



**PLANNING COMMISSION
STAFF REPORT
December 20, 2022**

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

DATA SUMMARY

Application Number: 22PLN-44
Subject: Use Permit for Gold Country Senior Services to establish a Senior Center meeting facility.
Location/APN: 231 Colfax Avenue/008-472-005
Applicant: Jonathan Walker
Owner: Gold Country Community Services
Zoning/General Plan: Neighborhood Center Flex (NC-Flex)/Commercial
Environmental Status: Categorical Exemption

RECOMMENDATION:

Staff recommends the Planning Commission approve the Use Permit for Gold Country Community Services, 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 Use Permit as presented in the Staff Report; and,
3. Approve the Use Permit in accordance with the Conditions of Approval, as presented in the Staff Report.

BACKGROUND:

The former tenant Summer Thyme's Bakery and Deli vacated the property approximately one year ago. Currently, the property is being used as a Nevada County COVID-vaccine distribution facility.

In November 2020, Gold Country Community Services purchased the building from Summer Thyme to operate a Senior Center. In the NC-Flex Zone, meeting facilities, public or private requires approval of a Use Permit by the Planning Commission.

PROJECT DESCRIPTION:

The applicant is requesting a Use Permit for Gold Country Senior Services to establish a private meeting facility in the Neighborhood Center Flex (NC-Flex) Zone. The applicant intends to install a commercial kitchen and create a fully operational senior center featuring a combination dining and meeting room; coffee shop; and outdoor seating. Two phases are proposed: First, the northern portion of the building adjacent to Colfax Avenue is being rented to the County of Nevada as a COVID testing site. This portion of the building will become the combination dining and meeting room with an office for the nutrition staff, storage for tables and chairs and a small stage. The existing handicap accessible bathrooms will remain with the corridor between the dining-meeting room and the kitchen. The remaining area (former kitchen and coffee shop area) has been demolished in preparation for a new commercial kitchen and coffee shop currently under design development of tenant improvements. The commercial kitchen will also support the meals on wheels program and congregate senior dining. The coffee shop will also be open to the public.

Secondly, upon completion of the first phase, an outdoor seating area is proposed together with improvements to the parking lot. In addition to outdoor seating, parking lot improvements include drainage, new asphalt and re-striping and increasing the number of accessible parking spaces fronting the building will be constructed. Signage will also be permitted.

Site Plan – Existing improvements consist of a ±4,662 square foot restaurant with shared parking on an approximate ±10,890 square foot parcel (**Attachment 3 – Site Photographs**).

Access – Access is provided at the southeast corner of the property fronting Colfax Avenue. No access improvements and/or alterations are proposed.

Parking – A reciprocal parking agreement for the property is shared with Prosperity Lanes for use of the forty-two mutual parking spaces fronting the building. Additional parking improvements are proposed with Phase II of the project.

Lighting – Lighting consists of existing parking lot pole lighting and building lighting. No new additional lighting is proposed.

Refuse Enclosure – A refuse enclosure is not located on-site. No refuse enclosure is proposed with the project.

Drainage – The property drains from Colfax Avenue in a southerly direction. A drainage inlet is located at the southeast corner of the subject property.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The ±10,890 square foot parcel includes a ±4,662 square foot building located at the northwest corner of the property. The entirety of the property consists of building and shared paved parking with Prosperity Lanes.

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 1, Categorical Exemption in accordance with Section 15301 of the CEQA Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration 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 the lead agency's determination. The types of "existing facilities" 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 an existing use. The project qualifies for the above exemption and is therefore exempt from further environmental review.

GENERAL PLAN, ZONING AND DESIGN ANALYSIS:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments in any one of a variety of locations.

Zoning: The property is within the Neighborhood Center Flex (N-C Flex) Zone. The N-C Flex Zone is intended to promote flexibility of use, allowing the market to determine the mix of uses while establishing the built form to ensure neighborhood compatibility.

ANALYSIS:

In the NC-Flex Zone, Table 2 – 3 of the City's Development Code lists Meeting Facility, public or private as requiring approval of a Use Permit by the Planning Commission. By definition, public, or private meeting facilities include community centers, religious assembly facilities, civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc.

The purpose of the Use Permit is to ensure that the use does not impinge or otherwise affect adjoining properties. Section 17.72.060 of the Development Code requires the Planning Commission to make specific findings before it approves a Use Permit. The Findings relate to consistency with the General Plan and that the use is permitted on the premises and can be adequately conducted without negatively impacting adjoining properties.

The intent of the Neighborhood Center Flex land use designation is to promote employment opportunities and mixed uses. There are no General Plan policies specifically related to this specific type of use, but there are several policies and vision statements which promote uses for elderly populations.

In accordance with Table 2 – 3, the proposed use requires a Use Permit in the NC-Flex Zone. The proposed activities are similar to several of the uses allowed in the NC-Flex Zone; specifically, schools, meeting facilities, and indoor recreational uses. Since the site is fully developed, the Development Code has limited applicability. Except for the outdoor seating area, the proposed uses will take place indoors and are similar to the restaurant use formally occupying the site.

Condition of Approval A – 3 requires building, building, plumbing, mechanical and electrical permits from the City Building Department prior to construction work being initiated.

Administrative Design Review is required for the outdoor seating in accordance with Condition of Approval A – 4.

Given the scope of the project, Conditions of Approval relating to hours of operation, number of persons, etc. are not imposed. That is, the proposed use should not have any negative impacts to the property or adjoining uses.

FINDINGS:

1. The City received a complete application for Use Permit Application 22PLN-44.
2. The Community Development Department reviewed the project in accordance with the California Environmental Quality Act and Guidelines and determined that the project qualifies for an Existing Facilities Class 1 Categorical Exemption.
3. The Class 1 Categorical Exemption reflects the City's independent judgement and analysis as lead agency in accordance with the CEQA and the CEQA Guidelines.
4. The City of Grass Valley Planning Commission reviewed the application at its regularly scheduled meeting on December 20, 2022.
5. The proposed use is consistent with the City's 2020 General Plan and any applicable specific plan.
6. The project is consistent with the applicable sections and development standards in the Development Code and Municipal Code.
7. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.
8. The proposed use is allowed within the applicable zone with approval of a Use Permit and complies with all other applicable provisions of this Development Code and the Municipal Code.
9. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

10. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure 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.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is December 20, 2022. This project is approved for a period of one (1) year and shall expire on December 20, 2023, unless the Use Permit has been effectuated (business license or building permit have been issued) or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code.
2. The business shall operate as described in the project description and plans approved by the Planning Commission for Use Permit 22PLN-44 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.
3. The applicant shall obtain building, plumbing, mechanical and electrical permits from the City Building Department prior to construction work being initiated.
4. The outdoor seating area shall require subsequent administrative design review to be approved by the Community Development and City Engineer. The design shall be consistent with existing building improvements and City of Grass Valley Community Design Standards.
5. The applicant shall file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
6. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

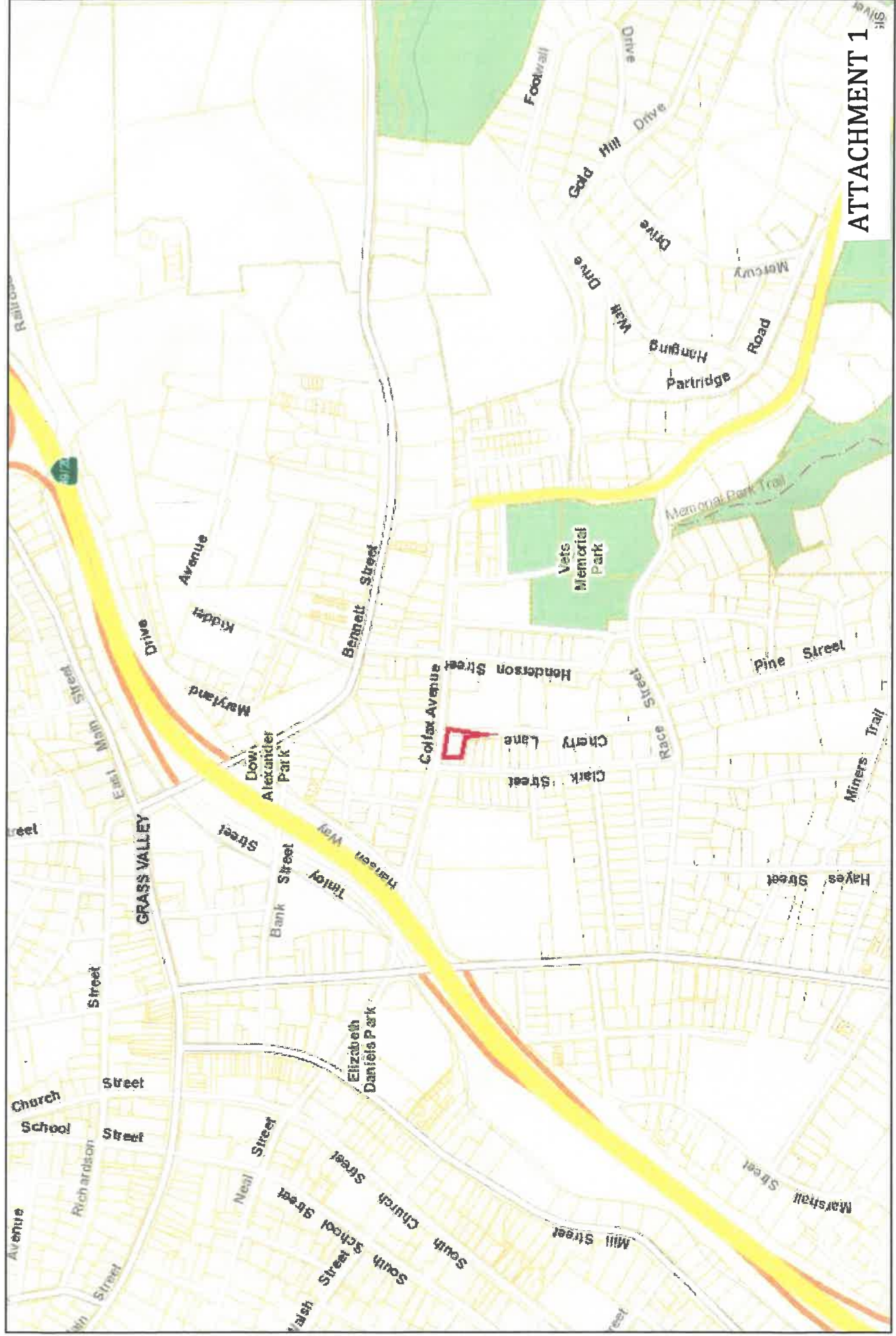
ATTACHMENTS

- Attachment 1** – Vicinity Map
Attachment 2 – Aerial Photograph
Attachment 3 – Site Photographs
Attachment 4 – Project Plans
Attachment 5 – Gold County Senior Services Bio



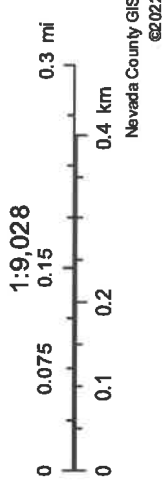
ATTACHMENTS

231 Colfax Avenue



ATTACHMENT 1

October 27, 2022



231 Colfax Avenue



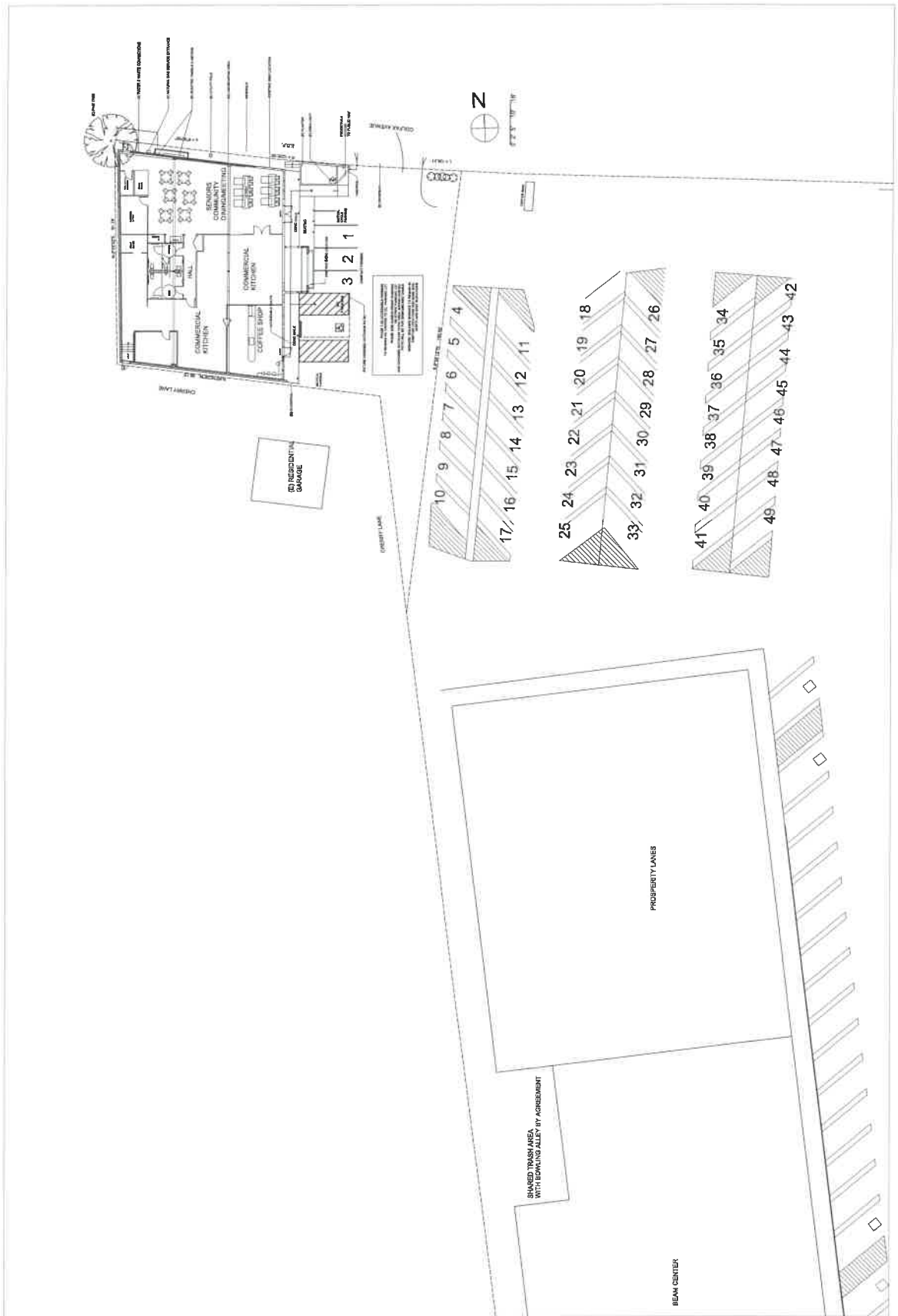
ATTACHMENT 2

October 27, 2022

1:1,128
0 0.0075 0.015 0.03 0.06 km
0 0.015 0.03 0.06 mi
Nevada County GIS
©2022



ATTACHMENT 3



USE PERMIT SITE PLAN EXHIBIT
 APN# - 008-472-005
 GOLD COUNTRY SENIOR CENTER
 231 COLFAX AVE
 GRASS VALLEY, CA 95945

Deer Creek
 radio
 ARCHITECTURE • INTERIORS
 220 KENNA STREET
 COLFAX, CA 95925
 (530) 472-1000

REVISIONS

1	USE PERMIT, APPROVAL
2	USE PERMIT, APPROVAL
3	USE PERMIT, APPROVAL
4	USE PERMIT, APPROVAL
5	USE PERMIT, APPROVAL

DATE: 01-20-2023
 DOW: 100
 SCALE: AS NOTED

SITE PLAN

G01

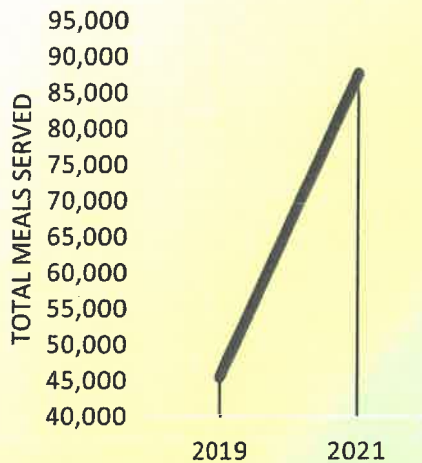
SITE PLAN
 SCALE: 1"=30'



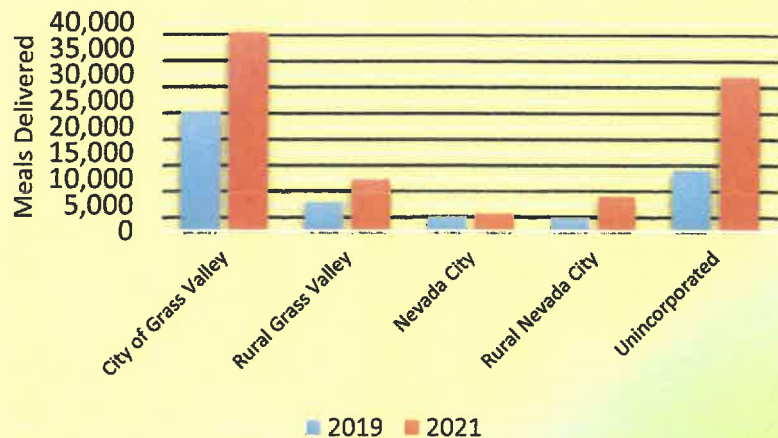
Gold Country

SENIOR SERVICES

Impact of COVID-19



Meals on Wheels by Area



Demographics

Congregate

MoW

Senior Firewood

Average Age

77

80

74

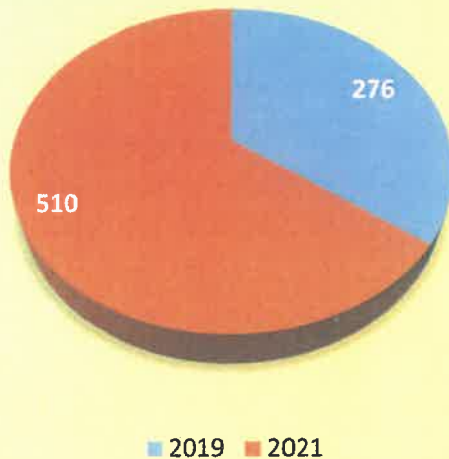
Veterans

22

80

39

Total Nutrition Clients 2019 vs. 2021



Emergency Meals

Distributed 0 Meals in 2019

Distributed **5,800** Meals in 2021

Senior Firewood Program

218 Seniors enrolled in 2020

305 Seniors enrolled in 2021

150 households on a waiting list to remove fallen trees by our volunteers

50 new phone calls requesting service since waiting list closed in April 2022

Mission

Established in 1976 as a 501 (c)(3) nonprofit agency, Gold Country Community Services, dba Gold Country Senior Services provides essential programs that meet the basic needs of seniors living in Western Nevada County.



Gold Country

SENIOR SERVICES

MISSION

Established in 1976 as a 501(c)(3) nonprofit agency, Gold Country Community Services, dba Gold Country Senior Services supports the health, wellness, and independence of older adults.



530-615-4541

P.O. Box 968

Grass Valley, CA 95945

goldcountryservices.org

PROGRAMS

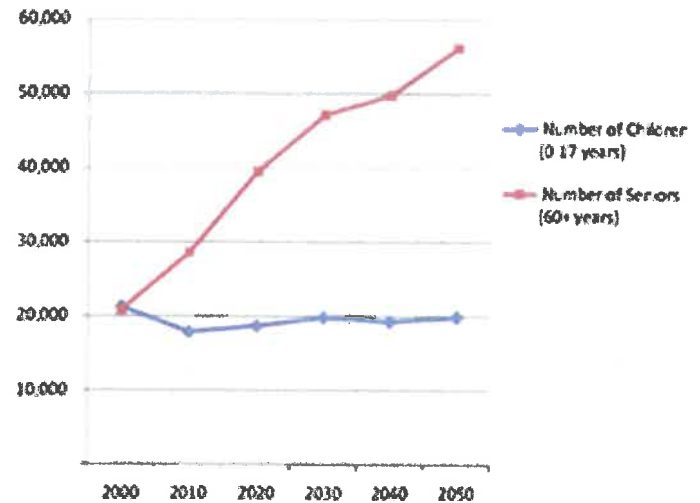
- Meals on Wheels
- Lunch Café
- Senior Firewood
- Case Management & Referral
- Pet Food Assistance
- Education
- Volunteer opportunities



Why Supporting Seniors is so Important!

Shifting Demographics Nevada County

Year	Number of Children (0-17 years)	Number of Seniors (60+ years)
2000	21,245	20,879
2010	17,867	28,581
2020	18,699	39,534
2030	19,830	47,163
2040	19,288	49,810
2050	19,879	56,153



Source: CA Dept of Finance Population Projections, July 2007

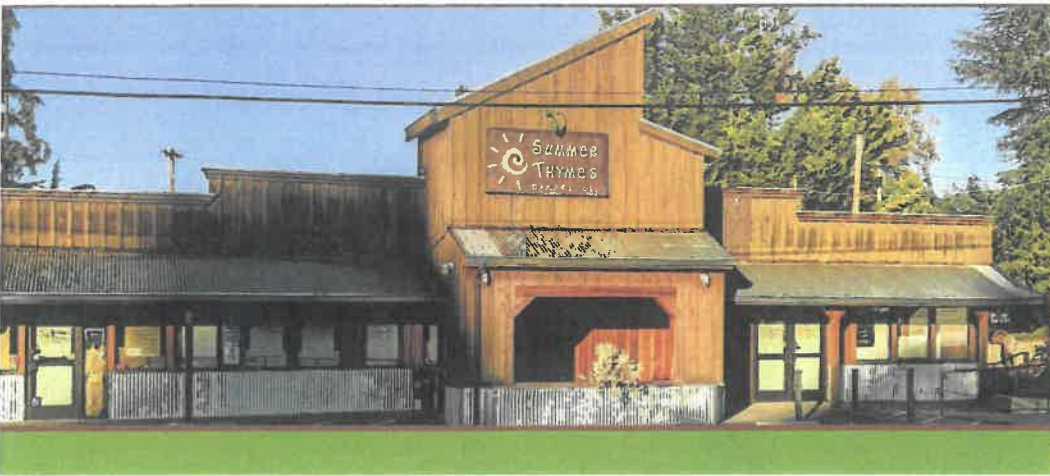
Nutrition Program Data:

- 75 years old average age
- 95% Fall risk
- 87% have at least 2 chronic disabling conditions
- 30% Veterans
- 75% Low income
- 67% of clients have not celebrated their birthday in 5 years
- 62% of clients listed the agency as their emergency contact

COVID-19 pandemic impact:

- 38,000 meals prior to pandemic
- 93,600 meals provided in 2021
- 26 apartments/mobile home parks





231 Colfax Ave.,
Grass Valley, CA
New Senior Center

OUR VISION: Through the Senior Center, we provide a space for seniors and their family members to access the needed information and resources that support the challenges of living gracefully while aging



Senior
Center
Hub

