



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
March 11, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 25PLN-0008
Subject: Development Review of Duplex and Accessory Dwelling Unit (ADU)
Location/APN: 224 N Church St / 008-311-018
Applicant: Alexander Belz
Zoning/General Plan: Multiple Family Residential (R-3) / Urban High Density (UHD)
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

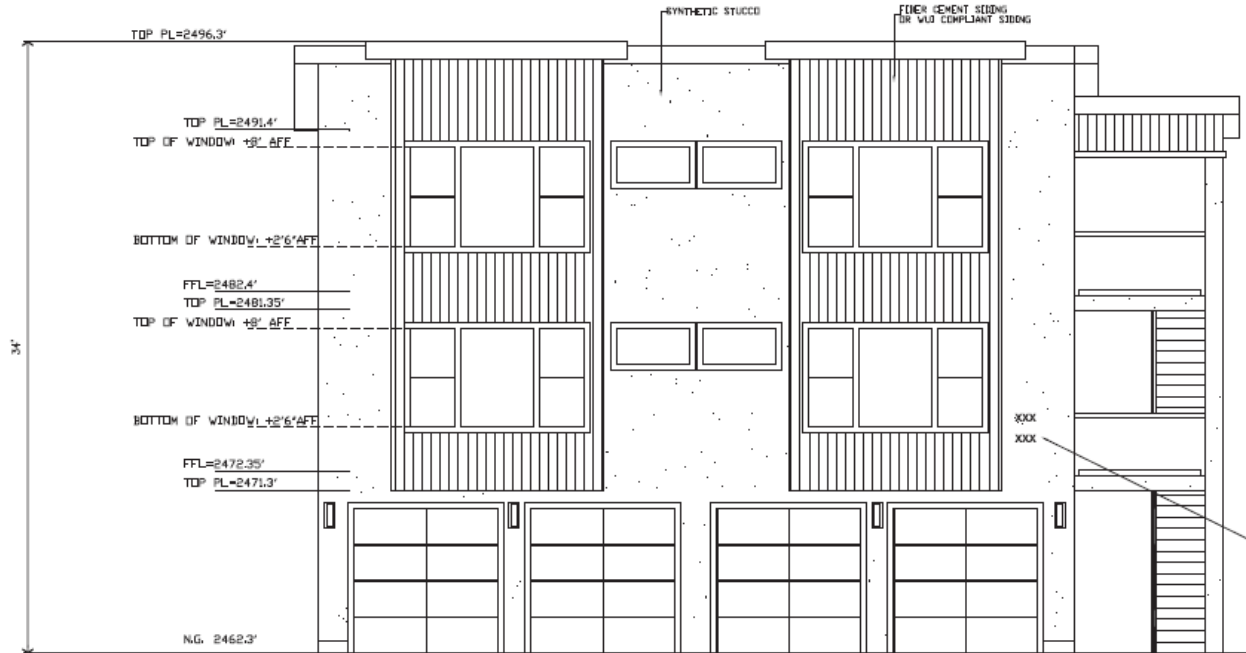
1. That the Development Review Committee approve the Development Review for the duplex and attached ADU as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) 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 for the proposed for the duplex and ADU at 224 North Church St in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

According to the Grass Valley Historical Inventory, the property was previously built out with a single-story, wood-frame, Greek Revival/Vernacular style residence. The structure was listed as a Priority 2 structure in the inventory, meaning that it retained historic integrity that contributed to the 1872 historic townsite. However, in 2014, the structure was condemned by the City for dangerous conditions resulting from deterioration and decay. In 2017, in response to the condemnation and following correspondence with the owner, the home was demolished, leaving a vacant lot. The Priority 2 designation was tied to the structure, not the parcel itself.

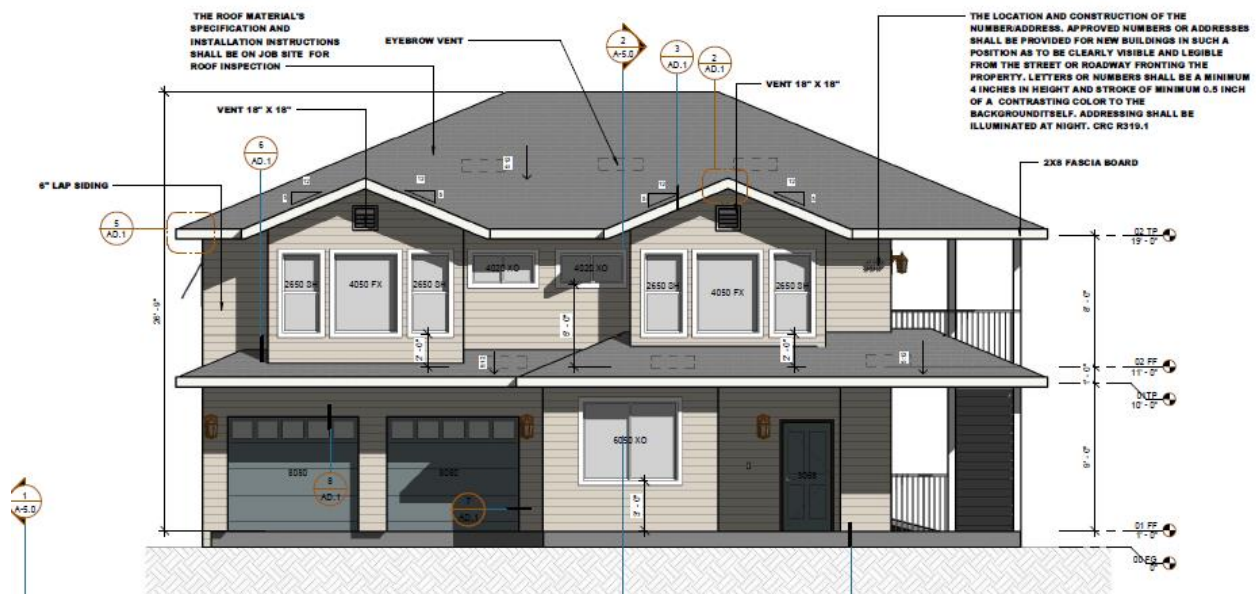
PROJECT PROPOSAL:

In 2023, the current owner applied for a building permit to construct a duplex with attached ADU on the property, with the primary entrance fronting North School Street. Staff determined that the original proposal was inconsistent with several guidelines included in the City of Grass Valley Design Guidelines as well as several development standards, and issued a correction letter.



Original Proposal

In response to staff's notes, the applicant reworked the building design to comply with design guidelines. Additionally, the proposal for consideration now addresses all development standards for duplexes in the city (i.e., setback, lot coverage, height, garage width, window screening, etc.)



Revised Proposal

The proposed structure includes a basement 1,446 square foot, 2-bedroom primary unit that daylights on the eastern side of the property facing North Church Street. On the primary level at North School Street, the floorplan includes a garage and 750 square foot, 1-bedroom ADU. The second floor is a second 951 square foot, 3-bedroom primary unit.

The lot has double-frontage along North School Street to the west and North Church Street to the east. Pursuant to Section 17.030.030 (D.1.f) of the municipal code, double frontage lots are considered to have two front lot lines with front yards setbacks required on both. The new structure will comply with setback requirements in the R-3 zone.

GENERAL PLAN AND ZONING:

General Plan: The Urban High Density (UHD) district requires between 8.01 and 20.0 residential units per gross acre. UHD is intended to accommodate town house or row house styles, higher density apartments and condominiums (multiple family structural types), without distinction as to owner- or renter-occupancy. UHD relates directly to the Zoning Ordinance's Multiple Family (R-3) district.

Zoning: The R-3 zone is applied to areas of the city that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 zone is consistent with and implements the urban high density (UHD) designation of the general plan.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject site is a vacant parcel within a medium- to high-density neighborhood between North School Street and North Church Street. This neighborhood was established in the late 1800s and early 1900s, which is verified by the 1898 and 1912 Sanborn Maps. Many, if not most, of the development occurred prior to the 1962 building code. The site slopes down from west to east on an approximately 20%± slope.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15303, Class 3(b), of the California Environmental Quality Act (CEQA) and Guidelines. A Class 3(b) Categorical Exemption consists of the construction and location of limited numbers of new, small facilities or structures, including “a duplex or similar multi-family residential structure totaling no more than four dwellings.” The proposed residential development includes two primary units and one attached ADU for a total of three dwelling units.

FINDINGS:

1. The Grass Valley Development Review Committee reviewed Development Review Application 25PLN-0008 at their regular meeting on March 11, 2025.
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 32, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.

3. The project is consistent with the applicable sections and development standards in the Development Code;
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code;
5. The proposed project is consistent with the general plan and any applicable specific plan;
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.

RECOMMENDED CONDITIONS:

1. The approval date Development Review Committee review is <TBD> with an effective date of Thursday, <TBD>, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on <TBD> 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 Development Review Committee (25PLN-0008). 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, building permits 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. Aerial Map
2. Vicinity Map
3. Elevations and Site Plan