



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
January 4, 2022**

Prepared by: Lance E. Lowe, AICP, Principal Planner
Reviewed by: Thomas Last, Community Development Director

DATA SUMMARY

Application Number: 21PLN-57
Subject: Development Review Permit for site landscaping and façade alterations of McKnight Crossing including rebranding of the former Kmart to a Target Store
Location/APNs: 111, 117, 129 and 151 W McKnight Way/029-350-07 & 09
Applicant: Cort Ensign, Mesa Management
Representative: Geno Yun, Els Architecture/Urban Design
Andrew Pawlowski, Siteline Architecture
Zoning/General Plan: Central Business (C-2)/Commercial
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee approve the McKnight Crossing Development Review Permit as presented, or as modified by the Development Review Committee, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
3. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

McKnight Crossing façade, material, signage, and color alterations including a ±2,500 square foot outdoor seating area was approved by the Development Review Committee in 2017 and has since expired.

Kmart closed its doors at the end of the year with Target occupying the anchor tenant space of ±80,000 square feet. Parking lot landscaping, façade improvements and Target occupancy is anticipated to occur in the next ±18 months.

PROJECT DESCRIPTION:

Development Review Permit for site landscaping and façade alterations of McKnight Crossing including rebranding of the former Kmart to a Target Store. The McKnight Crossing façade alterations are materially consistent with DRC approval in 2017. The Kmart façade is reminiscent of 1970's architecture, which will be demolished to accommodate Target's new architectural design. The architectural plans prepared by Els Architecture+Urban design for the Target façade and Siteline Architecture for McKnight Crossing include the following site landscaping, architectural façade, materials, and color details (**Attachment 2 – Landscaping Plan**) **Attachment 3 – Els Architecture+Urban Design Plans** and **Attachment 4 – Siteline Architectural Plans**):

Landscaping Plan – Enhanced paving is proposed at the main McKnight Crossing entryway on McKnight Way. Additional landscaping planters are proposed along the perimeter of the property fronting Taylorville Road and McKnight Way. Internal parking lot landscaping is also proposed (See Landscape Plans Pages L1 – L3). The landscaping consists of:

- Trident Maple Trees planted on ±15-foot centers along Taylorville Road;
- Common Hackberry Trees planted on ±20-foot centers along Taylorville Road;
- Internal parking lot landscaping consisting of Forest Pansy Redbud and Golden Rain Trees; Shrubs and ground cover consisting of Yarrow, CA lilac, Dwarf Mat Rush, Deer Grass, Sage, Autumn Sage, Blacklace Elderberry, and Spirea.

Target Façade – The former Kmart building is to be rebranded to a Target Store, which includes the following architectural façade alterations:

North Elevation:

- Vertical canopy with pilasters at ±10-foot centers to be removed on the east and west ends of the building;
- Shed roofs with center Kmart canopy at entryway to be removed;
- Stucco wall (River Reflection) with Horizontal Hardi-Board Siding at entryway (Nichiha Cedar);
- 5/12 shed roof over entryway with corrugated metal roofing. Pilasters at ±10-foot centers remain at the entryway;
- Target insignia pop-outs on both ends of facade;
- Fixed clearstory window lights on the west end of facade;
- Pop-out with wrap around 5/12 combination shed/hip roof with corrugated metal roofing at the east end of facade;
- Gooseneck lighting
- Landscape planters along the frontage to be replanted.

East Elevation:

- Single plane stucco wall (River Reflection);
- Pop-out with wrap around 5/12 combination shed/hip roof with corrugated metal roofing at north end of facade;
- Existing CMU wall with metal fence to remain;
- Fixed clearstory window lights at south end of facade;

- Four man-doors

West Elevation:

- Single plane stucco wall (River Reflection)
- Sectional door with truck ramp in rear of building.

South Elevation:

- Single plane stucco wall (River Reflection)
- 3-man doors

In addition to the proposed new materials, new color Target branded colors are included in **Attachment 3 – Color and Materials Samples**).

McKnight Way Crossing – The McKnight Way façade upgrades include the following architectural details:

- Wainscott stone veneer (Wolf Creek Ledge stone);
- Stucco walls and parapet façade (Light Field);
- Wood trim on concrete pilasters with wainscot veneer;
- Wood trim with stone veneer and corrugated metal cap with black gooseneck light fixtures fronting anchor tenant entrances;
- Heavy timber façade with black steel connectors and corrugated siding;
- Corrugated metal roof to replace composition roofing;
- Heavy timber gable with heavy timber columns and stone veneer on east facing tenant facade;
- Color façade upgrade throughout;
- ±2,500 square foot outdoor seating area.

In addition to the proposed new materials, existing and proposed colors of the McKnight Crossing shopping center will be upgraded (**Attachment 4 – Color and Materials Samples**).

Signage – Signage consists of the trademark Target emblem on the pop outs on both ends of the north façade elevation. Target channel lettering with emblem is at the entryway. In addition, CVS Pharmacy is on the north and east elevations.

Individual channel letter signage is proposed on the parapet for each of the McKnight Crossing tenants.

GENERAL PLAN AND ZONING:

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

Zoning: The C-2 Zoning designation applies to existing auto-oriented areas. The C-2 zone permits a full range of retail uses.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

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

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

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class I. The key consideration is whether the project involves negligible or no expansion of the existing use. Examples include but are not limited to: (a) interior or exterior alterations.

ANALYSIS:

Staff offers the following analysis is DRC consideration:

Site Landscaping – The City's Development Code requires upgraded site landscaping where building square footage or parking lot improvements are made. Although, not required of this application, the applicant is providing additional landscaping planters throughout. City parking lot landscaping standards requires one tree per five parking spaces as well as perimeter landscaping. For existing parking lots, a balance between additional landscaping and maintaining adequate parking should be considered. As proposed, the additional landscaping along the perimeter is consistent with the City's landscaping standard; however, the internal parking ratio is at $\pm 1/8$ parking spaces. Although, not meeting the current City landscaping standard, the additional landscaping reduces the large expanse of paving throughout the McKnight Shopping Center, while maintaining existing parking ratios.

Target Architectural Design – Minimal Target Store façade alterations are proposed on the east, west and southern elevations as these elevations are not prominent from public view.

The Community Design Guidelines encourages construction materials which replicate a sense of Grass Valley's mining heritage including high quality materials such as: metal

roofing and siding, wood siding, stone veneer, board and batt siding and heavy timber. Moreover, color selection of buildings shall reflect the natural environment through the use of warm earth tones and natural colors.

The project incorporates the recommended Community Design Guidelines recommendations. However, staff offers the following two recommendations for DRC consideration on the north elevation:

- Shed roof over fixed clearstory window lights on the west end of facade; and,
- Extension of Horizontal Hardi-Board Siding to the easterly popout (Nichiha Cedar).

McKnight Crossing Architectural Design – The McKnight Crossing Architectural Design is consistent with the DRC's prior approval in 2017. To address the DRC's previous comments and safety concerns regarding a barrier between the parking area and proposed seating area, the applicant has provided 6-inch Corten Steel posts on four-foot centers framed with 2-inch by 2-inch Corten Steel Tube Frame and wrapped with Corten Wire Mesh. Planters will be placed below the barrier and will be planted with vines, which will extend onto the barrier (See Sheet A10).

Moreover, the seating area eliminates the existing planter areas at the southwest corner of the building. New landscape strips are proposed at both ends of the new 6 stall parking area. The seating area reduces the total parking area by four parking spaces. Overall, the amount of parking is 4.5 parking spaces per 1,000 square feet of building area, which is in accordance with the City's Development Code. For retail, the City's Development Code requires 4 spaces per 1,000 square feet of building area. Accordingly, adequate parking is provided within the McKnight Crossing center.

FINDINGS:

1. The City received a complete application for Development Review Application 21PLN-57.
2. The Grass Valley Development Review Committee reviewed Development Review Application 21PLN-57 at special meeting scheduled on January 4, 2022.
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 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. This project is consistent with City's General Plan and any specific plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.

7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

CONDITIONS:

1. The approval date for this project is January 4, 2022. This project is approved for a period of one year and shall expire on January 4, 2023, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (21PLN-57). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. If storage of materials and equipment are to occur on site, the location of the storage areas shall be shown on the site plan. The approval of the storage areas shall be to the satisfaction of the Community Development and Public Works Directors. Storage areas shall be removed prior to Final Inspection.
4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
5. A sign permit shall be submitted and approved prior to the installation of the Target and patio area signage. The signage shall comply with the McKnight Crossing Sign Program.
6. 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:

Attachment 1 – Aerial Photograph

Attachment 1 – Landscape Plans prepared by Karen Kaufman

Attachment 2 – Target Store Architectural Plans Els Architecture + Urban Design Plans

Attachment 3 – McKnight Crossing Siteline Architectural Plans