

## **ATTACHMENTS**

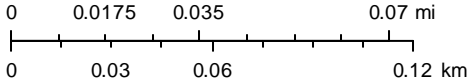
### **122 East Main Street – Sign Exception Permit**

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Plan Set
  - a. Revised Designs
  - b. Original Designs
6. Texas Tommy photo
7. Grass Valley Historical Inventory record

Aerial Map - 122 E Main St



Nevada County GIS



# Vicinity Map - 122 E Main St

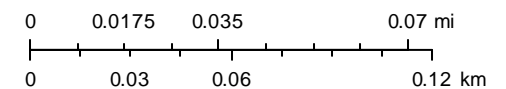


Nevada County GIS

March 3, 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.  
\$1,966.00  
☐ 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 sf com.  
☐ 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 sf 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           |
|----------------|---------------|
| Sign Exception | \$1046        |
|                |               |
|                |               |
|                |               |
|                |               |
|                |               |
| <b>Total:</b>  | <b>\$1046</b> |

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](http://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 1<sup>st</sup>** 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.



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 <sup>x</sup> \_\_\_\_\_

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 16<sup>th</sup> 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 15<sup>th</sup> 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: Lauren Maddux

Digitally signed by Lauren Maddux  
Date: 2025.02.09 19:32:24 -08'00'

***\*Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: Lauren Maddux

Digitally signed by Lauren Maddux  
Date: 2025.02.09 19:32:35 -08'00'

| --OFFICE USE ONLY--           |              |
|-------------------------------|--------------|
| Application No.:              | Date Filed:  |
| Fees Paid by:                 | Amount Paid: |
| Other Related Application(s): |              |

# MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



## SUPPLEMENTAL APPLICATION INFORMATION

**Application Request:** Placement of the sign is what qualifies this exemption. Sign 1 placement request- there is now a balcony which interferes with visibility of the sign at the approved placement "below the first parapet". There is an inset where the sign would actually highlight the architectural features. Sign 2 placement request is to allow for the distant traffic to be able to see the address clearly. Additionally, the placement of the sign is a compliment to the architecture.

**Property Address or Location:** \_\_\_\_\_

122 E. Main St, Grass Valley CA

## SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

### A. Application 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.
- ☐ One materials sample board (if applicable).
- ☒ If a sign exemption is being requested, list the reasons for the exemption.
- ☒ The appropriate non-refundable filing fee.

### B. Site Plan:

- ☒ SITE PLAN; On electronic copy of the Site Plan for the property on which the sign(s) will be placed including:
- ☒ Location of existing and proposed signs on site.
- ☒ Provide square footage and type of each sign and total square footage for all signs.
- ☒ For more than one sign, please give each sign a number starting with the number 1.
- ☐ For suspended or projecting signs please note distance from sidewalk to bottom of sign.

- ☒ For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.
- ☐ For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

**C. Sign Illustrations:**

- ☒ Color drawing of each proposed sign including:
- ☒ Number each sign corresponding to number shown on the site plan.
- ☒ Message on sign including; typeface, font, and design details.
- ☒ Dimensions in feet and total square footage area of proposed sign.
- ☒ Overall height of all monument and freestanding signs.

**D. Murals:** A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

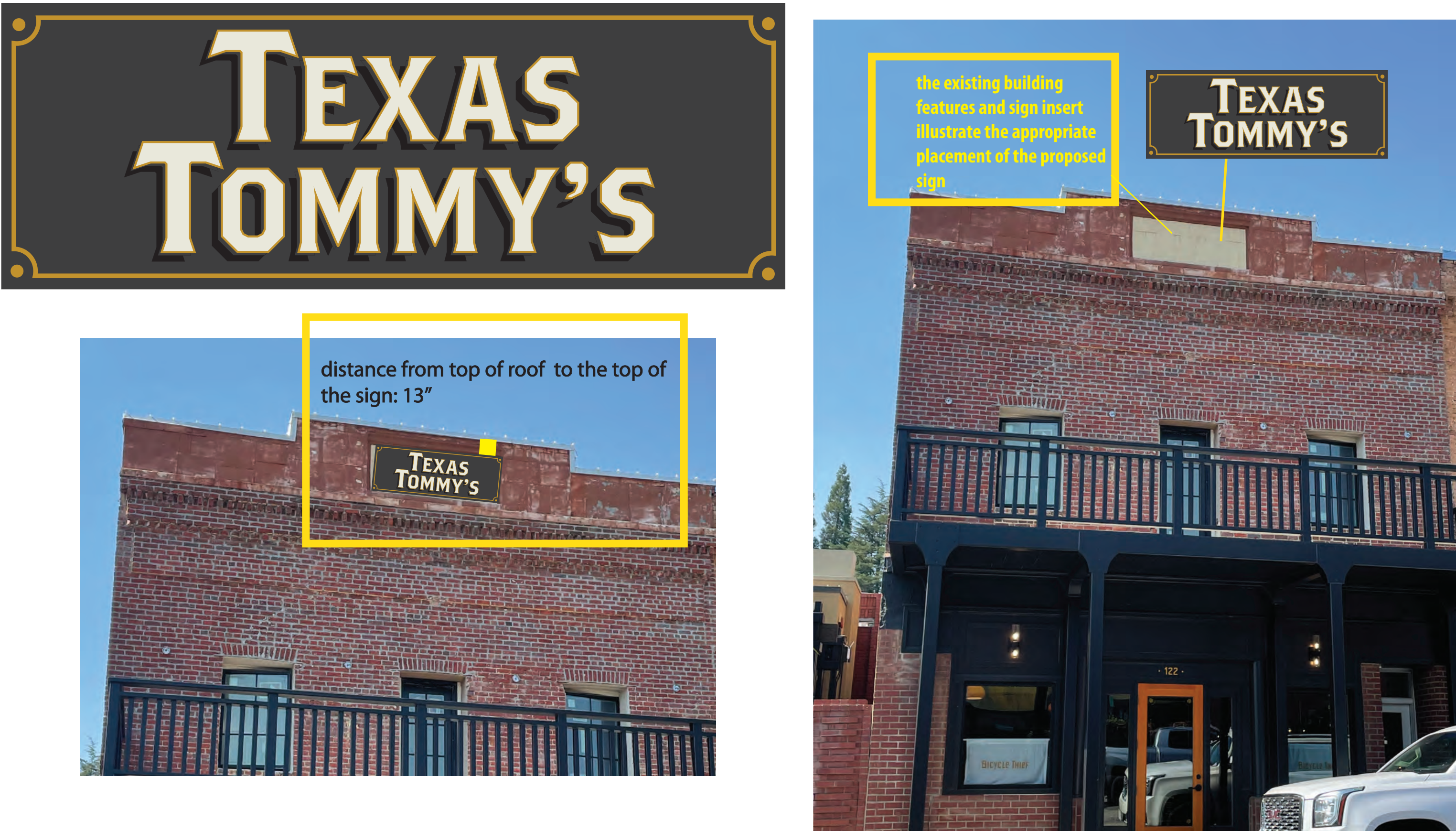
- ☐ A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.
- ☐ Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.
- ☐ The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

**E. Mounting Details:**

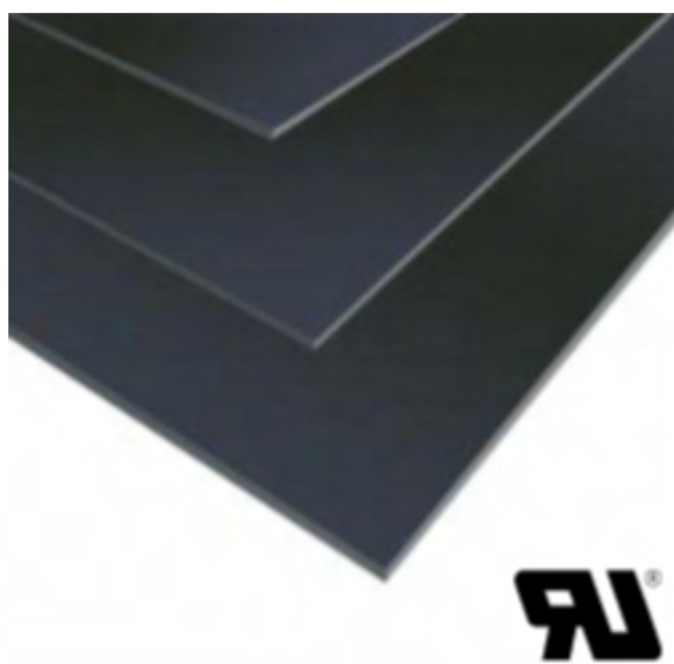
- ☒ Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:
- ☒ Description of material used in construction of sign.
- ☒ Thickness and approximate weight of sign for suspended or projecting signs.
- ☐ Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).
- ☐ For suspended signs provide details of anti-sway devices.

Dimensions: 25" X 69"  
Option #1

Design & Placement

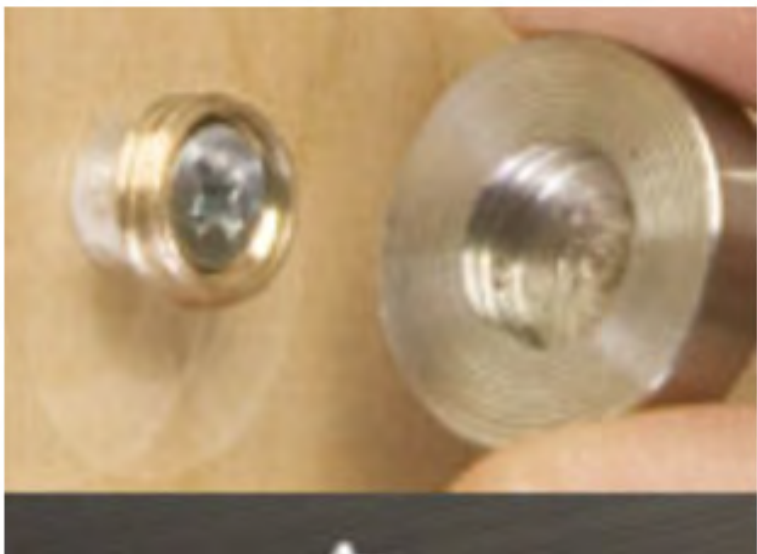


Materials & Mounting



Substrate

**Substrate:** 3mm thick factory coated matte charcoal black aluminum composite panel specifically for sign application  
**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent outlines on the letters and border  
**Mounting & Hardware:** holes at each corner of the sign will be drilled for 2" wood screw mounting hardware with brass screw covers, varnished for longevity



Screw Caps



Exterior grade hardware

# Top of sign to sidewalk



**REVISED MARCH 18, 2025**

Signage Proposal : Rear Address Sign  
122 E. Main St., Grass Valley, CA

## Design & Placement

Dimensions: 16" X 65.5"



## Materials & Mounting

**Substrate:** 3mm factory coated matte charcoal black aluminum composite panel specifically for sign application

**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent border and flourishes

**Mounting & Hardware:** 6 holes down each side of the sign will be drilled for 2" metal screw mounting hardware with brass screw covers, varnished for longevity

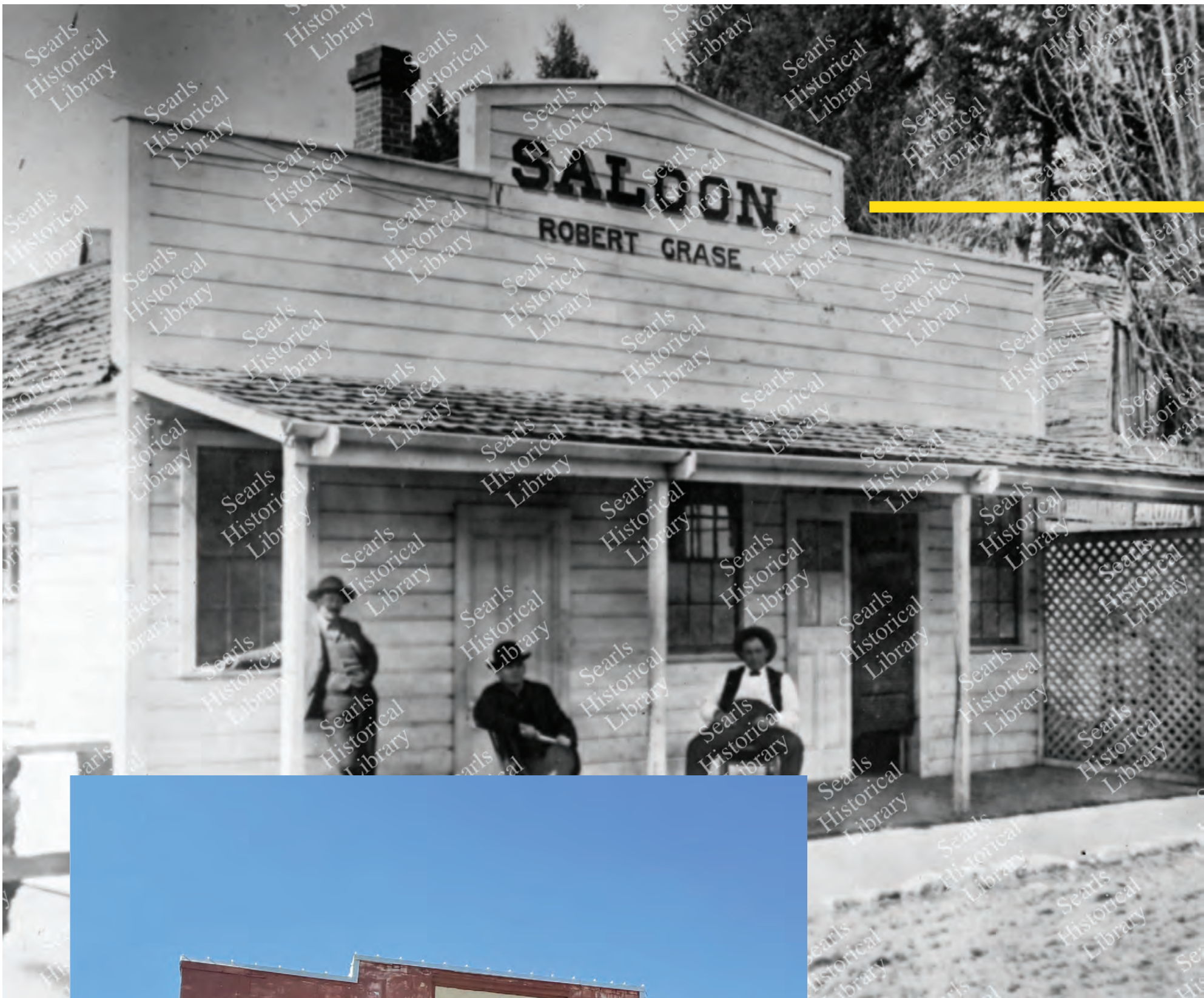


**REVISED MARCH 18, 2025**

**Support for the sign placement:**



Similar architechtrual features of a similar era with mounted signage



Sign placement on similar architechtrual lines, from the Nevada County historical society photo archives.



Existing architechtrual features support the proposed placement of the sign

**REVISED MARCH 18, 2025**

Design Alternates

We submitted our first choice, however if an alternative design is required please consider the following in the order of preference

Option #2



Option #3



Option #4



Sign #1

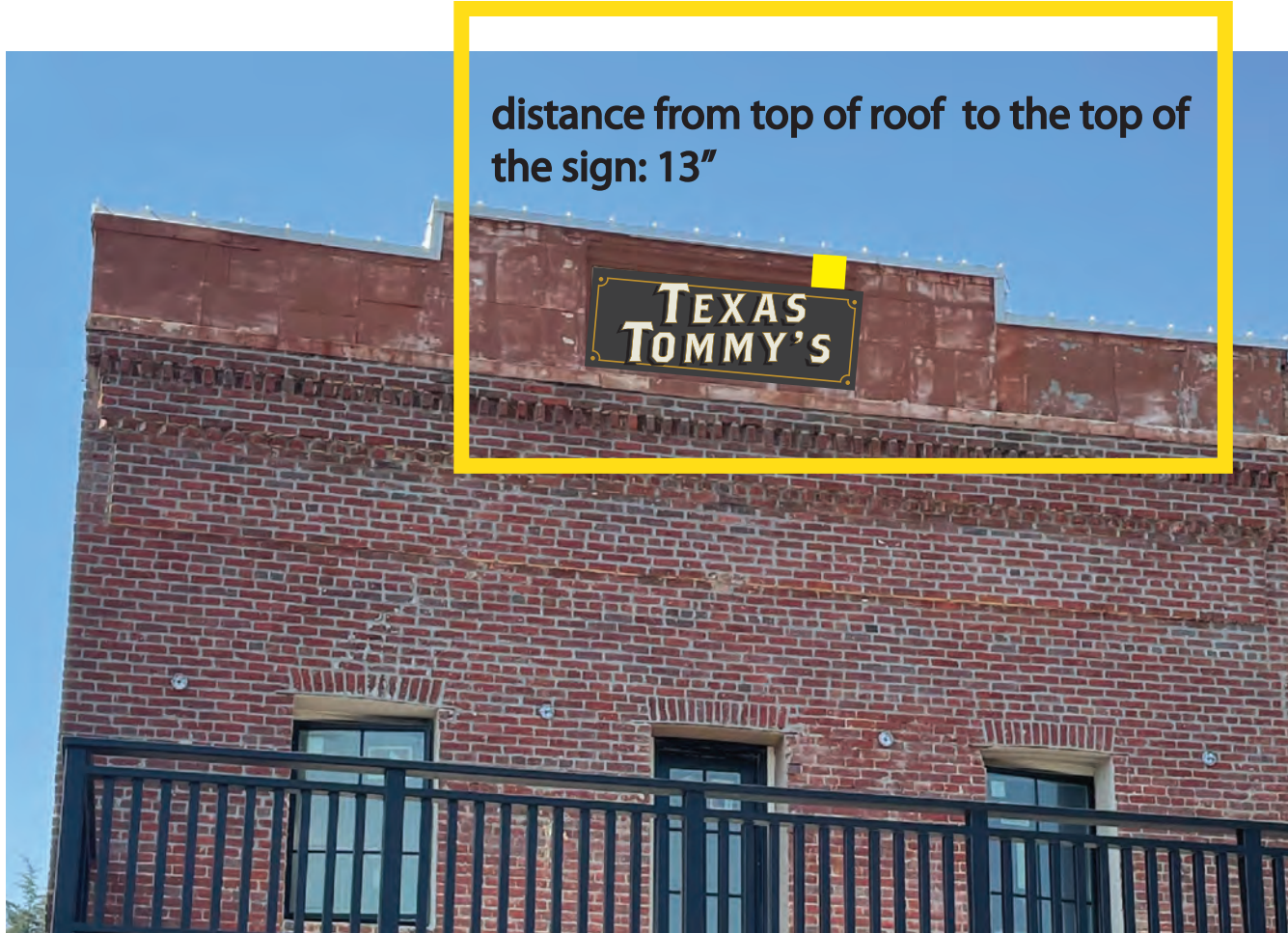
Design & Placement

Sign Square Footage: 11.96 sf

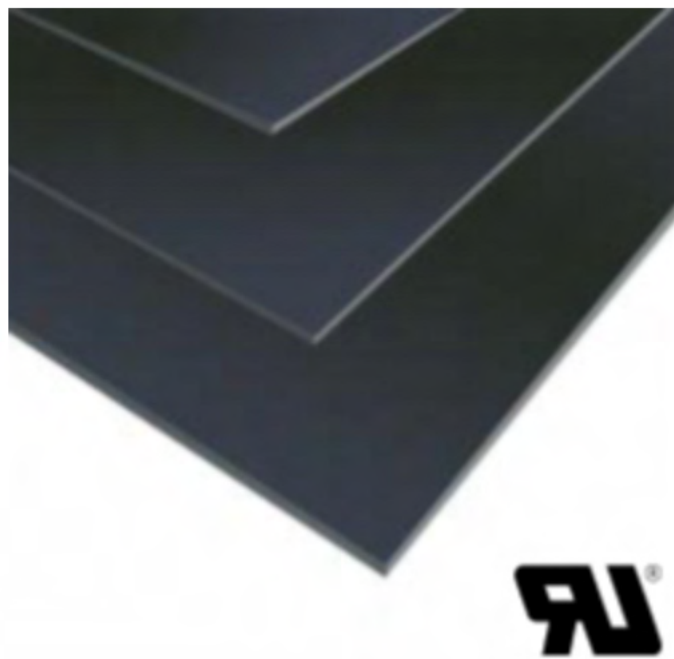
Dimensions: 25" X 69"

Wall Square Footage: 876sf

Yypeface: Brothers OT

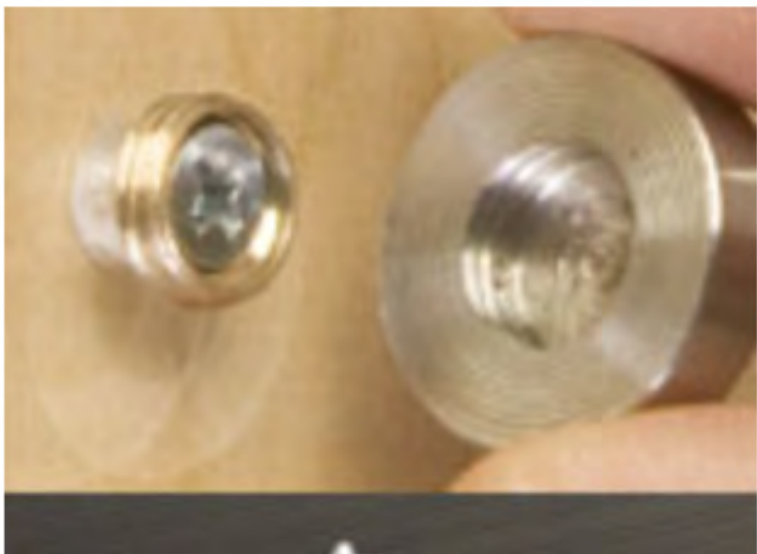


Materials & Mounting



Substrate

**Substrate:** 3mm thick factory coated matte charcoal black aluminum composite panel specifically for sign application, apprxox weight 18-20 lbs.  
**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent outlines on the letters and border  
**Mounting & Hardware:** holes at each corner of the sign will be drilled for 2" wood screw mounting hardware with brass screw covers, varnished for longevity



Screw Caps



Exterior grade hardware

Sign#2

Sign Square Footage: 7.2 sf

Dimensions: 16" X 65.5"

Wall Square Footage:434sf

Font: Brothers OT

Design & Placement



Distance to roof from top  
of sign: 58"

17' from the blacktop to  
the top of th sign area

Materials & Mounting

**Substrate:** 3mm factory coated matte charcoal black aluminum composite panel specifically for sign application, approx weight 12-15lbs

**Lettering & Borders:** Sign painters oil based lettering enamel in off white and black, 22K gold leaf accent border and flourishes

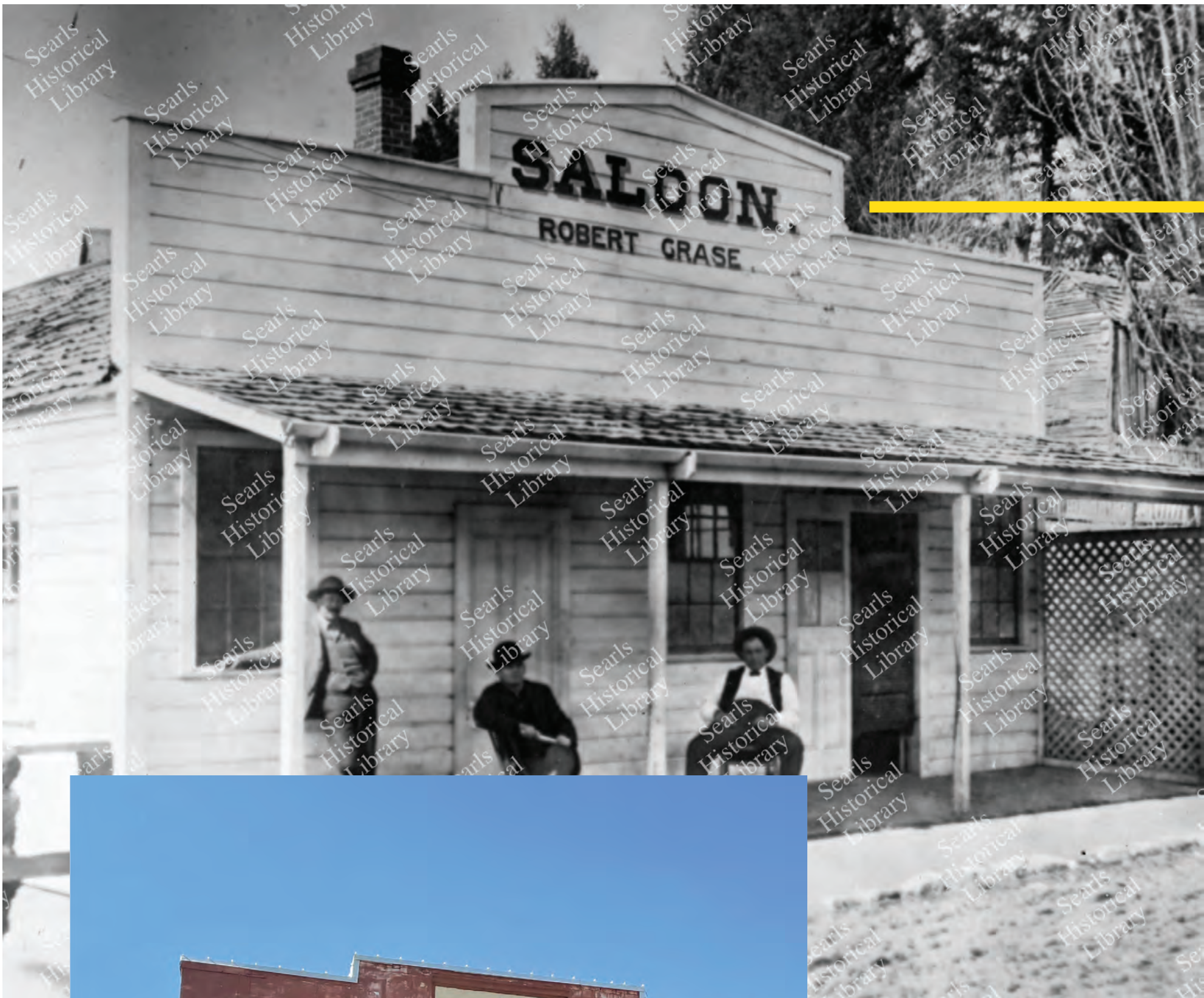
**Mounting & Hardware:** 6 holes down each side of the sign will be drilled for 2" metal screw mounting hardware with brass screw covers, varnished for longevity



Support for the sign placement:



Similar architechtrual features of a similar era with mounted signage



Sign placement on similar architechtrual lines, from the Nevada County historical society photo archives.



Existing architechtrual features support the proposed placement of the sign

## ORIGINAL PROPOSAL - APPLICANT PREFERENCE

### Design Alternates

We submitted our first choice, however if an alternative design is required please consider the following in the order of preference

#### Option #2



#### Option #3



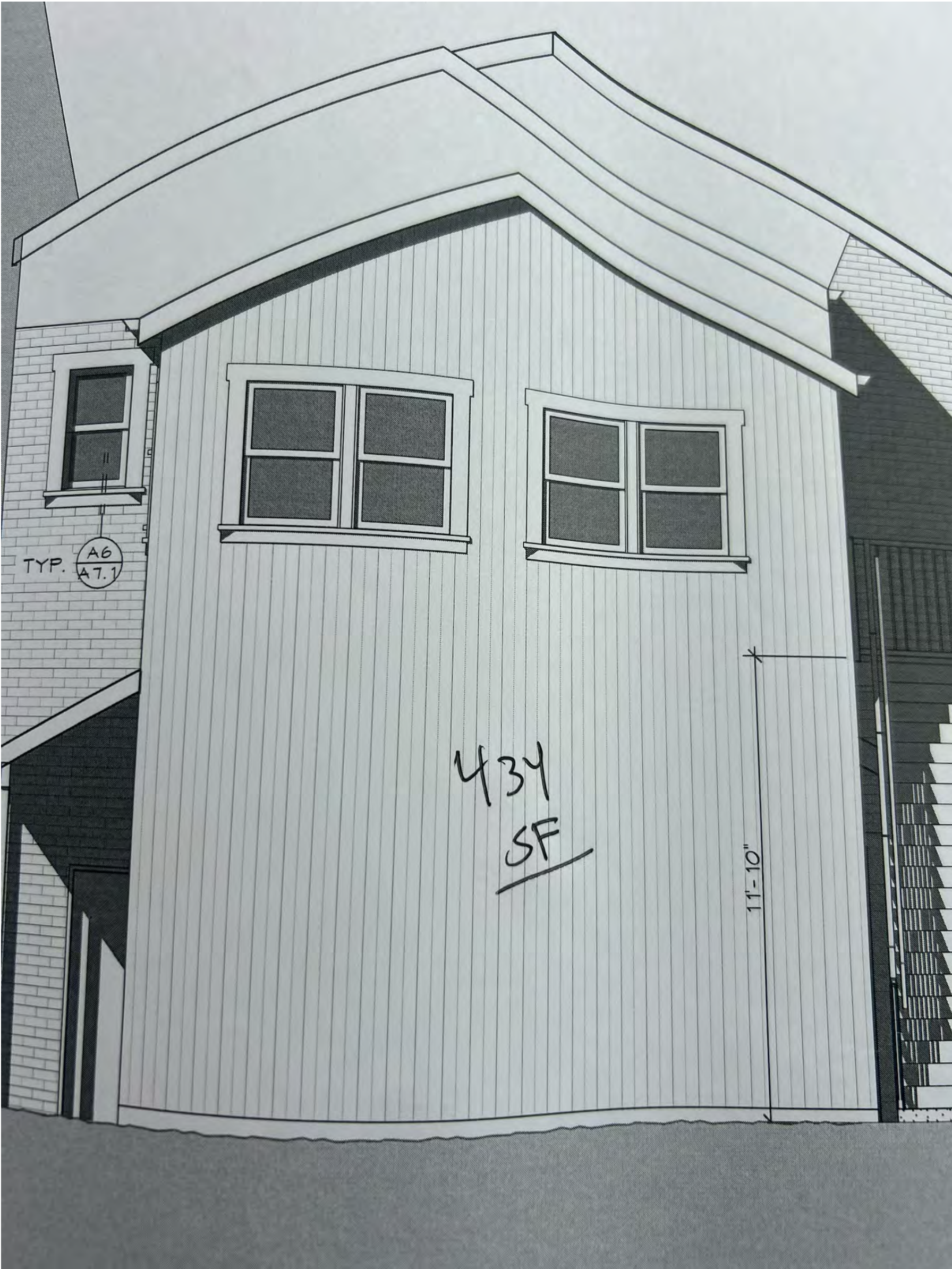
#### Option #4

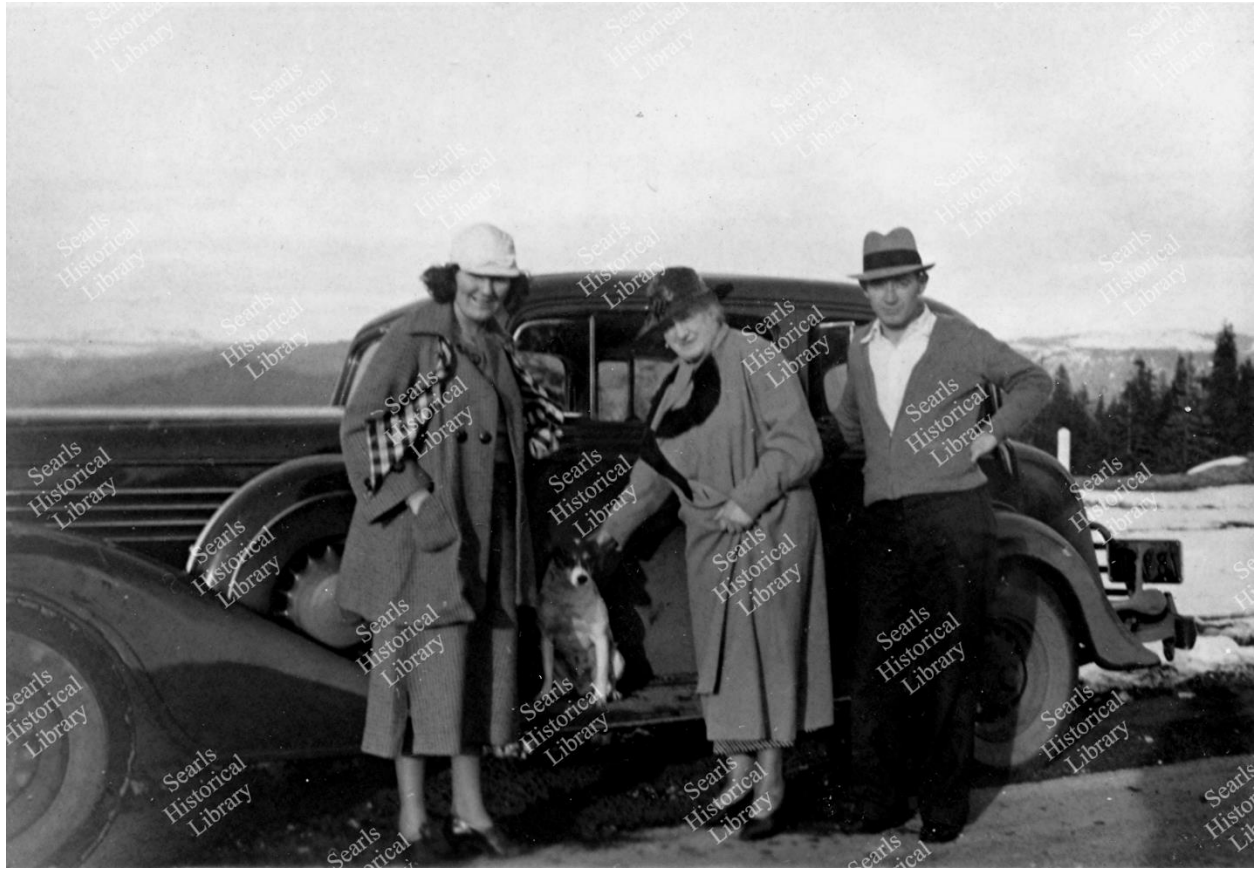


Square footage of the wall for Sign #1  
876 sf



Square footage of the wall for Sign #2  
434 sf





POR 2-C 150

Jeanita  
Madam from  
San Francisco

Texas Tommy  
8  
Grass Valley

Ed Cokking  
Tommy's  
DRIVER

## PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_ Historic Rating: 2

Page 1 of 1

\*Resource Name or #: 122 East Main Street

- P1. Other Identifier:** Downtown Grass Valley/APN 08-343-04/Frank's Pizza
- \*P2. Location:** ☐ Not for Publication ☒ Unrestricted **\*a. County:** Nevada
- \*b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 122 East Main Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the north side E. Main Street.
- \*P3a. Description:**

The property consists of a 2-story, masonry exposed brick commercial storefront. Character defining features of the building include a flat stepped parapet roof featuring a rectangular frieze in the center of the parapet, below two rows of brick dentils, followed by a second small belt course, three deeply set vertically oriented windows with 6 lights, followed by flat replaced veranda with metal flashing and a extensively remodeled storefront featuring aluminum sash display or picture windows, flanking a wood and lighted front entry door with a top light above, and a modern brick skirt. The building is flanked by a similar two-story commercial storefront to the right and an open garden area to the left with a restaurant where a building once existed. The 1872 Nevada County Directory lists the owner of the property as John Willard Relley, carpenter, with the lot valued at \$500 and the brick house and frame building valued at \$1,500. Relley's property was subsequently split and by 1891 it was occupied by a meat market and the Golden Gate Hotel with the infamous "Texas Tommy's Brothel" located upstairs. By 1898 it was occupied by the hotel and a saloon. In the early 1900s the building was occupied by the Grass Valley Rochdale Co. and from the 1930s through the 1950s J.Y. Cheung was proprietor of the Young China Cafe. The building has been the location of Frank's Pizza since the 1960s (City of Grass Valley Historical Files).

- \*P3b. Resource Attributes:** HP-6, two-story commercial building.
- \*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

- P5. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- P5b. Description of Photo:** View looking north at the building.
- \*P6. Date Constructed/Age and Sources:** ☒ Historic Circa 1860; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- \*P7. Owner and Address:** William G. and Dianne L. Davis, POB 1722, Rough and Ready, CA 95975.
- \*P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- \*P9. Date Recorded:** June 20, 2009
- \*P10. Type of Survey:** ☒ Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- \*P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

\*Attachments: Property Location Map