



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
October 22, 2024**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 24PLN-41
Subject: Plan Revision to replace siding on Priority 2 structure
Location/APNs: 257 S Auburn St / APN 008-460-044
Applicant: Jim Meadows Construction Inc. on behalf of Richard Mansfield
Zoning/General Plan: Neighborhood Center (NC) / Office Professional (OP)
Entitlement: Plan Revision – DRC / PC Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the proposed exterior modification to the shingled siding as may be modified at the public meeting, and which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Plan Revision as presented in the Staff Report; and,
 - c. Approve the Plan Revision in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

The existing structure is a 2,273 square feet residence and was built in 1905, according to the Nevada County Assessor's Office records, and is a Priority 2 structure in the city's historical inventory. Priority 2 structures are significant in contributing to the historic character of the area and have retained good integrity.

The assessment for the historical inventory recorded that the property consists of a two-story, wood-frame, Queen Anne style residence. Character defining features of the residence include a cross-gable and hip roof with a conical tower above the porch, a large (added later) hipped roof dormer atop the roof, a closed front gable with a false collar beam, fish-scale shingles, and a lighted wood-sash window in the attic, horizontal shiplap exterior wood siding,

a bay window below the gable with decorative brackets, 1 over 1 light wood-sash windows in the bay, a secondary side porch with another conical shaped or tower style open porch with turned Victorian columns and filled replacement railing, a series of wooden stairs leading to the front Victorian wooden oval lighted entry door, and to the right two fixed windows with a diamond pattern flanking a large (added later) stained glass window.

Today, the façade of the building at 257 South Auburn Street is identical to the image recorded at the time of the historical inventory. However, the shingles are shake shingles rather than fish-scale shingles.



Existing Shingled Siding at 257 South Auburn Street

The Historical Commission considered the project at their regular meeting held October 8, 2024 and recommended approval as presented.

PROJECT PROPOSAL:

The applicant proposes to remove the existing wood shake shingles and replace them with Hardie fish-scale, or scalloped, shingles on four dormers and two gables. The applicant provided the photograph below of the proposed shingles as they currently exist on the structure 307 South Auburn Street. The residence at 307 South Auburn is also a Queen Anne style structure built circa 1897 recorded as a Priority 1 structure in the City's historical inventory. The applicant proposes to change the shingle siding to reflect the defining features of a Queen Anne style residence.



Fish-Scale or Scalloped Siding at 307 South Auburn Street

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

Section 17.52.070 of the GVMC establishes that minor projects to historic resources include “exterior modifications or alterations that maintain the historic integrity of the building and that comply with the Guidelines”, while major projects are defined as those that include “exterior modifications that alter the character defining features, such as its shape, elevation, massing, and scale and do not comply with the guidelines.” In this case, the proposed exterior modification is to alter the existing elevation to reflect defining features of structures built in the Queen Anne period.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). The intent of the Office Professional General Plan designation is to facilitate both offices and supporting activities and land uses. The construction of this structure pre-dated the General Plan designation.

Zoning: The primary intent of the Neighborhood Center (NC) zoning designation is to strengthen the existing neighborhood structure of Grass Valley by promoting and enhancing the vitality of existing neighborhood-serving commercial centers and thus promoting pedestrian-oriented neighborhoods. The secondary intent is to create additional mixed-use centers/nodes, for instance along corridors, that will provide focal points for mixed-use infill development.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built-out with a 2,273 square foot, two-story residence.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed siding change will not result in expansion of use of the residential property.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Plan Revision 24PLN-41.
2. The Grass Valley Historical Commission reviewed Plan Revision application 24PLN-41 at their regular meeting on October 8, 2023.
3. The Grass Valley Development Review Committee reviewed Plan Revision application 24PLN-41 at their regular meeting on October 22, 2024.
4. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with the City's General Plan and any specific plan.
6. The project, as conditioned and to the extent feasible, maintains the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines and the Design Review Guidelines for the 1872 Historic Townsite.

B. RECOMMENDED CONDITIONS:

1. The final design shall be consistent with Plan Revision application and plans provided by the applicant and approved by the Development Review Committee (24PLN-41). The project is approved subject to plans on file with the Community Development Department.

The Community Development Director may approve minor changes as determined appropriate.

2. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
3. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right of way.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Photos of Existing v. Proposed Shingles