



GRASS VALLEY

Planning Commission Meeting

Tuesday, November 19, 2024 at 6:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

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

COMMISSIONERS

Vice Chair Greg Bulanti, Commissioner Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross, Commissioner Matt Wich

MEETING NOTICE

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

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

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

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the regular scheduled Planning Commission meeting on July 16, 2024.

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

PUBLIC HEARING ITEMS

2. Extension request for approved Development Review and Use Permit of an existing ±6,200 sq. ft. hotel building remodel and new ±6,400 sq. ft. hotel with related site improvements. (22PLN-21) Location/APNs: 1012 Sutton Way/035-400-026

Environmental Status: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the 12-month extension request for the approved Development Review and Use Permits, file no 22PLN-21 as presented, or as may be modified at the public hearing, which includes the following actions: a. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, b. Approve the Extension of Time for the Best Western Hotel Use Permit and Development Review permit, file no. 22PLN-21 in accordance with the Conditions of Approval adopted for the project, attached to the Staff Report.

3. Development Review and Variance Request for a 1,000 square foot carriage house/Accessory Dwelling Unit (ADU) to encroach into the Clipper Lane front setback (24PLN-40) Location/APNs:143 Conaway Avenue/008-520-024

Environmental Status: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Development Review and Variance applications for the carriage house/ADU at 143 Conaway Avenue as presented, or as may be modified at the public hearing, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the proposed carriage house/ADU at 143 Conaway in accordance with the Conditions of Approval, attached to the Staff

Report; and d. Approve the Variance request for encroachment of the carriage house/ADU at 143 Conaway Avenue into the front setback along Clipper Lane as presented.

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

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

Taylor Whittingslow, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, July 16, 2024 at 6:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

The meeting was called to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

Commissioner Coots led the pledge of allegiance.

ROLL CALL

PRESENT

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

ABSENT

Commissioner Jacob McDonald

AGENDA APPROVAL

A motion was made to approve the agenda as submitted by Vice Chairman Brouillette, seconded by Commissioner Coots.

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

ACTION MINUTES APPROVAL

A motion was made to approve the minutes submitted by Commissioner Coots, which was seconded by Vice-Chairman Brouillette.

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

1. Approval of the Regular Scheduled June 18,2024 Planning Commission Meeting minutes.

PUBLIC COMMENT -

In-person: Matthew Coulter

PUBLIC HEARING ITEMS

2. 24PLN-22 - Conditional Use Permit to allow a bar/taproom within the Central Business (C-2) zoning designation. Location: 151 West McKnight (APN: 029-350-007)

CEQA: Exempt pursuant to CEQA Guidelines Section 15301

Recommendation: That the Planning Commission approve the Conditional Use Permit application to allow a bar/taproom use as presented, or as may be modified at the public hearing, which includes the following actions: 1) A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2) Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and 3) Approve the Conditional Use Permit to allow the bar/taproom as presented in accordance with the Conditions of Approval, attached to the Staff Report.

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

A discussion was had about the patio's location and McKnight Way Crossing.

Public Comment: Matthew Coulter

Motion to approve the Conditional Use Permit application to allow a bar/taproom use as presented, or as may be modified at the public hearing, which includes the following actions: 1) A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2) Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and 3) Approve the Conditional Use Permit to allow the bar/taproom as presented in accordance with the Conditions of Approval, attached to the Staff Report by Commissioner Gross, Seconded by Commissioner Coots.

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

3. Tree Removal Permit #24-15 - Appeal of the Tree Administrators approval of a Tree Removal Permit. Location: APN 035-580-004

CEQA: "General Rule" Exemption

Recommendation: 1) Based upon the evidence in public record, and the Tree Administrator's approval, staff recommends that the Planning Commission take the following actions: a) Deny the appeal and uphold the Tree Administrator's approval of the Tree Removal Permit for an oak tree at APN 035-580-004. b) Determine the project Exempt pursuant to Section 15061(b)(3), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report. c) Adopt Findings of Fact for approval of the Tree Removal Permit as presented in the Staff Report; and, d) Approve the Tree Removal Permit as presented in this Staff Report.

Liz Coots recused herself due to living in Eskaton.

Zac Quentmeyer, Deputy Public Works Director, gave a presentation.

The Eskaton HOA gave a presentation with input from Tim Murphy from Tim the Tree Man to the commission as an applicant, and the appellant gave a presentation to the commission.

The Commission discussed the visual inspection of the tree and landscaping plan of Eskaton.

Public Comment: Fran, Nicole Burke, Debrah, Matthew Coulter

Motion to a) Deny the appeal and uphold the Tree Administrator’s approval of the Tree Removal Permit for an oak tree at APN 035-580-004. b) Determine the project Exempt pursuant to Section 15061(b)(3), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report. c) Adopt Findings of Fact for approval of the Tree Removal Permit as presented in the Staff Report; and, d) Approve the Tree Removal Permit as presented in this Staff Report by Vice Chairman Brouillette, Seconded by Commissioner Gross.

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

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

The meeting was adjourned at 7:13 pm.

Ari Brouillette, Vice Chairman

Taylor Whittingslow, City Clerk

Adopted on:_____



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

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 22PLN-21
Subject: Extension request for approved Development Review and Use Permit of an existing ±6,200 sq. ft. hotel building remodel and new ±6,400 sq. ft. hotel with related site improvements.
Location/APNs: 1012 Sutton Way/035-400-026
Applicant: Heritage Hotel Group
Architect Representative: Christopher Gage, Sitrine Architecture
Zoning/General Plan: Office Professional (OP) Zone/Office Professional
Entitlement: Development Review Permit, Use Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the 12-month extension request for the approved Development Review and Use Permits, file no 22PLN-21 as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and,
 - b. Approve the Extension of Time for the Best Western hotel Use Permit and Development Review permit, file no. 22PLN-21 in accordance with the Conditions of Approval adopted for the project, attached to the Staff Report.

BACKGROUND:

The planning commission originally reviewed and approved the subject application at a public hearing held on July 19, 2022, with an effective approval date of August 4, 2023. Staff granted an initial 12-month extension pursuant to 17.74.060 of the municipal code. A second and final 12-month extension may be granted by the original review authority so long as the applicant has shown a good-faith effort to exercise the permit.

Extension Request: The applicant has submitted a letter from the property owner, Heritage Hotel Group (HHG) explaining a number of design upgrades that are being requested by their parent companies. The design upgrades are causing a delay in their ability to prepare construction documents. They also cite delays related to 2024 storms that kept their engineer

from being able to gather field data, and delays in obtaining interim design information from PG&E.

ENVIRONMENTAL DETERMINATION:

At the July 19, 2022 public hearing, the planning commission found the project categorically exempt pursuant to Class 32 of the California Environmental Quality Act (CEQA) guidelines. A Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site is adequately served by all required utilities and public services.

FINDINGS:

1. The City received a complete Extension Request application for Development Review Application 22PLN-21 on July 30, 2024.
2. The applicant has demonstrated a good-faith effort to exercise the permit
3. The planning commission found the project categorically exempt in accordance with the California Environmental Quality Act and CEQA Guidelines at their public hearing held on July 19, 2022.

ATTACHMENTS:

1. Aerial/Vicinity Maps
2. Extension Request Application and
3. Applicant Extension Request Letter
4. July 22, 2022 Approval Letter with conditions

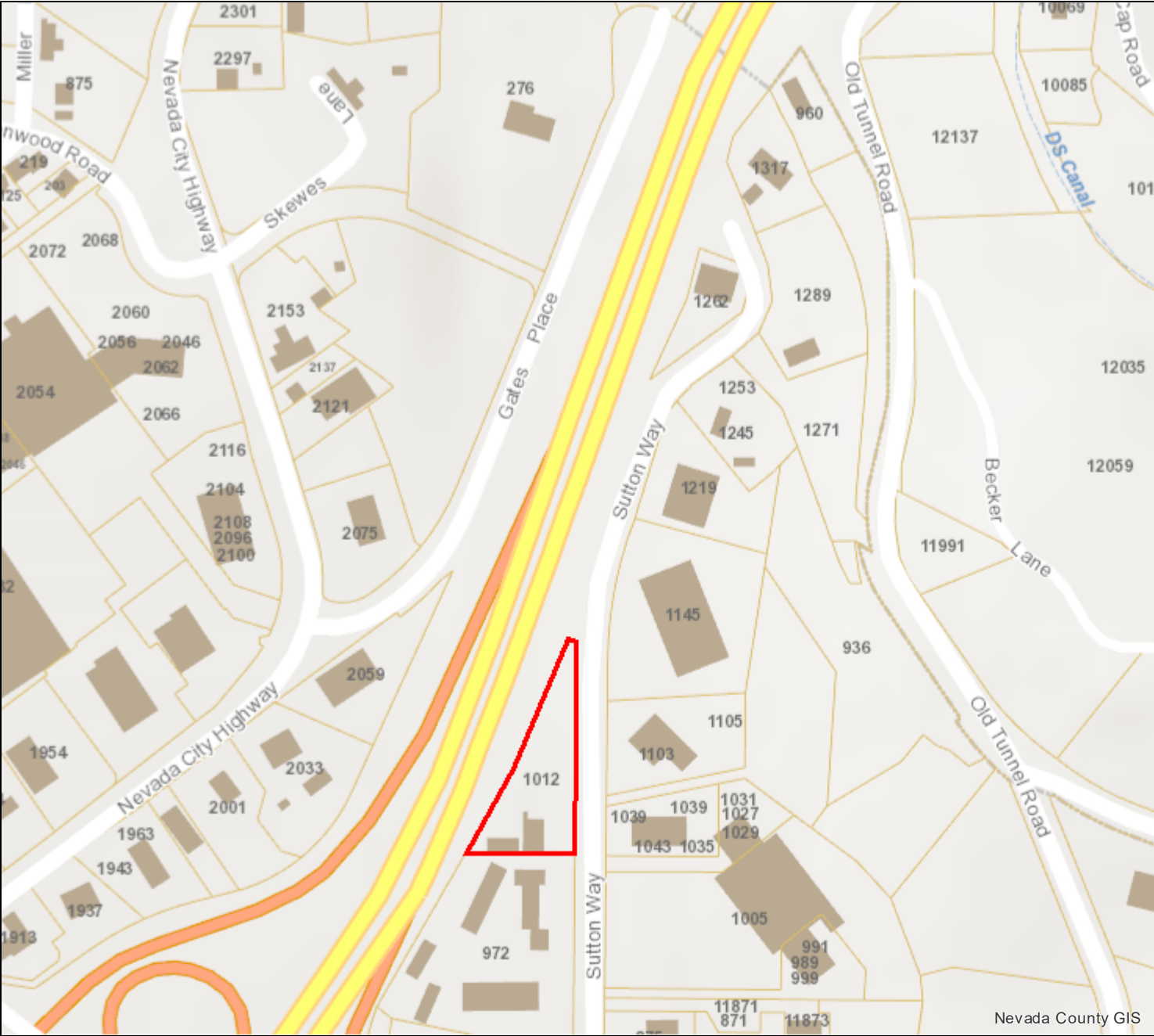
**Extension Request no. 2
Best Western DRC/CUP**

Attachments

1. Aerial/Vicinity Map Exhibits
2. Universal Application
3. Extension Request Letter
4. July 22, 2022 Approval Letter with Conditions of Approval (modified with new expiration info)

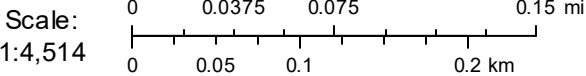
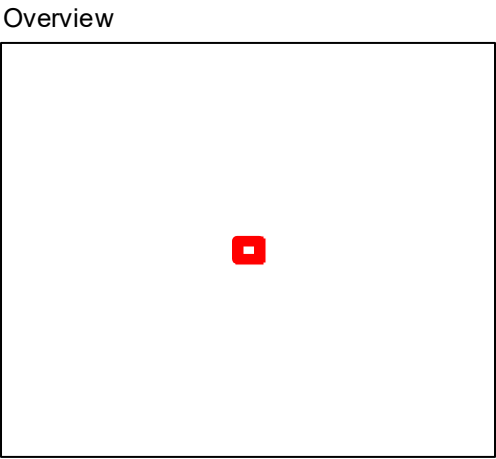
1012 Sutton Way

Item # 2.



Parcel APN: 035-400-026
 1012 SUTTON WAY

Land Value: \$331,800.00
 Improvement Value: \$431,900.00
 Acreage: Unknown
 Zoning: OP GVCity
 General Plan: OP 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: 2,631 feet



1012 Sutton Way

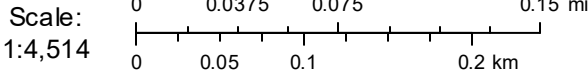
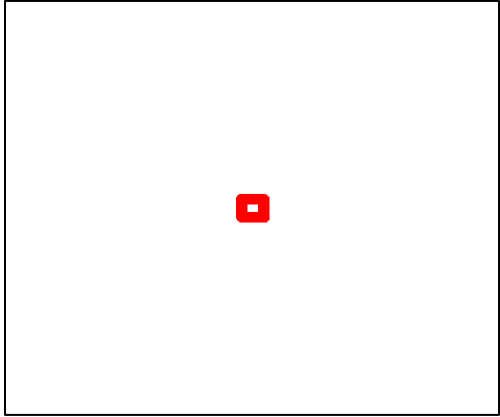
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 Public Utility:
 Park District:
 Service Area: Solid Waste Grass Valley - Csa 32
 Snow Load: 49 lbs/sqft
 Wind Exposure: C
 Climate Zone: 11
 Elevation: 2,631 feet

Overview



UNIVERSAL PLANNING APPLICATION



Item # 2.

Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

Application	Fee
Total:	\$

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

Applicant/Representative		Property Owner	
Name:	Christopher Gage c/o Sitaline Architecture	Name:	Hamid Kazemi c/o Heritage Hotel Group
Address:	644 ZION STREET, SUITE "A" NEVADA CITY, CA 95959	Address:	972 SUTTON WAY GRASS VALLEY, CA 95945
Phone:	(530) 478-9415	Phone:	(530) 273-1393
E-mail:	crg@sitelinearch.com	E-mail:	HKAZEMI@HERITAGEHOTELGROUP.COM

Architect		Engineer	
Name:	ANDREW PAWLOWSKI c/o Sitaline Architecture	Name:	John E. Baker / Nevada City Engineering
Address:	644 ZION STREET, SUITE "A" NEVADA CITY, CA 95959	Address:	505 COYOTE STREET NEVADA CITY, CA 95959
Phone:	(530) 478-9415	Phone:	(530) 265-6911
E-mail:	ajp@sitelinearch.com	E-mail:	john@nevadacityengineering.com

1. Project Information

a. Project Name BEST WESTERN REMODEL / NEW BUILDING

b. Project Address 1012 SUTTON WAY, GRASS VALLEY, CA 95945

c. Assessor's Parcel No(s) 035-400-026
(include APN page(s))

d. Lot Size 1.0 ACRE

2. Project Description

CONVERSION OF (E)XISTING 2 STORY CONFERENCE BUILDING INTO A (2) STORY HOTEL
BUILDING, NEW (2) STORY HOTEL BUILDING, REPLACEMENT OF TEXT ON (E) MONUMENT
SIGNAGE, DEMOLITION OF (E) PYLON SIGN AND (E) METAL STORAGE BUILDING, SITE PARKING
IMPROVEMENTS, NEW REFUSE ENCLOSURE, NEW SITE LIGHTING, NEW SITE LANDSCAPING.

3. General Plan Land Use: GRV

4. Zoning District: OP GVCTY

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

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

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

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

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

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

Property Owner/*Representative Signature: 

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

Applicant Signature: 

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

HERITAGE

HOTEL GROUP

9249 Sierra College Blvd, Roseville, CA 95661

July 31, 2024

Amy Kesler-Wolfson, City Planner, City of Grass Valley
125 East Main Street
Grass Valley, CA 95945

RE: Request for Extension, 22PLN-21
Development Review and Use Permit for: Remodeled / New Hotel Buildings
1012 Sutton Way, Grass Valley, CA

Amy:

This letter is a request for extension of the above-referenced planning approval.

The Owner of the facility is Heritage Hotel Group (HHG). This company owns and operates approximately 50 hotel properties, branded under various companies (Best Western, La Quinta, etc). This past couple years HHG has received numerous requests for upgrades from the various parent companies they work with to bring them in line with current standards for color, lighting, amenities, etc.

HHG has also proposed several other projects on other properties to improve their facilities. The company is working their way through these tasks and is having success but will require additional time to complete the construction documents for this project.

The weather in early 2024 had some impact on the geotechnical engineer's ability to gather field information from the site. This led to delays related to the structural and civil engineering designs.

There has been some delay related to working with PG & E's engineering group. Progress has been made, but the length of time required to obtain their interim design significantly delayed the electrical engineer's progress.

We expect these issues to resolve soon and are committed to filing the construction documents with the building department in the coming months, and we appreciate the city's understanding in this matter.

Please call me at 916-997-3150 if I can provide additional information or when your review is complete.

Sincerely,



Hamid Kazemi
Heritage Hotel Group



CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

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

July 22, 2022

Siteline Architecture
644 Zion Street
Nevada City, CA 95959
Attn: Chris Gage, Architect
(via email)

RE: Planning Commission Approval of Development Review and Use Permit (22PLN-21) of an existing $\pm 6,200$ sq. ft. hotel building remodel and new $\pm 6,400$ sq. ft. hotel with related site improvements (APN: 035-400-026).

Dear Mr. Gage,

At its meeting of July 19, 2022, the Planning Commission approved the project noted above, subject to the attached draft conditions of approval.

The project file is therefore considered closed pending compliance with the adopted conditions of approval.

If you have any questions, please contact me at (530) 274-4712 or lancel@cityofgrassvalley.com

I thank you for your time and consideration in this matter.

Sincerely,


Lance E. Lowe, AICP
Principal Planner

cc: File

A. GENERAL CONDITIONS (DRC added Conditions of Approval are reflected in bold text):

1. The approval date for this project is July 19, 2022 (effective August 4, 2022 17.74.020 GVMC). The Development Review and Use Permit are approved for a period of 1 year (plus two 12-month extensions on August 2, 2023 and November 19, 2024) and shall expire on August 4, 2025, unless the project has been effectuated (i.e., building permit has been obtained).
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Development Review Permit 22PLN-21 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. Major changes, as determined by the Community Development Director, shall be approved by the Planning Commission.
3. If needed to accommodate additional landscaping, two parking spaces may be eliminated for a total of 27 parking spaces. The revised site plan shall be to the satisfaction of the Community Development Director and City Engineer.
4. The landscape planter along the property frontage of the new building shall be increased to ten (10) feet or as wide as practicable. This will require the landscape planter in the rear to be reduced and the building moved to the west. Also, landscaping shall be provided in the front of the remodeled Conference Center. The final design shall be to the satisfaction of the Community Development Director.
5. The following architectural modifications shall be incorporated:
 - a. Remodeled Building - The canopy shall be extended to the south over the door thereby eliminating the perpendicular awning.
 - b. Remodeled and New Buildings - Gooseneck lighting shall replace the wall sconce lighting on the east elevation and at the doorways.
 - c. **Stone veneer should be reduced in height on all elevations.**
 - d. **New Building – Gable ends, eyebrows & return fascia are too crowded and should be refined.**
 - e. **Roof vents on south elevation should be reduced in size.**
 - f. **The yellow siding color shall be changed to brown.**
6. If approved by Caltrans, new black metal fencing or equivalent shall be installed along the Caltrans right-of-way for the entirety of the property replacing the existing chain link fencing. The new fencing shall be shown on the improvement plans and constructed to the satisfaction of the Community Development Director and Caltrans.

7. The trash enclosures shall be constructed of six-foot high masonry walls with solid metal gates. Enclosure finishes shall match the building in color and texture and should include natural materials. Landscaping shall be installed on all non-accessible sides.
8. The existing pylon sign shall be demolished as proposed. The proposed wall signage shall be removed from the plans as being inconsistent with the City's Design Guidelines and Sign Ordinance. Prior to the modification of the monument, the applicant shall obtain a sign permit from the Community Development Department.
9. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e., utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details shall be shown on the final construction and/or improvement plans. All screening materials shall be consistent with the main building materials and colors. Roof-mounted screens and vents shall be compatible with the final roof materials and colors.
10. Energy efficient LED lighting and high efficiency HVAC and appliances shall be used for the project.
11. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
12. The applicant shall pay all City impact fees prior to issuance of a grading and/or building permit or issuance of a Certificate of Occupancy, as applicable.
13. With five (5) days of approval of the project, the applicant shall record the Notice of Exemption (NOE) with the Nevada County Clerk/Recorder.
14. 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.

B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls,

any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

2. The applicant shall submit to the City Engineer for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
3. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria. All on-site drainage shall be treated prior to discharge to the City drainage system to eliminate the potential for any toxins to reach local waterways.
4. If the project creates and/or replaces 5,000 sf. or more of impervious surfaces, measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydro modification management measures per the City of Grass Valley Design Standards.
5. If more than 50 cubic yards of soil is disturbed with the project, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.
6. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e., NID), prior to receiving City Engineer approval.
7. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
8. The installation of sidewalk along the frontage of the parcel from the southern boundary of the parcel to the northernmost driveway shall be installed. The current asphalt driveway shall be replaced with ADA compliant concrete driveways per City Standard Detail ST – 9. All sidewalk fronting the property

with cracks greater than ¼ inch in width and ½ or more vertical displacement shall be replaced.

9. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning and Engineering Divisions. Landscaping design shall comply with all provisions of the City's Water Efficient Landscape Ordinance.
10. A sewer backflow prevention device and pressure relief valve shall be required.
11. **New signage and landscaping shall comply with sight distance requirements of ST-27 to the satisfaction of the City Engineer.**
12. **Sidewalk connectivity from the site to the existing sidewalk network in the project vicinity shall be installed. This could be accomplished by either installing a crosswalk across Sutton Way with an ADA compliant ramp on both side of the street or by installing sidewalk along the frontage of the parcel to the south (along the front of the rest of the hotel) which would connect the project site to the intersection of Sutton Way and Brunswick Road. The sidewalk connection shall be to the satisfaction of the City Engineer.**

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE THE FOLLOWING:

1. Prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency(s).
2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Community Development Department and Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. The applicant shall submit two copies to the Engineering Division of the signed improvement/grading plans.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

1. If prehistoric or historic-period archaeological resources or human remains are encountered during grading or excavation, work shall avoid altering the

materials and their context until a qualified professional has evaluated, recorded, and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. If human remains are discovered, mitigation shall be implemented in compliance with CEQA section 15064.5.

2. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all these agencies.
3. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
4. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
5. Where trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standard Specifications.
6. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.
7. Construction and demolition waste recycling shall occur in accordance with Waste Management requirements.
8. For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

E. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

1. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.
2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELo.
4. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.

F. FIRE DEPARTMENT:

1. The conversion of the existing building from a Group A – 3 Occupancy to a Group R – 1 Occupancy will require a change of occupancy.
2. All existing fire protection systems shall be modified as necessary to provide proper coverage for the new Group R – 1 Occupancy building.
3. The proposed building height is 32-feet, 9-inches, which exceeds the maximum building height of 30-feet allowable for regular fire apparatus access. The project will require Aerial Fire Apparatus Access in accordance with 2019 CFC Appendix D, Section D105 and its sub-sections.
4. Landscape shall not obstruct fire apparatus access to the drive aisles and/or the building when planted and/or when it has reached mature growth heights. The proposed landscape plan appears to have issues with both.
5. **The drive isle in the front shall be a minimum of 15 feet in width. The drive isle in the rear shall be a minimum of 12 feet.**

G. NEVADA IRRIGATION DISTRICT:

1. NID will require sufficient Right-of-Way for any proposed facilities, if necessary.
2. Appropriate backflow prevention will be required on any and all connections to NID's system, at applicant's expense.



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

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 24PLN-40
Subject: Development Review and Variance Request for a 1,000 square foot carriage house/Accessory Dwelling Unit (ADU) to encroach into the Clipper Lane front setback.
Location/APNs: 143 Conaway Avenue/008-520-024
Applicant: Philip Kniesel
Architect Representative: Jeff Hineline with Russell Davidson Architecture
Zoning/General Plan: Neighborhood General 2 (NG-2)/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 carriage house/ADU at 143 Conaway Avenue as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Development Review Permit for the proposed carriage house/ADU at 143 Conaway in accordance with the Conditions of Approval, attached to the Staff Report; and
 - d. Approve the Variance request for encroachment of the carriage house/ADU at 143 Conaway Avenue into the front setback along Clipper Lane as presented.

BACKGROUND:

The existing residence is 1,116 square feet and the detached garage is 672 square feet according to Assessor records. There is not a record of when the residence was constructed, but a residence is depicted at this location on the 1912 Sanborn maps.

PROJECT PROPOSAL:

Project description: Applicant, Philip Kniesel has applied for a Development Review Permit and a Variance application to remove the existing non-conforming detached garage and construct a new three-car garage with a 1,000 square foot Accessory Dwelling Unit above. The lot has double-frontage along Conaway Avenue to the north, and Clipper Lane to the south. Pursuant to Section 17.030.030 (D.1.f) of the municipal code, double frontage lots are considered to have two front lot lines with front yards setbacks required on both. The new structure will comply with side-yard setbacks but will encroach into the Clipper Lane front yard setback. Standard front yard setbacks require a 15-foot setback for the dwelling unit and a 20-foot setback for the garage. The new structure will be situated ten feet from the Clipper Lane front property Line.

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 subject property has a double frontage and no rear yard. The NG-2 zoning designation includes a site development standard for a five-foot rear yard setback. The applicant is requesting that the development review body consider the double-frontage nature of the lot as the special circumstance that deprives the property of privileges enjoyed by neighboring properties within the same zoning designation. Because there are several neighboring parcels that have existing buildings, including some dwelling units, that encroach into setbacks, staff is not concerned that the granting of the Variance will constitute a special privilege not afforded to neighboring parcels.

DRC Recommendation: The Development Review Committee (DRC) reviewed this application at their regular meeting on October 22, 2024. The DRC discussed the potential precedent of this variance request, expressing concern for the heavy massing so close to the roadway. Fire also expressed concern about driving a fire apparatus down the narrow roadway. DRC agreed to a design change suggested by the applicant to relocate the building an additional five feet, for a total of 10-feet, from the Clipper Lane property line. The additional setback addresses both massing concerns and fire safety concerns expressed by the DRC. The plans have been updated for the planning commission packet and reflect the changes requested by the DRC.

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 primary intent of the Neighborhood General (NG-2) zone is to strengthen the character of existing historic neighborhoods within Grass Valley. It seeks to enhance the unique character of existing neighborhoods, particularly in locations where this character may be most susceptible to change.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject site is located within a traditional neighborhood on Conaway Avenue. This neighborhood was established in the late 1800s and early 1900s which is verified by the 1898 and 1912 Sanborn Maps. Many, if not most, of the development occurred prior to 1962 building code requirements and land use development standards. Several neighboring structures encroach into setbacks applicable under the current development code. The site is relatively flat but drains northwest toward Wolf Creek.

ENVIRONMENTAL DETERMINATION:

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 24PLN-40.
2. The Grass Valley Development Review Committee reviewed Development Review Application 24PLN-40 at their regular meeting on October 22, 2024.
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 proposed project is consistent with the general plan and any applicable specific plan;
7. 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
8. 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.
9. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the double-frontage configuration which requires adherence to two front setback standards, so that the strict application of the

development code deprives the property of privileges enjoyed by other properties in the vicinity and within the same zone.

10. 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
11. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

RECOMMENDED CONDITIONS:

1. The approval date for planning commission review is <TBD> with an effective date of Thursday, <TBD>, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on <TBD> unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the planning commission (24PLN-40). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
4. The applicant will be required to replace the damaged sidewalk along the Conaway frontage of the property as a condition of the building permit for the ADU.
5. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Project Cover Sheet/Project Description
2. Aerial/Vicinity Map
3. Applications
4. ADU/Carriage House Plans

143 Conaway
Development Review and Variance Application

Attachment List

1. Project Cover Sheet
2. Vicinity/Aerial Map
3. Universal/Variance Application
4. ADU/Carriage House Plans



Project Cover Sheet

Date: September 19, 2024

To: Interested Parties/Responsible & Trustee Agencies

From: Amy Wolfson, City Planner
 City of Grass Valley, Community Development Department
 125 E. Main Street
 Grass Valley, CA 95945
 530-274-4711/ awolfson@cityofgrassvalley.com

RE: Project Description

Proposed Development Review and Variance application for a 1,000 sq ft Accessory Dwelling Unit (ADU)/Carriage House above a 1,025 sq ft detached garage. The lot has double-frontage on Conaway Avenue. Due to the double-frontage lot configuration which requires the city to treat both street-fronting property lines as "front lot lines" pursuant to the definition in the Development Code, applicant, Philip Kniesel, is requesting a Variance from the front yard setback. Standard front setbacks require that parking be setback 20-feet and that residential buildings be setback 15-feet from the front setback. The proposed project sites the ADU/Carriage House at five feet from the Clipper Lane property line.

As an interested party and/or Responsible or Trustee Agency, in accordance with the California Environmental Quality Act (CEQA), the above-described project is being distributed to you for review and comment. Your comments and/or conditions must be received, **in writing**, no later than **October 3, 2024**. If you need additional information to complete your review, please contact me at your earliest convenience at the above noted address.

Applicant: Philip Kniesel

APNs: 008-520-024

File No: 24PLN-40

Project Location: 143 Conaway Avenue

General Plan: Urban Low Density (ULD)

Zoning: Neighborhood General-2 (NG-2)

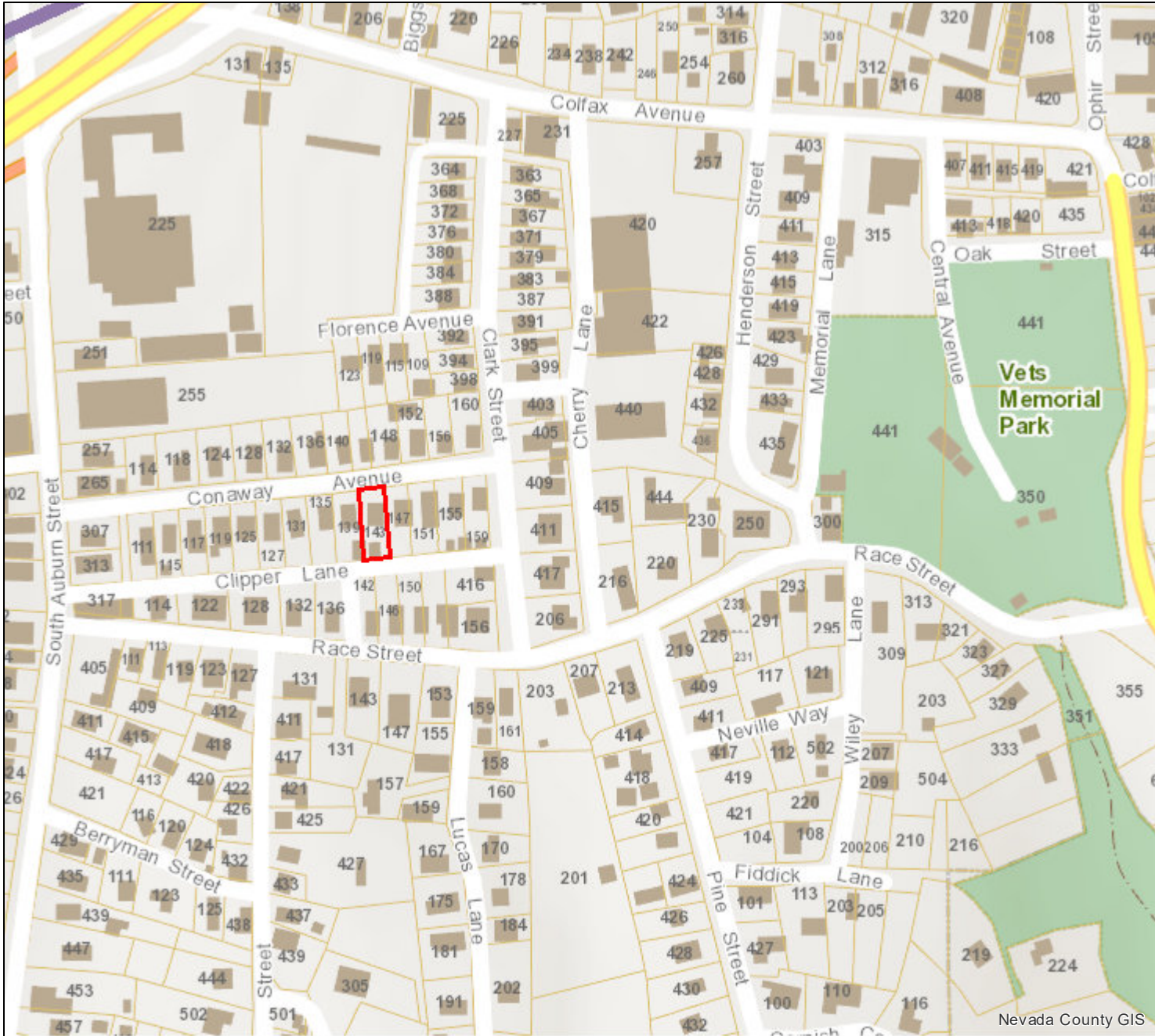
Project Size: 0.16

Water: City

Sewer: City Sewer

Vicinity- 143 Conaway

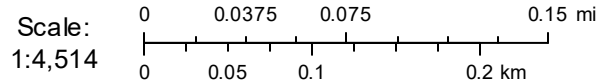
Item # 3.



Parcel APN: 008-520-024
143 CONAWAY AVENUE

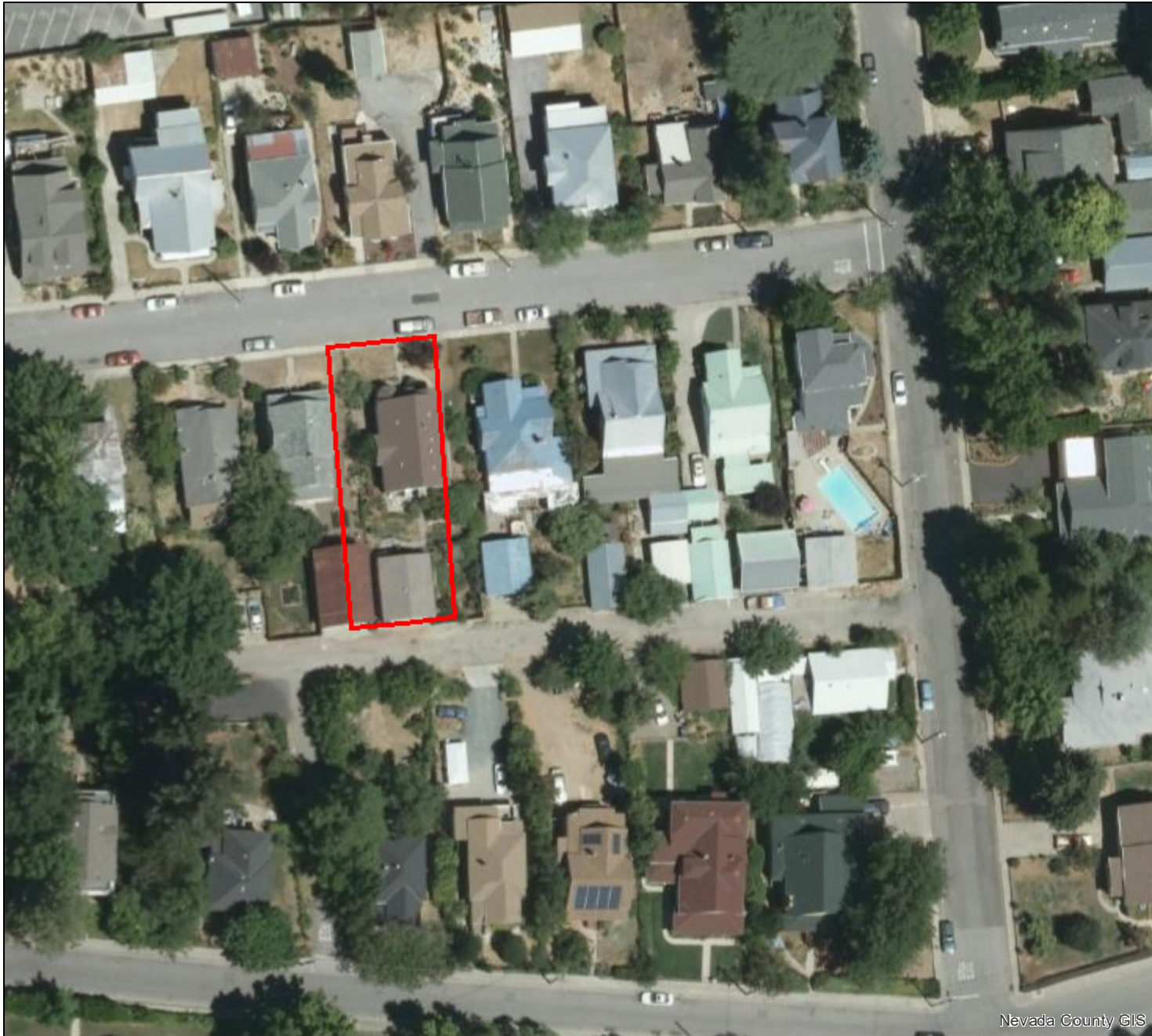
- Land Value: \$177,165.00
- Improvement Value: \$227,783.00
- Acreage: Unknown
- Zoning: NG-2 GVCity
- General Plan: ULD GVCity
- Fire District: Grass Valley
- Elementary Sch. Dist: Grass Valley
- Water District:
- Nevada Irrigation Dist:
- Public Utility:
- Park District:
- Service Area: Solid Waste Grass Valley - Csa 32
- Snow Load: 43 lbs/sqft
- Wind Exposure: C
- Climate Zone: 11
- Elevation: 2,411 feet

Overview



Aerial - 143 Conaway

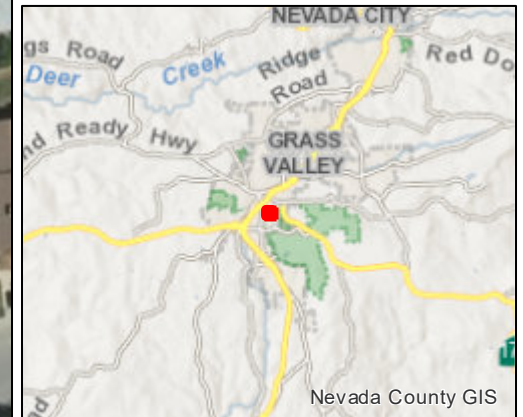
Item # 3.



Parcel APN: 008-520-024
143 CONAWAY AVENUE

Land Value: \$177,165.00
Improvement Value: \$227,783.00
Acreage: Unknown
Zoning: NG-2 GVCity
General Plan: ULD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist:
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,411 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 / Merger \$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>
Total:	\$2029.00

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 3.
Name: Philip Kniesel	Name: Althea Bauer	
Address: 3714 Crescent Dr	Address: 3501 Harbison Drive #203	
Pearland, TX 77584	Vacaville, CA 95687	
Phone: (281) 692-0178	Phone: (530) 557-7781	
E-mail: Pkneisl2@gmail.com	E-mail: Altheamara@gmail.com	

<u>Architect</u>	<u>Engineer</u>
Name: Jeff Hine (Russell Davidson Architecture)	Name:
Address: 149 Crown Point Court, Suite C	Address:
Grass Valley, CA 95945	
Phone: (503) 264 5559	Phone: ()
E-mail: jeff@davidsonarch.com	E-mail:

1. Project Information

- a. Project Name Conaway Carriage House
- b. Project Address 143 Conaway Ave
- c. Assessor's Parcel No(s) 008-520-024
(include APN page(s))
- d. Lot Size 0.16 Acres

2. Project Description

The proposed project includes a new carriage house ADU at the rear of the property at 143 Conaway Ave where there is currently a detached single car garage. The proposed wood framed carriage house consists of a 1,000 sf two bedroom residence over a three gar garage. Due to a disability, the client requires an elevator to access the second story of the carriage house.

It is our understanding that a 15' and 20' front setback is to be applied to this project, despite being at the rear property line. Due to the constrained size of the 0.16 acre site, applying the front setback would eliminate any usable rear yard for either the new carriage house or the existing primary residence.

Along Clipper Lane, there are several instances of buildings situated at or near the rear property line. Many of these instances are detached garages, but there are also precedents of ADU's built to the property line. On the same block, 155 1/2 Conaway is an example of an ADU built to the property line. There are also instances nearby along 413 and 419 Henderson where an ADU is built along the rear property line. Given the existing precedents in the neighborhood, we would like to build the proposed carriage house 5' from the rear property line, matching the setback of the existing detached garage on the property. Since we are proposing to build within in the required front setback, we took efforts to break down the massing by providing a five foot wide and five feet deep recess in the southern facade along Clipper Lane. This recess allows for a natural transition of materials and roof forms, which are intended to help the carriage house appear as distinct, separate volumes and provide more visual interest to the neighborhood.

3. General Plan Land Use: GVCITY

4. Zoning District: NG-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 N

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

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

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

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

VARIANCE



SUPPLEMENTAL APPLICATION INFORMATION

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

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

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

II. Project Characteristics:

A. Describe all existing buildings and uses of the property: _____
The proposed project includes a new carriage house ADU at the rear of the property at 143 Conaway Ave where there is currently a detached single car garage. The proposed wood framed carriage house consists of a 1,000 sf ft two bedroom residence over a three gar garage. Due to a disability, the client requires an elevator to access the second story of the carriage house.

B. Describe surrounding land uses:

North: Conaway Ave - public right of way
South: Clipper Ave - public right of way
East: Residence
West: 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.

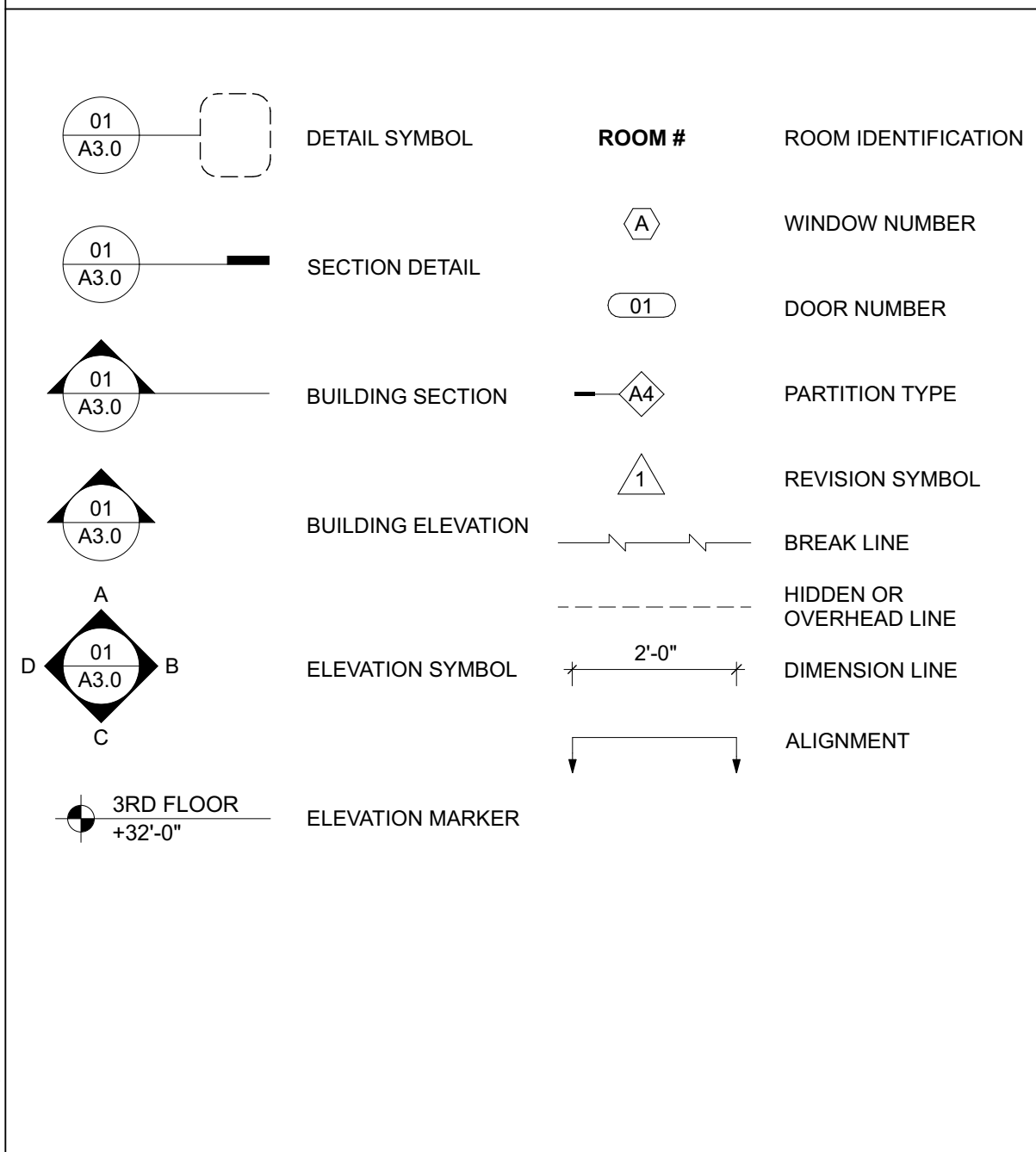
B. Site Plan Submittal:

- 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.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like AB ANCHOR BOLT, ACU ACUST AIR CONDITIONING, etc.

SYMBOLS



GENERAL NOTES

- 1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
2. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
3. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
5. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
6. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
7. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
8. THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
9. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
10. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
11. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME PERIODS BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
12. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
13. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
14. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
16. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
18. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
19. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
20. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
21. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
22. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, DISHWASHERS, VOICE/ DATA CABLING, TELEPHONE WORK, ETC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
25. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
26. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATE DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
27. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
28. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.

PROJECT TEAM

OWNER:
ARCHITECT: RUSSELL DAVIDSON ARCHITECTURE + DESIGN
CONTACT: RUSSELL DAVIDSON
149 CROWN POINT CT, SUITE C
GRASS VALLEY, CA 95945
T (530) 264-5559
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ENERGY ANALYSIS

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

PROJECT DATA

SITE DATA
ADDRESS: 143 CONAWAY AVE, GRASS VALLEY, CA 95945
A.P.N.: 008-520-024
WIND EXPOSURE: C
CLIMATE ZONE: 11
ZONING: NG-2 GVCITY
SITE AREA: 0.16 AC
MAX. HEIGHT: 25' TO EAVE (CARRIAGE HOUSE)
SETBACKS
FRONT: 15' BUILDING, 20' GARAGE
INTERIOR: 5'
EXTERIOR: -
REAR: 5'
BUILDING ANALYSIS
OCC. GROUP: R-3, U
CONST. TYPE: V-B
FIRE SPRINKLERS:
AREAS:
GARAGE: 1,025 SF
(N) CARRIAGE HOUSE ADU: 974 SF
EXTERIOR CIRCULATION: 194 SF
BALCONY: 255 SF

SCOPE OF WORK

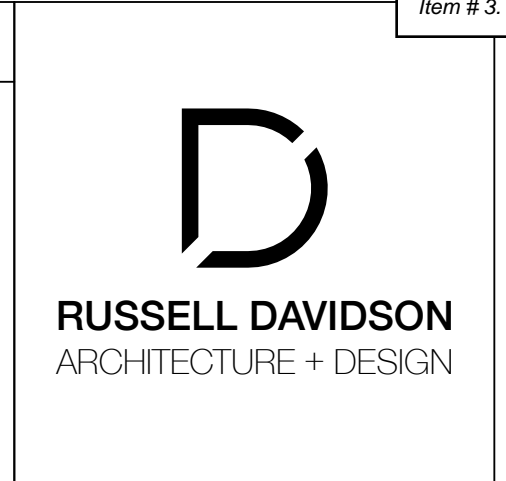
PROJECT CONSISTS OF THE FOLLOWING WORK:
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTALS WILL BE DEFERRED:

SHEET INDEX

Table with 2 columns: Title, Description. Includes T1.0 TITLE SHEET, A0.1 SITE PLAN, A0.2 PLOT PLAN, A1.0 FLOOR PLAN - LEVEL 1, A1.1 FLOOR PLAN - LEVEL 2, A1.2 ROOF PLAN, A2.0 BUILDING ELEVATIONS, A2.1 BUILDING ELEVATIONS, A2.2 3D VIEWS.



CONWAY CARRIAGE HOUSE
143 CONAWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

Table with 3 columns: ID, NAME, DATE.

VICINITY MAP

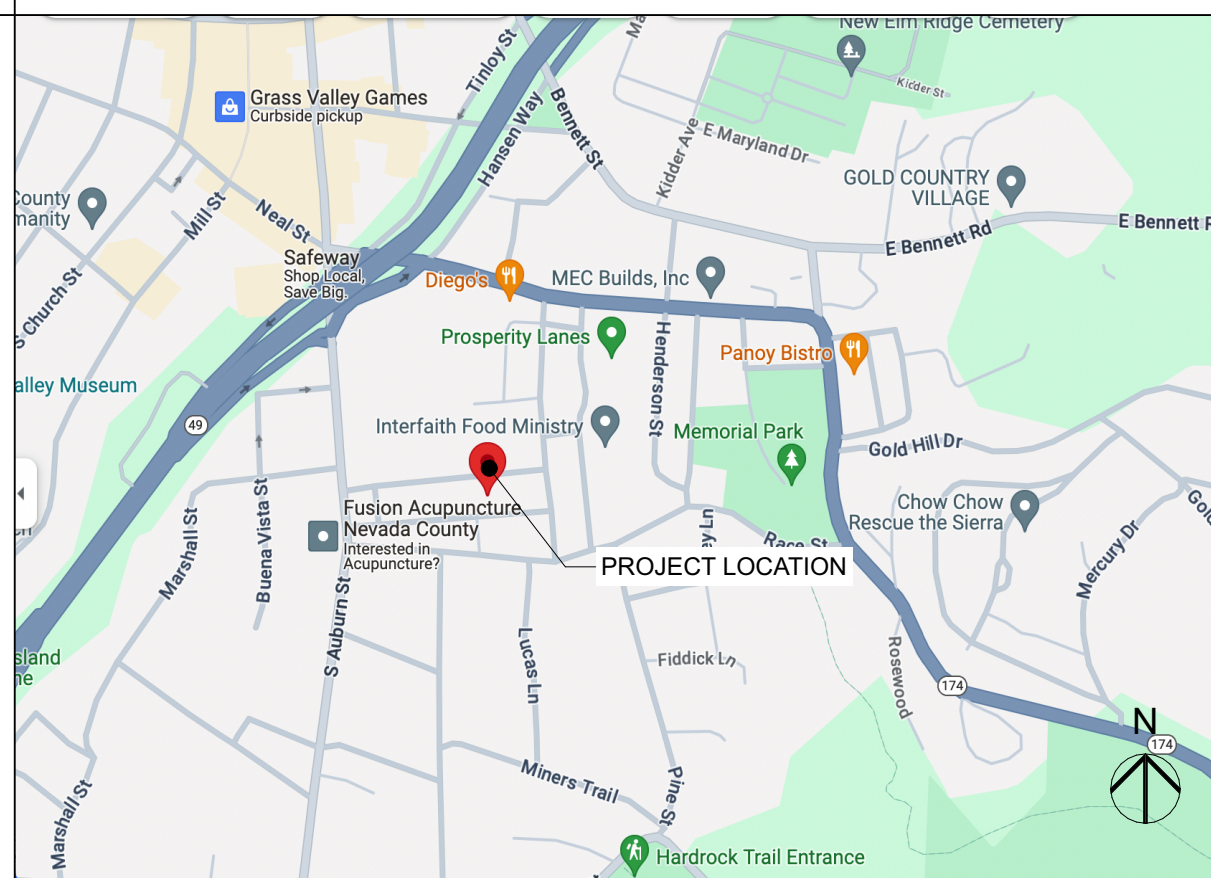


Table with 2 columns: Submitted, Date. Includes SCALE AS NOTED, DRAWN BY: RPD, CHECKED BY: RPD, JOB: 2024.07.

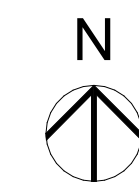
TITLE SHEET

T1.0

I:\Users\jehline\RD\A-D Dropbox\RD\A-D Projects\Current\2024.11 143 Conaway ADU\Arch\CAD\Current\143 Conaway ADU Current - Variance Hybrid Scheme.pht



1 SITE PLAN
SCALE: 1" = 10'



SITE 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.
- ROADSIDE VEGETATION: A FUEL MODIFICATION AREA SHALL BE PROVIDED FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE DRIVEWAY.
- UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ALL RULES & REGULATIONS OF THE UTILITY COMPANY PROVIDING SERVICE. BACKFILL & COMPACT TRENCHES PER SOIL REPORT.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- PROJECT WILL COMPLY WITH LOCAL AHJ STORM WATER REQUIREMENTS.

LEGEND

	(E) EXISTING FLOOR AREA
	(N) PROPOSED FLOOR AREA
	CONCRETE FLATWORK
	CONCRETE FLATWORK: STAMPED PATTERN
	PROPERTY LINE
	SETBACK LINE
	ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	PROPOSED BELOW GRADE RAINWATER DRAINAGE SYSTEM
	CONTROL JOINT
	EXPANSION JOINT
	FENCE

COVERAGE CALCULATIONS

BUILDING AREA	
FLOOR AREA (E)	1,116 SF
FLOOR AREA (E) GARAGE	796 SF
FLOOR AREA (N)	974 SF
FLOOR AREA (N) GARAGE	1,158 SF
TOTAL	3,946 SF
IMPERVIOUS SURFACE COVERAGE	
HOUSE AREA:	2,278 SF
COVERED AREA:	502 SF
PAVED AREA:	513 SF
TOTAL	3,293 SF
SITE AREA:	6,970 SF
LOT COVERAGE (ACTUAL): 3,293 SF / 6,970 SF (47.2%)	

EROSION CONTROL

- ALL SURFACES DAMAGED BY THE ACTIONS OF THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION.
- ALL EXCAVATED AREAS SHALL BE KEPT WATERED OR COVERED WITH A PALLIATIVE TO PREVENT EMISSION OF FUGITIVE DUST. DUST AND MUD CONTROL SHALL BE PROVIDED AT ALL TIMES INCLUDING EVENINGS, WEEKENDS, AND HOLIDAYS. AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF WOO 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 15 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 & FILL SLOPES* NOT PROTECTED BY ROCK IN THE FOLLOWING RATES:

SEED MIX: BLANDO BROME	12 LBS/AC
ZORRO ANNUAL FESCUE	4 LBS/AC
HYKON ROSE CLOVER (INOCULATED)	9 LBS/AC
SEED MIX: AMMONIUM PHOSPHATE (W-20-0)	200 LBS/AC
SEED MIX: CLEAN STRAW	2.5 LBS/AC

*SLOPES WITH GLAZED OR SMOOTH SURFACES SHALL BE SCARIFIED TO A DEPTH OF 2-4 INCHES TO PROVIDE AN ADEQUATE SEED BED.
*LEGUMES 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 TACKIFIERS SHALL BE UTILIZED TO HOLD MATERIALS IN PLACE UNTIL VEGETATION IS ESTABLISHED

NO ON-SITE ROAD CONSTRUCTION SHALL OCCUR BETWEEN OCTOBER 15 AND MAY 1 WITHOUT PRIOR WRITTEN APPROVAL

KEYNOTES

- PROPERTY LINE
- SETBACK TO PRIMARY RESIDENCE
- SETBACK FOR ADU

D
RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

CONWAY CARRIAGE HOUSE

143 CONWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

ID	NAME	DATE

SUBMITTED: DATE

SCALE: AS NOTED

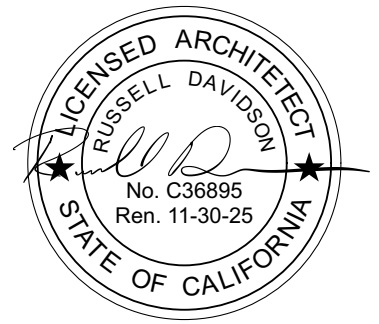
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CHECKED BY: RPD

JOB: 2024.07

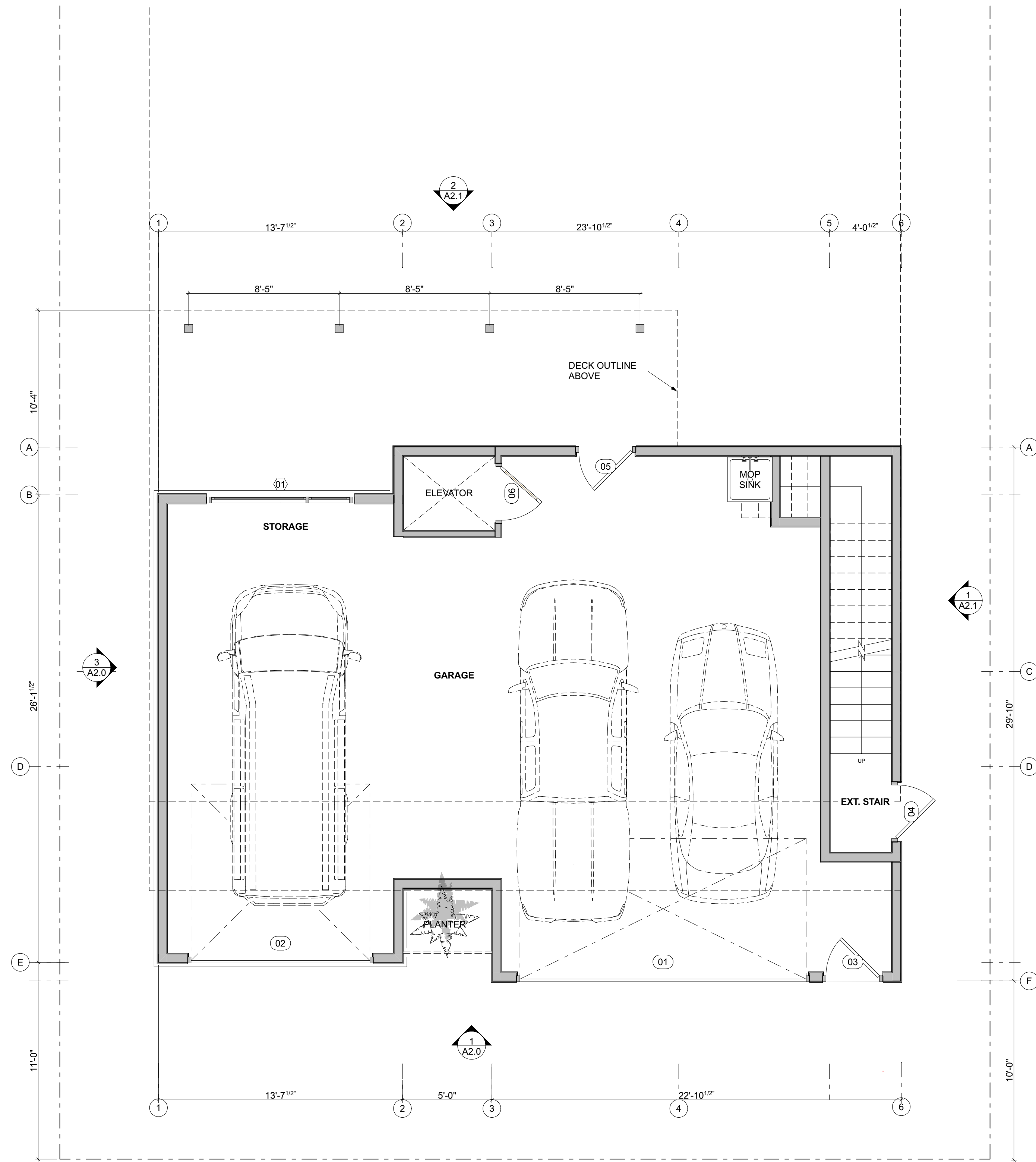
SITE PLAN

A0.1



LEGEND

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



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

KEYNOTES

CONAWAY CARRIAGE HOUSE

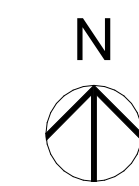
143 CONAWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

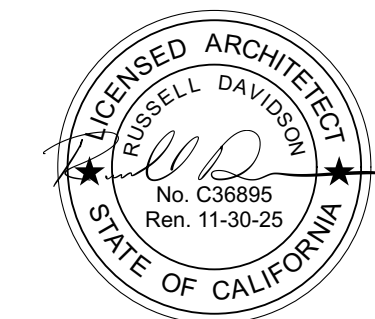
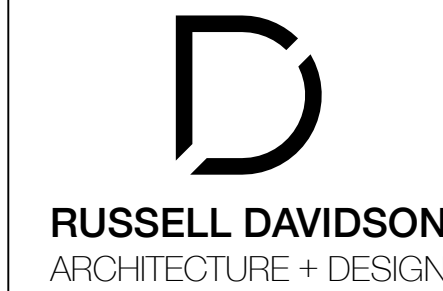
ID	NAME	DATE

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	2024.07

FLOOR PLAN - LEVEL 1

A1.0





CONWAY CARRIAGE HOUSE

143 CONWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

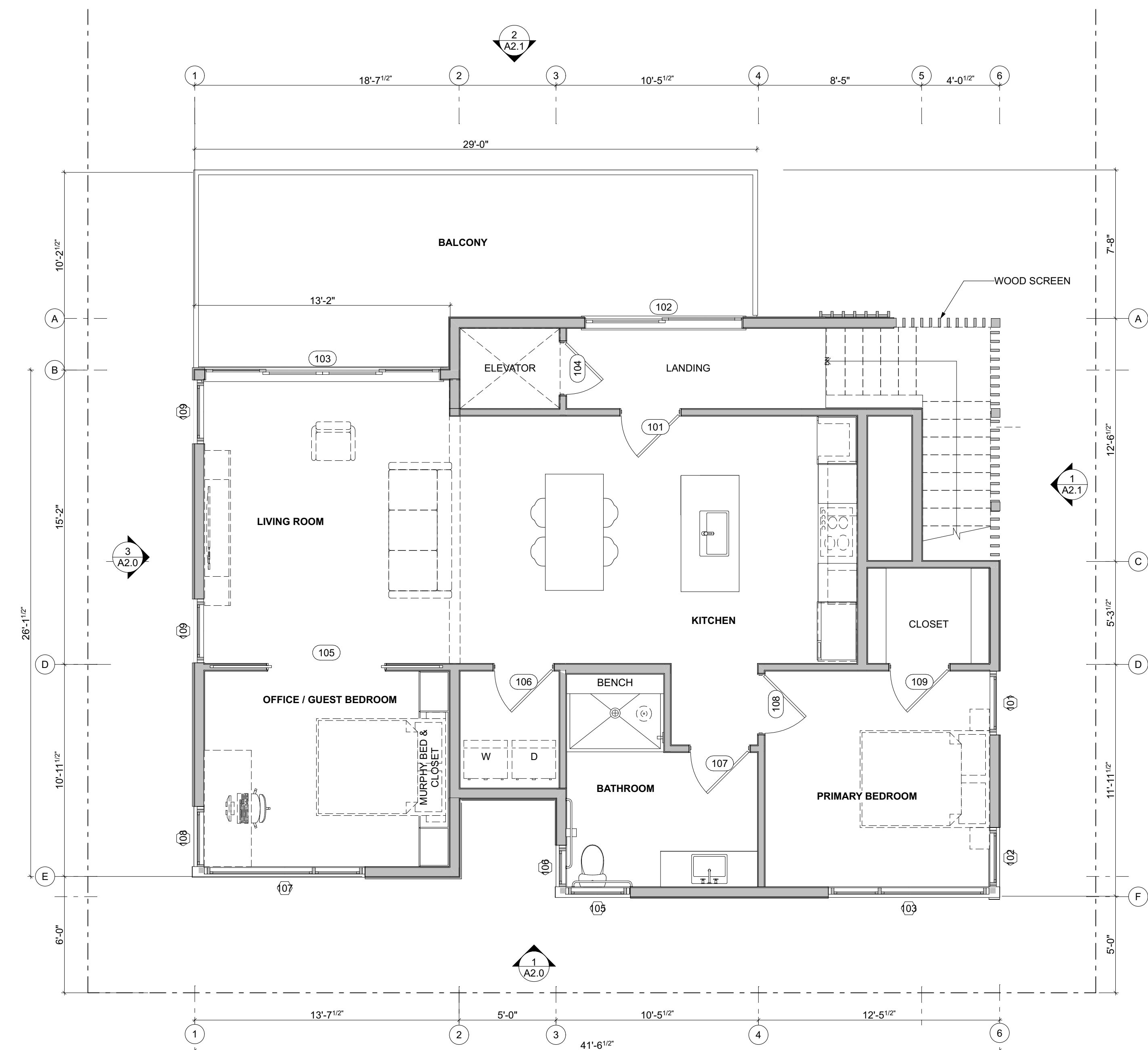
ID	NAME	DATE
SUBMITTED:		DATE
SCALE:		AS NOTED
DRAWN BY:		RPD
CHECKED BY:		RPD
JOB:		2024.07

FLOOR PLAN - LEVEL 2

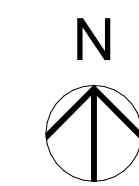
A1.1

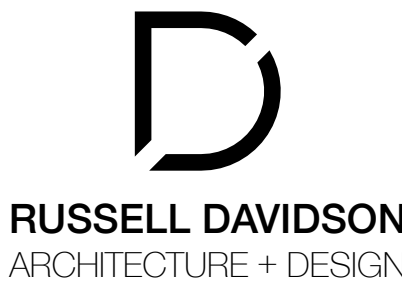
LEGEND

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



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





CONAWAY CARRIAGE HOUSE

143 CONAWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

ROOF PLAN

A1.2

LEGEND

- WALL BELOW
- - - - - 3" DOWNSPOUT
- NEW ROOF AREA
- ▨ UNVENTED ROOF AREA

ROOF PLAN NOTES

1. THE CONTRACTOR SHALL HAVE PRESENT AT INSPECTIONS A COPY OF THE ICC-ES EVALUATION REPORT ON THE ROOFING SYSTEM.
2. ALL ROOF COVERING SHALL BE 'IGNITION RESISTANT' COMPLYING WITH CRC SECTION R902.1 AND CLASS "A".
CLASS 'A' ROOFING COVERING: EAGLE ROOFING PRODUCTS, TILE SHAKE
3. ALL ROOFING WORK MUST ADHERE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS TO MAINTAIN WARRANTY COVERAGE.
4. ALL ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N.
5. PROVIDE 1/2" EXT-GRADE SHEATHING OVER 2X CRICKETING AT 16" O.C. SLOPED TO DRAIN 1/4" PER FOOT MIN. OVER 5/8" STRUCTURAL PLYWOOD SHEATHING W/ INTEGRAL RADIANT BARRIER AT ALL CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
6. FLASH AND SEAL ALL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
7. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS SHALL BE APPLIED.
 - A. FIRE-STOPPING WITH APPROVED MATERIALS
 - B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
8. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
9. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
10. SKYLIGHTS SHALL BE TEMPERED GLASS.
11. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
12. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
13. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ALL ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED OR REQUIRED.
14. PROVIDE CLEANOUTS AS REQUIRED.
15. ALL SHEET METAL FLASHING AND TRIM SHALL BE G.S.M.
16. ENCLOSED RAFTER SPACES SHALL HAVE 1 IN. CLEAR CROSS VENTILATION.
17. ROOF DRAIN AND OVERFLOW DRAIN TO BE 3" DIA. INTERNAL DRAIN UNLESS NOTED OTHERWISE FROM ROOF/DECK. CONNECT ALL RAIN WATER LEADERS TO SOLID DRAIN LINES. REFER TO CIVIL DRAWINGS. SLOPE HORIZONTAL PORTIONS MIN. 1/4"-12" IN DIRECTION OF ARROWS.
18. PROVIDE BASKET DEBRIS SCREENS AT ALL ROOF AND OVERFLOW DRAINS.
19. ROOF & OVERFLOW DRAINS SHALL HAVE WATER TEST PRIOR TO CONCEALING DRAINS IN THE WALLS. DRAINS TO HAVE CLEAN OUT JUST BEFORE ENTRY TO THE HORIZONTAL STORM DRAIN SYSTEM AS PER THE CPC.

ATTIC VENT CALCULATION

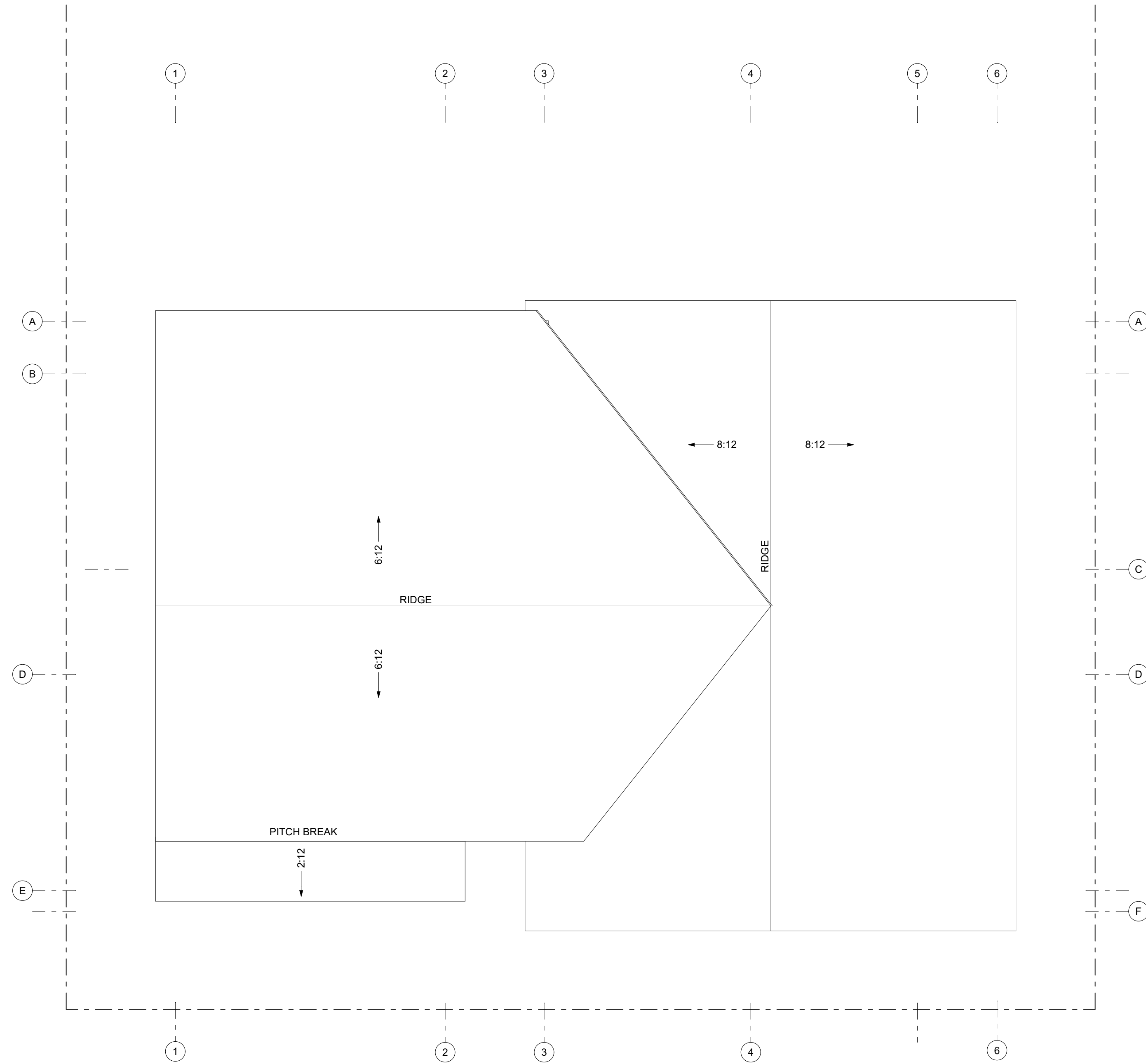
ATTIC WILL BE UNVENTED

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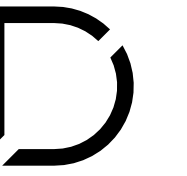
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CHECKED BY:	RPD
JOB:	2024.07

KEYNOTES

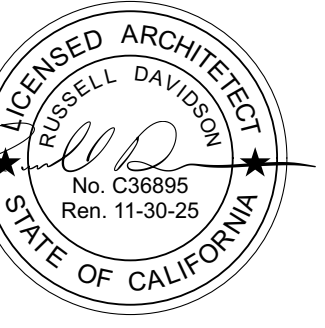
1. REMOVE (E) ROOF FINISHES
2. (N) TILE ROOF, MATCH (E) STYLE AND COLOR
3. (N) O.G. GUTTER, MATCH (E)
4. PROVIDE DRAINAGE CRICKET WHERE REQ'D



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



RUSSELL DAVIDSON ARCHITECTURE + DESIGN



CONAWAY CARRIAGE HOUSE

143 CONAWAY AVENUE GRASS VALLEY, CA 95945 APN: 008-520-024

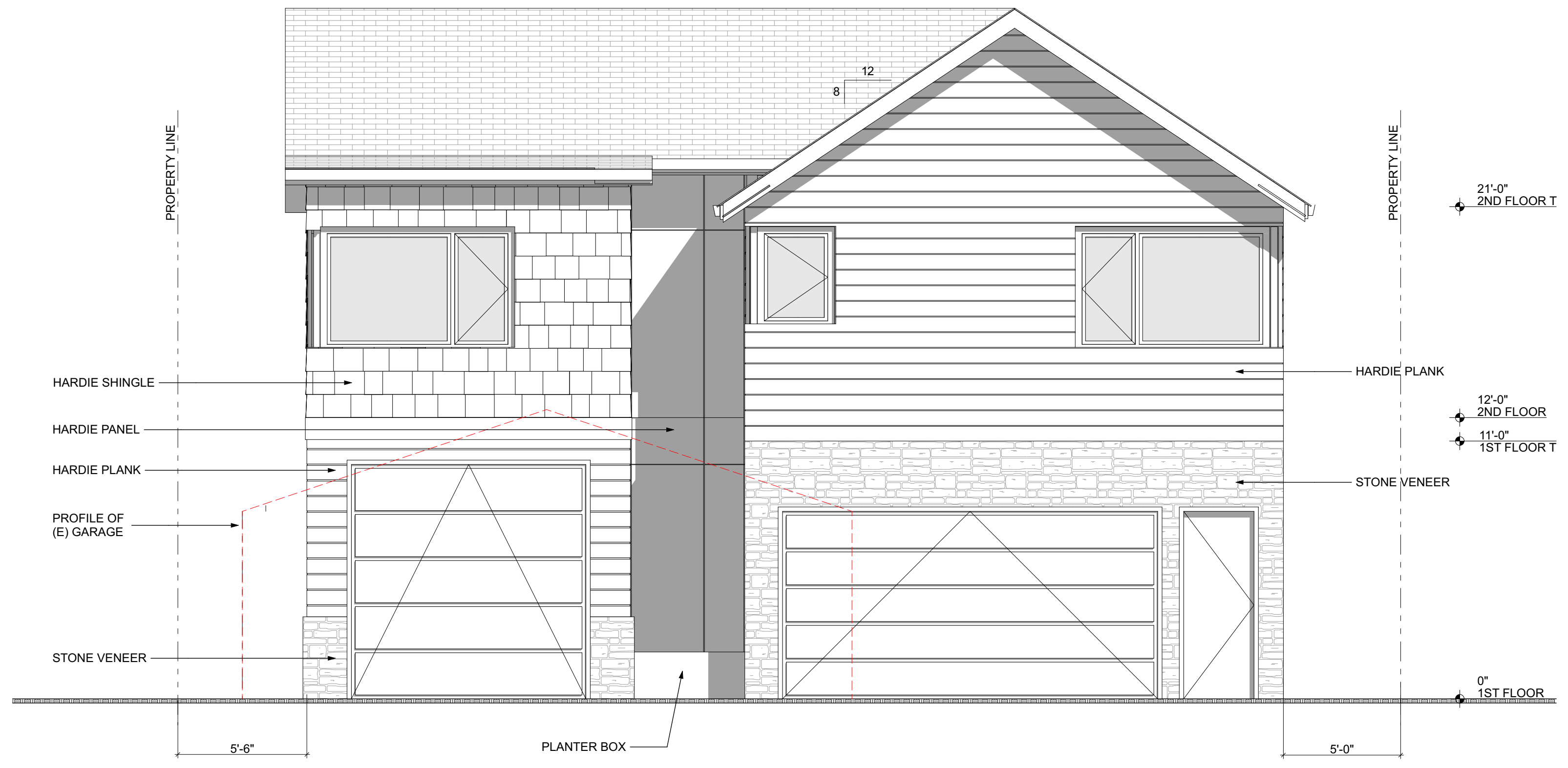
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CHECKED BY: RPD		
JOB: 2024.07		

BUILDING ELEVATIONS

A2.0



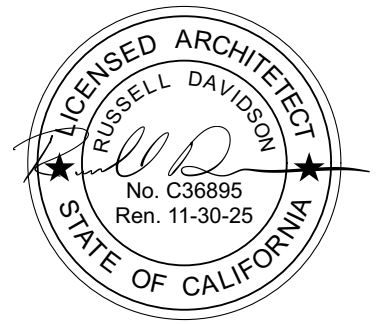
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FINISH KEYNOTES

KEYNOTES



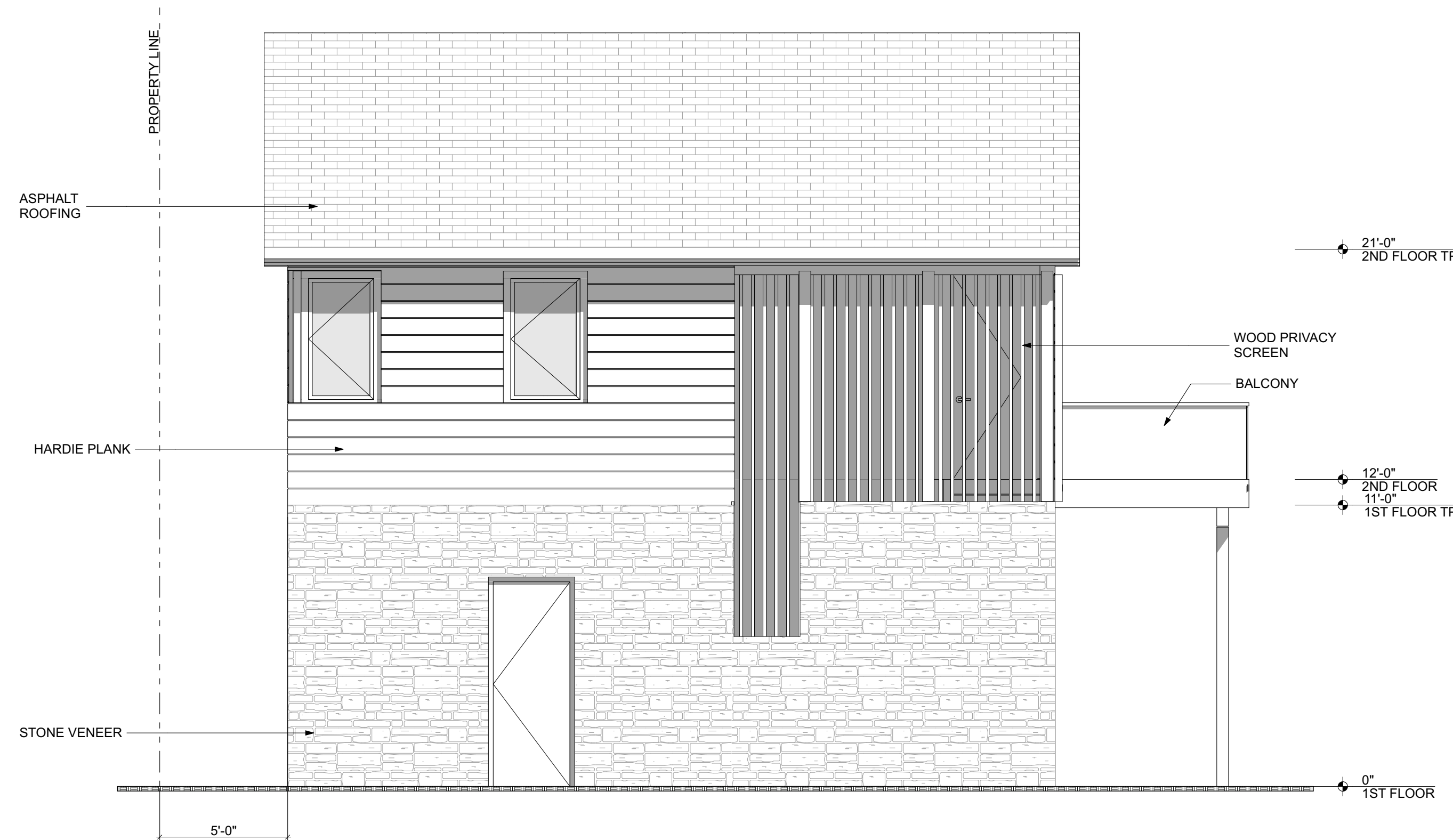
GENERAL NOTES

FINISH KEYNOTES

KEYNOTES



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONAWAY CARRIAGE HOUSE

143 CONAWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

ID	NAME	DATE

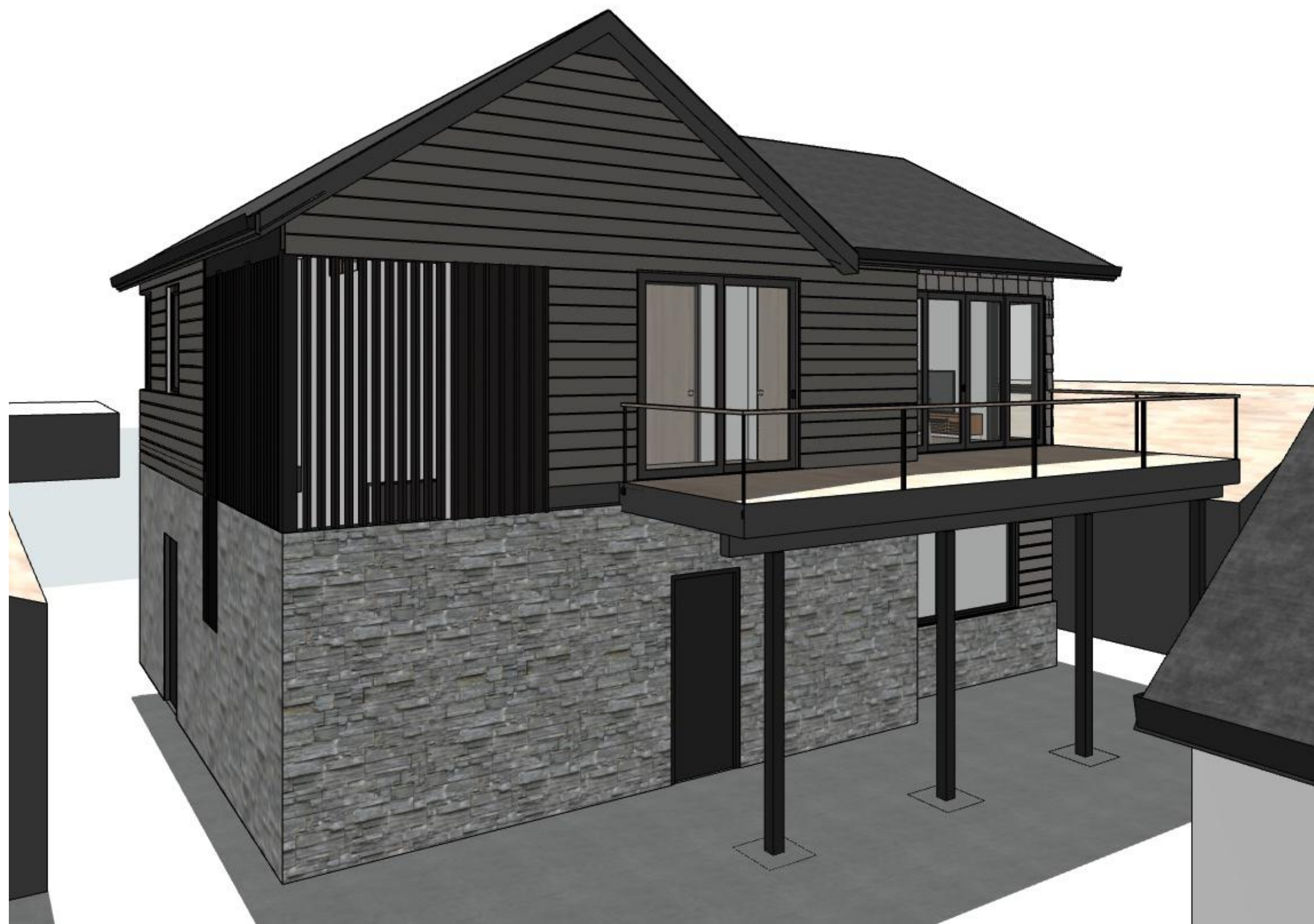
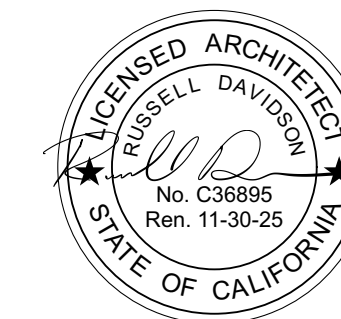
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CHECKED BY:	RPD
JOB:	2024.07

BUILDING ELEVATIONS

A2.1



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN



NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

CONAWAY CARRIAGE HOUSE

143 CONAWAY AVENUE
GRASS VALLEY, CA 95945
APN: 008-520-024

ID	NAME	DATE
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ID	NAME	DATE

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	2024.07

3D VIEWS

A2.2