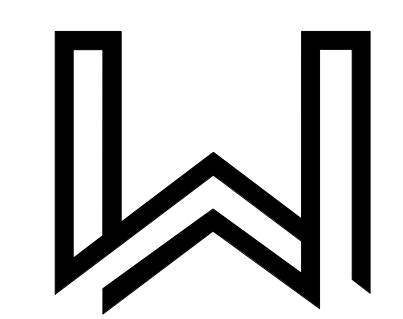
These drawings are the sole property of Wallis Design Studio Architects, Inc. Any reproduction or reuse in whole or in part without written approval is strictly forbidden.

Date	Description	No.

Proj. No.: 2022003
Date: 12/01/2023
Scale:
Drawn By: CF

Drawing Title:
PERSPECTIVES

Drawing Number:
01



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SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE
GRASS VALLEY, CA 95945

PLANNING SUBMITTAL

Stamp:



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No.	Description	Date

Proj. No.: 2022003

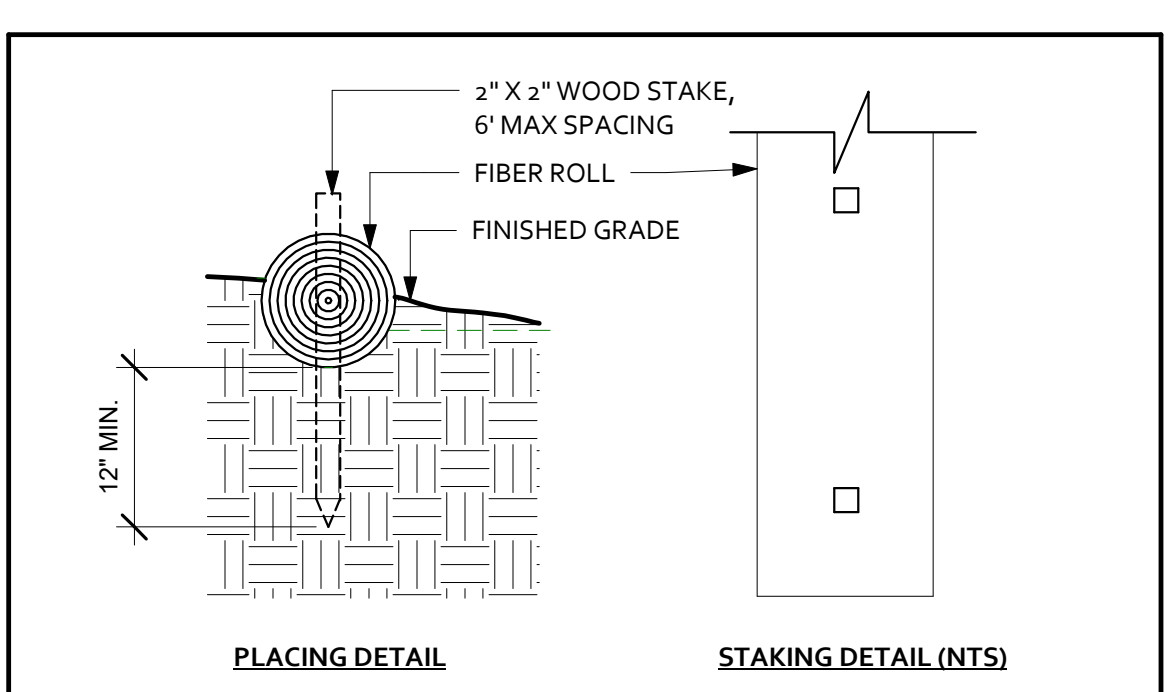
Date: 12/01/2023

Scale: As indicated

Drawn By: CF

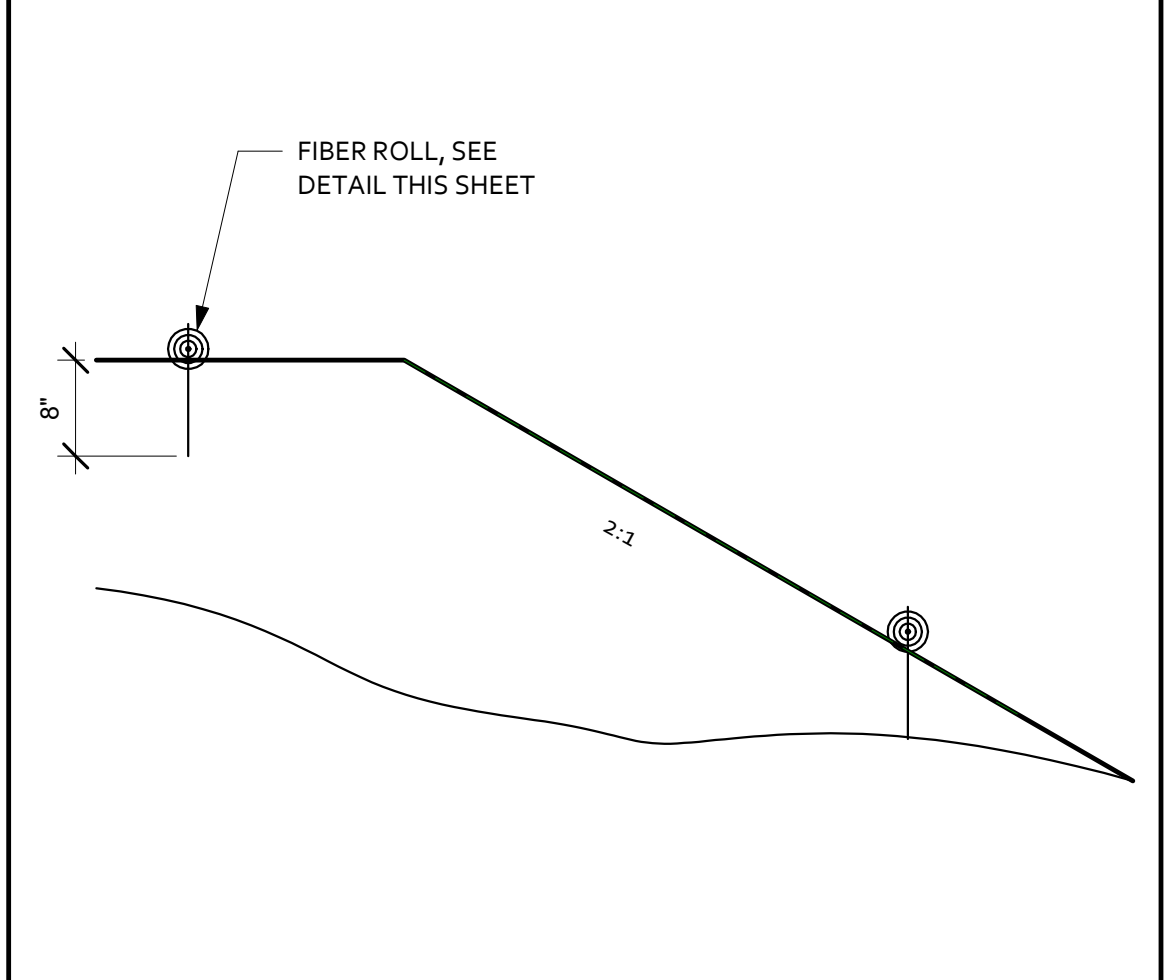
Drawing Title:
SITE PLAN

Drawing Number:

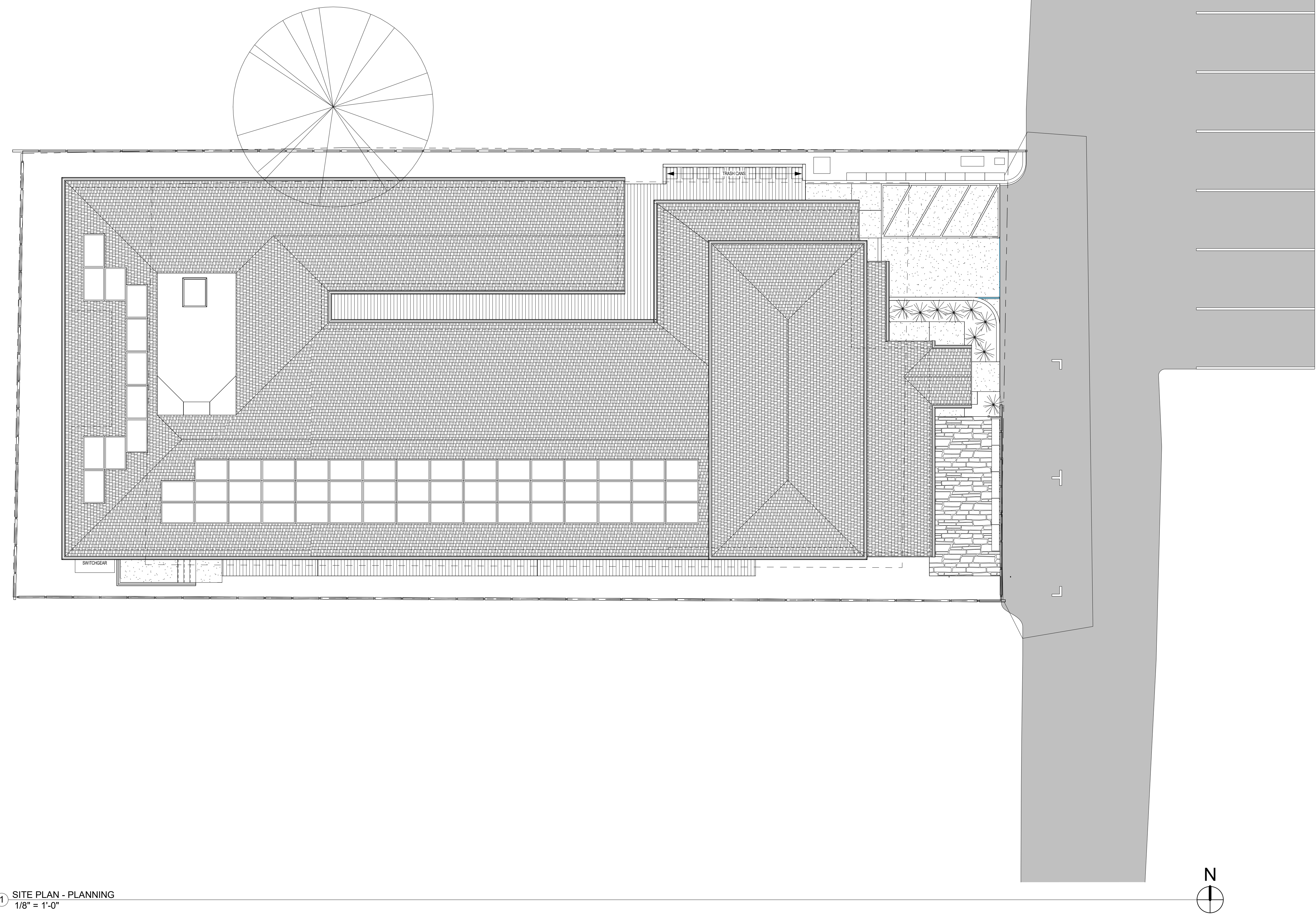


- NOTES:
- FIBER ROLLS ARE TUBES MADE FROM BIO-DEGRADABLE EXCELSIOR WITH PHOTO DEGRADABLE NETTING. THEY ARE 9"-20" IN DIAMETER AND AS LONG AS CAN BE CONVENIENTLY PLACED.
 - INSTALL PARALLEL TO CONTOURS.
 - VERTICAL SPACING IS MEASURED ALONG THE FACE OF SLOPE IF PLACED IN ROW, ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
 - IF PLACED IN ROW, ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.

2 SITE - FIBER ROLL PLACING/STAKING 1
1" = 1'-0"



3 SITE - FIBER ROLLS 1
3/4" = 1'-0"



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:	6,216 SF
B. PAVED AREA:	66 SF
TOTAL	6,900 SF

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

PERVIOUS SURFACE MATERIALS

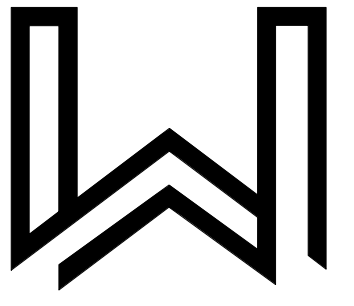
A. DECK AREA:	854 SF
B. PERVIOUS PAVERS:	226 SF

GENERAL NOTES

- ALL TREES AND PLANTS ARE (E) AND TO BE RETAINED, UON
- 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.
- REFER TO "100 FT VEGETATIVE MANAGEMENT CLEARANCE REQUIREMENTS" ON SHEET A0.1
- ROADSIDE VEGETATION: A FUEL MODIFICATION AREA SHALL BE PROVIDED FOR A DISTANCE OF 30 FEET ON EACH SIDE OF THE DRIVEWAY.
- SEPERATE BUILDING PERMITS ARE REQUIRED FOR GRADING, AS-BUILT STRUCTURES, RETAINING WALLS, SWIMMING POOLS, DEMOLITION, DETACHED ACCESSORY STRUCTURES, OUTDOOR COOKING FACILITIES, ECT.

SHEET NOTES

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



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Scale:

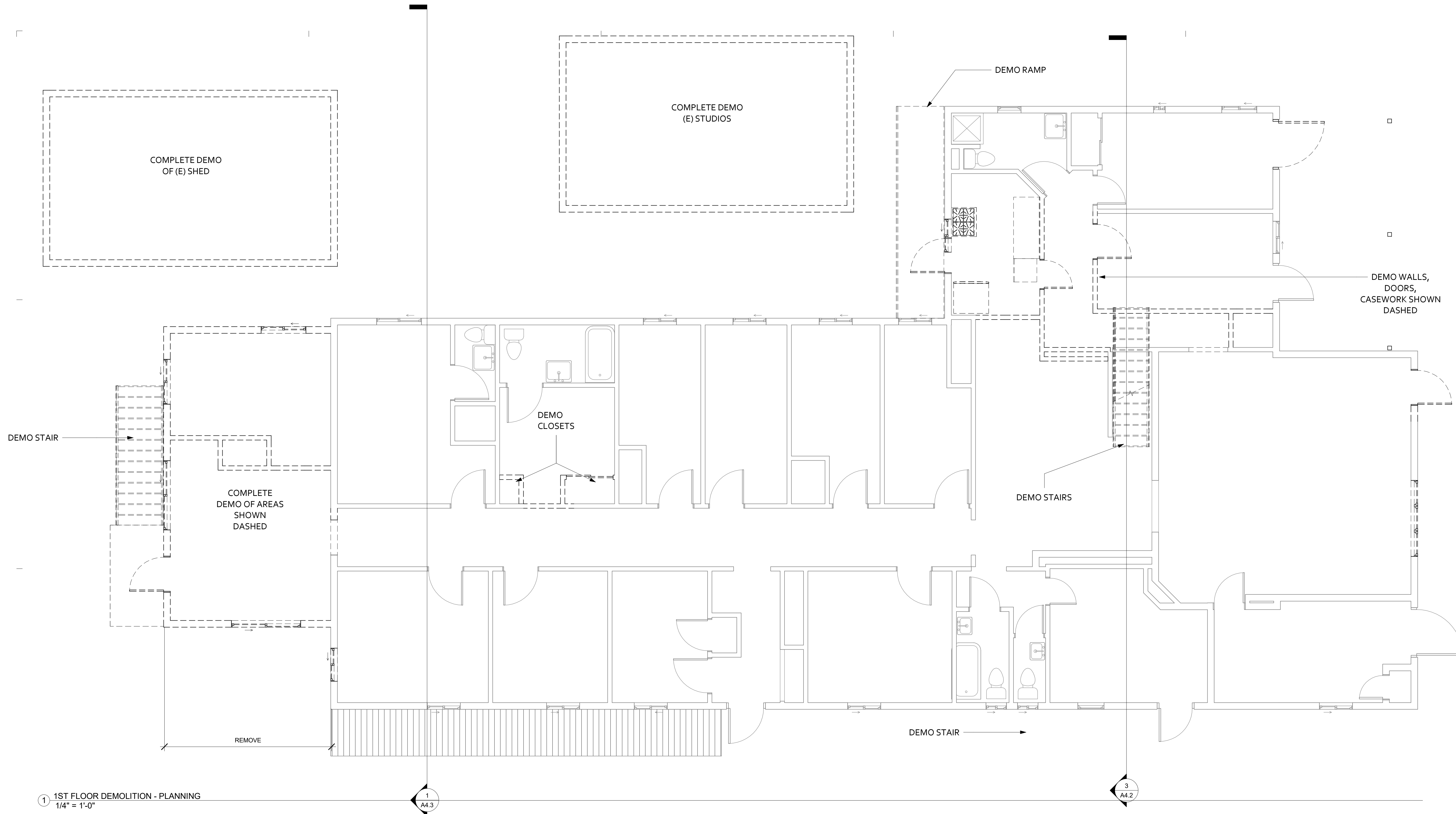
Drawn By: CF

Drawing Title:
PHOTO SURVEY

Drawing Number:

03

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1 1ST FLOOR DEMOLITION - PLANNING
1/4" = 1'-0"

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.

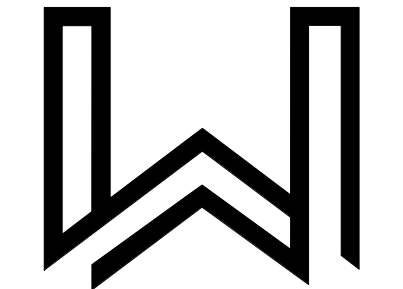
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO PLACEMENT.
- H. CONTRACTOR 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.
- J. 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.
- K. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
- L. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS. NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS.
- M. ALL DOORS, WINDOWS, SIGNAGE, APPLIANCES AND LIGHT FIXTURES TO BE SALVAGED AND STORED PER OWNER'S INSTRUCTIONS.
- N. WHERE FLOORING IS REMOVED, CONCRETE SLAB TO BE PREPARED FOR INSTALLATION OF NEW FLOORING MATERIAL, PER MANUFACTURER'S REQUIREMENTS.
- O. ABANDONED PLUMBING PIPING & UTILITY CONDUITS TO BE DISCONNECTED & SEALED.
- P. REFER TO EXTERIOR ELEVATIONS FOR ADDITION INFORMATION.

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>

SHEET NOTES

KEYNOTES



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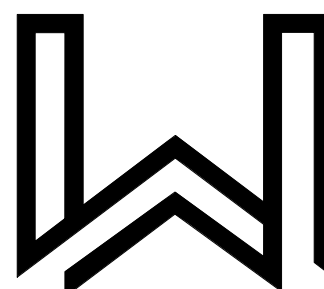
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1ST FLOOR EXISTING & DEMO

Drawing Number:
04

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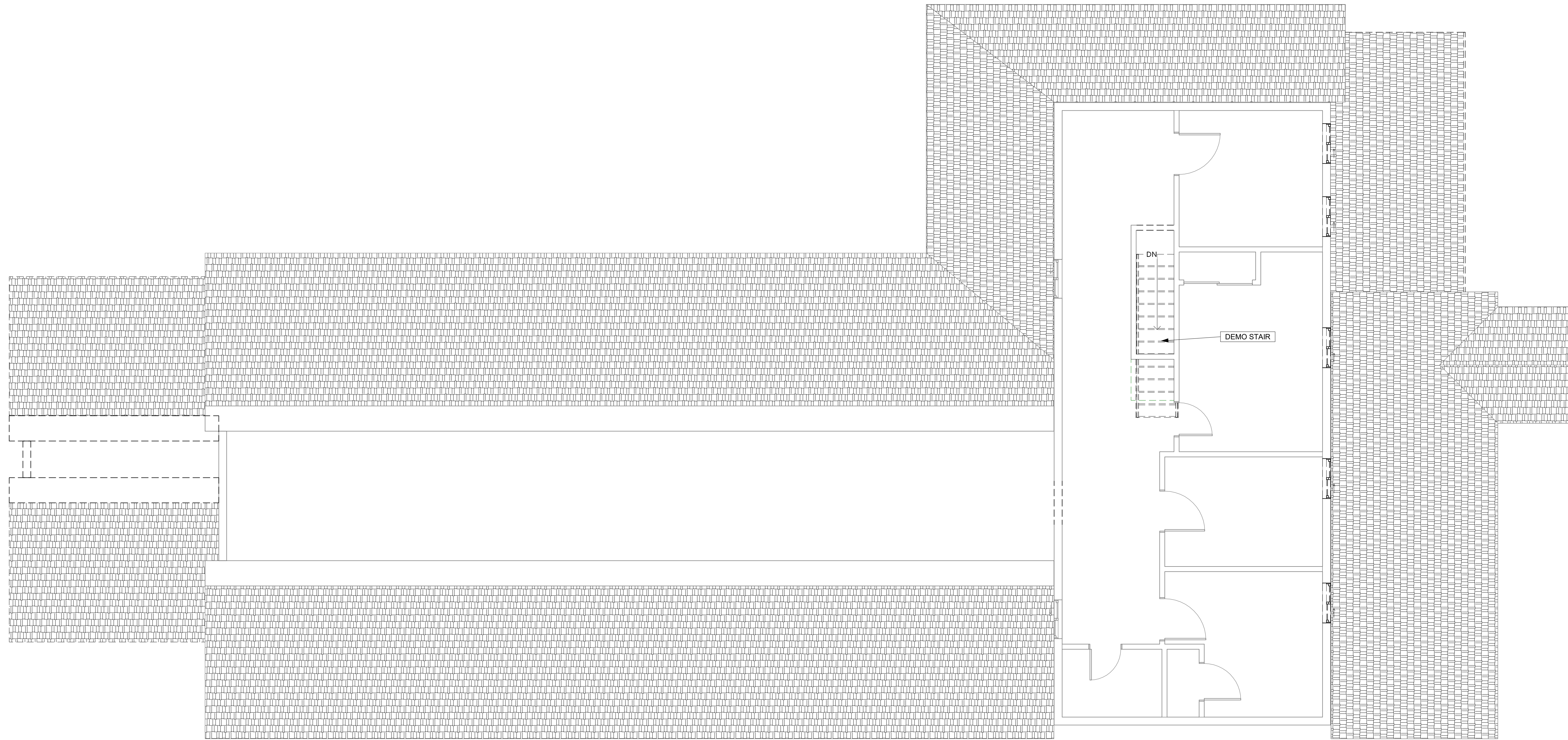
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1 2ND FLOOR DEMOLITION - PLANNING
1/4" = 1'-0"

LEGEND

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

GENERAL NOTES

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No.	Description	Date

Proj. No.: 2022003

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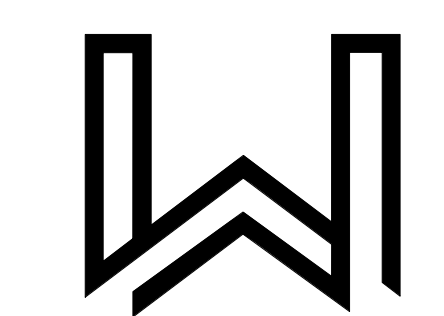
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Drawn By: CF

Drawing Title:
2ND FLOOR
EXISTING &
DEMO

Drawing Number:

05



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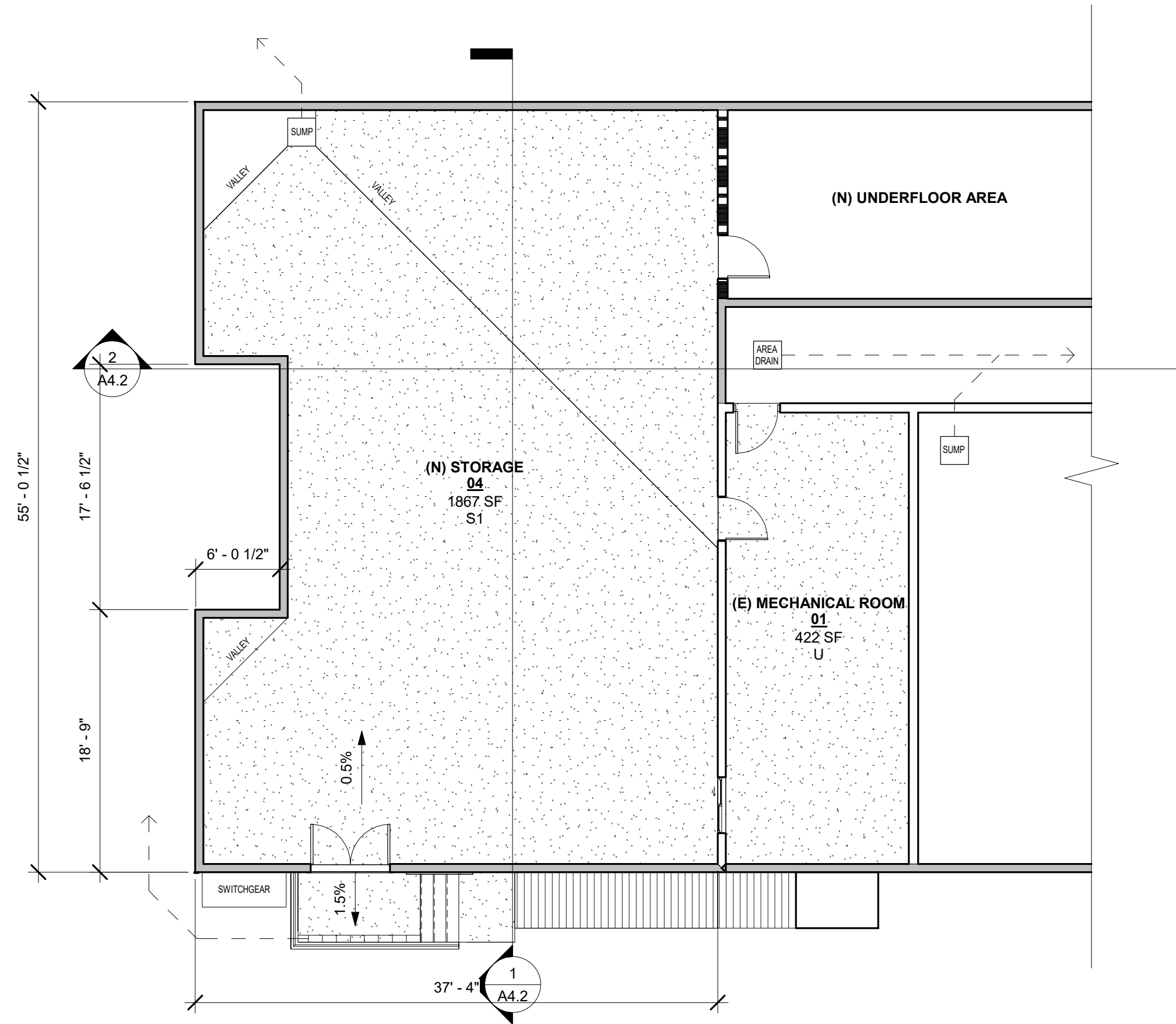
No.	Description	Date

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Drawing Title:
BASEMENT
FLOOR PLAN

Drawing Number:
06

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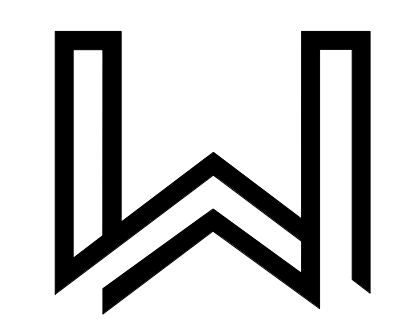
① BASEMENT FLOOR PLAN - PLANNING
 1/8" = 1'-0"

LEGEND

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

SHEET NOTES

- 1. (N) AREA DRAIN UNDER DECK
- 2. (N) SUMP



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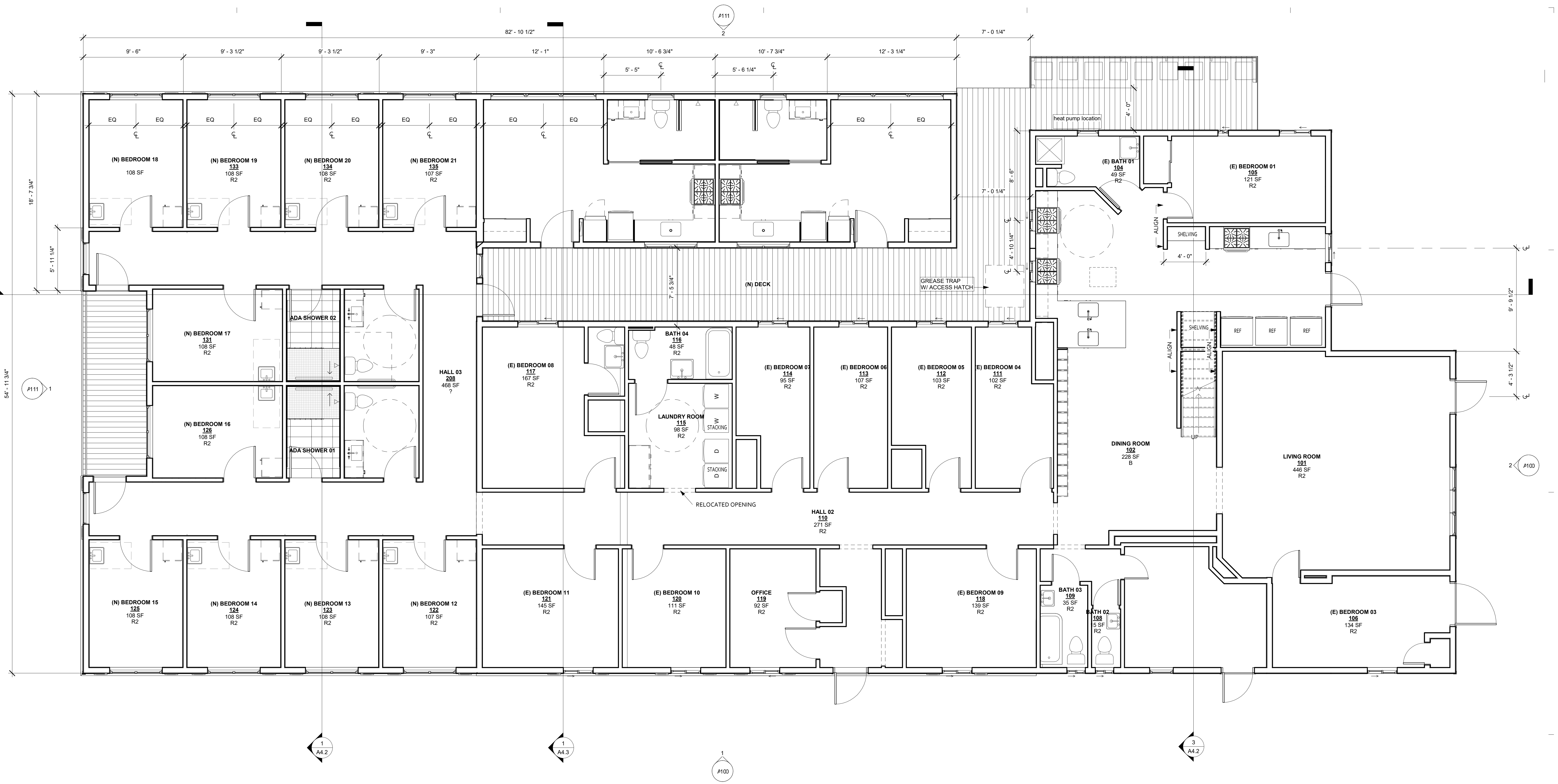
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No.	Description	Date

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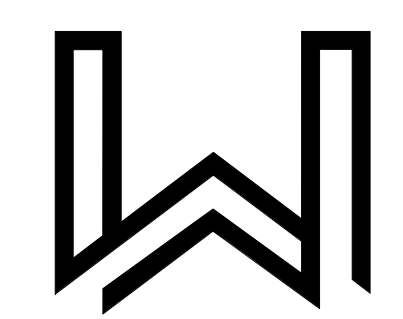
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1ST FLOOR PLAN

Drawing Number:



2 1ST FLOOR - PLANNING
 1/4" = 1'-0"

LEGEND
 (S-HR) WALL LOCATION
 (N) WALL LOCATION
 WALL BELOW



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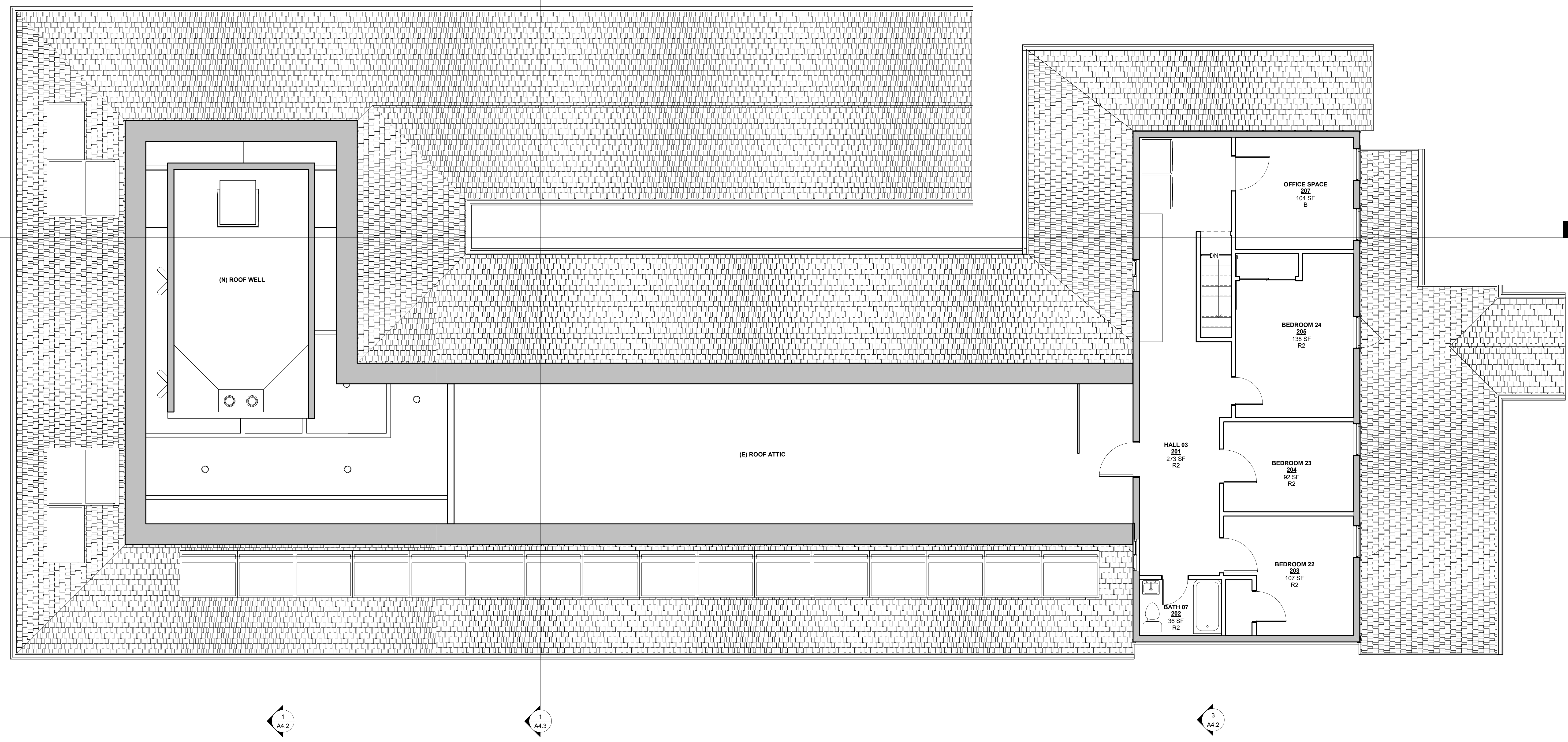
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2ND FLOOR PLAN

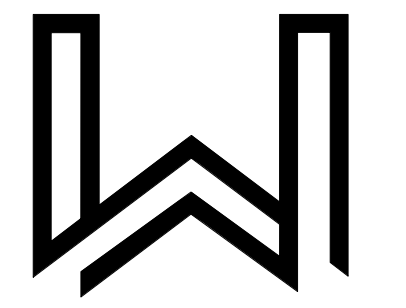
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08



1 2ND FLOOR PLAN - PLANNING
 1/4" = 1'-0"

LEGEND

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



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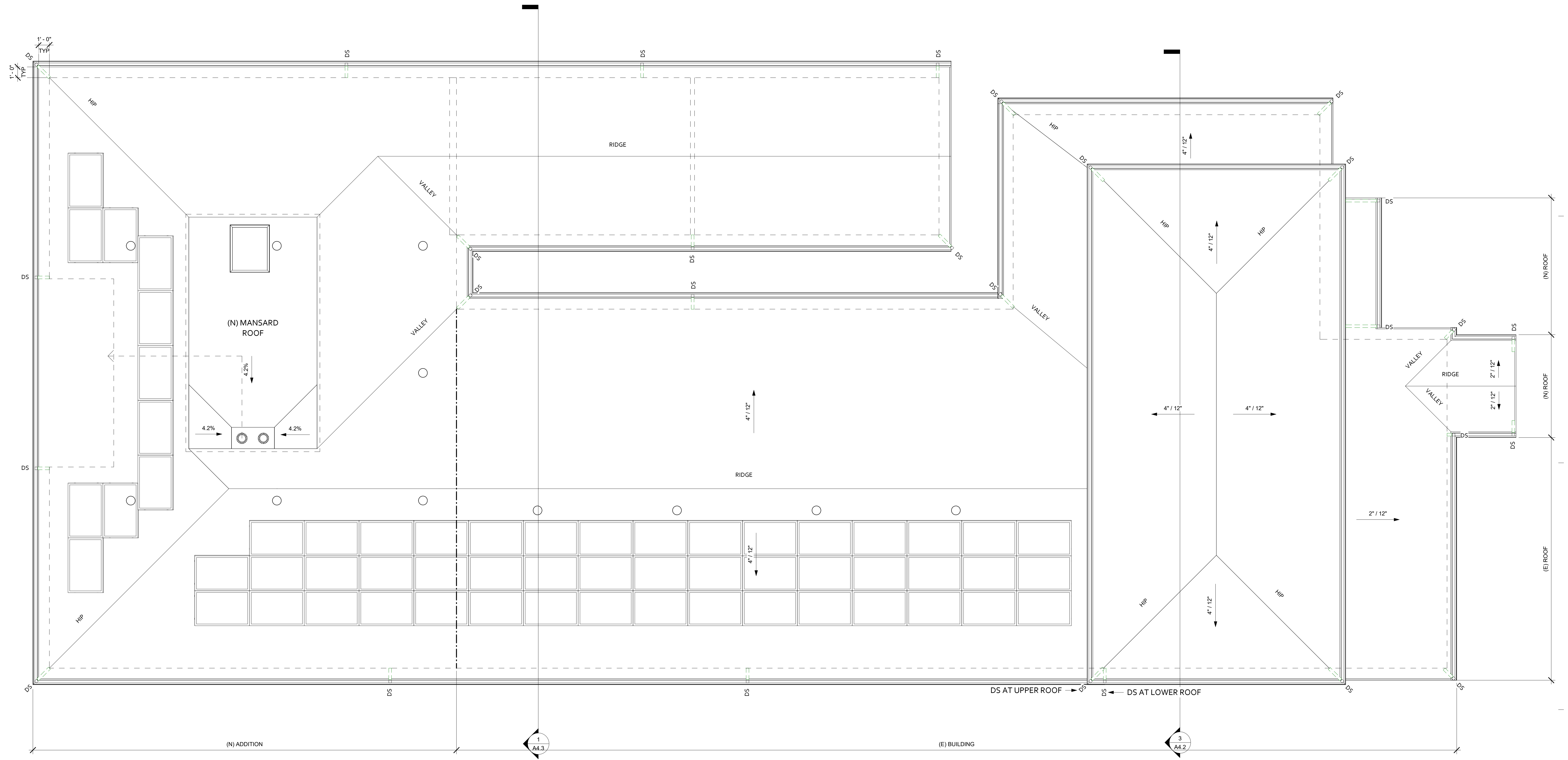
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1 ROOF PLAN - PLANNING
1/4" = 1'-0"

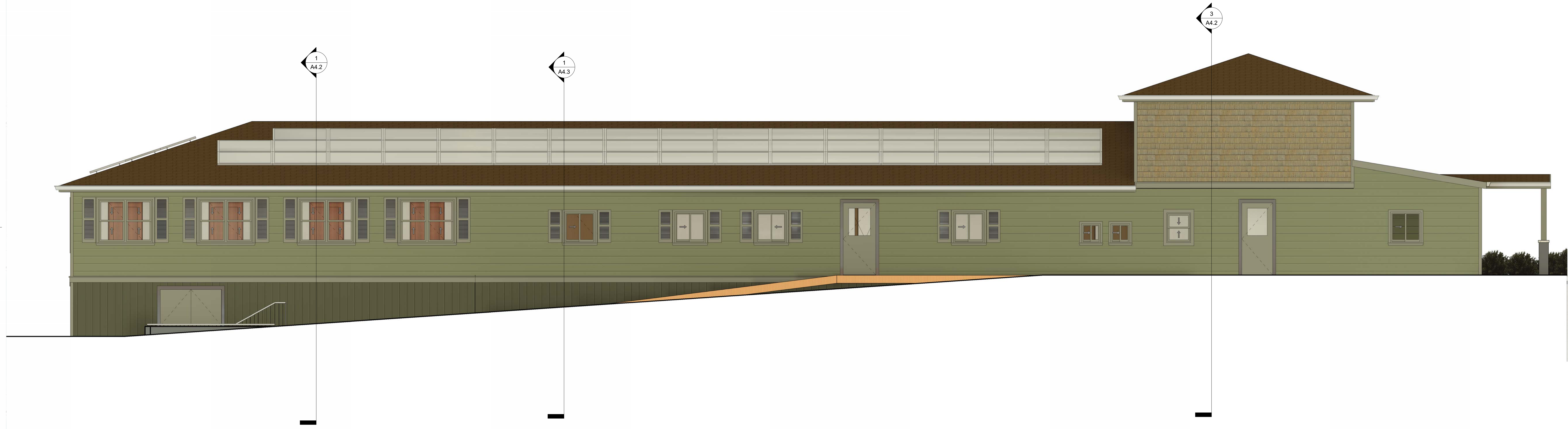
- LEGEND**
- WALL BELOW
 - UN-VENTED ATTIC AREA
 - 1-HOUR RATED WALL BELOW
 - DS DOWNSPOUT LOCATION
 - OF OVERFLOW OUTLET IN SOFFIT
 - DRAFT STOP LOCATION

No.	Description	Date

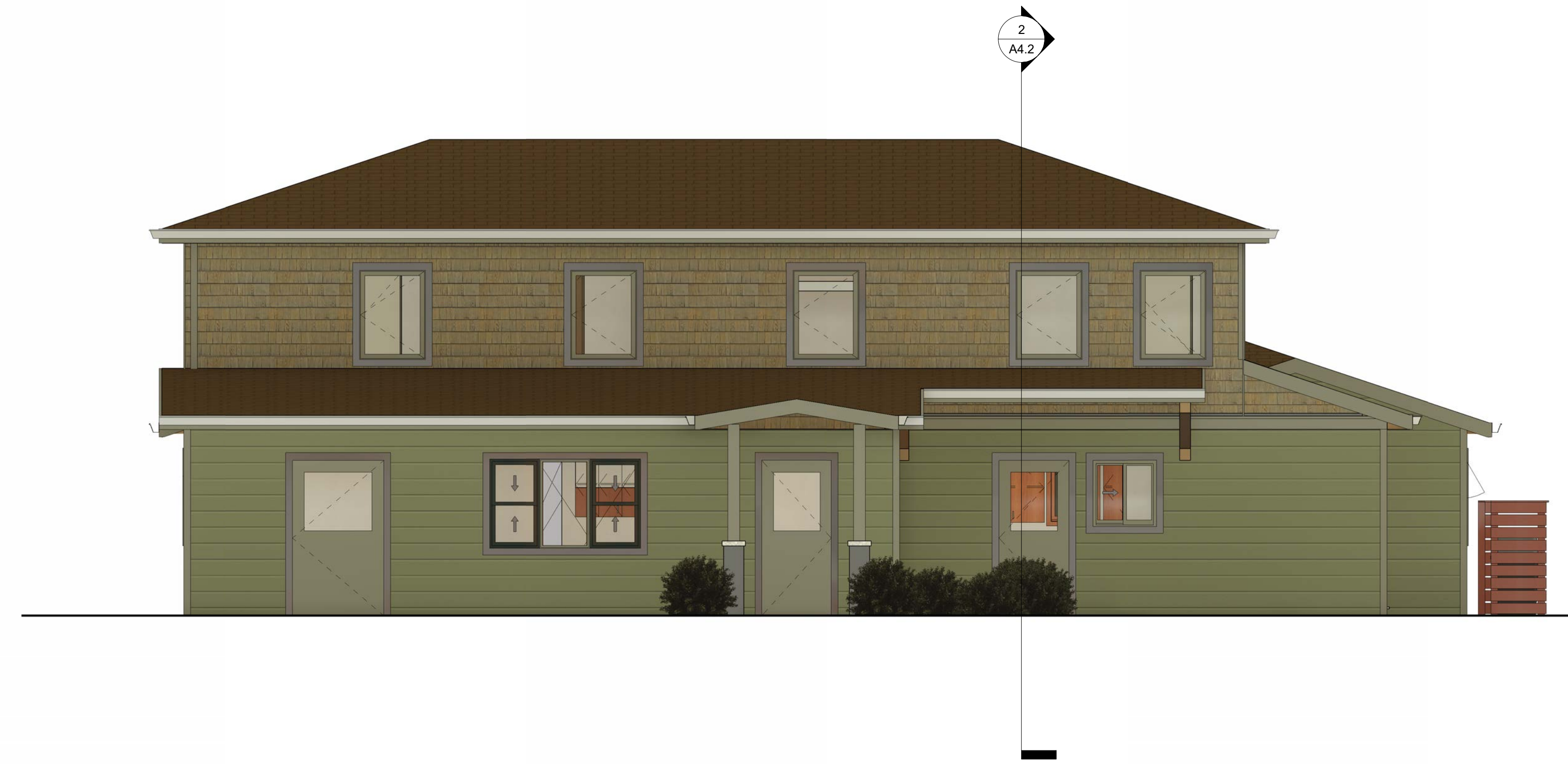
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 Date: 12/01/2023
 Scale: 1/4" = 1'-0"
 Drawn By: CF

Drawing Title:
ROOF PLAN

Drawing Number:
 09



1 EAST ELEVATION C - PLANNING
 1/4" = 1'-0"



2 NORTH ELEVATION - PLANNING
 1/4" = 1'-0"

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-133
- F3** WALL - ACCENT
 MANUFACTURE: JAMES HARDIE
 TYPE: HARDIE® SHINGLE SIDING
 PRODUCT: STAGGERED EDGE PANEL
 COLOR: BENJAMIN MOORE COASTAL FOG 976
- F4** TRIM
 MANUFACTURE: WESTLAKE ROYAL BUILDING PRODUCTS
 TYPE: FASCIA, TRIM AND SOFFIT
 PRODUCT: TRU-EXTERIOR
 SIZE: 2X4, 2X6, 2X8, 2X10, 2X12
 COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
- F5** WALL - ACCENT
 MANUFACTURE: JAMES HARDIE
 TYPE: HARDIE® PANEL VERTICAL SIDING
 PRODUCT: SIERRA 8
 COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561

- F6** WINDOWS
 MANUFACTURE: ANDERSEN
 TYPE: 100 SERIES WINDOWS
 EXT FINISH: SANDSTONE
 INT FINISH: WHITE
 HARDWARE: WHITE
- F7** SHUTTERS
 MANUFACTURE: TBD
 COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
- F8** GUTTER AND DOWNSOUT
 MANUFACTURE: TBD
 STYLE: 5" OGEE
- F9** LIGHTING FIXTURE
 MANUFACTURE: WILSON LIGHTING
 MODEL: ONE LIGHT OUTDOOR WALL SCONCE
 NUMBER: 8474476
- F10** WALL - ACCENT
 MANUFACTURE: ELDORADO STONE
 TYPE: FIELDLEDGE
 PRODUCT: PADOVA

KEYNOTES

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Date: 12/01/2023

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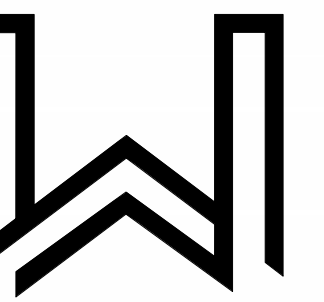
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Drawing Title:

EXTERIOR ELEVATIONS

Drawing Number:

10



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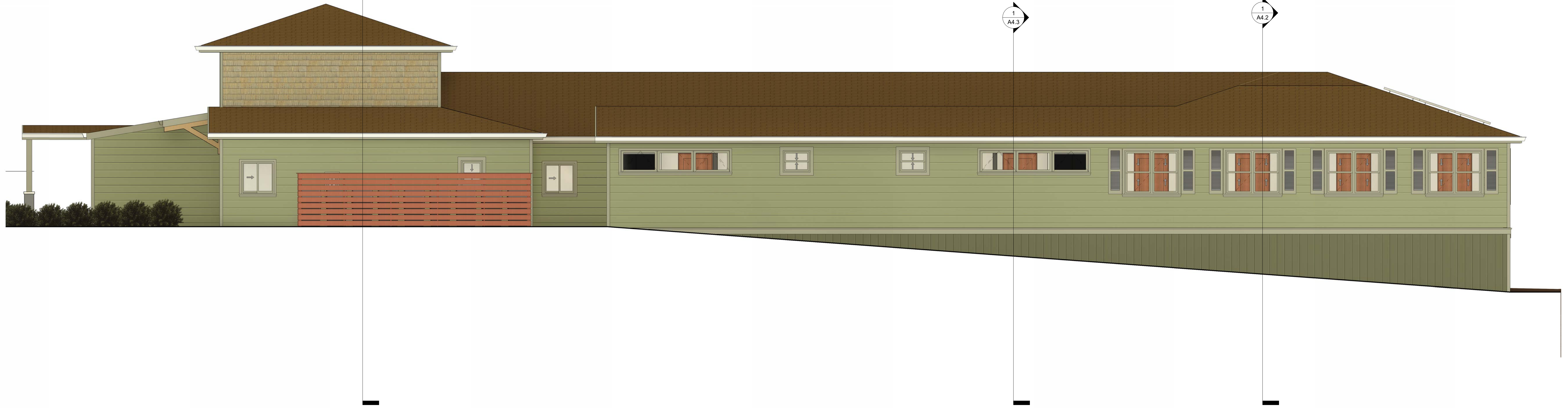
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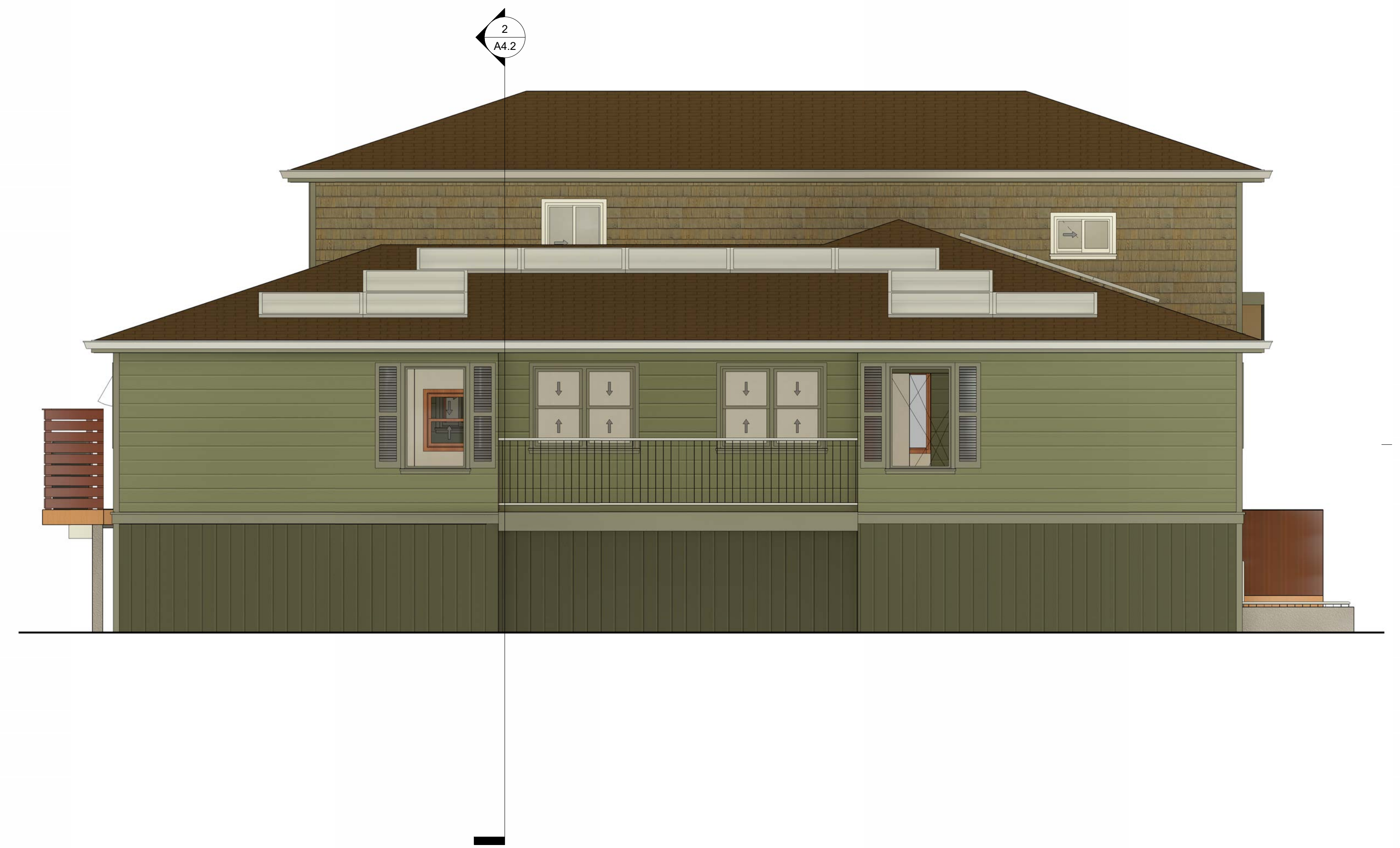
Drawing Title:

EXTERIOR
ELEVATIONS

Drawing Number:



2 WEST ELEVATION - PLANNING
1/4" = 1'-0"



1 SOUTH ELEVATION C - PLANNING
1/4" = 1'-0"

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: JAMES HARDIE TYPE: HARDIE® SHINGLE SIDING PRODUCT: STAGGERED EDGE PANEL COLOR: BENJAMIN MOORE COASTAL FOG 976
	F4	TRIM MANUFACTURE: WESTLAKE ROYAL BUILDING PRODUCTS TYPE: FASCIA, TRIM AND SOFFIT PRODUCT: TRU-EXTERIOR SIZE: 2X4, 2X6, 2X8, 2X10, 2X12 COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
	F5	WALL - ACCENT MANUFACTURE: JAMES HARDIE TYPE: HARDIE® PANEL VERTICAL SIDING PRODUCT: SIERRA 8 COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
	FB	WINDOWS MANUFACTURE: ANDERSEN TYPE: 100 SERIES WINDOWS EXT FINISH: SANDSTONE INT FINISH: WHITE HARDWARE: WHITE
	F7	SHUTTERS MANUFACTURE: TBD COLOR: BENJAMIN MOORE CASTLE PEAK GRAY 1561
	FB	GUTTER AND DOWNSPOUT MANUFACTURE: TBD STYLE: 5" OGEE
	FB	LIGHTING FIXTURE MANUFACTURE: WILSON LIGHTING MODEL: ONE LIGHT OUTDOOR WALL SCONCE NUMBER: 8674176
	F10	WALL - ACCENT MANUFACTURE: ELDORADO STONE TYPE: FIELDLEDGE PRODUCT: PADOVA

From: Greg Matuzak, Principal Biologist
Greg Matuzak Environmental Consulting LLC
P.O. Box 2016
Nevada City, CA 95959
Phone: (530) 557-5077
Email: gmatuzak@gmail.com

To: Robert Wallis
Wallis Design Studio Architects
415 W. Main Street
Grass Valley, CA 95945
accounts@wdsa.us
mystery.wallis@wdsa.us

Date: November 30, 2023

Re: **Arborist and Tree Survey Report for the Sierra Guest House Project Located at 131 Glenwood Avenue in Grass Valley, CA**

Project Background

This Arborist and Tree Survey Report (ATSR) has been developed for submission to the City of Grass Valley Planning Department for the proposed Sierra Guest House building permit application project (Project). Sierra Guest House is an assisted living facility. The proposed Project would include a new 7,254 square foot building as well as a partial remodel of the existing residence within the parcel. The new building is proposed to be a single-story building (see attached design drawings and a comprehensive site plan). The subject parcel is located at 131 Glenwood Avenue within the Brunswick Basin area of the City of Grass Valley, CA 95945. The subject parcel includes the following APN: 035-270-035 and the subject parcel is 0.20 acres in size.

The development of a single-story building would require a variance given the required dimensions of the structure within the subject parcel do not meet the typical building standards of the City of Grass Valley. An alternative design of the new building would be to construct a two-story building. However, given Sierra Guest House is an assisted living facility it would be safer for those living within the facility to not have a two-story facility. Additionally, as described within this ATSR, a two-story facility would have an impact on an existing native oak tree that could cause a hazardous tree situation.

As designed, the Project consists of an addition within the rear section of the property with a proposal ten (10) new units to be included in the rear section construction. Additionally, a remodel and expansion of the existing kitchen and improvement to the site within the front of the building are proposed. The existing building consists of a wood framed structure with fiber cement horizontal lap siding and asphalt composite roof. The proposed

new building will include a wood framed structure with fiber cement horizontal lap siding and asphalt composition roof as well. See the attached Comprehensive Site Plan detailing the proposed construction within the subject parcel.

The subject parcel includes a large native blue oak tree along the southern border of the subject parcel and site development could impact the native oak tree directly and/or indirectly depending on the site design selected for the final Project within the subject parcel. The native oak tree in question is rooted within the neighboring parcel to the south of the subject parcel and several of its branches hang over into the subject parcel.

Therefore, this ATSR includes a recommendation to have select the final Project design that would include no additional impacts to the native blue oak tree along the property line given any additional removal of branches could create a hazard situation. Potential hazards from the removal of additional branches of the native blue oak tree could include, but are not limited, to the following: the tree dies and falls or the root system becomes unstable and impacts the foundations of either or both properties as well as the existing pool located within the parcel immediately adjacent to the subject parcel and Project area.

City of Grass Valley Tree Preservation and Protection Ordinance

The City of Grass Valley Tree Preservation and Protection Ordinance (Chapter 12.36 within the City of Grass Valley Code of Ordinances) includes the following:

- The City of Grass Valley acknowledges the importance of trees to the community's health, safety, welfare, and tranquility. Trees increase property values, provide visual continuity, provide shade and cooling, decrease wind velocities, control erosion, conserve energy, reduce stormwater runoff, filter airborne pollutants, reduce noise, provide privacy, provide habitat and food value, and release oxygen. In December 2005, the City Council adopted the Tree Ordinance, Chapter 12.36 of the Municipal Code, to ensure that the community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

What Types of Trees Are Protected Under This Ordinance?

- **Tree:** Any woody plant having a trunk ten (10) caliper inches or larger in Diameter at Breast Height (DBH) (54" above ground height) and as further defined within the definitions section of the Tree Preservation and Protection Ordinance, Chapter 12.36.
- **Significant Tree:** Any tree which measures twenty-four (24) caliper inches or larger in Diameter at Breast Height (DBH) (54" above ground height).

- **Heritage Trees:**
Any tree listed on the official City of Grass Valley heritage tree list adopted by the City Council due to distinctive form, size, age, location, species, unique qualities, or historical significance.
- **Street Trees:**
Any tree within the public right-of-way.

When Are Permits Required?

The pruning or removal of any of the types of protected trees listed above (including the modification of surrounding area) may require review and/or permitting, depending on the nature of the proposed work. The matrix on the opposite side of this page presents the basic review process for tree permits in the City of Grass Valley. It is the responsibility of property owners and/or residents of the City of Grass Valley to be aware of tree-related regulations before engaging in any planning or activity that may require new tree planting or removal; or may impact existing trees. The City of Grass Valley is not responsible for location of trees marked for removal. All property lines should be verified before submitting your application. It shall be the responsibility of all licensed tree cutters or any other person who is removing the tree to have a copy of the applicable tree permit, a valid city business license and any required state licenses in his or her possession and available for inspection upon request.

Arborist and Tree Survey and Results

An arborist and tree survey was conducted on foot within the entirety of the 0.20-acre subject parcel. The arborist and tree survey was conducted by Greg Matuzak, Principal Biologist with Greg Matuzak Environmental Consulting and a Qualified Biologist on the City of Grass Valley's list of such qualified biologists. Additionally, Mr. Matuzak is a certified arborist and has conducted similar arborist and tree surveys for many projects within Nevada County, Nevada City, and the City of Grass Valley.

The site visit and arborist and tree survey was conducted on November 28, 2023. A Photo Log is included in the attachments, which documents the subject parcel during the site visit and arborist and tree survey. The subject parcel does not contain any trees per the definition of the City of Grass Valley Tree Preservation and Protection Ordinance given there are no trees within the subject parcel that have a minimum diameter trunk at breast height (DBH) of 10 inches or greater. However, two (2) trees rooted within the neighboring parcel immediately to the south of the subject parcel (located within the parcel at 139 Glenwood Avenue) and those 2 trees encroach within the subject parcel with branches hanging over into the subject parcel. The 2 trees include a native blue oak (*Quercus douglasii*) with a 22-inch DBH and a Mediterranean cypress (*Cupressus sempervirens*) with a 14-inch trunk DBH. Given both

trees have a DBH greater than 10 inches but less than 24 inches they would both be identified as a Tree by the City of Grass Valley. However, it could be argued that there would be an exemption to remove the Mediterranean cypress given it appears to have been planted as a hedge to block off the parcel boundary view but has since grown to over 40 feet tall. The

The native blue oak tree is in moderately good condition; however, historically a few smaller branches were removed from the tree apparently given the lower, smaller branches were a nuisance to the subject parcel. The non-native Mediterranean cypress is in good condition, but it is growing up against the existing structure within the subject parcel (see attached Photo Log).

Arborist and Tree Survey Recommendations

The native blue oak tree is in moderately good condition; however, based on the remaining existing branches that grow above and over the existing structure along the southern side of the subject parcel (see attached Photo Log), any required removal of those branches as part of the proposed Project could create a hazard for the tree and the neighboring parcel. It is my understanding from discussions with the Project design team that the development of a two-story structure would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building. Therefore, the recommendation of this ATSR is the following:

- The design team should incorporate a single-story structure that would avoid the need to remove any additional branches from the existing native blue oak tree. This would allow the relatively healthy blue oak tree to remain in its present condition with no further degradation to it. This would also eliminate the need to apply for a Tree Removal Permit for any trimming or removal of the native blue oak tree.
- If a two-story structure is selected as the final design several additional branches along the northern side of the native blue oak tree would need to be removed given a two-story structure would be higher than the existing structure. This would most likely require the need to apply for a Tree Removal Permit for any trimming or removal of the native blue oak tree and mitigation for impacts to the native blue oak tree could also be required.
- The removal of additional branches could make the native blue oak unbalanced and through time it could begin to sustain a decline in its ability to support itself. The tree could eventually deteriorate and/or fall, or the root structure of the tree could begin to negatively impact the foundations of the buildings adjacent to it and the pool that is also adjacent to it.

- The non-native Mediterranean cypress should be removed given it is growing up along the side of the existing building within the subject parcel. Such non-native trees pose a fire hazard given their dry nature and shape. Additionally, the tree as seen within the attached Photo Log is a nuisance to the structure within the subject parcel. Given it is a non-native tree and most likely planted initially as a hedge along the parcel boundary to increase privacy within the adjacent parcel, it is recommended that it be removed and most likely would meet the exemption policy of the City of Grass Valley and would not require a Tree Removal Permit for its removal.

If a Tree Permit is Required for the Timming of Branches and/or Tree Removal

It is my understanding from discussions with the Project design team that the development of a two-story structure would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building. Additionally, it is recommended that the Mediterranean cypress be removed. Therefore, the City of Grass Valley has specific criteria for the removal of trees and they are outlined below.

Per the City of Grass Valley Ordinance No. 726, § 1, 4-12-2011, the following process would be required if 1) either tree needed to be removed or branches trimmed and 2) the City of Grass Valley requires a Tree Removal Permit for such actions regarding either tree.

12.36.080 - Criteria for issuance of tree removal permit.

An applicant for a tree removal permit shall demonstrate that the following criteria are satisfied. The tree permit administrator may require an arborist's report to substantiate the criteria for a permit.

- A. Hazard Tree. The tree permit administrator shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal:
 1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must

demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.

2. The city may require the applicant to mitigate for the removal of each hazard tree pursuant to Section 12.36.085 of this chapter (outlined below). Such mitigation requirements shall be a condition of approval of the permit.
- B. Tree that is Not a Hazard. The city shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates one of the following two options:
1. The tree is proposed for removal in order for the property to achieve compliance with other applicable city requirements and standards (i.e., other applicable site design and use standards). The tree permit administrator may require the building footprint of an improvement that would prompt the removal of a tree to be staked on the property prior to removal of the tree;
 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks;

Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within two hundred feet of the subject property. The city shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted by the city zoning ordinances. In making this determination, the city may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the city zoning ordinance.

The city shall require the applicant to mitigate for the removal of each tree granted approval pursuant to Section 12.36.085 outlined below. Such mitigation requirements shall be a condition of approval of the permit.

12.36.085 - Mitigation required.

An applicant may be required to provide mitigation for any tree approved for removal. The mitigation requirement shall be satisfied by one or more of the following:

- A. Replanting On-site. The applicant shall plant either a minimum one and one-half-inch caliper healthy and well-branched deciduous tree or a five- to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. The tree shall be planted and maintained in accordance with city policies and standards or recommendations provided by an arborist.
- B. Replanting Off-site. If in the city's determination there is insufficient available space on the subject property, the replanting required in subsection A of this section shall occur on other property in the applicant's ownership or control within the city, in an open space tract that is part of the same subdivision, or in a city- owned or dedicated open space or park. Such mitigation planting is subject to the approval of the authorized property owners. If planting on city-owned or dedicated property, the city may specify the species and size of the tree. Nothing in this section shall be construed as an obligation of the city to allow trees to be planted on city-owned or dedicated property.
- C. Payment in Lieu of Planting. If in the city's determination no feasible alternative exists to plant the required mitigation, the applicant shall pay into the tree account an amount as established by resolution of the city council.

Conclusions

The site survey and arborist and tree inventory survey identified 2 trees. One native blue oak tree that is in moderately good condition and a non-native Mediterranean cypress that is in good condition. Both of the trees are located along the southern border of the subject parcel and rooted in the adjacent parcel directly to the south of the subject parcel and structure to be removed and replaced with a

proposes single-story structure.

Based on the remaining existing branches of the native blue oak tree that grow above and over the existing structure along the southern side of the subject parcel (see attached Photo Log), any required removal of those branches as part of the proposed Project could create a hazard for the tree and the neighboring parcel. Therefore, it is recommended that the blue oak tree be avoided and thus no tree removal or branch removal would be required. If the development of a two-story structure is selected it would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building and thus a City of Grass Valley Tree Removal Permit would be required.

The tall Mediterranean cypress should be removed given it is a non-native species and is growing up along the side of the existing building along the southern border of the subject parcel. Given the tall and dry conditions of the cypress it represents a hazard from potential fire and a hazard to the existing building and the proposed construction of a new building at that location. Given the cypress was most likely planted as a hedge to create more backyard privacy within the parcel directly to the south of the subject parcel, it cypress most likely would meet the exemption definition outlined within the City of Grass Valley Tree Preservation and Protection Ordinance. Whether a Tree Removal Permit is required or not, the tree should be removed and given it is not a significant or heritage tree and it is a non-native tree, no mitigation should be required for the removal of the cypress.

Lastly, if a two-story structure is developed within the subject parcel and it encroaches into the branches of the native blue oak tree, a Tree Removal Permit would be required most likely by the City of Grass Valley. Though the tree is not a significant tree or heritage tree, removal or trimming of the tree could require the Tree Removal Permit. If such a permit is required, mitigation for the trimming or removal of the tree shall be through the tree preservation fund established for the City of Grass Valley given there is no on-site location for mitigation planting and the Project applicant would not want to conduct an off-site mitigation project for the removal or impact of any tree. The payment through the tree preservation fund is to be directed towards planting of trees on publicly owned property, easements, or within rights-of-way.

The Project shall comply with Section 12.36.160 of the City's Ordinance for activities within drip lines of trees. Grading, irrigation, and paving beneath trees to be retained shall be given special attention. Every reasonable effort shall be made to avoid creating conditions adverse to the tree's health. Given the subject parcel is already paved and developed, no additional impacts will occur within the drip line of any tree located adjacent to the subject parcel.

Attachments



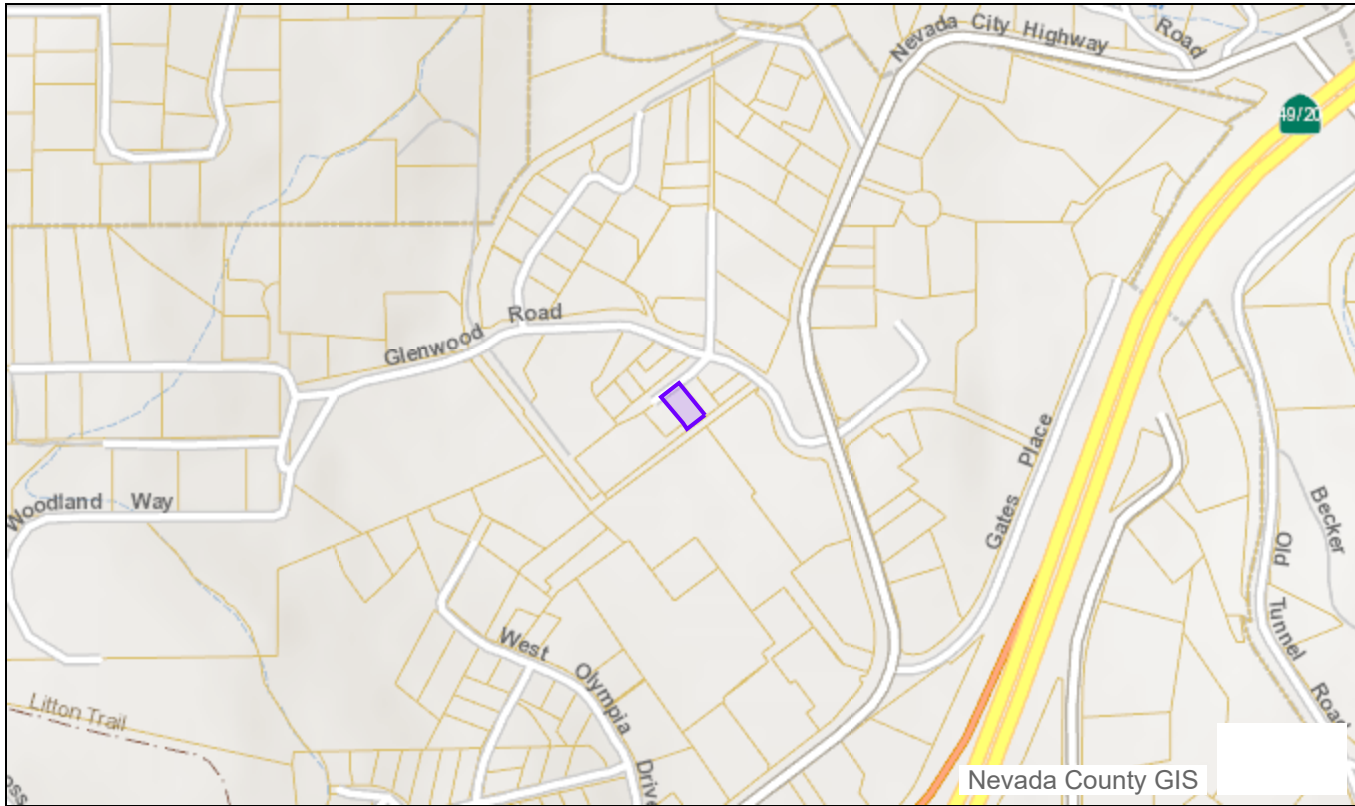
County of Nevada

Nevada County, CA Parcel Report
Data current as of: 11/27/2023

Description: The Parcel Report displays information from a variety of sources – Assessor, Building, Code Enforcement, Environmental Health, and Planning departments to list a few. The report is maintained by the County GIS Division.

Item #2.

Search by Assessor's Parcel Number (APN):



[View Assessor's Parcel Map PDF](#)

[Site Information](#) [Property Details](#) [Districts](#) [Permits](#) [Unrecorded Maps](#)

Site Address
131 GLENWOOD AVENUE

Jurisdiction
GRASS VALLEY CITY

Legal Description
PTN NE 1/4 23-16-8

Item # 2.

Property Summary

Assessor's Parcel Number	Acreage	Land Value	Improvement Value	Tax Rate Area
035-270-035-000	0.20	\$102,000.00	\$586,500.00	001-056

Property Context

Zoning	Zoning District Map	General Plan	Census Tract	Census Block Group	Max Elevation	Ground Snow Load (lbs/sqft)	Climate Zone	Wind Exposure
R-1 GVCity	52c	ULD GVCity	5.01	2	2,667	49	11	C

GENERAL NOTES:

- ALL WORK, DETAILS OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2022 CBC AND CBCSC, AND THE CURRENT NEVADA COUNTY GRADING ORDINANCE.
- DUNDAS GEOMATICS INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF DUNDAS GEOMATICS INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD DUNDAS GEOMATICS INC. HARMLESS.
- DUNDAS GEOMATICS INC. RESERVES THE RIGHT TO PERFORM OBSERVATION VISITS TO THE SITE AT ANY TIME. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT.
- ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER OR RECORD DO NOT CONSTITUTE AN INSPECTION, UNLESS SPECIFICALLY CONTRACTED.
- IN THE EVENT THAT CERTAIN EXISTING DIMENSIONS OR CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS AND DETAILS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO THAT THE PROPER REVISIONS CAN BE MADE IF NECESSARY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY DUNDAS GEOMATICS INC. OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- THE DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. NO DEVIATIONS FROM DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF DUNDAS GEOMATICS INC.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
- THESE PLANS HAVE BEEN PREPARED USING STANDARDS OF CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS OR CAN BE EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

SITE WORK:

- DUNDAS GEOMATICS INC. HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT.
- BUILDINGS SHALL BE ANCHORED TO BRICKED AND FIRM OR CLAY OR GRANULAR SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ANY DAMAGE TO AN EXISTING STRUCTURE AS A RESULT OF ANY ACTION OF THE CONTRACTOR SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM SITE AND DISPOSED OF BY THE CONTRACTOR, UNLESS OTHERWISE INSTRUCTED BY OWNER.
- CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGN, ETC. AS REQUIRED BY LOCAL CODES.
- CONTRACTOR SHALL LOCATE AND CLEARLY MARK THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RELOCATE UTILITY LINES AS REQUIRED.
- NOTICES OR TILES ARE ALLOWED WITHIN 2' OF THE PROPERTY LINE.
- CONTRACTORS AND CONSTRUCTION PERSONNEL INVOLVED IN ANY FORM OF GROUND DISTURBANCE (I.E. UTILITY PLACEMENT OR MAINTENANCE OR ETC.) SHALL BE ADVISED OF THE REMOTE POSSIBILITY OF ENCOUNTERING SUBSURFACE CULTURAL RESOURCES. IF SUCH RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY. THE NEVADA COUNTY CORNER AND THE NATIVE AMERICAN HERITAGE ORGANIZATIONS AND INDIVIDUALS RECOGNIZED BY THE COUNTY SHALL BE NOTIFIED AND GIVEN 10 BUSINESS DAYS FOR THE TREATMENT PRIOR TO ANY FURTHER PERMIT APPROVAL. THE PROPERTY SHALL BE COORDINATED WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND LOCAL ENFORCEMENT AGENCY.
- ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS GREATER THAN 1/2 INCHES IN DIAMETER. NEVADA COUNTY LAND USE ORDINANCE 15.11(C) ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF RELATIVE COMPACTION WITH A COMPACTION REPORT ON SITE AT TIME OF INSPECTION. NEVADA COUNTY LAND USE ORDINANCE 15.13(D)(D).
- THE ENGINEER OF RECORD SHALL SUBMIT A LETTER CERTIFYING THAT ALL GRADING AND EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN COMPLETED PER THE APPROVED PLANS PRIOR TO THE PERMIT FINAL.

NOTES

- CONTRACTOR INTERVAL - 1' IF
- ALL DISTURBED SOIL / GRADING AREAS NOT RECEIVING HARDSCAPE MATERIALS SUCH AS ASPHALT, CONCRETE, ROCK, OR GRAVEL SHALL BE REVEGETATED.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MANAGEMENT OF EROSION CONTROL MEASURES INCLUDING FIBER ROLLS, SILT FENCING AND ANY OTHER MEASURES DEEMED NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE. CONTRACTOR IS ADVISED TO REFERENCE CALIFORNIA STORM WATER QUALITY ASSOCIATION CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP MANUAL).
- CONTRACTOR SHALL TAKE CARE TO PREVENT SOIL TRACKING INTO ROADWAY. FLUTTING DUST/ SOIL IF TRACKED INTO THE ROADWAY SHALL BE SWEEP AND REMOVED.
- ALL SITE WORK SHALL CONFORM TO CURRENT CODE EDITIONS (2019 CBC, CBCSC AND NEVADA COUNTY GRADING ORDINANCE).

EROSION CONTROL NOTES

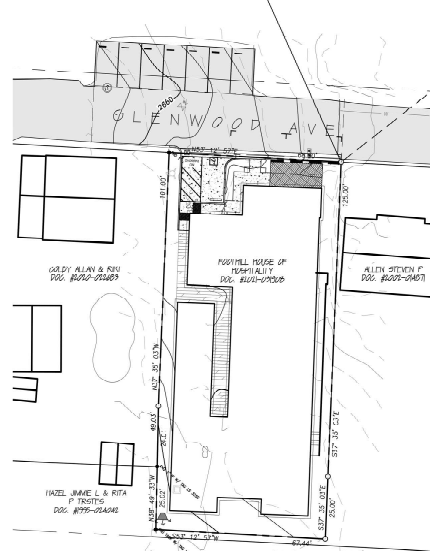
- ALL EXCAVATED AREAS SHALL BE KEPT WATERED OR COVERED WITH A PALLIATIVE TO PREVENT EROSION OF EXPOSED SOIL. EROSION CONTROL SHALL BE PROVIDED AT ALL TIMES INCLUDING EROSION SLOPES, SLOPES, AND EXPOSED SOIL. EACH UNIT WITH A MINIMUM CAPACITY OF 1000 GALLONS SHALL BE AVAILABLE AT ALL TIMES FOR APPLYING WATER ON THE AFFECTED AREAS. WATER SHALL BE OBTAINED FROM A SOURCE APPROVED BY THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT.
- SEED, FERTILIZER, AND MULCH SHALL BE APPLIED BETWEEN SEPTEMBER 1 AND OCTOBER 15. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.
- SEED, FERTILIZER, AND MULCH SHALL BE APPLIED TO ALL DISTURBED SOILS AND ALL EXPOSED CUT AND FILL SLOPES NOT PROTECTED BY ROCK IN THE FOLLOWING RATES:

SEED MIX:	BLANDO BROME	11 LBS/AC
	ZERO ANNUAL PERPET	14 LBS/AC
	HYKON ROSE CLOVER (INOCULATED)	9 LBS/AC
SEED MIX:	30 LBS/AC	
	AMMONIUM PHOSPHATE (16-20-0)	20 TONS/AC
SEED MIX:	CLEAN STRAW	20 TONS/AC

*SLOPES WITH GLAZED OR SMOOTH SURFACES SHALL BE SCARIFIED TO A DEPTH OF 3/4 INCHES TO PROVIDE AN ADEQUATE SEED BED.
 **SEEDS SHALL BE INOCULATED WITH APPROPRIATE BACTERIA AT ACCEPTED RATES AT TIME OF SEEDING.
 SEED AND FERTILIZER SHALL BE APPLIED USING BROADCAST METHOD ON SLOPES GREATER THAN 2:1. OTHER MEASURES SUCH AS NETTING OR TACKERS SHALL BE UTILIZED TO HOLD MATERIALS IN PLACE UNTIL VEGETATION IS ESTABLISHED.
- IF PERMANENT EROSION CONTROL MEASURES ARE NOT INSTALLED BY OCTOBER 15 OF CONSTRUCTION SEASON, TEMPORARY MEASURES SUCH AS STEEL ROLL SEDIMENT BARRIERS, CHECK DAMS, SEDIMENT TRAPS SHALL BE EMPLOYED NO LATER THAN NOVEMBER 1. THE EXACT LOCATIONS FOR SPECIFIC MEASURES MAY BE DETERMINED IN THE FIELD AFTER CONSULTING WITH THE NEVADA COUNTY RESOURCE CONSULTATION DISTRICT.
- APPROVAL SHALL BE OBTAINED FROM THE BUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY OCCURRING BETWEEN OCTOBER 15th - APRIL 15th.

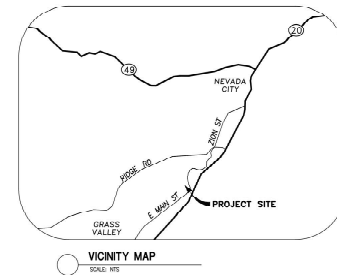
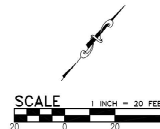
COMPREHENSIVE SITE PLAN

FOR:
FOOTHILL HOUSE OF HOSPITALITY
 APN # 035-270-035



LEGEND

- FOUND MONUMENT AS NOTED
- NOTHING FOUND, NOTHING SET
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- w- UNDERGROUND WATER LINE
- s- SEWER SANITATION LINE
- W WATER BOX
- SEWER SANITATION BOX
- CATCH/RAIN OUT TO ROAD
- ACTUAL DRIVEWAY SURFACE
- V-DITCH
- - - FLOOR ROLLS
- ~ ~ ~ FLOW LINE



OWNER
 FOOTHILL HOUSE OF HOSPITALITY
 1202 SUTTON WAY
 GRASS VALLEY, CA 95945
 PHONE: (530) 777-7777

PROPERTY ADDRESS
 131 GLENWOOD AVE
 GRASS VALLEY, CA 95945

MAP PREPARED BY
 DUNDAS GEOMATICS INC.
 139 SOUTH ALBURN ST.
 GRASS VALLEY, CA 95945
 (530) 274-1016
 CONTACT: ROBERT LAWLESS, P.E., P.L.S.

ASSESSOR'S PARCEL NUMBER
 035-270-035

LOT AREA
 0.3 ACRES OR 8,712 S.F.

ZONING & G.P.
 ZONING: R-1 GVCITY
 G.P.: ULD GVCITY

SERVICES

ELECTRICITY: PG&E
 TELEPHONE: AT&T
 WATER: NLD
 SANITARY: ULD BY GRASS VALLEY

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS BASED ON NAD 83 CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.

VERTICAL DATUM:

NAVD 88 STATIC GPS OBSERVATION.

TABLE OF CONTENTS

- SHT - 1 COVER SHEET
- SHT - 2 DEMOLITION PLAN
- SHT - 3 SITE PLAN & DETAILS
- SHT - 4 SECTIONS & DETAIL VIEWS

EARTHWORK QUANTITIES:

DRIVEWAY & WALKWAYS - 900 S.F.
 HORSE ADDITION - 2,430 S.F.
 MISC. GRADING - 2,475 S.F.
 AREA OF DISTURBANCE - 3,907 S.F.
EXCAVATION/FILL QUANTITIES:
 CUT: 08 CUBIC YARDS GROSS
 FILL: 106 CUBIC YARDS GROSS

SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVE
 GRASS VALLEY, CA 95945

DESIGN REVIEW



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Date	Description

Proj. No: 20221003

Date: 11/7/2023

Scale:

Drawn By: Avelina

Drawing Title:

COVER

Sheet Number:



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Date	Description

Proj. No.: 2022003

Date: 11/27/2023

Scale:

Drawn by: Awallace

Drawing Title: DEMOLITION PLAN

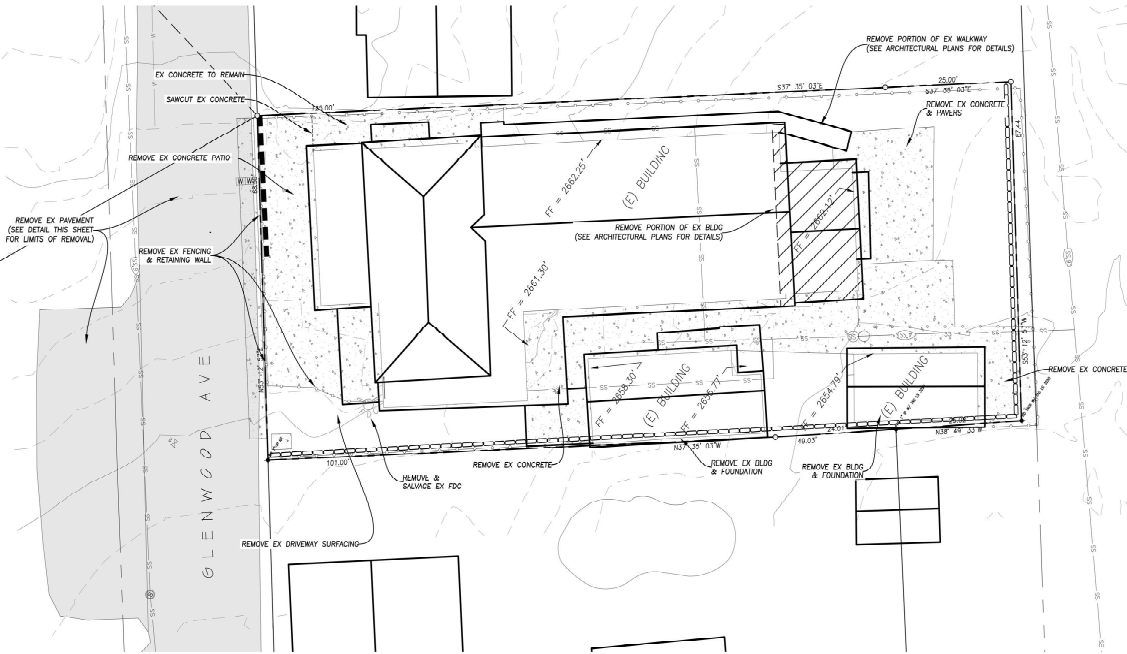
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LEGEND

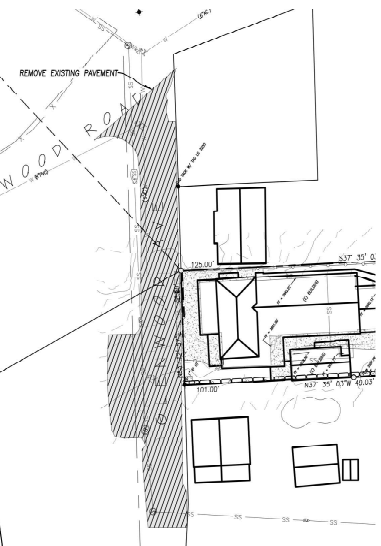
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- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - UNDERGROUND WATER LINE
- - - SEWER SANITATION LINE
- FIRE DEPARTMENT CONNECTION
- WATER BOX
- SUMP/ST. MANHOLE
- ASPHALT DRIVEWAY/SURFACE
- CONCRETE SURFACING

DEMOLITION NOTES:

1. CARE SHALL BE TAKEN WHEN REMOVING PAVEMENT ADJACENT TO THE BUILDING AND THE BUILDING SUPPORT POSTS. ANY DAMAGE TO THIS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
2. SEE ARCHITECTURAL PLANS FOR DETAILS ON FOOTING OF BUILDING REMOVAL AND ASSOCIATED APPURTENANCES.
- 3.



BASEMENT DETAIL VIEW
SCALE: 1" = 4'



CITY OF GRASS VALLEY STANDARD NOTES

- GENERAL:**
1. ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF GRASS VALLEY CONSTRUCTION STANDARDS, DESIGN STANDARDS, CALTRANS STANDARD SPECIFICATIONS AND PLANS AND THE CALIFORNIA MUTCD.
 2. THE CONTRACTOR SHALL HAVE IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DETAIL, INSTANTLY AND HOLD CRANE AND CRANES (HARNESS) FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE NEGLIGENCE OF ENGINEER.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS, LICENSES AND CERTIFICATIONS FROM HIS APPLICABLE AGENCIES NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS.
 4. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS OBTAINED HEREON. THERE SHALL BE AN APPROVED SET OF PLANS ON THE JOB DURING ANY CONSTRUCTION.
 5. THE CONTRACTOR SHALL CONTACT THE CITY OF GRASS VALLEY ENGINEERING DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING ONE WEEK PRIOR TO STARTING WORK. THE ENGINEERING DIVISION SHALL NOTIFY THE APPROPRIATE CITY DEPARTMENTS OF THE MEETING, ALL OTHER APPLICABLE UTILITY REPRESENTATIVES AND SUBCONTRACTORS SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
- UTILITY LOCATIONS:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DETAIL ALL UNDERGROUND FACILITIES. ENGINEER DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE DISTANCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS.
 2. THE CONTRACTOR SHALL CONTACT UGIA AND HPA UTILITIES MINIMUM AT LEAST 72 HOURS BEFORE BEGINNING WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO LOCATE EXISTING UNDERGROUND FACILITIES BEFORE THE INFORMATION PROVIDED BY UGIA. MARKING, METRIC MARKINGS AND SIGN PROCESSED FOUNDATIONS THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POT HOLEING PRIOR TO EXCAVATING.
- 48 HOURS BEFORE EXCAVATING SHALL UGIA UNDERGROUND SERVICE ALERT 811 OR 1-800-922-8840
- TRAFFIC CONTROL PLANS:**
1. TRAFFIC CONTROL SHALL BE PER THE CALIFORNIA MUTCD, AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL MEASURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
 2. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN FOR ANY PROPOSED LANE CLOSURES OR OBSTRUCTIONS TO TRAFFIC WITHIN THE CITY RIGHT OF WAY. THE PLAN SHALL INCLUDE THE DATE AND TIME DESCRIPTION OF WORK, CONTACT PERSON AND ESTIMATED DATE OF COMPLETION. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 20 HOURS IN ADVANCE OF SETTING UP THE TRAFFIC CONTROL.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL CONSTRUCTION SIGNING AS REQUIRED BY THE CALIFORNIA MUTCD TO ELIMINATE CONSTRUCTION HAZARD AT 1/2 MILE DISTANCE. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, CORNERS, SIGNS, APPROXIMATIONS, FLAGGERS OR OTHER DEVICES NECESSARY TO PROMOTE SAFETY.

- EROSION CONTROL:**
1. EXCAVATIONS SHALL BE IMMEDIATELY SHORED, BRACED AND SHIELDED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE.
 2. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 15 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PROTECTED PRIOR TO THE ONSET OF ANY STORM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN INTERVENTION FACILITIES AT ALL TIMES OR UNTIL THE IMPROVEMENTS ARE FINAL.
 3. EROSION CONTROL STRINGS SHALL BE APPLIED TO ALL EXPOSED AND DISTURBED SOILS WITHIN THE WORK AREA PRIOR TO October 15 OF ANY GIVEN YEAR WHETHER THE PROJECT IS COMPLETE OR NOT (CONTRACTOR IS TO NOTIFY THE ENGINEERING DIVISION IMMEDIATELY AFTER APPLICATION FOR DISPOSITION PURPOSES).
 4. ADJACENT STREET FRONTAGES SHALL BE SHIELDED DAILY OR AS NEEDED TO REMOVE SILT WHICH IS EXPOSED FROM CONSTRUCTION ACTIVITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL OF DISTURBED AREAS AT ALL TIMES TO THE SATISFACTION OF THE CITY ENGINEER. ALL MATERIALS EXCAVATED, STOCKPILED, OR DUMPED ON SITE SHALL BE SUFFICIENTLY WETTED OR COVERED TO PREVENT DUST FROM CAUSING A PUBLIC NUISANCE OR A VIOLATION OF A AMBIENT AIR STANDARD.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION PERMITS (PERMITS FOR USE TO PROTECT SIDEWALKS AND SIGN MARKERS) NEARBY OR NEARBY DUSTS.
 7. ALL EXPOSED PORTIONS OF THE CONSTRUCTION SITE (EXPOSED) GRADED AREAS WHICH REMAIN UNCOVERED FOR 48 HOURS) SHALL BE COVERED, STEREOID OR MATTERED UNTIL A STABLE COVER IS ESTABLISHED. INTERMITTENTLY THE APPROVED SHALL BE RESPONSIBLE FOR PROVIDING NON-TWO-TON STRADDLES TO ALL MAINTAIN CONSTRUCTION AREAS.
 8. ALL LAND CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE SUSPENDED AS NECESSARY TO PREVENT UNDERPAVEMENT WATER WAYS ARE PROTECTED TO PREVENT OR MINIMIZE THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS. IF, IN DISREGARD OF THE CITY ENGINEER, IMMEDIATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO EXCESSIVE DUST EMISSIONS.
 9. NO BURNING OF WASTE MATERIAL OR VEGETATION SHALL TAKE PLACE ON SITE.
 10. THE CONTRACTOR SHALL MEET AND FOLLOW ALL OTHER REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
 11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT (IF APPLICABLE) OR AS DETERMINED BY THE CITY ENGINEER. THIS SWPPP IS CONSIDERED A BINDING DOCUMENT AND WILL CHANGE AS CONSTRUCTION WARRANT, PERMITS AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.

- EXISTING TREES:**
1. THE GRADING PLAN FOR THIS PROJECT HAS BEEN DESIGNED FOR NO GRADING TO OCCUR WITHIN THE DRYLINE OF ANY TREE TO BE PRESERVED UNLESS SPECIFICALLY APPROVED BY THE PLANNING DEPARTMENT AND SHOWN ON THESE PLANS. TO REMOVE SHALL BE IDENTIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE CITY OF GRASS VALLEY.
 2. ANY TREE TO BE REMOVED SHALL BE FULLY IDENTIFIED WITH THE "TREE PROTECTION" DETAILED PRIOR TO ANY GRADING OR MOVEMENT OF HEAVY EQUIPMENT.
 3. ANY GRADING SHALL OCCUR WITHIN THE "DRYLINE" OF ANY TREE TO BE SAVED UNLESS STATED ON THESE PLANS. "TRENCHING UNDER THE TREE APPROVED" (NO MECHANICAL TRENCHING WHATSOEVER) SHALL BE ALLOWED WITHIN THE DRYLINE OF TREES TO BE SAVED.
 4. THE CONTRACTOR SHALL NOT ALLOW STAKING OF CONSTRUCTION MATERIALS, PARKING OF CONSTRUCTION EQUIPMENT AND VEHICLES, TRENCHING, TRENCHING, CUTTING OR FILLING WITHIN A TREE CANOPY UNLESS OTHERWISE SHOWN ON THESE PLANS.
- TREE PRESERVATION:**
1. SHOULD IT APPEAR THAT THIS WORK TO BE DONE OR ANY MATTER RELATED THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 3. THE CITY REQUIRES A COMPLETE SET OF AS-BUILT PLANS. THE CONTRACTOR SHALL PROVIDE ANY AS-BUILT CHANGES TO THE CITY ENGINEER ON A CLEAN SET OF PLANS AT JOB COMPLETION.

- MISCELLANEOUS:**
1. SHOULD IT APPEAR THAT THIS WORK TO BE DONE OR ANY MATTER RELATED THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 3. THE CITY REQUIRES A COMPLETE SET OF AS-BUILT PLANS. THE CONTRACTOR SHALL PROVIDE ANY AS-BUILT CHANGES TO THE CITY ENGINEER ON A CLEAN SET OF PLANS AT JOB COMPLETION.



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Date:	
Description:	
9	

Proj No: 2002003

Date: 11/7/2023

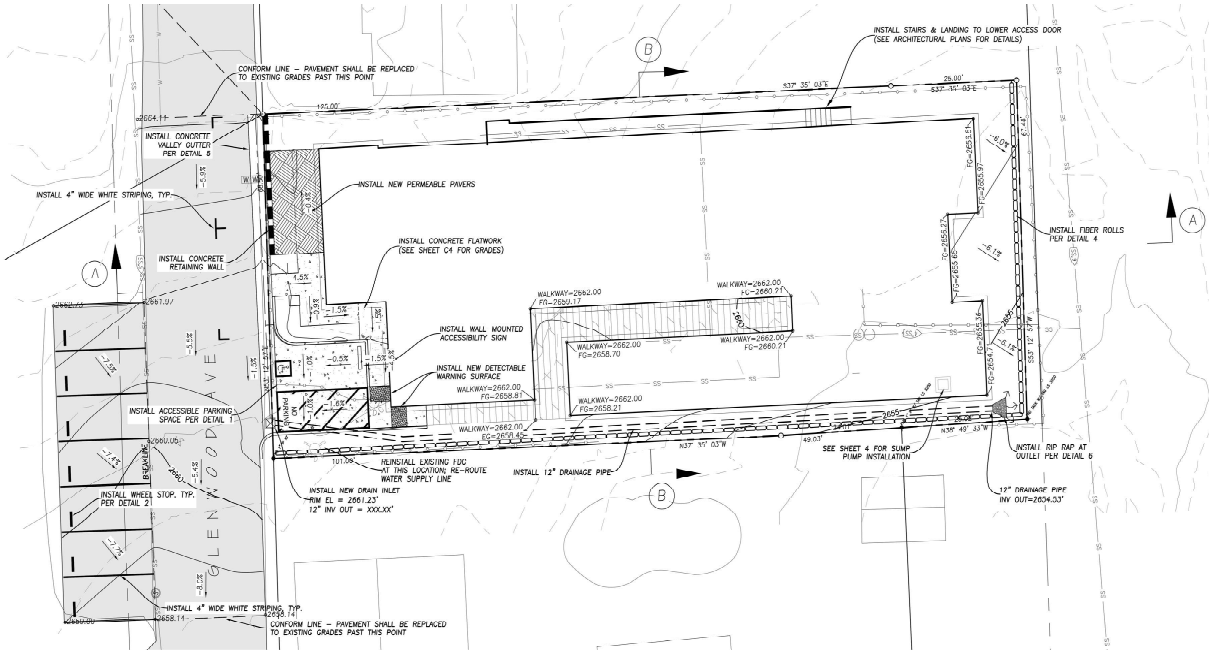
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Drawn by: Aulian

Drawing Title:

SITE PLAN &
DETAILS

Drawing Number:

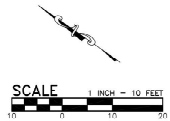


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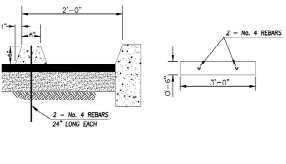
- FOUND MONUMENT AS NOTED
- NOTHING FOUND, NOTHING SET
- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - UNDERGROUND WATER LINE
- SS SLOWLY SANITATION LINE
- FD FIRE DEPARTMENT CONNECTION
- W WATER METER
- DI DRAIN INLET
- 3000 SOWER CLEANOUT
- ASPHALT DRIVEWAY SURFACE
- CONCRETE SURFACING
- V-DITCH
- FLOW LINE
- FIBER ROLLS
- ADA PATH-OF-TRAVEL
- RETAINING WALLS
- FENCING

CONSTRUCTION NOTES:

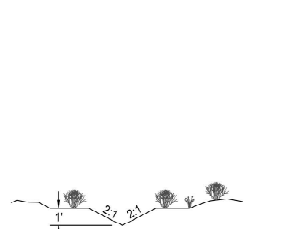
1. SEE SHEET 4 FOR ELEVATIONS OF PROPOSED LANDSCAPING.
2. THE ENTIRE ROAD SHALL BE FINISH WHERE THE EXISTING PAVEMENT WAS REMOVED. THE GRADES FOR THE NEW PAVEMENT SHALL MATCH THE EXISTING GRADES, EXCEPT WHERE OTHERWISE NOTED.
3. SEE SHEET 4 FOR ADDITIONAL WORK IN THE BASEMENT.



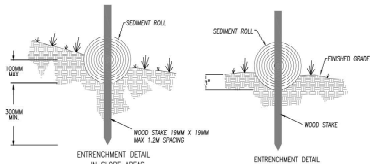
1
C3 NTS
ACCESSIBLE PARKING SPACE



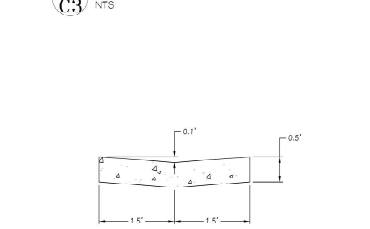
2
C3 NTS
WHEEL STOP



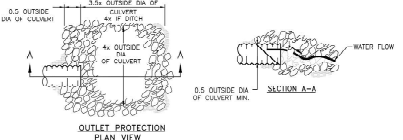
3
C3 NTS
EARTH V-DITCH



4
C3 NTS
FIBER ROLL DETAIL



5
C3 NTS
CONCRETE VALLEY GUTTER



6
C3 NTS
OUTLET PROTECTION DETAIL

- NOTES:**
1. FIBER ROLL BENCH
 2. ALL ROADS SHALL BE FINISHED AND HAVE TWO FIBERS
 3. WHERE SLOPES OF OUTLET EXCEEDS 5% A CONCRETE SLOPE OR ENERGY DISSIPATOR SHALL BE INSTALLED
 4. BENCH SLOPE PROTECTION SHALL BE INSTALLED AS A MINIMUM 10 FEET ON EACH SIDE OF OUTLET
 5. ALL DETAILS OF AN IN OR LARGER SHALL BE INSTALLED WITH PROTECTORS
 6. CONCRETE WALLS SHALL BE FINISHED WITH CURVED WALLS UPWARD CURVATURE APPROXIMATELY 1/4\"/>
 - 7. ALL FINISHED SURFACES, ONE OF THE FINISHES SHALL BE FINISHED WITH HALF THE DRAINAGE OF THE FINISH

Photo Log of the Project Area During the Site Survey on November 27th, 2023



Photo 1: Existing access into the subject parcel off of Glenwood Avenue. The hedges to the right are along the parcel border. Two trees along the parcel border are a concern.



Photo 2: The existing large non-native tree along the parcel border is a hazard tree given it is a fire danger and a danger to infrastructure within the subject parcel.



Photo 3: The native blue oak tree to the left would be impacted significantly by a two-story development. A single story development would avoid the tree's canopy.

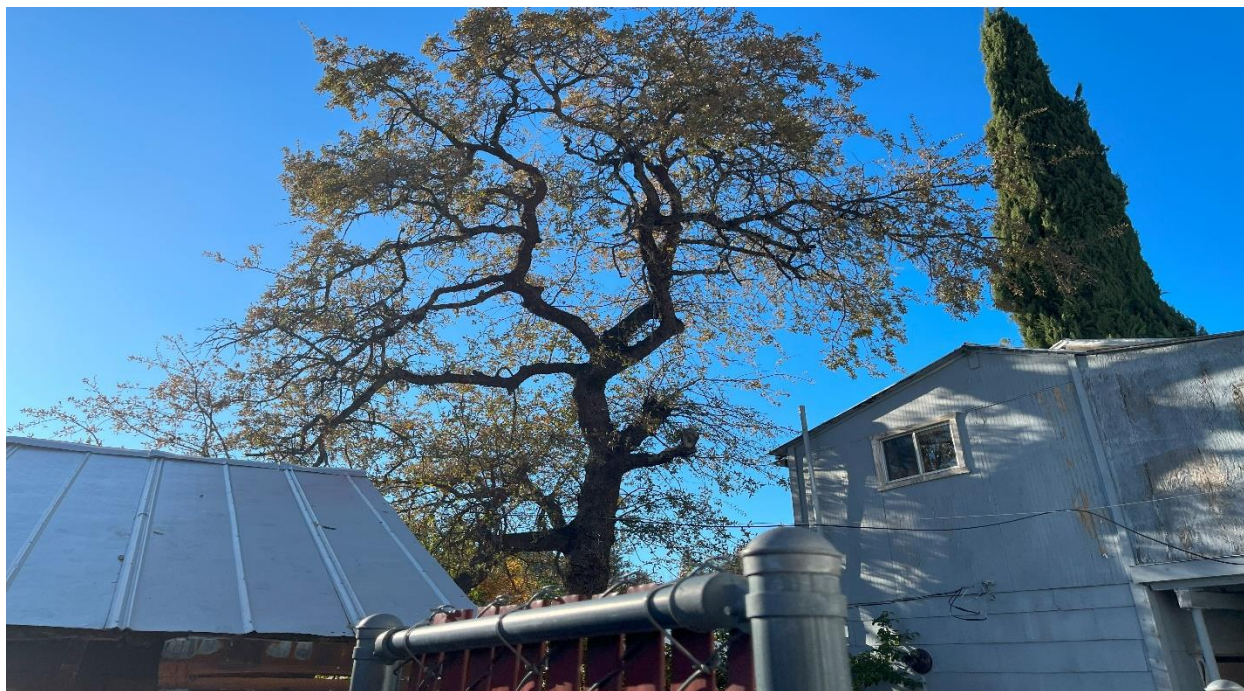


Photo 4: It is recommended the tall non-native tree behind the structure be removed as it is a fire and structural hazard, while it is recommended the oak tree not be impacted.



Photo 5: The large native blue oak tree would require branch removal for a two-story structure, which would create a hazard for the neighboring parcel where tree is rooted.



Photo 6: A two-story structure would require overhanging branches to be removed. The tree would be side heavy to the left and could fall or damage the foundation and/or the neighboring pool where the tree is rooted within the adjacent parcel to the Project.



Photo 7: Back of the existing site development where future expansion will occur. No trees are located within the parcel except for the native oak and non-native tree.



Photo 8: Cottonwood trees are located within the adjacent parcel behind the subject parcel and will not be impacted by the Project.



Photo 9: Existing structure within the subject parcel from along Glenwood Avenue. Only the tall non-native tree in photo and the blue oak tree encroach within the parcel.



Photo 10: Far side of the subject parcel with no native trees or encroachment of trees within the parcel.

Lucy Rollins

From: Miranda Bacon
Sent: Tuesday, December 12, 2023 3:38 PM
To: Amy Kesler-Wolfson
Cc: Lucy Rollins
Subject: FW: Opposition to Proposed Subsidized Housing Facility Expansion (APN: 035-270-035)

FYI

Miranda Bacon



Community Services Analyst
 Community Development Department
 (P): (530) 274-4714 | (F): (530) 274-4399
 City of Grass Valley | 125 E Main St, Grass Valley, CA 95945
www.cityofgrassvalley.com

From: Nicholas Koch Correia [REDACTED]
Sent: Tuesday, December 12, 2023 2:04 PM
To: Public Comments <public@cityofgrassvalley.com>
Subject: Opposition to Proposed Subsidized Housing Facility Expansion (APN: 035-270-035)

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

Nicholas Correia
 219 Glenwood Rd
 Grass Valley, CA 95945
nicholaskochcorreia@gmail.com
 (619) 569-7830
 12/12/23

Dear Members of the Grass Valley Planning Commission,

I am writing to express my deep concern and opposition to the proposed expansion of the subsidized housing facility at 131 Glenwood Ave (APN: 035-270-035). While I understand the importance of affordable housing, I believe that the current proposal for a development with 27 units in such a small area is inappropriate and could have significant negative impacts on our community.

First and foremost, I would like to address the environmental concerns associated with this proposed development. The proposed Variance Request #23PLN-23 does not qualify for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) and its Guidelines. The increased density and reduced setbacks would likely result in the removal of mature trees and green spaces, which play a crucial role in maintaining the ecological balance of our neighborhood. Preserving our environment should be a top priority, and this proposal seems to disregard the importance of maintaining a sustainable and green community.

The proposed development would neglect the amount of drainage needed for a building of this size and potentially displace water to surrounding properties. Neglecting proper drainage not only poses a risk to the ecological balance of our community but also jeopardizes the well-being of residents and neighboring properties. I strongly urge you to

thoroughly assess the potential impacts on drainage systems and consider the long-term consequences on our environment before approving the proposed expansion.

Moreover, the proposed density raises serious questions about the impact on the overall character of the neighborhood. Our community predominantly consists of single-family homes, and introducing such a high-density development would disrupt the harmony and aesthetic appeal that attracted many residents to this area in the first place. We fear that this development could set a precedent for future projects that may not align with the character of our neighborhood and reduce property values.

Additionally, the requested rear setback exemption and 50% lot coverage limit exemption are concerning. Granting these exemptions would not only compromise the safety and privacy of neighboring properties but could also contribute to increased traffic congestion. The current infrastructure is not equipped to handle the additional strain on traffic flow, posing a risk to the safety of both pedestrians and drivers in the area.

Our neighborhood is already strained when it comes to parking, and introducing 27 additional units without a comprehensive parking plan is a recipe for congestion and inconvenience. Inadequate parking not only creates frustration among residents but can also pose safety hazards as residents may resort to parking in restricted areas or along narrow streets, hindering emergency vehicle access and exacerbating traffic concerns.

I urge you to carefully consider the long-term consequences of this development proposal on our neighborhood. I believe that it is essential for the city government to prioritize sustainable growth that respects the existing community and its residents. Rather than hastily approving exemptions, I encourage you to explore alternative solutions that balance the need for affordable housing with the preservation of our environment, neighborhood character, and traffic safety.

Thank you for your time and consideration. I trust that you will make decisions that benefit the community as a whole.

Sincerely,

Nicholas Correia

**PLANNING COMMISSION
STAFF REPORT
DECEMBER 19, 2023**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Tentative Parcel Map for the division of a ±11.77-acre (County GIS shows 11.83) parcel into two parcels of ±2.74 and ±9.03 acres to accommodate a hotel development.
Location/APN: 961 Plaza Drive/035-480-039
Owner: Rajinder Singh, Grass Valley Hospitality, Inc.
Applicant: Jeff Morrish, NST Engineering, Inc.
Zoning/General Plan: Central Business (C-2) Zone/Commercial; Medium Density Residential (R2A); Open Space (OS)
Entitlements: Tentative Parcel Map and Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. A recommendation that the Tentative Parcel Map project are Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and
 - c. Approve the Tentative Map for the subdivision of ±11.77 parcel into two parcels of ±2.74 and ±9.03 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The city is processing a hotel development review application concurrently with this tentative map application. The hotel project is proposed to be developed on the resulting ±2.74 acre parcel, Lot 1. In 2002, the City adopted a Mitigated Negative Declaration and approved a mixed-use development known as Olympia Plaza II. While the development never came to fruition, as a result of that proposal, open space areas were reserved on the properties at both

the north and south ends for preservation of trees and/or biological resources. The Olympia Plaza II Project expired in 2005.

PROJECT DESCRIPTION:

The proposed tentative map involves the subdivision of the ±11.77-acre parcel into two parcels of ±2.74 (Lot 1) and ±9.03 (Lot 2) acres and is subject to the standards contained in Section 17.8 of the City Municipal Code and the California Subdivision Map Act. There is no minimum lot sizes applicable to C-2 zoned or OS zoned properties. While there is a 5,000 sq ft minimum parcel size applicable to R-2A properties, the 0.5-acre portion of the parcel zoned this way will be contained within the resulting 9.03-acre parcel and will not be impacted by the parcel split. The submitted Tentative Map application is consistent with the requirements of Chapter 17.81 of the city municipal code. The hotel development is proposed to occur in an area designated in the Central Business District (C – 2) Zone on lot 1, and will be reviewed before the planning commission at a future meeting.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, covered with native brush, groundcover and a number of large and small trees, and slopes down from the south to Plaza Drive, except the west portion of the site, where the site is traversed, northwest-southeast, by Olympia Creek, a tributary of Wolf Creek. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way.

GENERAL PLAN AND ZONING:

General Plan: The bulk of the project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments. There are also two areas of approximately 0.3 acres and 3.6 acres, respectively, that have Open Space Opportunity (OSO) land use designations. The underlying land uses for OSO designated areas are to be either designated Open Space (OS) or, if appropriate Parks and Recreation (PR) on the Land Use Plan map. A small area at the southernmost end of the property has a designation of Urban Medium Density (UMD).

Zoning: As mentioned there are two areas of Open Space (OS) zoning resulting from a previously approved development that never came to fruition and, which correspond to the OSO land use designation mentioned above. The northerly portion fronts Brunswick Road and is approximately 0.3 acres and will remain on Lot 1 of this lot split. The second area of OS zoning will remain on Lot 2 and encompasses approximately 3.6 acres surrounding Olympia Creek. On the other side of the creek OS designation is a small area of 0.5 acres zoned R-2A that also surrounds Olympia Creek. The site is essentially land locked with an existing apartment complex to the west, the Loma Rica development to the south and north, and the Open Space designation to the north, along with the creek traversing the center of the area. The bulk of the zoning designation for this property is Central Business (C-2). 2.44

acres of C-2 will remain on Lot 1 and 5 acres will remain on Lot 2. The C-2 Zone implements and is consistent with the Commercial land use designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, The Tentative Map is consistent with Categorical Exemption Class 15, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

FINDINGS:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C of Section 17.81.060 GVMC can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6
2. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 15, Categorical Exemption (Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA Guidelines.

RECOMMENDED CONDITIONS:

1. The approval date for this tentative map is December 19, 2023 pursuant to Section 17.81.080 GVMC. This project is approved for a period of three (3) years and shall expire on December 19, 2026, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code or unless otherwise provided for by the Subdivision Map Act.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Parcel Map 23PLN-45 unless changes are approved by the Planning Commission prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. The following notes shall be placed on the Parcel Map to be recorded:

- a. Any future development on Parcel 2 shall include a follow up review of potential wetlands and drainages, pursuant to recommendations in the Biological Resources Assessment, dated September 2023, prepared by Greg Matuzak.
 - b. Any development that occurs during the nesting season for raptors and ground nesting Migratory Bird Treaty Act (MBTA) protected birds (March 1st through August 31st), a pre-construction survey shall be conducted within two weeks of ground disturbing activities.
4. The applicant shall file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
 5. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
 6. Prior to recording the Parcel Map, a Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements
 7. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Tentative Map
3. Proposed Hotel Site Plan (concurrent review)

Special Studies are available on the city's website (see attachment for link).

Holiday Inn Express Proposed at 961 Plaza Drive

Project Submittal Attachment List

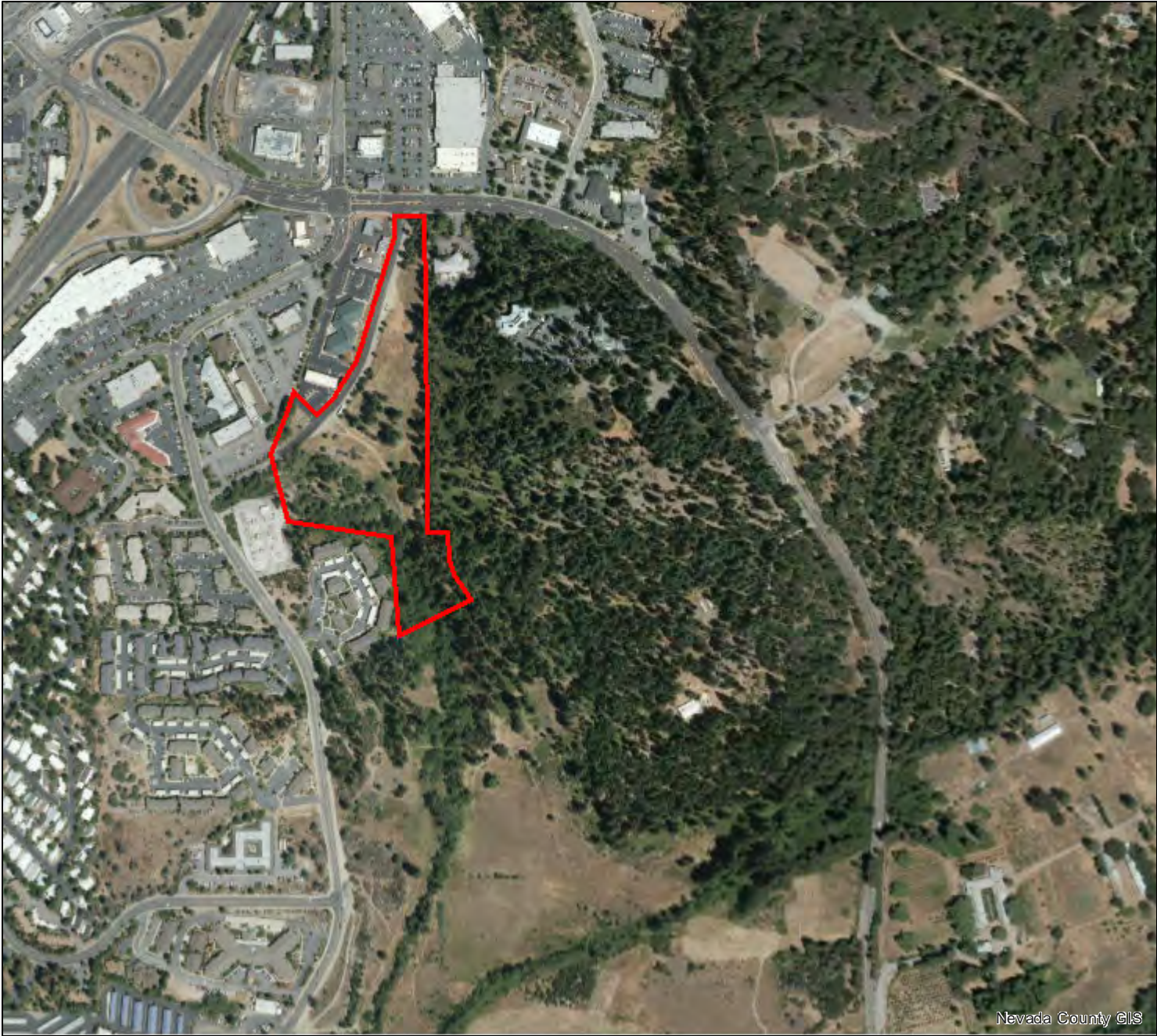
1. Aerial and Vicinity Maps
2. Tentative Map
3. Hotel Site Plan (For reference only; To be reviewed at a later date)

Special Studies including the following can be found on the city's website by following this link:

- Noise Analysis
- Traffic Study
- Biological Inventory
- Cultural Resource Inventory
- Geotechnical Report
- Hydrology Report

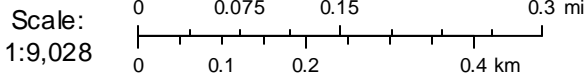
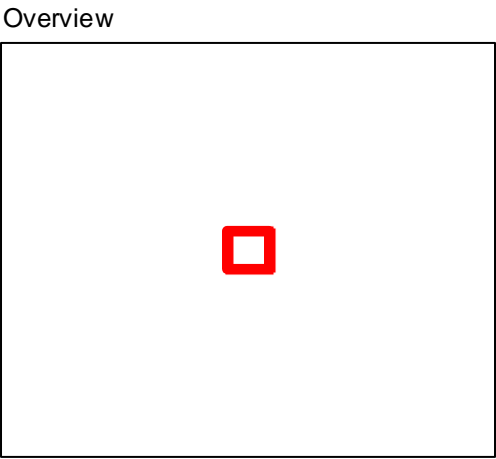
961 Plaza Drive

Item # 3.



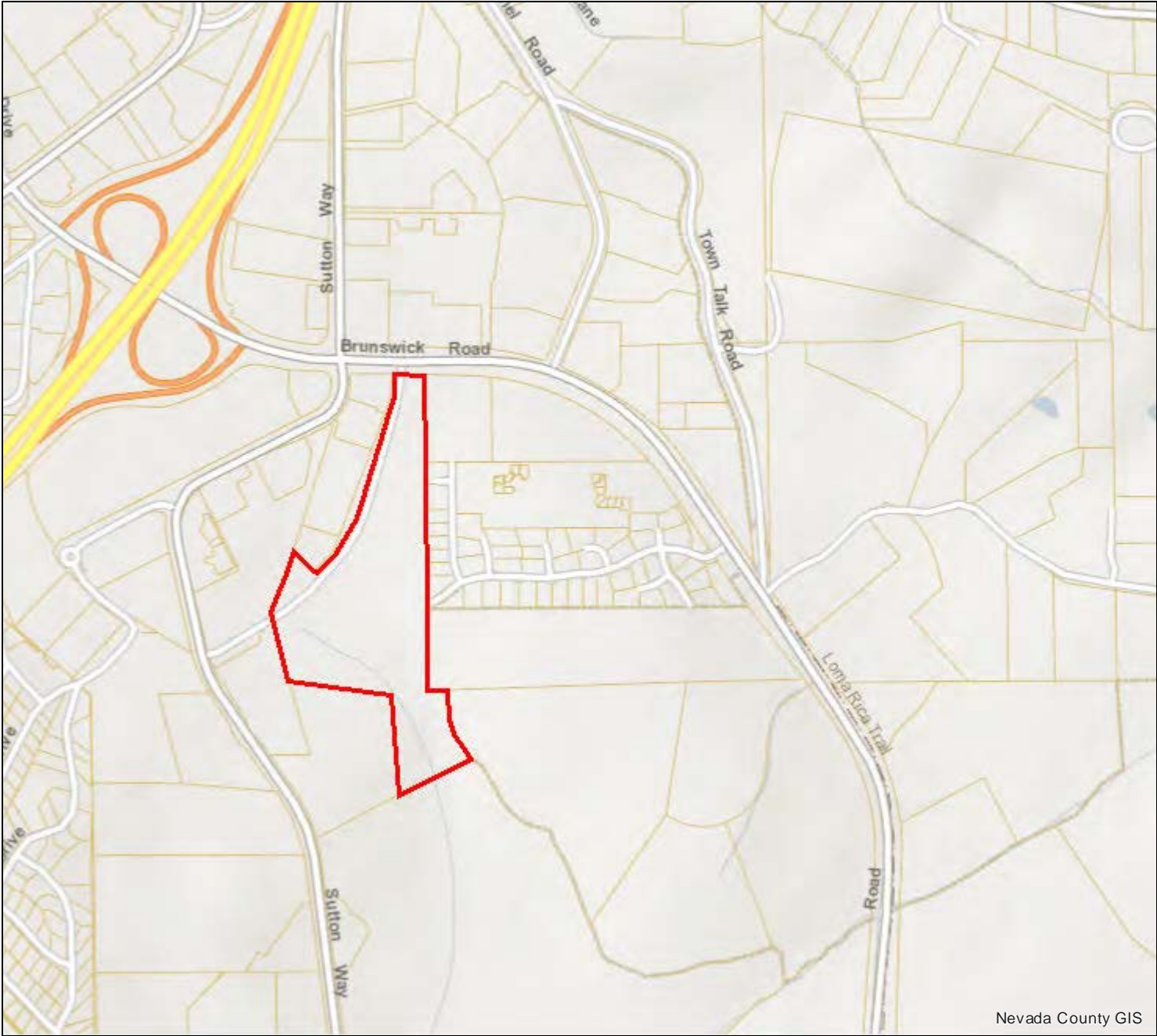
Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity,OS GVCity,R-2A GVCity
General Plan: C GVCity,OS GVCity,UMD 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: 2,578 feet



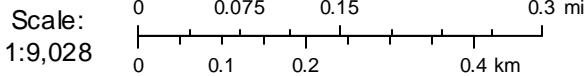
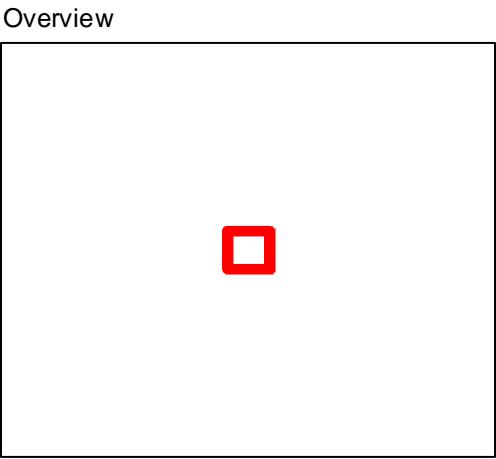
961 Plaza Drive

Item # 3.



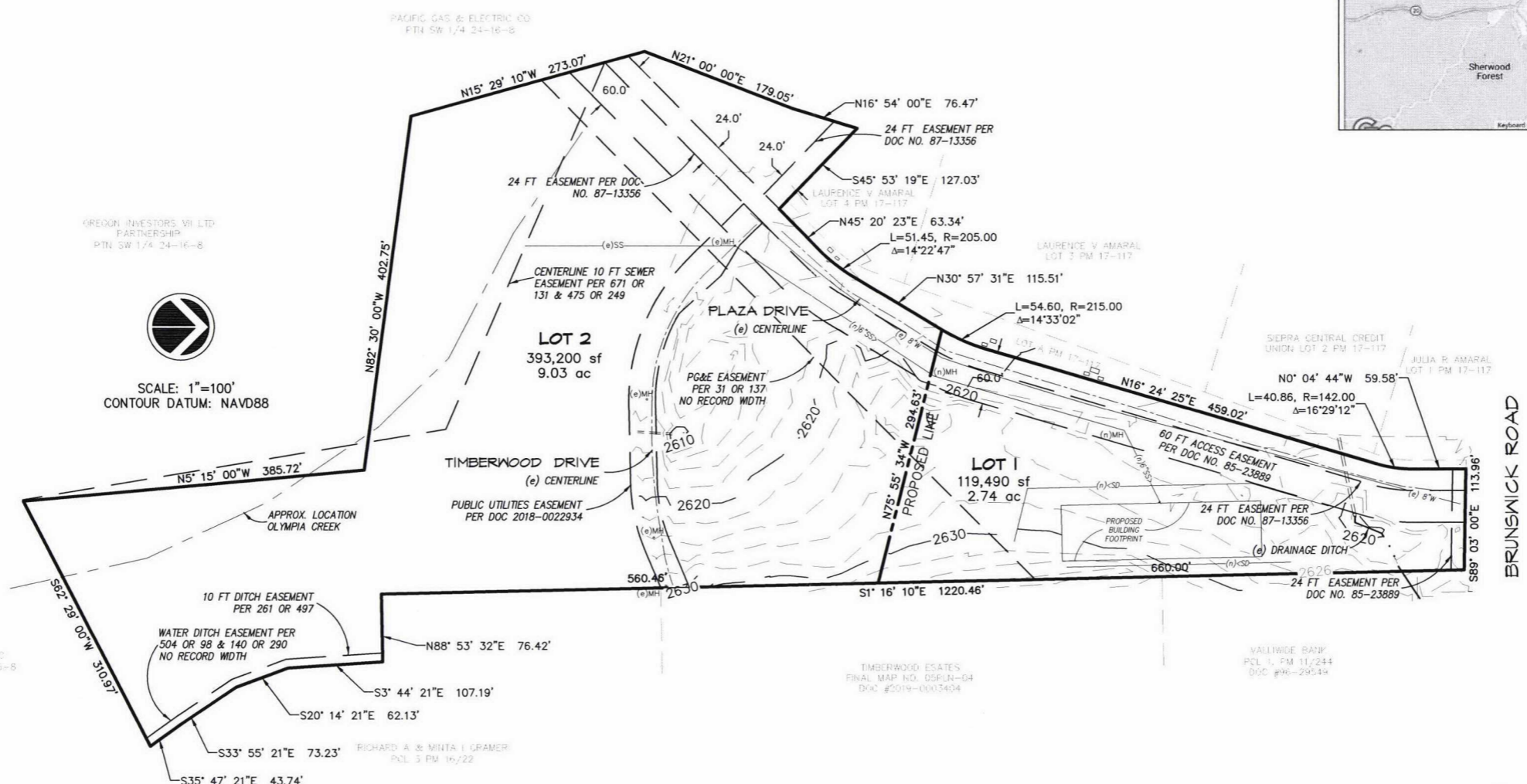
Parcel APN: 035-480-039
961 PLAZA DRIVE

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Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A GVCity
General Plan: C GVCity, OS GVCity, UMD GVCity
Fire District: Grass Valley
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Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet





VICINITY MAP
(NOT TO SCALE)



OREGON INVESTORS VII LTD. PARTNERSHIP
PTN SW 1/4 24-16-8



SCALE: 1"=100'
CONTOUR DATUM: NAVD88

NOTES:

RECORD OWNER:
AMARAL FAMILY TRUST
PO BOX 1657
NEVADA CITY, CA 95959

APN: 035-480-039
SUBDIVIDER: RAJINDER SINGH
7858 COOK RIOLO RD
ANTELOPE, CA 95843

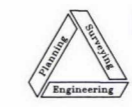
PREPARED BY: VERN TEMPLETON,
NST ENGINEERING, INC
1495 RIVERSIDE DR
SUSANVILLE, CA

WATER SUPPLY: NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL: CITY OF GRASS VALLEY
FIRE PROTECTION AGENCY: CITY OF GRASS VALLEY
PUBLIC UTILITIES: PG&E

P/M NO. XX-XXX
PARCEL MAP

FOR
AMARAL FAMILY TRUST

IN PORTION SECTION 23 & 24, T.16 N., R.8 E., M.D.B. & M
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIFORNIA

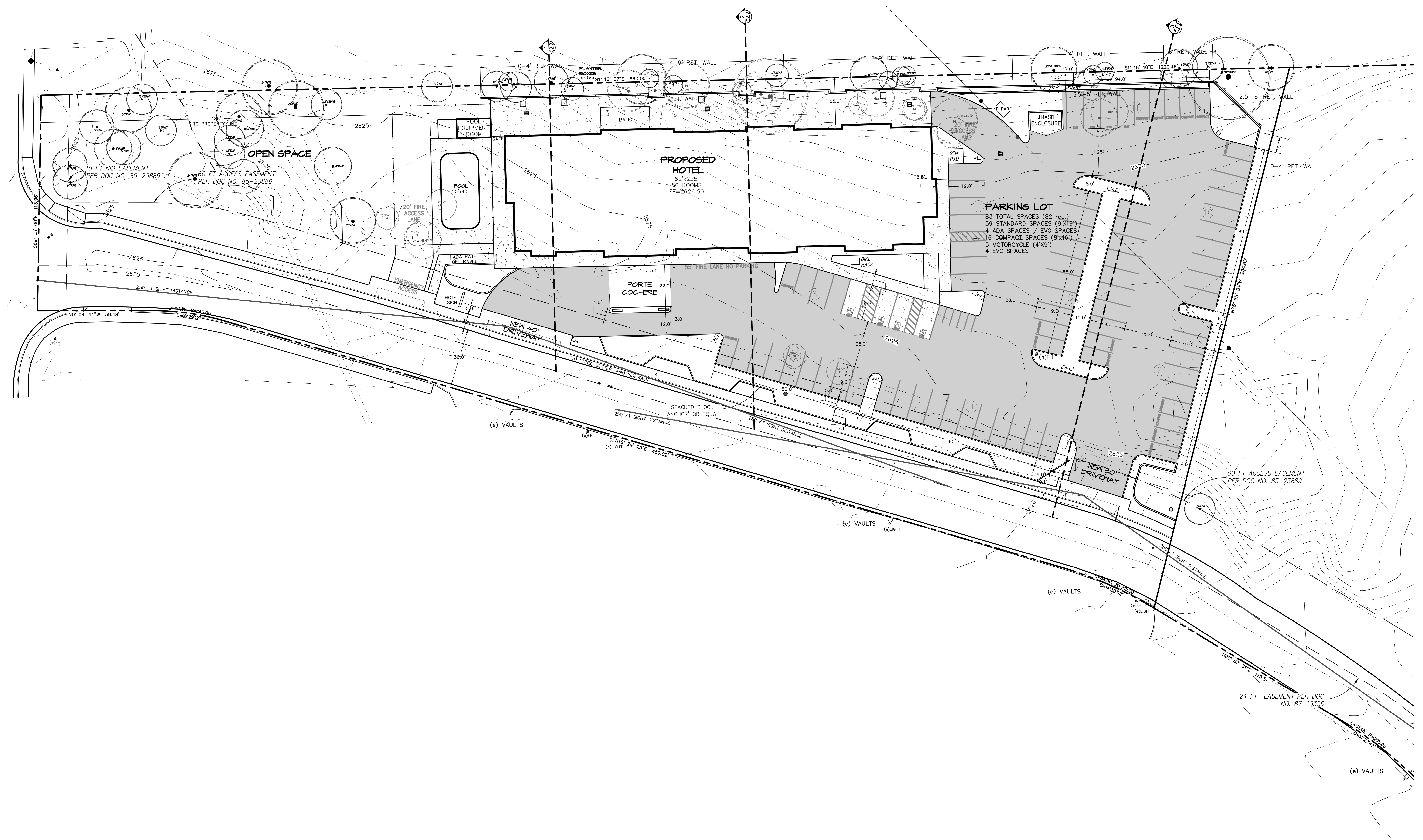
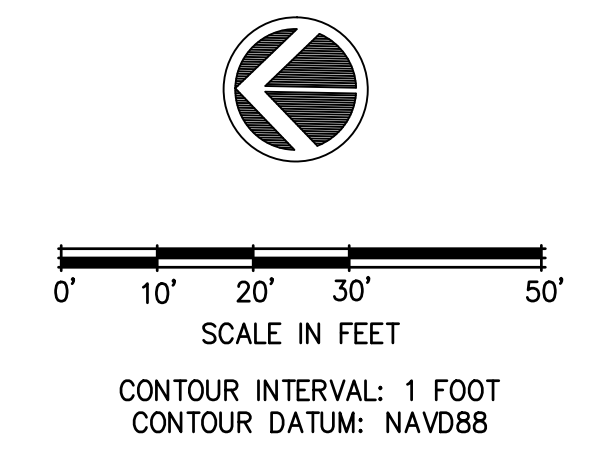


NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173

8/25/22

2022-90

SHEET 2 OF 2



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

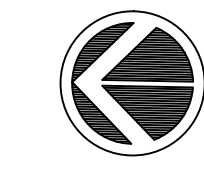
NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C1
 Of 6 Sheets

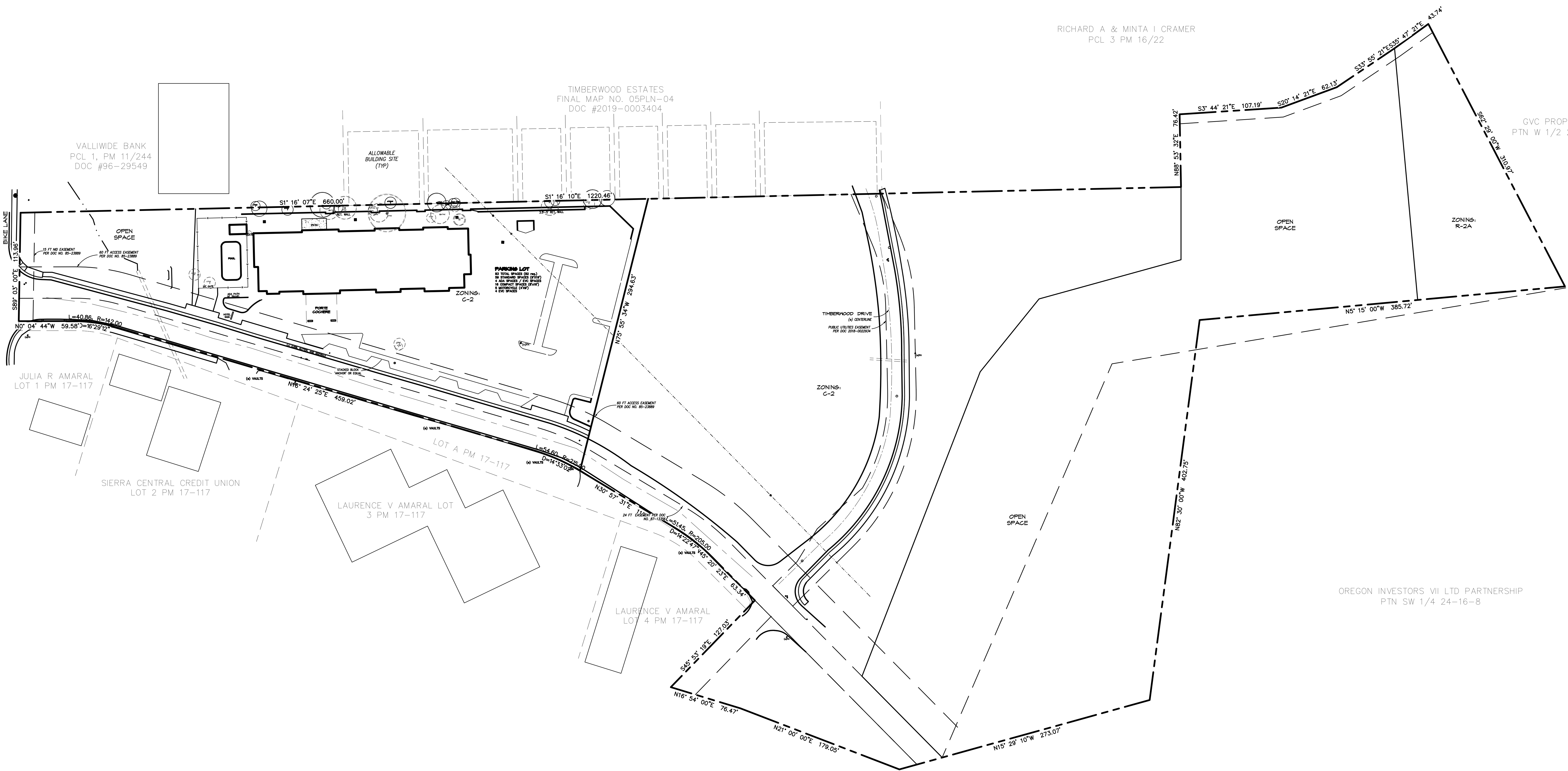
Job No. 22-90
 File No. SITE 31

SITE PLAN



0' 25' 50' 75' 125'
SCALE IN FEET
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88

BRUNSWICK ROAD



RICHARD A & MINTA I CRAMER
PCL 3 PM 16/22

TIMBERWOOD ESTATES
FINAL MAP NO. 05PLN-04
DOC #2019-0003404

GVC PROPERTY 18 LLC
PTN W 1/2 24 & 25-16-8

VALLIWIDE BANK
PCL 1, PM 11/244
DOC #96-29549

ALLOWABLE
BUILDING SITE
(TYP)

JULIA R AMARAL
LOT 1 PM 17-117

SIERRA CENTRAL CREDIT UNION
LOT 2 PM 17-117

LAURENCE V AMARAL LOT
3 PM 17-117

LAURENCE V AMARAL
LOT 4 PM 17-117

LOT A PM 17-117

OREGON INVESTORS VII LTD PARTNERSHIP
PTN SW 1/4 24-16-8

PACIFIC GAS & ELECTRIC CO PTN
SW 1/4 24-16-8

Revisions:

Engineer:

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

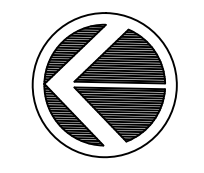
NST ENGINEERING, INC.
1445 Riverside Drive * Susanville, CA 96130
Engineering * Planning * Surveying
Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
Drawn: JB
Checked: JM

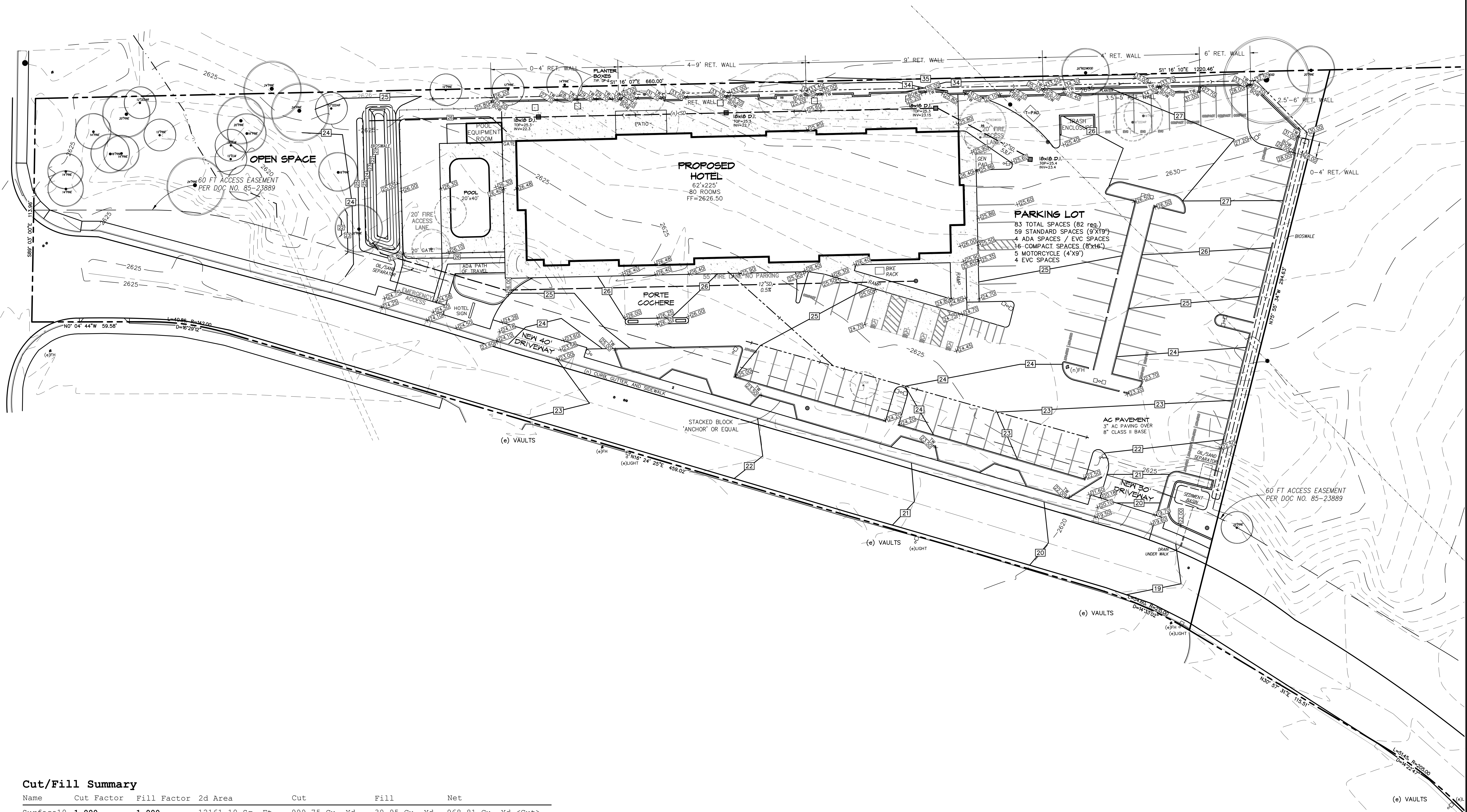
Sheet No.
C1.1
Of 6 Sheets

Job No. 22-90
File No. SITE 3

NEIGHBORHOOD SITE PLAN



SCALE IN FEET
0 10 20 30 50
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface10	1.000	1.000	12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>
Totals			12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>

Item # 3.

Revisions:	

Engineer:

Project Title:
**PROPOSED SITE PLAN FOR:
 HOLIDAY INN EXPRESS**
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 257-5173 Fax: (530) 257-6212

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
02
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3

SITE GRADING PLAN

**PLANNING COMMISSION
STAFF REPORT
DECEMBER 19, 2023**

Prepared by: Amy Wolfson, City Planner

Subject: Recommendation to change the Regular Planning Commission time to 6PM

RECOMMENDATION:

1. That the Planning Commission recommend that City Council adopt the attached draft Resolution to change the regular meetings of the Planning Commission to 6 p.m. on the third Thursday of each calendar month beginning February 1, 2024

BACKGROUND:

The City Council approved Resolution 2023-66, which will change their regular meeting time from 7:00 p.m. to 6:00 p.m. starting January 1, 2024. Staff anticipates that the earlier start time will encourage more people to participate in civic discussions, which may better accommodate the schedules of residents who have family commitments or work obligations during the evening hours. This change is expected to improve accessibility, transparency, and participation, making the governance process more inclusive and effective.

At the November planning commission meeting, commissioners were asked if they wanted to change the commission time to 6 p.m. The commission indicated that they preferred to have more data to inform their decision. Staff was unable to find data on this specific topic but did review surrounding communities of Auburn (6 p.m.), Nevada City (1:30 p.m.), Nevada County (1:30 p.m.), and Truckee (5 p.m.), all of whom have a start time of 6 p.m. or earlier. Staff also sought advice from PlaceWorks, a planning and design firm, often contracted by local jurisdictions for special projects or to serve as an extension of staff. They suggested that a 6 or 6:30 p.m. time generally brings increased attendance.

ENVIRONMENTAL DETERMINATION:

Not a project under the California Environmental Quality Act (CEQA).

ATTACHMENTS

- Resolution 2024-XX (Resolution to change Planning Commission time to 6 p.m.)

Draft RESOLUTION NO. 2024-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY ESTABLISHING REGULAR PLANNING COMMISSION MEETING TIMES**

WHEREAS, Section 1 ("Meetings.") of Article VI ("The Council, Powers and Duties") of the Grass Valley City Charter authorizes the City Council to "hold regular monthly meetings at time fixed by ordinance or resolution"; and

WHEREAS, the City Council recently approved Resolution 2023-66 to change the meeting time of its regular City Council meetings from 7:00 p.m. to 6:00 p.m. beginning January 1, 2024.

WHEREAS, the City Council desires to change the meeting time of its regular Planning Commission meetings from 7:00 p.m. to 6:00 p.m. beginning February 1, 2024.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Grass Valley as follows:

1. **Recitals.** That the foregoing statements are true and correct.
2. **Meeting Time.** Regular meetings of the Planning Commission shall be held at 6:00 p.m. on the third Tuesday of each calendar month beginning February 1, 2024.
3. **Effective Date.** This Resolution shall take effect immediately upon adoption.
4. **Certification.** The Grass Valley City Clerk shall attest to the passage and adoption of this Resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

ADOPTED as a Resolution by the City Council of the City of Grass Valley at a regular meeting thereof held on the 9th day of January 2024, by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

Jan Arbuckle, Mayor

ATTEST:

Taylor Day, City Clerk

APPROVED AS TO FORM:

Michael G. Colantuono, City Attorney