

Walk West Hat Bar Use Permit (25PLN-22)

Attachment List

1. Vicinity and Aerial Exhibit
2. Applications (Universal, Use Permit)
3. Floor Plan (Including Patio)
4. Withdrawal of Outdoor Use Component

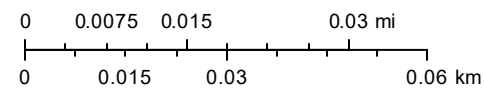
120 West Main - Aerial



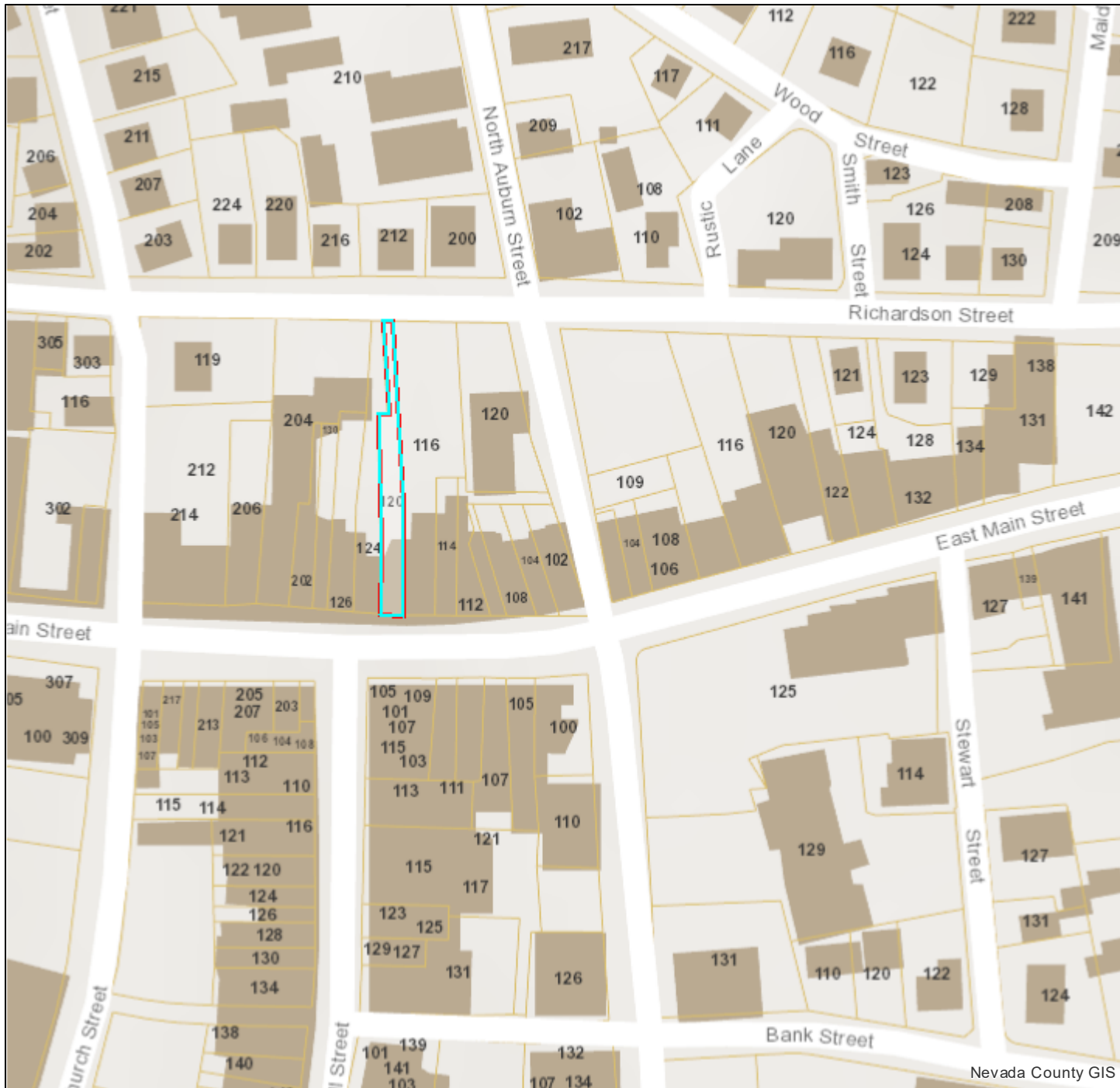
Parcel APN: 008-342-004
120 WEST MAIN STREET

Land Value: \$350,000.00
Improvement Value: \$235,000.00
Acreage: Unknown
Zoning: TC-H GVCity
General Plan: C 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: 2,431 feet

Overview Map



120 West Main - Vicinity



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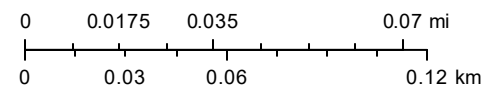
Overview Map



May 29, 2025

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Scale:
1:2,257



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

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

Development Review

- ☐ Minor Development Review - under 10,000 sq. ft.
\$1,985.00
- ☐ 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 sq. ft.
- ☐ 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 sq. ft. 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
Major Use Permit	\$3292
Total:	\$3292

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/Owner/Developer	Property Owner
Name: <u>Alison Fedorchak</u>	Name: <u>Carmen Ogio</u>
Address: <u>19000 Covey Ct</u>	Address: <u>120 W Main St</u>
<u>Grass Valley 95949</u>	<u>Grass Valley 95945</u>
Phone: <u>530 488 0238</u>	Phone: <u>916 416 4538</u>
E-mail: <u>alison@walkwestco.com</u>	E-mail: <u>carmenogio@gmail.com</u>

Architect	Engineer
Name: _____	Name: _____
Address: _____	Address: _____
Phone: () _____	Phone: () _____
E-mail: _____	E-mail: _____

1. Project Information
 - a. Project Name Walk West
 - b. Project Address 120 W Main St Grass
 - c. Assessor's Parcel No(s) 008-342-004-000
(include APN page(s))
 - d. Lot Size 5,227

2. Project Description We are using an existing retail building and applied for our beer licence so patrons are able to consume beer and enjoy making hats (that we currently sell). We have large areas in the store that we plan to put pub style seating in. We also have a back room used for birthday parties, bridal showers, etc and have a table and chairs set up. ~~We also plan to have outdoor seating on our back patio if approved.~~

3. General Plan Land Use: _____ 4. Zoning District: _____

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

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

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

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

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

Property Owner/Representative Signature: Carmen Ogino

(owner)

**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):	

CERTIFICATE *of* SIGNATURE

REF NUMBER
YHOVQ-LGHW-DRFST-TAN29

DOCUMENT COMPLETED BY ALL PARTIES ON
28 MAY 2025 03:36:50 UTC

SIGNER

CARMEN OGINO

EMAIL
CARMENOGINO@GMAIL.COM

TIMESTAMP

ELECTRONIC SIGNATURE CONSENT
28 MAY 2025 03:30:05 UTC

SENT
27 MAY 2025 22:20:31 UTC

VIEWED
28 MAY 2025 03:29:35 UTC

SIGNED
28 MAY 2025 03:36:50 UTC

SIGNATURE



IP ADDRESS
104.220.129.113

LOCATION
GRANITE BAY, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
28 MAY 2025 03:29:35 UTC



USE PERMIT



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. Project Characteristics:

A. Describe all existing buildings and uses of the property: Retail store

B. Describe surrounding land uses:

North: Commercial Properties
South: Commercial Properties
East: Commercial Properties
West: Commercial Properties

C. Describe existing public or private utilities on the property: Water, power

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): N/A Existing building

E. Proposed building height (measured from average finished grade to highest point): N/A Existing building

F. Proposed building site plan:

(1)	building coverage	_____	Sq. Ft.	_____	% of site
(2)	surfaced area	_____	Sq. Ft.	_____	% of site
(3)	landscaped area	_____	Sq. Ft.	_____	% of site
(4)	left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.	_____	100 %

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. N/A

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____

N/A pre-existing

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. N/A

- I. Total number of parking spaces required (per Zoning Code): The total

number needed 8.

- J. Total number of parking spaces provided: 17 spaces

- K. Will the project generate new sources of noise or expose the project to adjacent noise sources? NO

- L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: NO

- M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: NO

II. Project Characteristics:

- A. Days of operation (e.g., Monday - Friday): Sun - Sun 7 days a week

- B. Total hours of operation per day: 8-9 hours per day
Times of operation (e.g., 8 - 5, M - F): 11-8

- C. If fixed seats involved, how many: none
If pews or benches, please describe how many and the total length: none

- D. Total number of employees: 2

E. Anticipated number of employees on largest shift: _____

III. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

~~Sales~~ bar seating Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres 600 sq ft Percentage of site 27%

C. Describe the proposed outdoor use: Outdoor seating
for patrons

USE PERMITS 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.

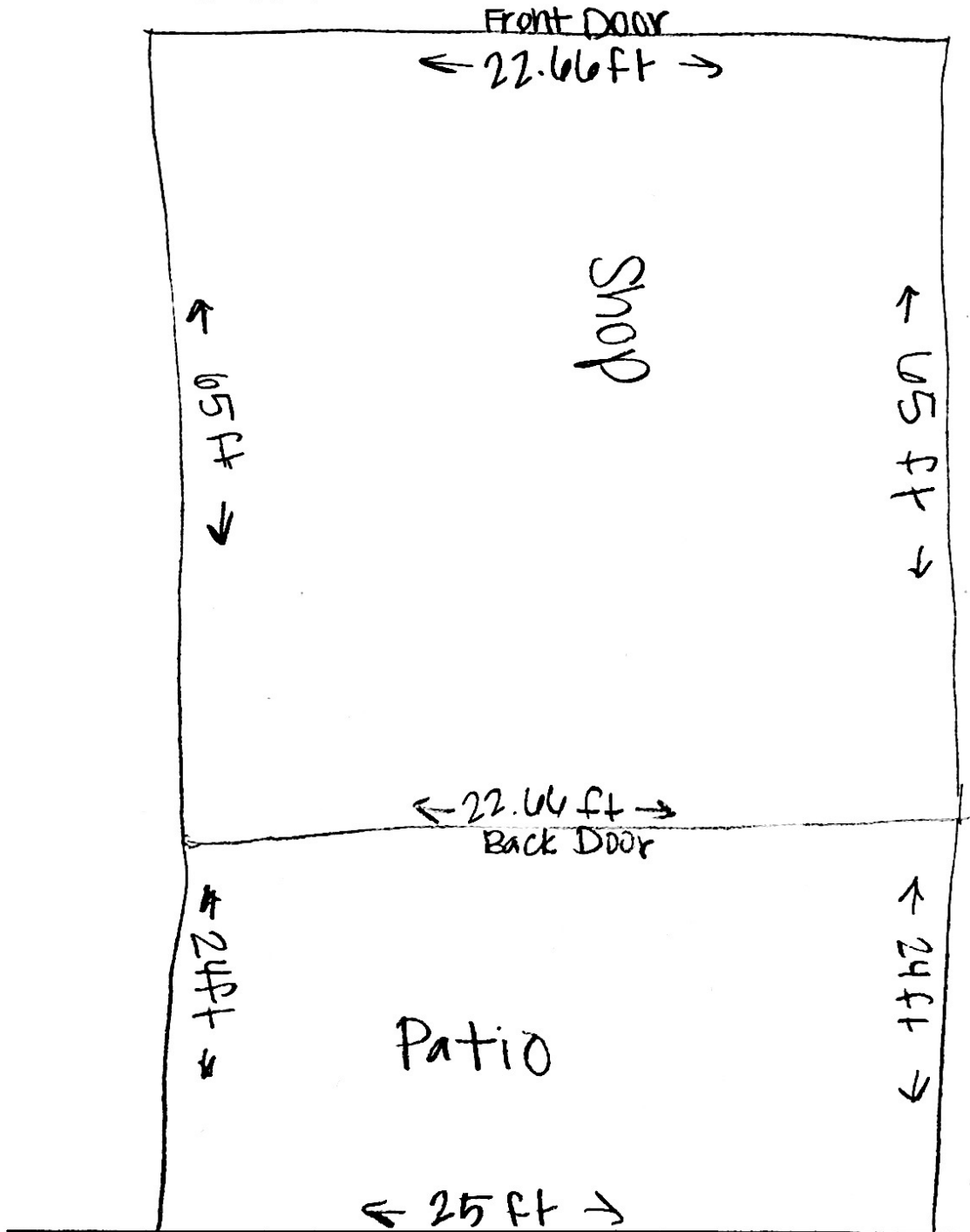
A. Submittal Checklist:

- ☐ One completed copy of Universal Application form. ←
- ☐ One completed copy of the Environmental Review Checklist (if applicable). ✓
- ☐ One electronic copy of the site plan and all other applicable plans/information. ←
(Draw diagram)
- ☐ Preliminary Title Report dated no later than 6 months prior to the application filing date. ←
- ☐ The appropriate non-refundable filing fee.

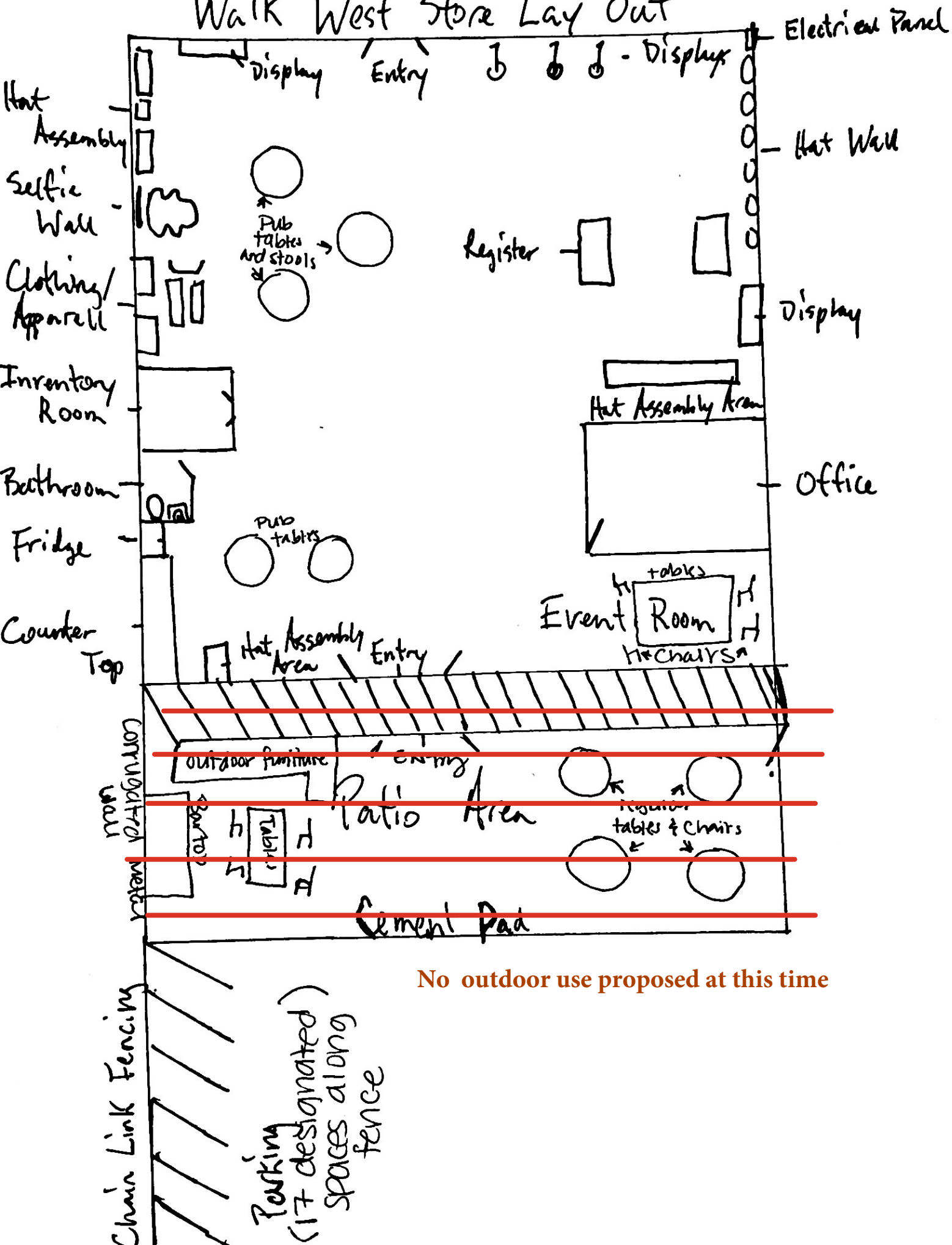
B. Site Plan:

- ☐ Graphic scale and north arrow.
- ☐ 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 and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- ☐ Show size and species of all trees 6 inches and greater in diameter at breast height.
- ☐ Show location and size of all proposed and existing signs, fences and walls.
- ☐ Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.



Walk West Store Lay Out



No outdoor use proposed at this time

Parking
(17 designated)
spaces along
fence

Richardson St

119

17 WALK WEST PARTHIAN'S SPACE
WALK WEST SHOP

Blissful Beauty

Pete's Pizza & Tap House
Pizza

Holbrooke Hotel
4.3 ★ (561)
3-star hotel

Walk West Hat Bar

Nevada Club

W Main St

W Main St

n St



lifornia

et View

more dates

TERRA STARR

STOP

Walk West

n St



d Miners Inn
ey, Ascend...

Google

Amy Kesler-Wolfson

From: Alison Walker <alison@walkwestco.com>
Sent: Thursday, June 12, 2025 11:05 AM
To: Amy Kesler-Wolfson
Subject: Walk West permit modification

Hi Amy,

We are going to only pursue the interior permits for our alcohol license and no outdoor space at all, if you can note that for our application.

Thanks so much!

Alison
530-488-6238

Sent from my iPhone