



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
February 25, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 25PLN-03
Subject: Plan Revision for Maria's Patio
Location/APNs: 226 E Main St / APN 008-350-030
Applicant: Maria Byers Ramos, Owner
Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlement: Plan Revision to Minor Development Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the plan revisions for the patio at Maria's Mexican Restaurant as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

In 1993, Maria's Restaurant replaced the Humpty Dumpty Restaurant at 226 East Main Street. In 1999, the City approved a 1,017 square foot expansion to the restaurant. This expansion required the payment of the City's in-lieu parking fee to address the parking shortage from the expansion. In 2008, the City approved a 1,593square foot expansion and a 858 square foot patio. Additional parking spaces were provided as part of that expansion. In 2014, the City approved a 24-space parking lot on the adjacent parcel for Maria's Restaurant. The parking lot expansion resulted in 61 total parking spaces for the business. In 2020 and 2021, in response to the COVID 19 pandemic, the City allowed restaurants to convert portions of their parking lots into temporary outdoor seating areas. The applicant installed the patio cover and dining area in the parking lot at that time. In 2023, the applicant applied for a Development Review permit to convert the temporary outdoor patio cover and

seating area into a permanent structure within the restaurant parking lot. The Development Review Committee approved the structure at that time.

PROJECT PROPOSAL:

The applicant seeks to revise the plans approved by the Development Review Committee in 2023 to have corrugated metal siding on the walls of the patio area and mount two cupolas and three metal chickens on the roof. Attachment 4 includes images of the proposed design changes.

The existing patio is approximately 11'7" at its peak. The cupolas will be mounted onto black steel box framing that would then mount to the pitch of the roof. Once mounted, the maximum height of the cupolas will be 15'1" from finished grade. The chickens will be mounted to the roof using U-bolts and stainless steel plates.

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property is within the Town Core (TC) Zone District. The TC Zone strengthens the mixed-use pedestrian-oriented nature of the existing historic downtown. This zone specifically allows restaurants.

STAFF ANALYSIS:

The existing patio has a metal roof and was approved with approximately 4-foot-tall brown siding, with no additional decorative features. The proposed siding is 59-inch (4.9 feet) corrugated metal. While the main building does not have any corrugated metal, this material is found throughout the downtown area and is compatible with the metal roof of the patio. The City of Grass Valley Community Design Guidelines encourage architectural elements and finishes to be generally compatible with the surrounding buildings and neighborhood but does not specifically address decorative features such as the cupolas and metal chickens. It is the responsibility of DRC to determine whether the proposed wall finish and decorative features are compatible with existing development.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The property is fully developed with a restaurant and parking lot. Adjacent uses include commercial to the south and west, an apartment complex to the north, and residential homes to the east.

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 cupolas and metal chickens on the roof of the patio are decorative in nature and will not result in expansion of use of the commercial property.

FINDINGS:

1. The City received a complete application for Plan Revision Application 25PLN-03.
2. The Grass Valley Development Review Committee reviewed Plan Revision Application 25PLN-03 at their regular meeting on February 11, 2025.
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 not inconsistent with the 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, is not inconsistent with the City of Grass Valley Community Design Guidelines.
7. The design, location, size, and operating characteristics of the proposed decorative features are compatible with the existing and future land uses in the vicinity.

B. RECOMMENDED CONDITIONS:

1. The approval date for this Development Review Committee review is February 11, 2025 with an effective date of Thursday, February 27, 2025, pursuant to Section 17.74.020 GVMC.
2. The final design shall be consistent with Minor Development Review plan revision application and plans provided by the applicant and approved by the Development Review Committee (25PLN-03). 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, a building permit shall be obtained from the Community Development Department, Building Division.
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. Proposed Plan Revisions