

## Taylor Day

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**From:** Shih Fu Hancock [REDACTED]  
**Sent:** Friday, June 14, 2024 2:37 PM  
**To:** Taylor Day  
**Subject:** Attention: Planning Commission (In care of Taylor Day)  
**Attachments:** historic\_design\_guidelines.pdf; City of Grass Valley historic\_preservation\_ordinance.pdf; City of Grass Valley DPR.pdf

Dear Planning Commission (In care of Taylor Day):

As the owner of the historic Union Building, I am experiencing great difficulty in complying with the Historic Design & Guidelines and the City Of Grass Valley Historic Preservation Ordinance while meeting the demands of the City of Grass Valley in terms of our parklet on Mill St. We got approval to create temporary barriers which we use a maximum of 4 days per week for 4 hours. We custom built lightweight wooden barriers to meet the 3 sided ABC regulations and to use like-in-kind materials in order to match the original doors to preserve character defining architectural features of the building and our storefront. We received a notice on 6/12 that our parklet permit was revoked. Please see the email below that we sent to the City of Grass Valley this morning.

Thanks in advance for your support of our efforts to preserve the integrity of the Union Building and storefront, recognized as a Priority 1 contributor to the 1872 Historic Townsite.

Dear Catharine,

I work out of the country, annually typically beginning at the end of May- August. I had hoped to make it into the City building to talk with you prior to leaving, regarding the encroachment permit and my prudent obligation to abide by the Historic Preservation Ordinance. Unfortunately, my departure date was earlier than anticipated. I have been consulting with a historic preservation specialist for many months regarding the UNION BUILDING and the importance of preserving this culturally significant site, which the Grass Valley Historic Commission has recognized as a Priority 1 contributor to the 1872 Historical Townsite (retains superb integrity, is one-of-a-kind or unique example). Please see attached the DPR recording for the Union Building (also linked [here](#)). This is specifically important related to the situation around our encroachment permit due to the fact the City of Grass Valley is a local government in California with responsibility to follow CEQA for projects, including encroachment permit activities, and the City and property owners of downtown both have obligations established through the City's [Historic Preservation Ordinance \(Ordinance #742\)](#) to protect, preserve, and rehabilitate historic structures, and decisions around design of street furniture for our building are an element of our storefront.

As the owner of the Union Building I consider it my stringent responsibility to abide by the Historical Building Commission Codes as well as the Historic Preservation Ordinance. Several places in the Historic Preservation Ordinance as well as the [Historic Design and Guidelines](#) provided by the [City of Grass Valley's Historical Commission](#) illustrate the nature of efforts I have taken to ensure the building retains its integrity that makes it a special part of the Locally recognized historic town site, including the integrity not just of its material make up, but also its appearance and feeling of which the immediate environment is critical. This is particularly important as the store front / frontal facade's appearance and materials on Mill Street are specifically called out as part of the structure's character defining features, and also as critical characteristics of the downtown district - elements being added such as materials and colors that do not match and are not in-kind with the structure can harm its integrity and directly go against both the Historic Preservation Ordinance and the Historic Design Guidelines laid out by the City.

In my preservation and restoration efforts, I have followed the guidelines stipulated in Chapter 3 (Downtown Commercial District Area) and Chapter 6 (Identifying and Preserving Character Defining Architectural Features of the Historic Design Guidelines) to use in-kind materials and the least invasive methods and materials in order to preserve the unique features and characteristics of the building. For example, entryways and doors are listed as one of the most important features to preserve. We refinish the original double Doug Fir doors and the top of the recessed entryway using tung oil to maintain the quality of the original wood. Since, there is no metal or black on our building it is most important for us to have our temporary ABC Barriers congruent with the original wood and sustainable method of refinishing. It is also important and financially necessary for our tables to be able to be used inside and outside since our parklet furnishings are not permanently outside. It was recently brought to my attention that using black furnishings in front of our building, which only includes the color brown, does not meet the City's standards for Historic Preservation outlined on the Historic Commissions' Resources cited, [linked](#), and attached here.

Given the situation, I request the opportunity to renegotiate the terms of our permit with regard to the approved site furnishings in order to find a resolution which avoids diminishing the integrity of the Union Building and meets the Historic Design Guidelines, so that the structure can continue to convey significance, feeling, and setting as a historically significant contributor to the historic townsite. I would like to pursue a solution with yourself and the City further when I return to Grass Valley, early September. I also plan to visit the Historical Commission to find a resolution that honors all points to be considered. In the meantime, please feel free to email me (I am also copying the best email to reach our general manager, Giselle Brewton who plans to visit the City Building to speak with you on behalf of the Union Building). I look forward to working with you on a solution satisfactory to everyone here.

With Lifelong Health & Prosperity,

Shih Fu & The Body Balance Academy Team

[www.BodyBalanceAcademy.com](http://www.BodyBalanceAcademy.com)

(530) 477-0677

## Taylor Day

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**From:** Ryan Dowling [REDACTED]  
**Sent:** Tuesday, June 18, 2024 6:42 PM  
**To:** Public Comments  
**Subject:** Carports

You don't often get email from [REDACTED] [Learn why this is important](#)

### To Whom It May Concern:

As a long-time resident of 228 Sutton Way, I can say that the tenants miss the carports that were torn down. Our cars now bake in the summer sun and the entire parking lot gets swelteringly hot without the added shade that the carports provided. At night, everything in the parking lot is dark without the lights that the carports had provided. But the worst is the winter. In all my years before the carports were torn down, I never had to deal with frost as the carports offered protection from frost accumulation. Without carports, the frost builds up thick on the car windows. Luckily, we had a mild last winter as far as snowfall, but it worries me what it will be like if/when we get a good snowstorm. Most tenants do not have shovels and the apartment staff hasn't shoveled snow or sanded/salted sidewalks for years (since pre-covid). Most tenants have historically relied on their carports to keep the area around their cars clear from snow. It is unclear as to where tenants would even shovel the snow. Into the middle of the parking lot or onto the sidewalk ... neither seems very intuitive. Please enforce the legal requirement to replace our carports. Thank you!

Ryan