



PROJECT SUMMARY

Application Number: 26PLN-0022
Entitlement: Minor Development Review
Subject: Request for the removal of a rear portion of the existing primary home, that has been determined to have no historical significance; to include replacement of the removed/shared interior wall to the primary building. As well as the addition of a new detached Accessory Dwelling Unit.

Location/APN: 433 Neal Street (APN: 008-362-018)
Applicant: Alan Lyons (Applicant), Lyons Family Trust (Owner), Kennerly Architecture and Planning (Architect)

Zoning/General Plan: Neighborhood General (NG-2) and Urban Low Density (ULD)
Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Historical Commission make a recommendation to the Development Review Committee to approve the request to remove a non-historically significant rear portion of the existing primary home, the replacement of a removed/shared interior wall, the addition of a new detached Accessory Dwelling Unit, to include roofing replacement on the primary home as presented or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Recommend approval of the Minor Development Review Application, requesting to remove a non-historically significant rear portion of the existing home, to include replacement of the removed/shared interior wall to the primary building, the addition of a new detached Accessory Dwelling Unit, to include roofing material replacement of the primary home as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING

General Plan: The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The intent of the Urban Low Density designation is intended primarily for single family detached homes.

Zoning: The Neighborhood General (NG-2) zoning designation is intended to strengthen the character of existing historic neighborhoods within Grass Valley, particularly in locations where this character may be most susceptible to change.

BACKGROUND

The historic residential neighborhood the subject property falls within is comprised of an array of architectural styles. The subject home exists as a two-story, wood framed, Greek revival style residence. When initially built, the home was owned by a superintendent of the Rocky Bar Mining Company at Boston Ravine. In 1976, the home had a 448 SF addition added to a rear portion of the home and a 228 SF detached garage constructed. This addition currently exists in a dilapidated condition. The property is located within the City's "West Residential District Character Area" (1872 Historic Design Review Guidelines), which envelopes some of the City's earliest residential buildings.

Today, the structure is considered a "Priority 2" rating in the Grass Valley Historical Inventory.

- A "Priority 2" rating is applied to "properties that retain good integrity with some loss of historic fabric [and] continue to display their period significance and architectural style", per City of Grass Valley Historic Design Review Guidelines.
- The property has been inventoried onto the City of Grass Valley "[Historical Resources Inventory](#)". (PDF page 29), see Attachment 4.

Notable Building Features:

- Greek Revival architecture
- Moderate steep gable roof
- Wood sash windows with surrounds/moldings
- Wooden shutters
- Wide hipped roof porch

PROJECT PROPOSAL

A total of four exterior modifications to the subject building make up the applicant's work scope. *Modification #3* requires outright approval and is not subject to modifications, as further explained below.

1. Removal of a non-historic rear portion of the primary home, to include replacement of the shared interior wall to the primary building.
 - In 1976, the home had a 448 SF addition added to a rear portion of the home and detached 228 SF garage constructed.
 - The aforementioned has been verified by Assessor's office formal records.
 - Portion to be removed exists currently in a dilapidated state.
 - Removal of the detached garage will allow room for a future second home.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

- Original siding/wall of home exists (concealed within shared interior wall), the addition was built as a separate structure from the home. Applicant intends to restore and paint identical color (Benjamin Moore – White OC-37) to primary home.
 - Site inspection photos reveal original existing siding (Attachment 5).
 - Removing addition will expose a raw roofline, applicant will finish exposed area with matching galvanized edge flashing to match existing building (Attachment 5). Roofing material is currently asphalt shingles, which will be carefully cut before demolition of non-historic addition; see Figure 7 and 8 within Attachment 5.
2. Removal of a non-historical 228 SF detached garage.
 - In 1976, the home had a detached 228 SF garage constructed.
 - The aforementioned has been verified by Assessor’s office formal records.
 - Removal of the detached garage will allow room for a future second home.
 3. Addition of a new 649 SF detached Accessory Dwelling Unit (ADU) home/ “cottage” in the rear yard of primary home.
 - CA State law does not allow for any additional design standards to be pushed onto an Accessory Dwelling Unit (ADU), aside from local design criteria that is adopted for single-family homes.
 4. Replacement of existing asphalt shingle roof material on the entire primary home with uniform Timberline HDZ “Birchwood” (light grey) shingles. Proposed in the future when roofing material is due for replacement.
 - Selected color mimics existing roof material color.
 - See Figure 8 within Attachment 5.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

The locally adopted design guidelines express community preferences for preservation, enhancement, and development. Design standards are to aid in decision making on enhancement of existing buildings. Utilization of the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRCHT”) state to start the assessment of a historic building by defining the features of the building that are specific and unique to the characteristics and related architectural style.

The following provides citations of adopted City design goals that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#), Section 4.4 Design Goals and Policies, (2010) manual include:

- Emphasize preservation and restoration of historic buildings/structures.
- Maintain general historical character, massing, and siting of houses on lots when infill or new construction is warranted.
- To use natural topography to conceal additional building mass.

Utilization of Regulations

Per [Section 17.72.020 – Applicability to Residential Properties](#), new construction, reconstruction, additions, modifications, alteration, and rehabilitation of properties/structures that are “used primarily for residential purposes [and]...is

designated a Priority level 1 or 2 resource on the Inventory of Historic Resources.”, is subject to the provisions of [Chapter 17.52, Cultural and Historic Preservation](#). A recommendation by the Historical Commission is requested to aid the Development Review Committee (DRC) determination at a future hearing.

- [Chapter 15.60 – Historic Building Demolition Ordinance](#) is not applicable to the application, as the portion of primary home to be removed was built in 1976 and is not considered historical in value. The shared interior wall between the proposed demolition area and primary home is to be replaced with “like-for-like” materials and paint color.

ENVIRONMENTAL DETERMINATION

The proposed project scope qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation 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 of the lead agency’s determination. The proposed modifications are considered repair and/or general maintenance.

- The proposed ADU is exempt from CEQA due to ADUs being required to be processed administratively and not through a discretionary project, per State statute.

FINDINGS

1. The City received a complete application for Plan Revision 26PLN-0020.
2. The Historical Commission reviewed the Minor Development Review application (26PLN-0020) at their regular meeting on July 14, 2026.
3. The Historical Commission makes the determination that the rear portion of the primary home that is to be removed is not historical in nature and that construction, to include the proposed material/paint color, to repair the once shared interior wall is compatible with the style of the primary home; to also conclude the removal of the detached garage.
4. This project is consistent with City’s General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project complies with the City of Grass Valley Historic Design Review Guidelines.
7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.

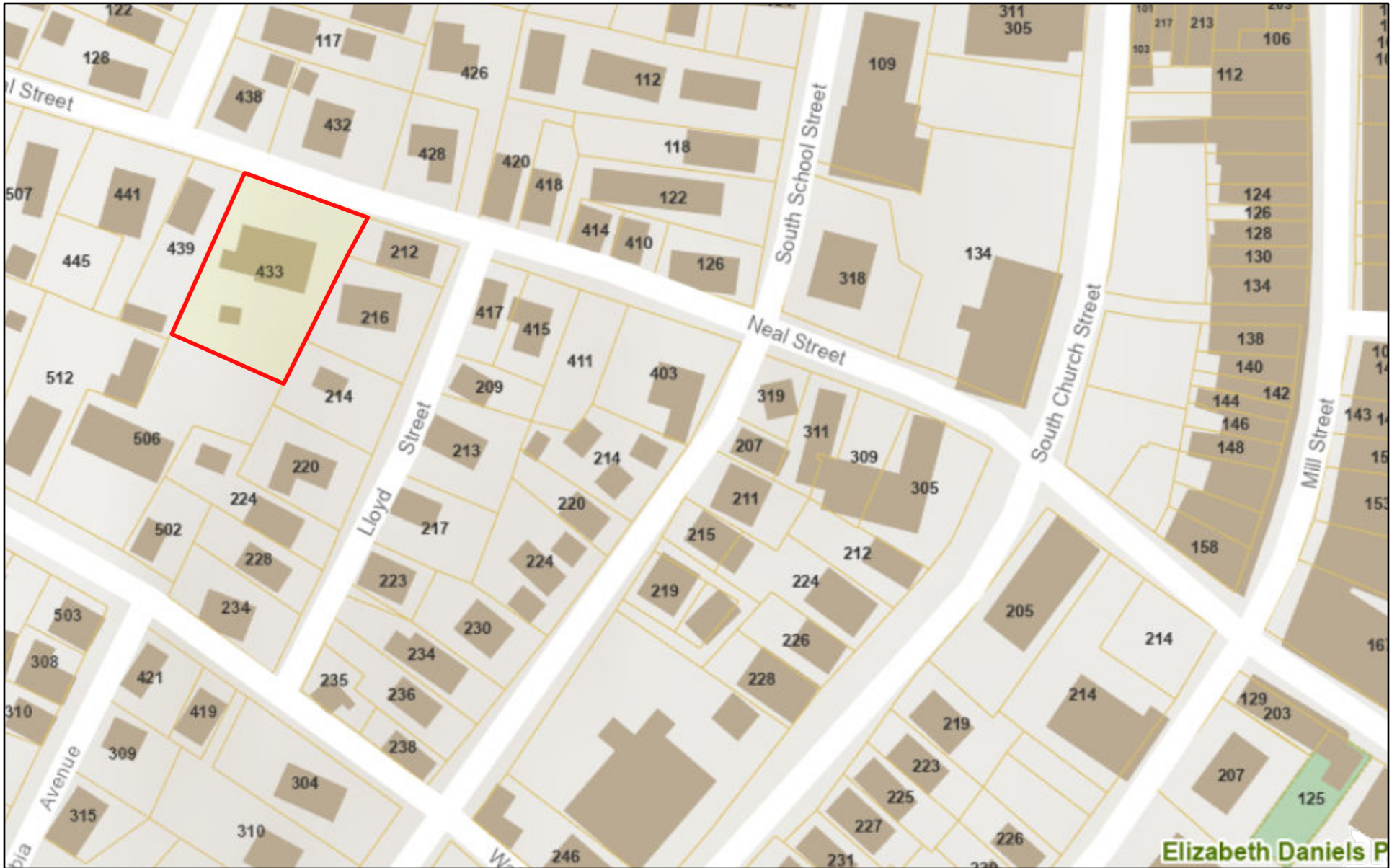
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, 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.

ATTACHMENTS

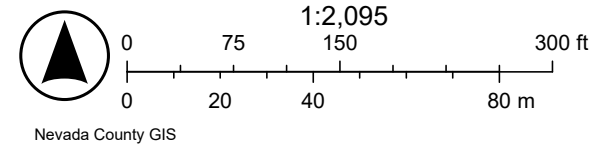
1. Aerial Map
2. Vicinity Map
3. Universal Application – Provided Upon Request
4. Historical Resources Inventory – Property Profile Page
5. Site Inspection and Proposed Materials – Existing Elevations (Photos) and Roof Flashing and Shingles.
6. Project Plans – Site Plan (Existing/Proposed/Demolition)
7. Project Plans – ADU Plans (Floor Plan and Elevations)
8. Proposed/Existing Site Plan and Proposed Building Elevations – ADU and Removed Attached Garage
9. Assessor Records (Non-historical Addition/Detached Garage)
10. Draft Conditions of Approval

Vicinity Map

ATTACHMENT 1



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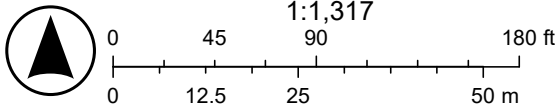


Aerial Map

ATTACHMENT 2



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State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

Page 1 of 1

*Resource Name or #: 433 Neal Street

- P1. **Other Identifier:** West Grass Valley/APN 08-362-04/A.B. Brady House
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. **Address:** 433 Neal 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 a large parcel on the south side of Neal Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame, rectangular-shaped Greek Revival style residence. The residence has a deep setback on a large parcel front Neal Street. Character defining features of the residence include a moderately steep gable roof clad with asphalt shingles, closed eaves, arched window surrounds with wooden shutters flanking each 1 over 1 light, wood sash window, 2 over 2 single and paired wood-sash windows with rectangular surrounds or molding, a wide hipped roof porch that wraps around three sides of the house, turned wood columns and horizontal wood clapboard exterior siding. The front yard is fully landscaped with mature trees, shrubs, and a lawn. The home was owned by A. B. Brady in 1872. Brady was superintendent of the Rocky Bar Mining Company at Boston Ravine. In 1872 his house was assessed for \$500.

- *P3b. **Resource Attributes:** HP-2, single-family property.
- *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 south at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1865; Thompson & West pub.; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. **Owner and Address:** Robert H. Ankers et al., 565 14th Street #4, San Francisco, CA 94103.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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

Site Inspection and Proposed Materials

Site Inspection Photos



Figure 1 (above) – View directed east from driveway.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)



Figure 2 (above) – View directed northeast from driveway (non-historical portion of home to be demolished).



Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

Figure 3 (above) – View directed southeast from driveway (non-historical portion of home to be demolished).



Figure 4 (left) – View from interior of non-historical addition to be demolished. Addition was added to primary home as a separate structure – see original siding in horizontal wood planks.



Figure 5 (left) – View from interior of non-historical addition to be demolished. Addition was added to primary home as a separate structure – see original siding in horizontal wood planks and separate wall built over original siding.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)



Figure 6 (left) – View of existing roof edge. Proposed material image below (left) indicates a 2-inch drip edge made of galvanized edge flashing, layered over a 6-inch galvanized flat flashing; intent is to replicate existing flashing on primary home roofline.

Proposed Materials

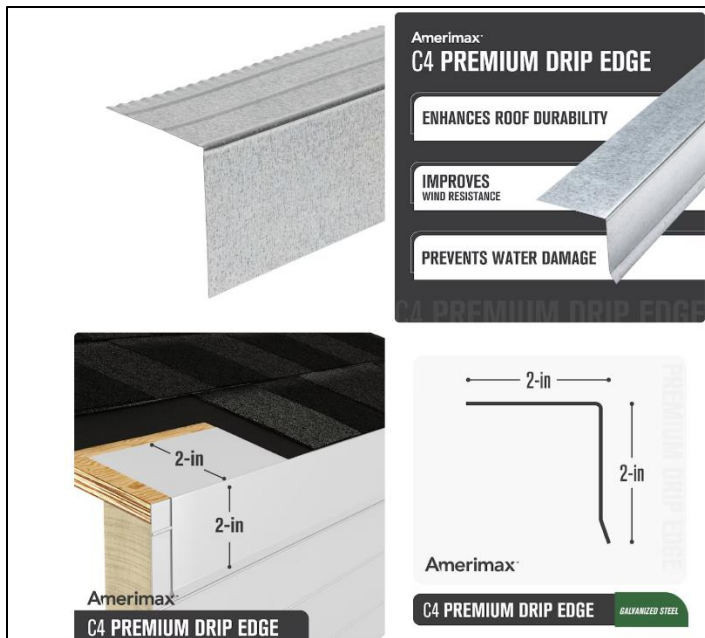


Figure 7 (left) – Proposed material image below indicates a 2-inch drip edge made of galvanized edge flashing, layered over a 6-inch galvanized flat flashing; intent is to replicate existing flashing on primary home roofline.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

Figure 8 (below) – Depicts selected replacement material of existing asphalt shingle roof material, proposed for the entire primary home with uniform Timberline HDZ “Birchwood” (light grey) shingles. Proposed in the future when roofing material is due for replacement.

The screenshot shows the GAF website's product page for Timberline HDZ roofing. The page includes a navigation menu with categories like 'Roofing Materials', 'Building Materials', and 'For Home and Building Owners'. The main heading is 'Timberline HDZ' with a 4.8 star rating and a 'Write a Review' link. Below the heading is a large image of a house with a grey roof and a close-up of the shingles. A 'Color Collections' section at the bottom shows various color swatches, with 'Birchwood' highlighted in red. The page also features a 'Get an Estimate' and 'Find a Contractor' button.

**433 NEAL STREET
ACCESSORY DWELLING UNIT**

GRASS VALLEY, CALIFORNIA
APN: 008-362-018-000

Stamp & Signature

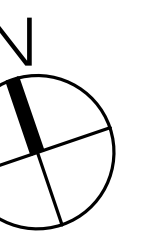
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Consultants

Structural:

Energy:

Revisions & Submittals



Drawn By _____ Checked By _____

Scale 3/32" = 1'-0" Project Number 2501

Date 5/6/26

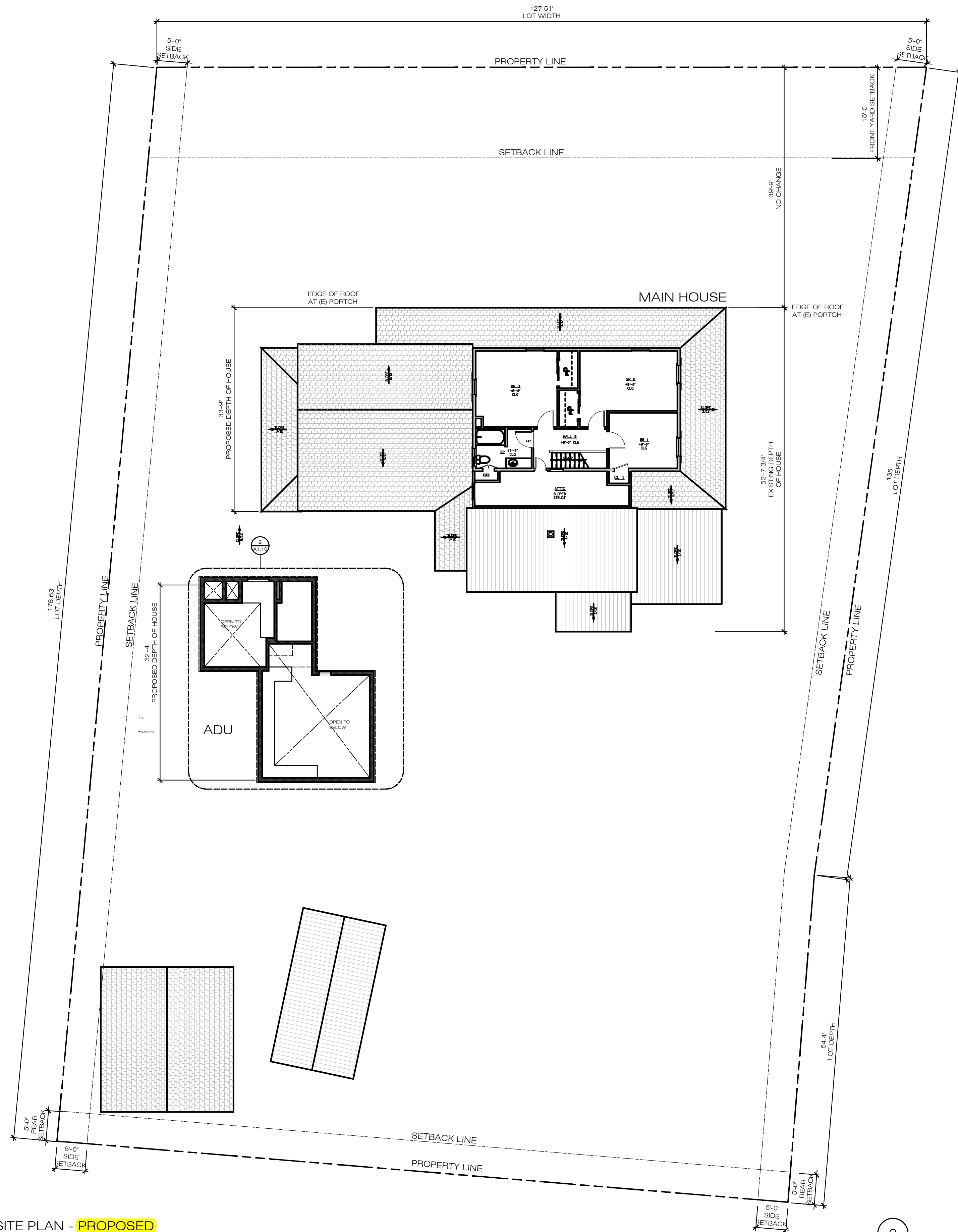
Title

**EXISTING & PROPOSED
SITE PLAN**

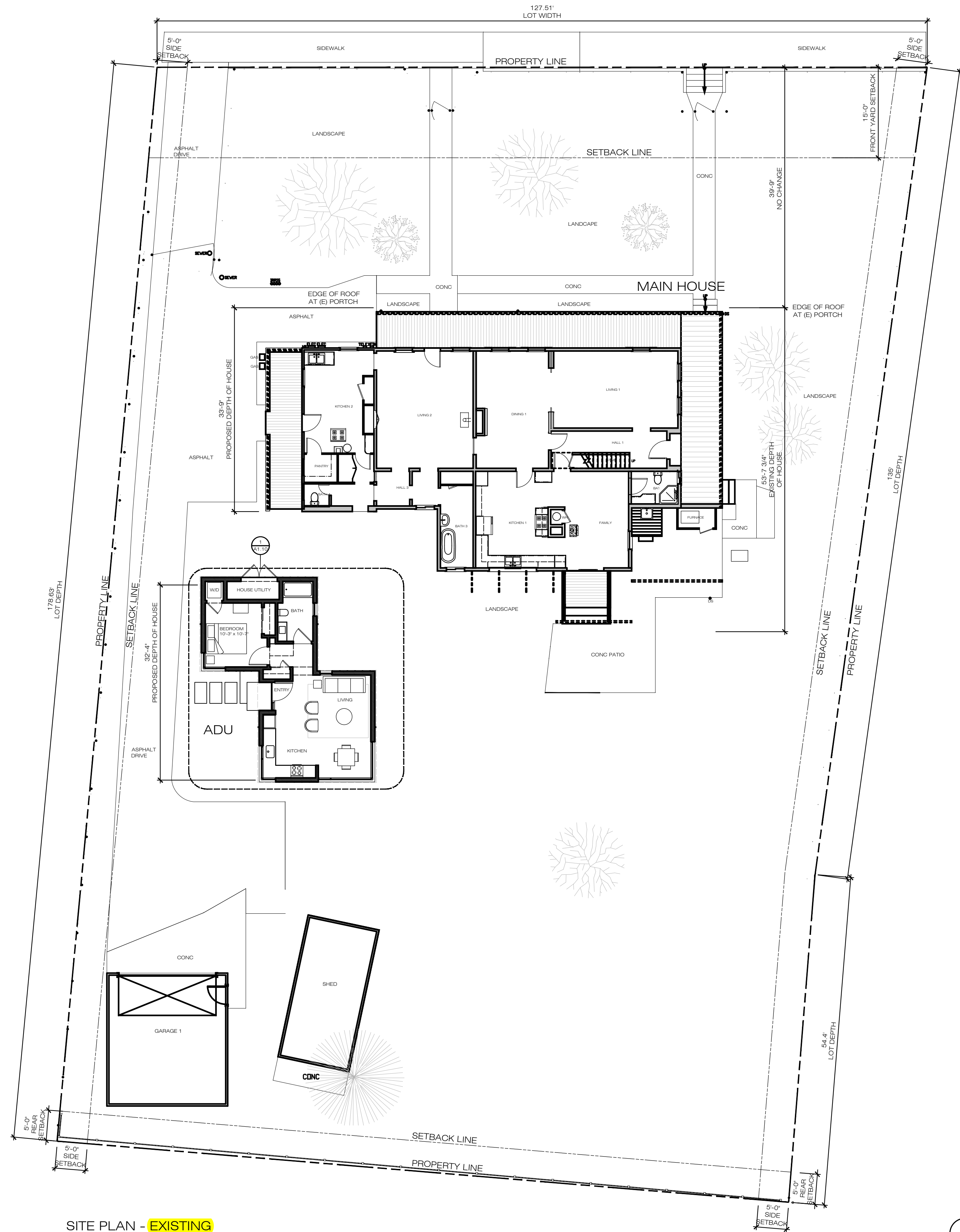
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PRELIMINARY:
NOT FOR CONSTRUCTION

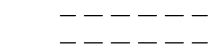





2



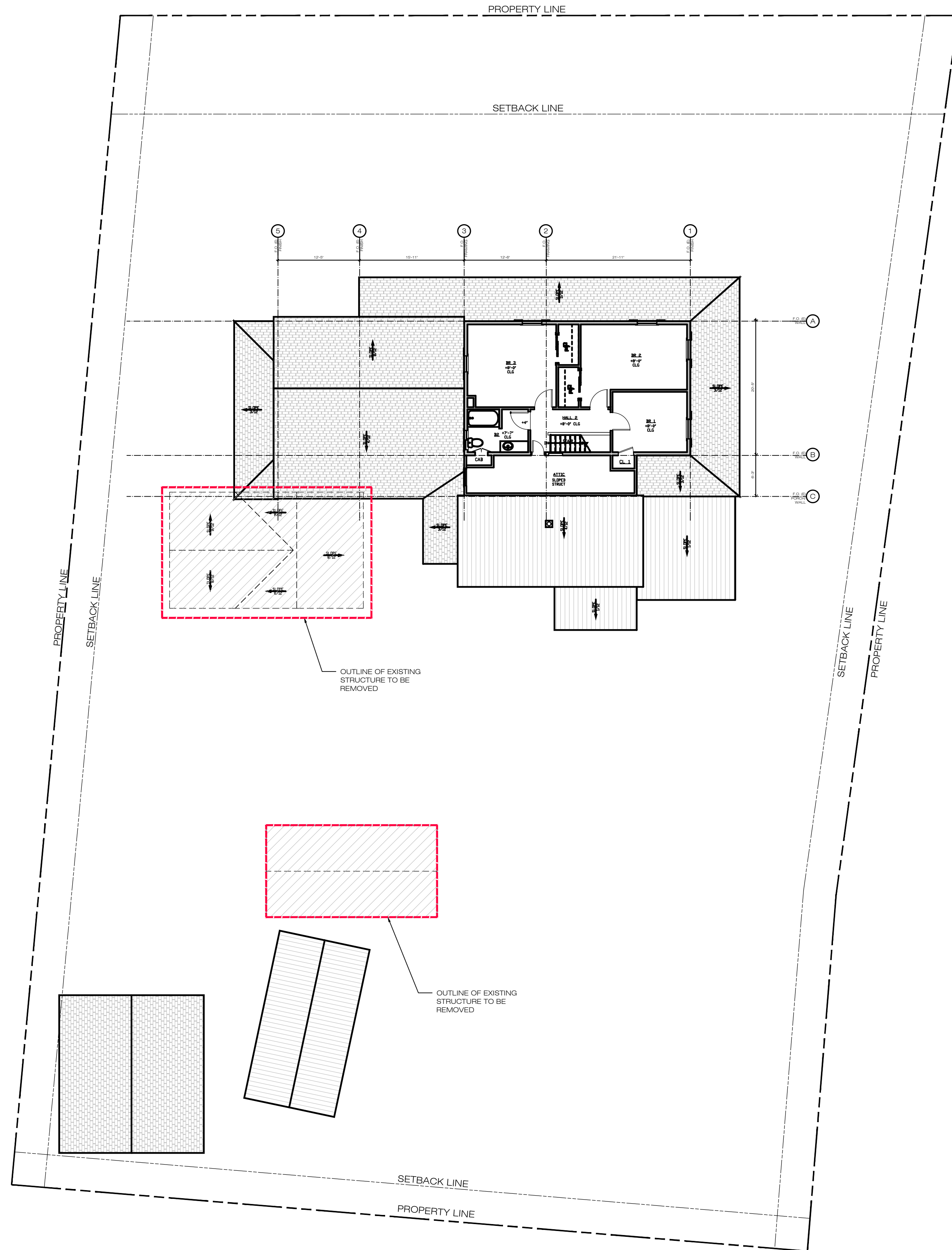
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ATTACHMENT 6

-  (E) WALLS TO REMOVE
-  (E) WALLS TO REMAIN
-  (N) WALLS
-  EXISTING STRUCTURES TO REMOVE

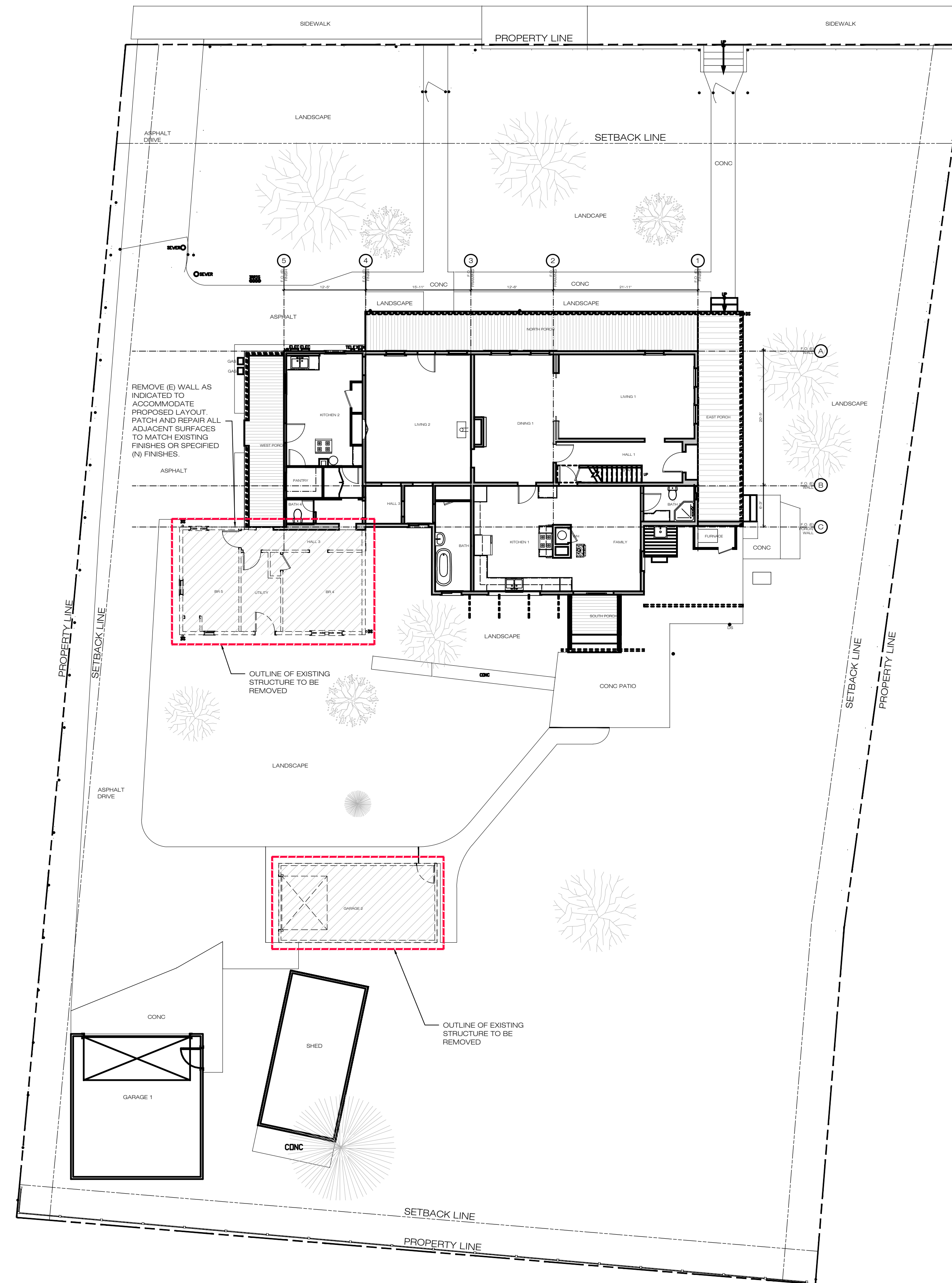
DEMOLITION PLAN LEGEND
N.T.S.

6



SECOND FLOOR DEMOLITION PLAN
3/32" = 1' - 0"

2



FIRST FLOOR DEMOLITION PLAN
3/32" = 1' - 0"

1

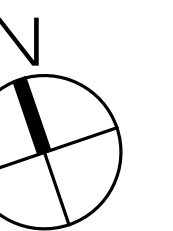
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Energy:

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Date 3/8/26

Title

FIRST & SECOND DEMOLITION FLOOR PLAN

Sheet

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PRELIMINARY:
NOT FOR CONSTRUCTION

1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE. FACE OF FRAMING IS FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE PLANS.
2. SEE STRUCTURAL DRAWINGS FOR MINIMUM SPECIFIED SIZES OF ALL FOUNDATION FOOTINGS AND CURBS, AND FOR SIZES OF ALL FRAMING ELEMENTS.
3. CONTRACTOR TO VERIFY THE EXTENT OF EXISTING CONDITION PER STRUCTURE DRAWING.
4. CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
5. CONTRACTOR SHALL NOTIFY ARCHITECTS AND ENGINEER OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
6. ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.
7. INTERIOR & EXTERIOR GUARDRAILS TO BE CONSTRUCTED W/ A MIN. HEIGHT OF 42" IN ACCORDANCE WITH SECTION 1012 AND 1013 OF THE 2025 CALIFORNIA BUILDING CODE.
8. STAIRS TO COMPLY WITH CBC 1012 W/ 1-1/4" DIA HANDRAIL AT 34-38" ABOVE FINISHED EDGE OF STAIR NOSING.
9. EXHAUST VENT TO BE MIN. 3'-0" FROM OPENINGS INTO THE BUILDING.

DOOR TYPE (SEE SCHEDULE)
 WINDOW TYPE (SEE SCHEDULE)
 REVISION #
 ROOM NAME
 ROOM NUMBER

(N) WALLS
 (E) WALLS TO REMAIN
 PARTITION TYPE (SEE SCHEDULE)

PLAN SHEET NOTES
 N.T.S.

PLAN LEGEND
 N.T.S.

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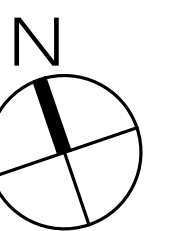
Consultants

Structural:

Energy:

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Scale 1/4" = 1'-0" Project Number 2501

Date 5/6/26

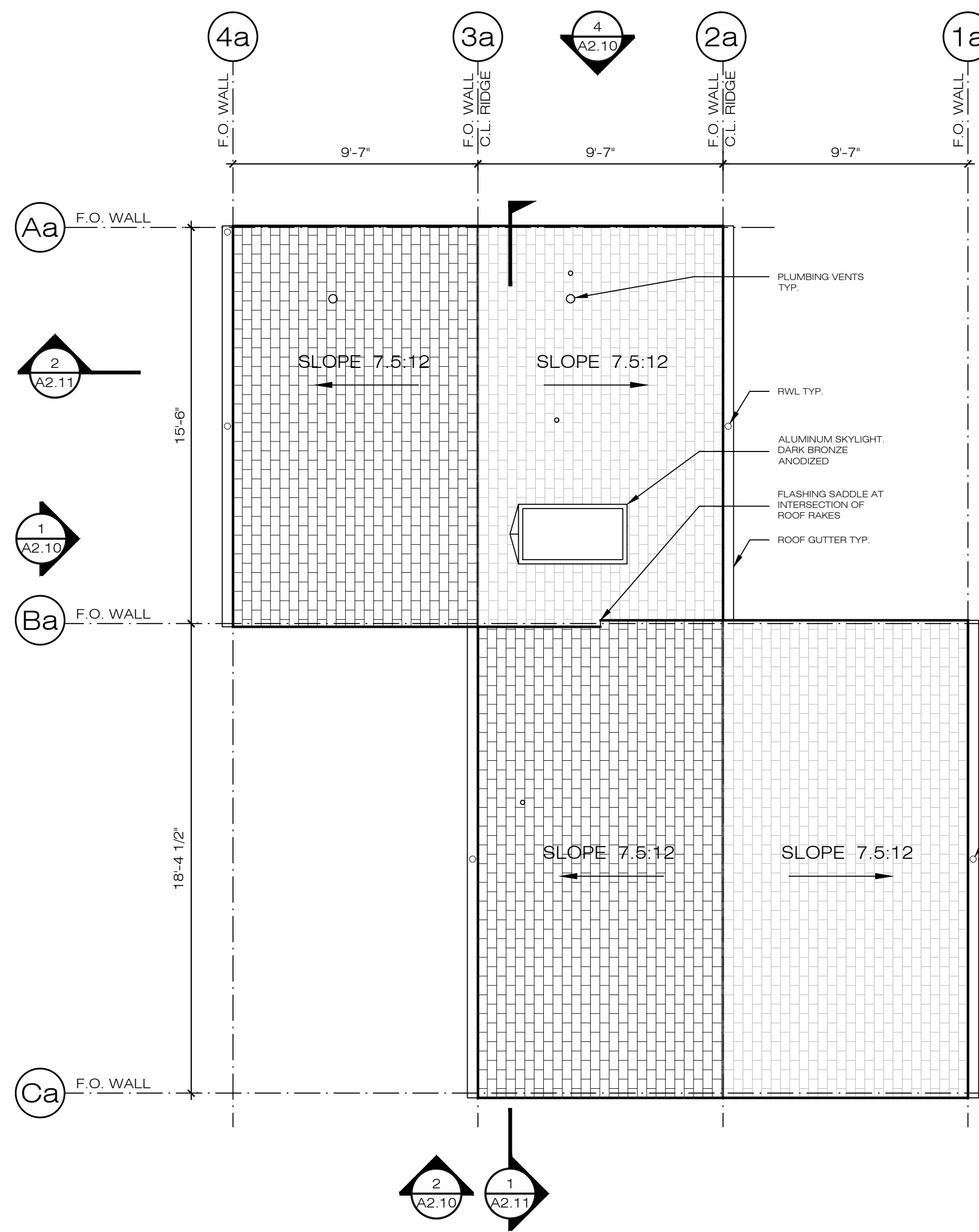
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PROPOSED ADU FLOOR PLAN

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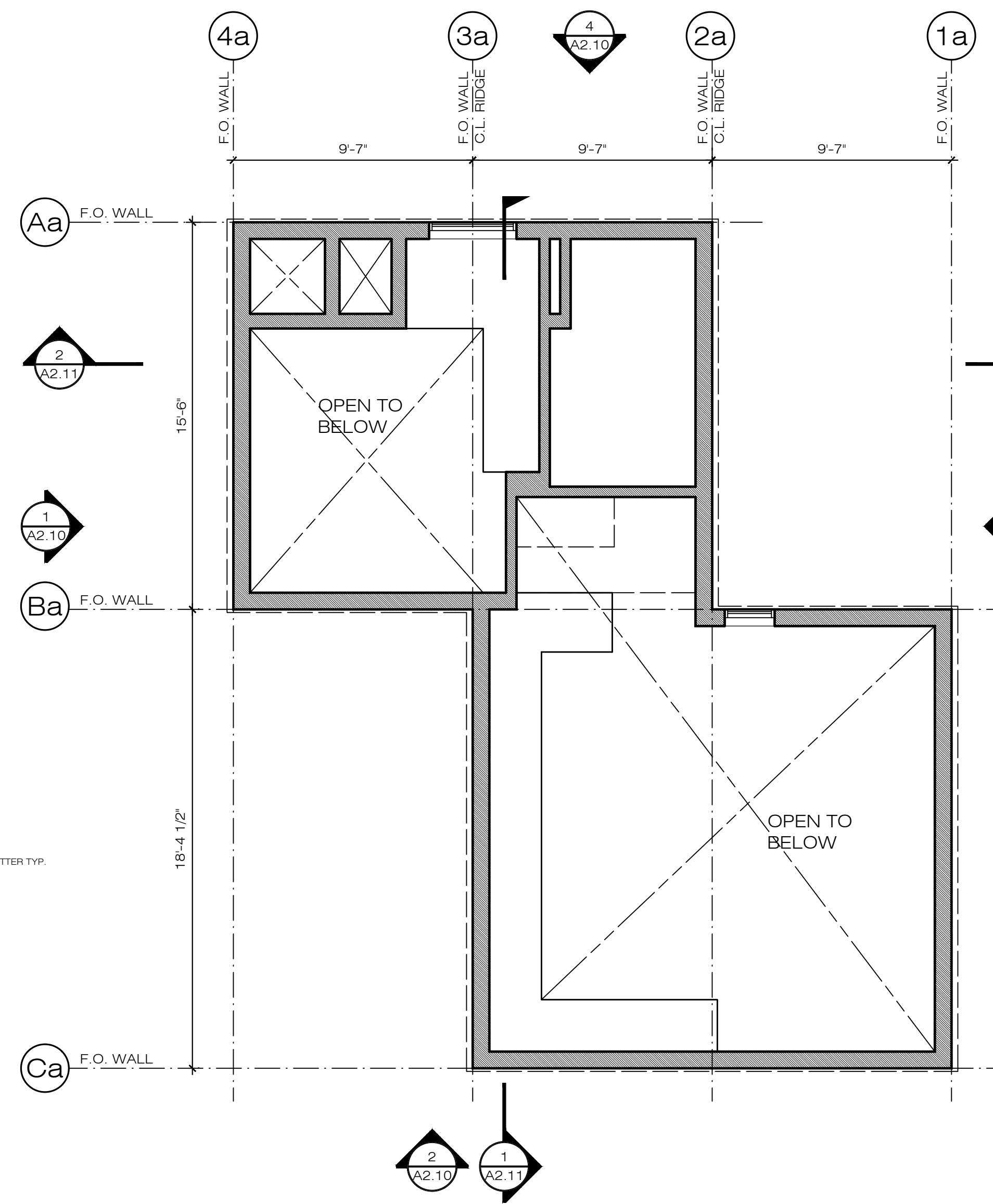
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 NOT FOR CONSTRUCTION



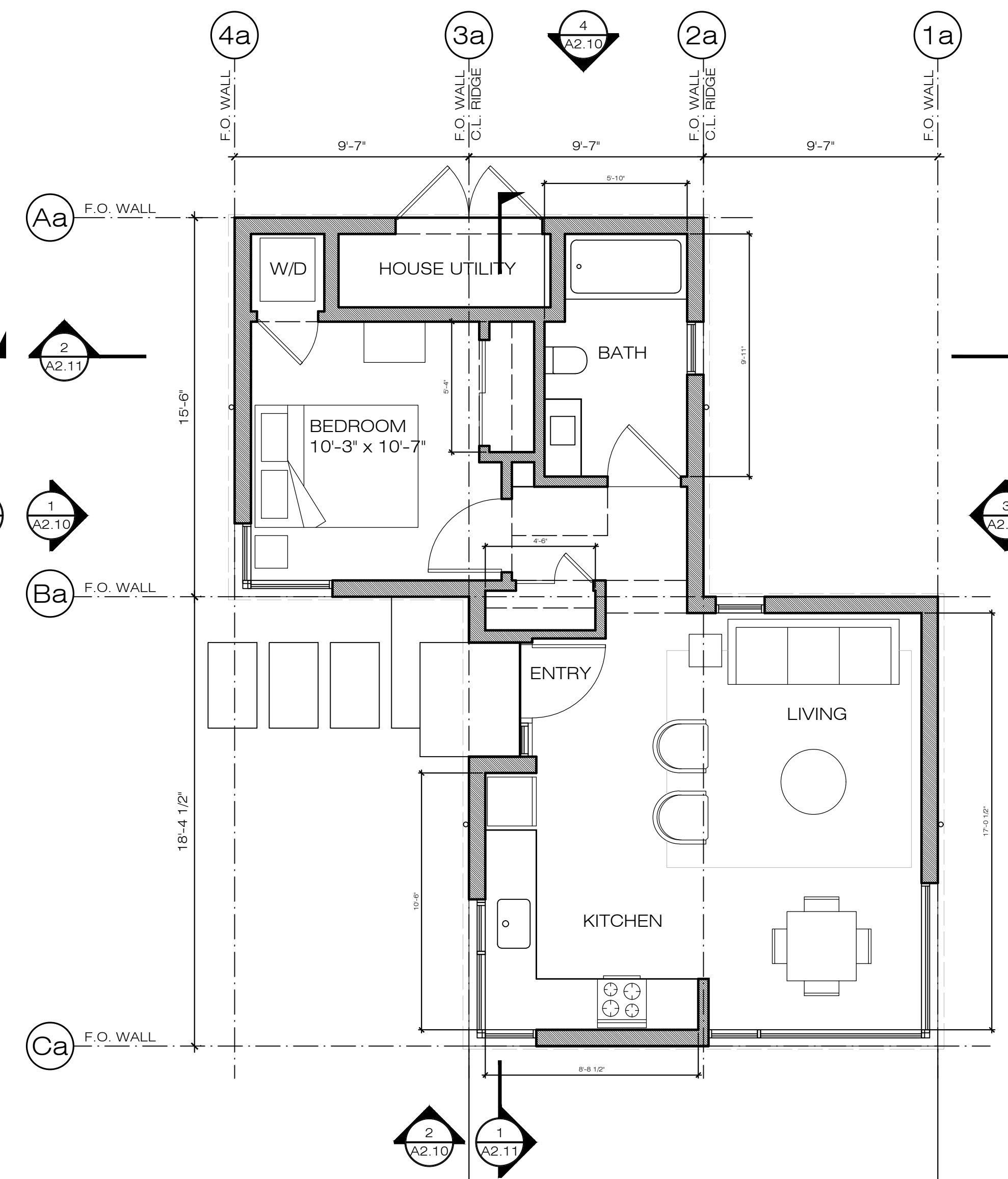
PROPOSED ADU ROOF PLAN
 1/4" = 1' - 0"

3



PROPOSED ADU ATTIC PLAN
 1/4" = 1' - 0"

2



PROPOSED ADU FIRST FLOOR PLAN
 1/4" = 1' - 0"

1

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Consultants
 Structural:

Energy:

Revisions & Submittals

#	Description

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Scale AS SHOWN Project Number 2501

Date 5/6/26

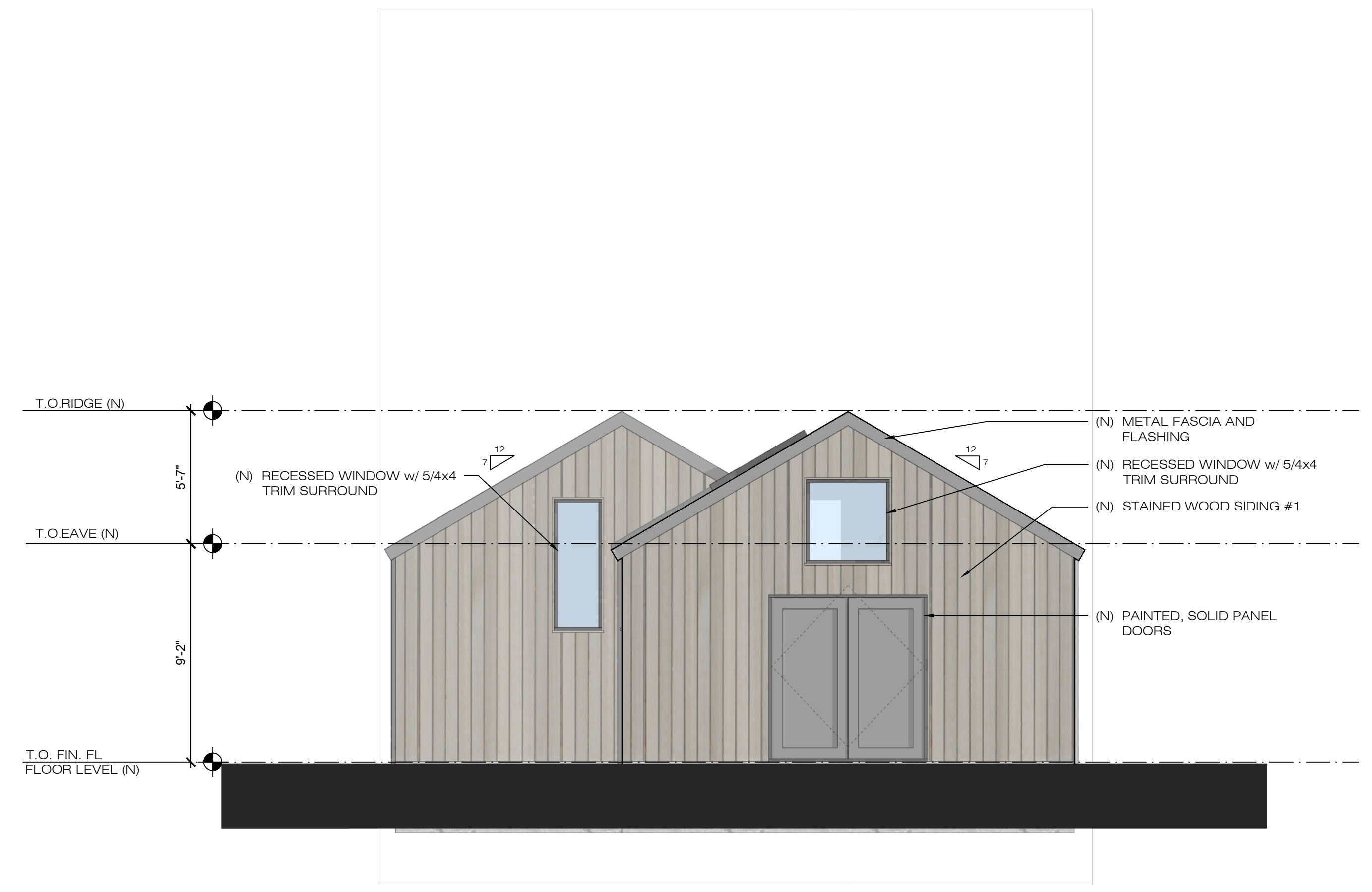
Title

PROPOSED ADU ELEVATIONS

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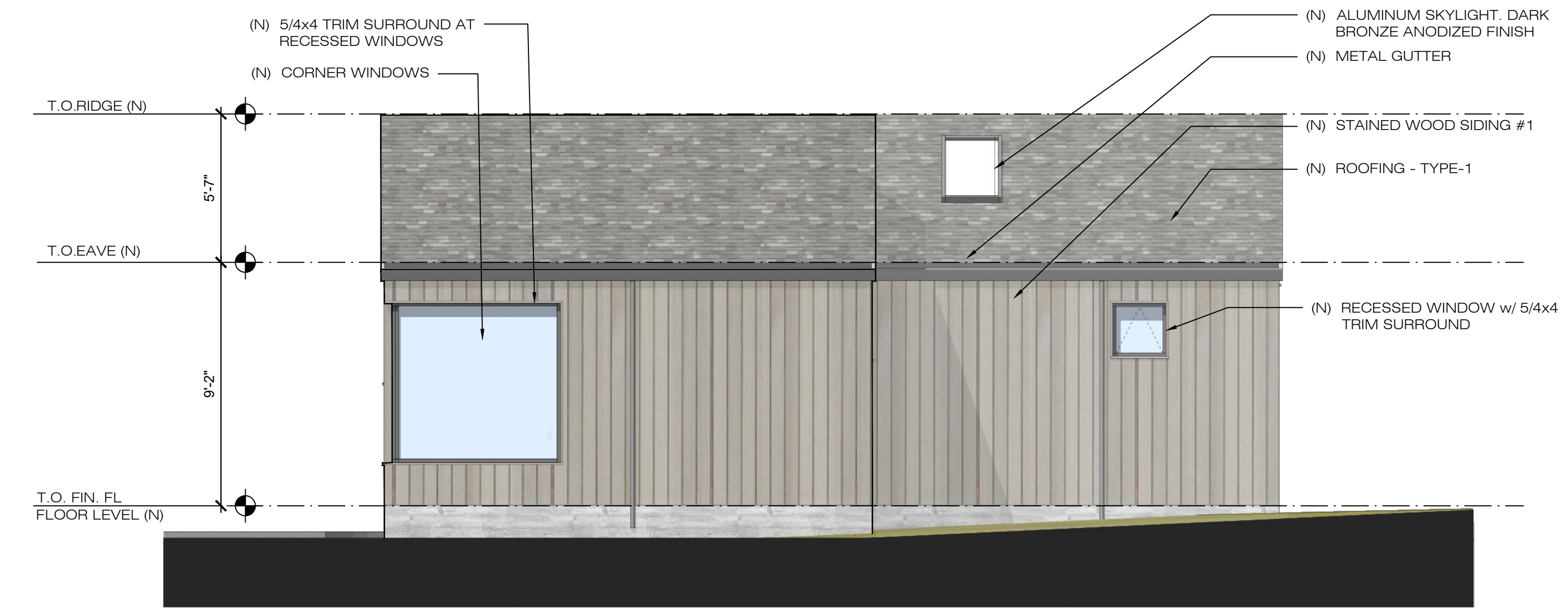
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PRELIMINARY:
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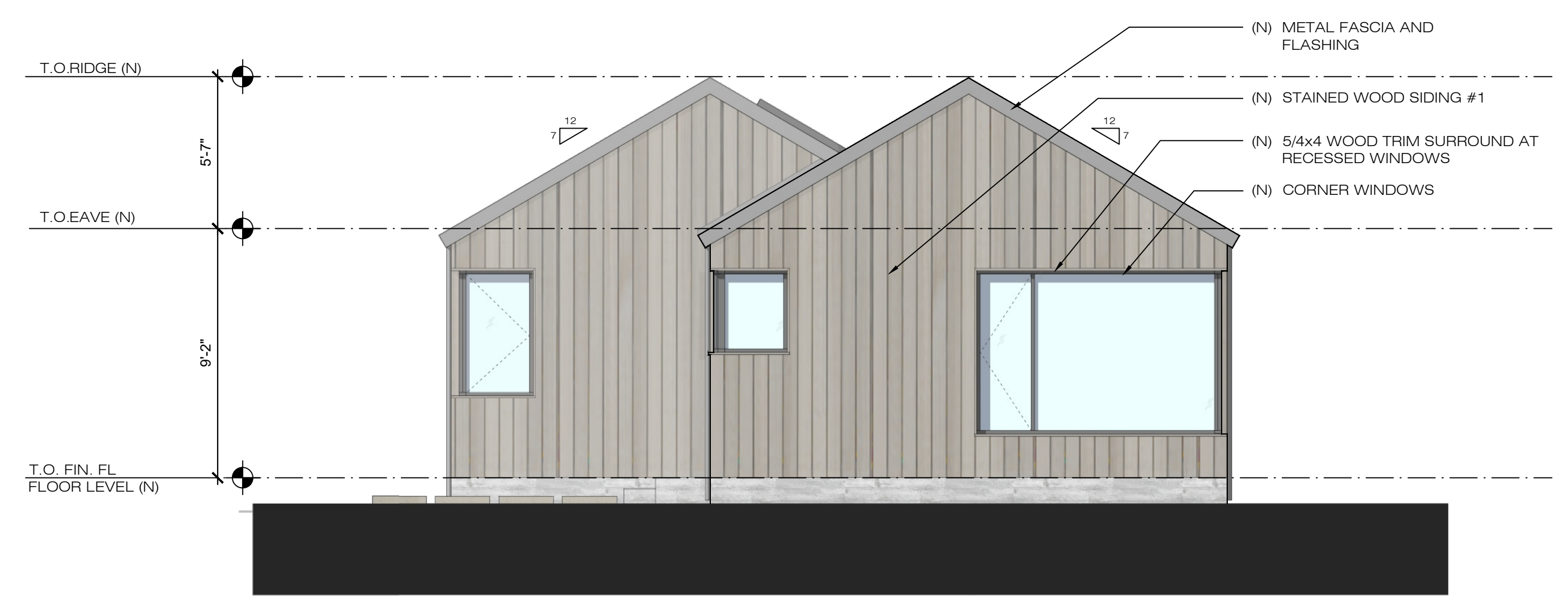


NORTH ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

4 EAST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"



4 EAST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"



SOUTH ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

2 WEST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"



2 WEST ELEVATION - PROPOSED ADU
 1/4" = 1' - 0"

3

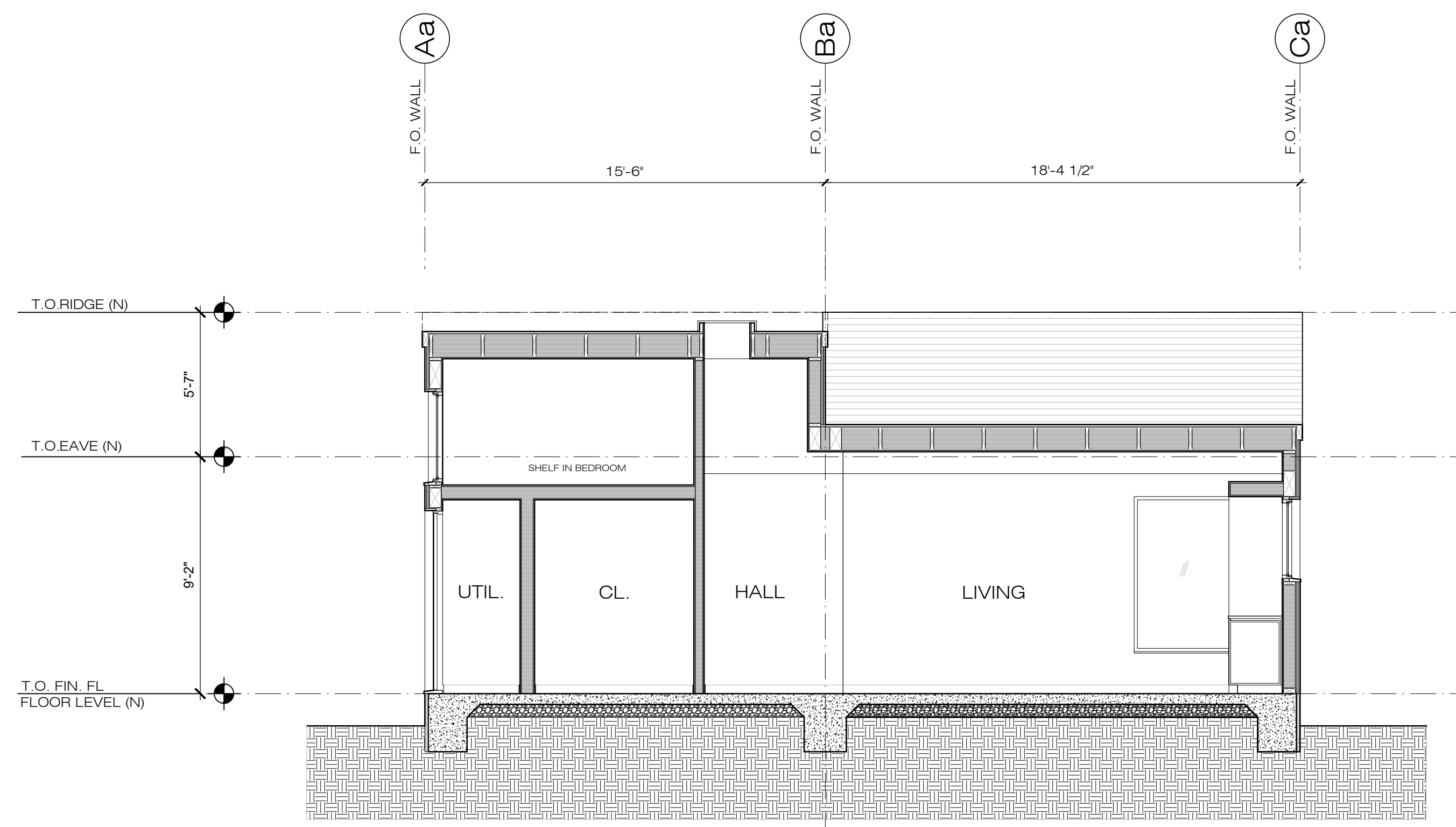
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1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE. FACE OF FRAMING IS FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE PLANS.
2. SEE STRUCTURAL DRAWINGS FOR MINIMUM SPECIFIED SIZES OF ALL FOUNDATION FOOTINGS AND CURBS, AND FOR SIZES OF ALL FRAMING ELEMENTS.
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PLAN SHEET NOTES
 N.T.S.

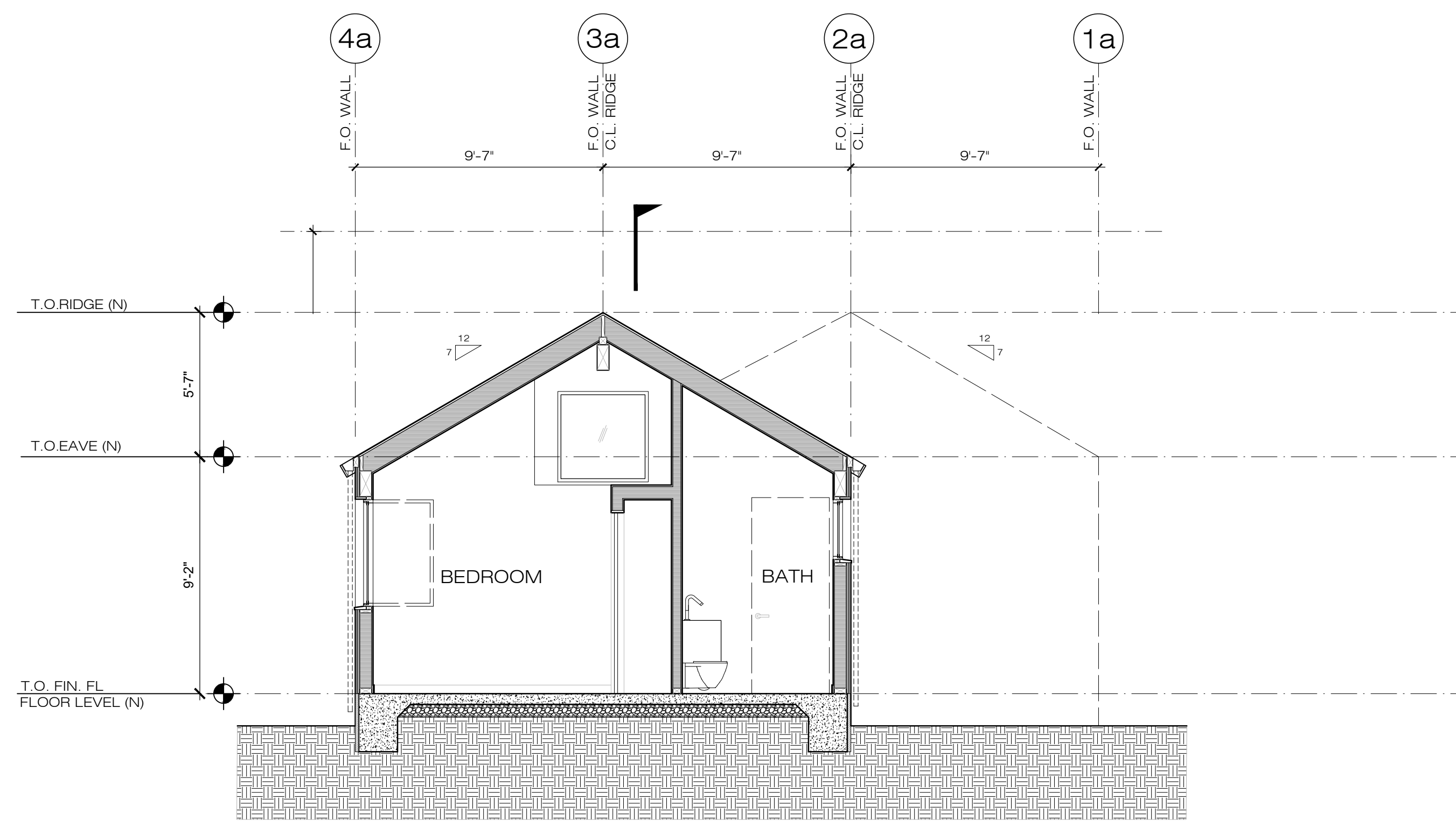
- (N) WALLS
- (E) WALLS TO REMAIN
- A1 PARTITION TYPE (SEE SCHEDULE)
- 102N DOOR TYPE (SEE SCHEDULE)
- 101 WINDOW TYPE (SEE SCHEDULE)
- 1 REVISION #
- BATH- ROOM NAME
- 222 ROOM NUMBER

PLAN LEGEND
 N.T.S.



PROPOSED ADU SECTION
 1/4" = 1' - 0"

2



PROPOSED ADU SECTION
 1/4" = 1' - 0"

1

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Consultants

Structural:

Energy:

Revisions & Submittals

#	REVISION

Drawn By _____ Checked By _____

Scale 1/4" = 1'-0" Project Number 2501

Date 5/6/26

Title _____

PROPOSED ADU SECTIONS

Sheet

A2.11

PRELIMINARY:
 NOT FOR CONSTRUCTION

433 NEAL STREET
 ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
 APN: 008-362-018-000

Stamp & Signature

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Consultants

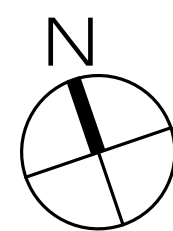
Structural:

Energy:

Revisions & Submittals



#	DESCRIPTION



Drawn By _____ Checked By _____

Scale 3/32" = 1'-0" Project Number 2501

Date 5/6/26

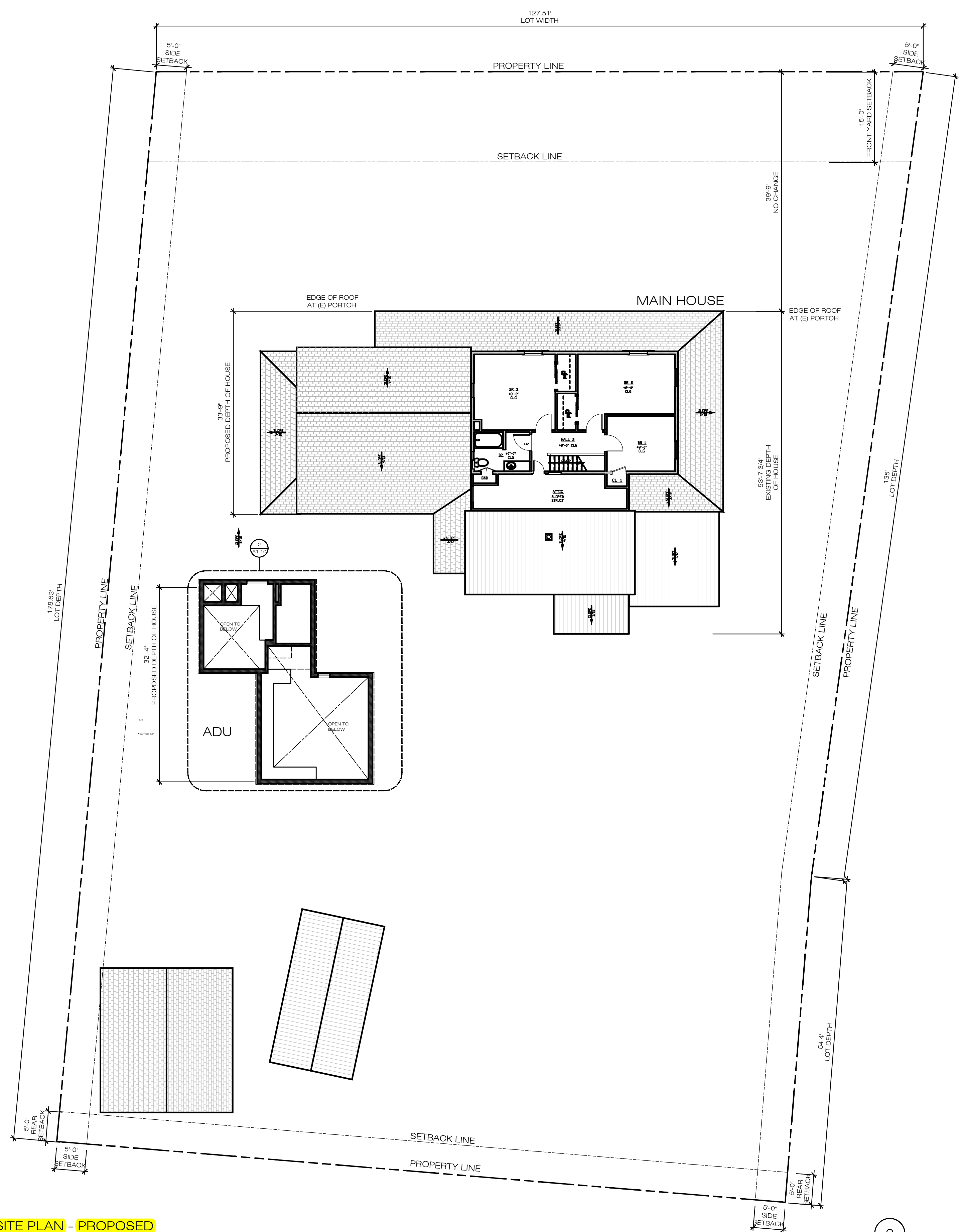
Title

EXISTING & PROPOSED SITE PLAN

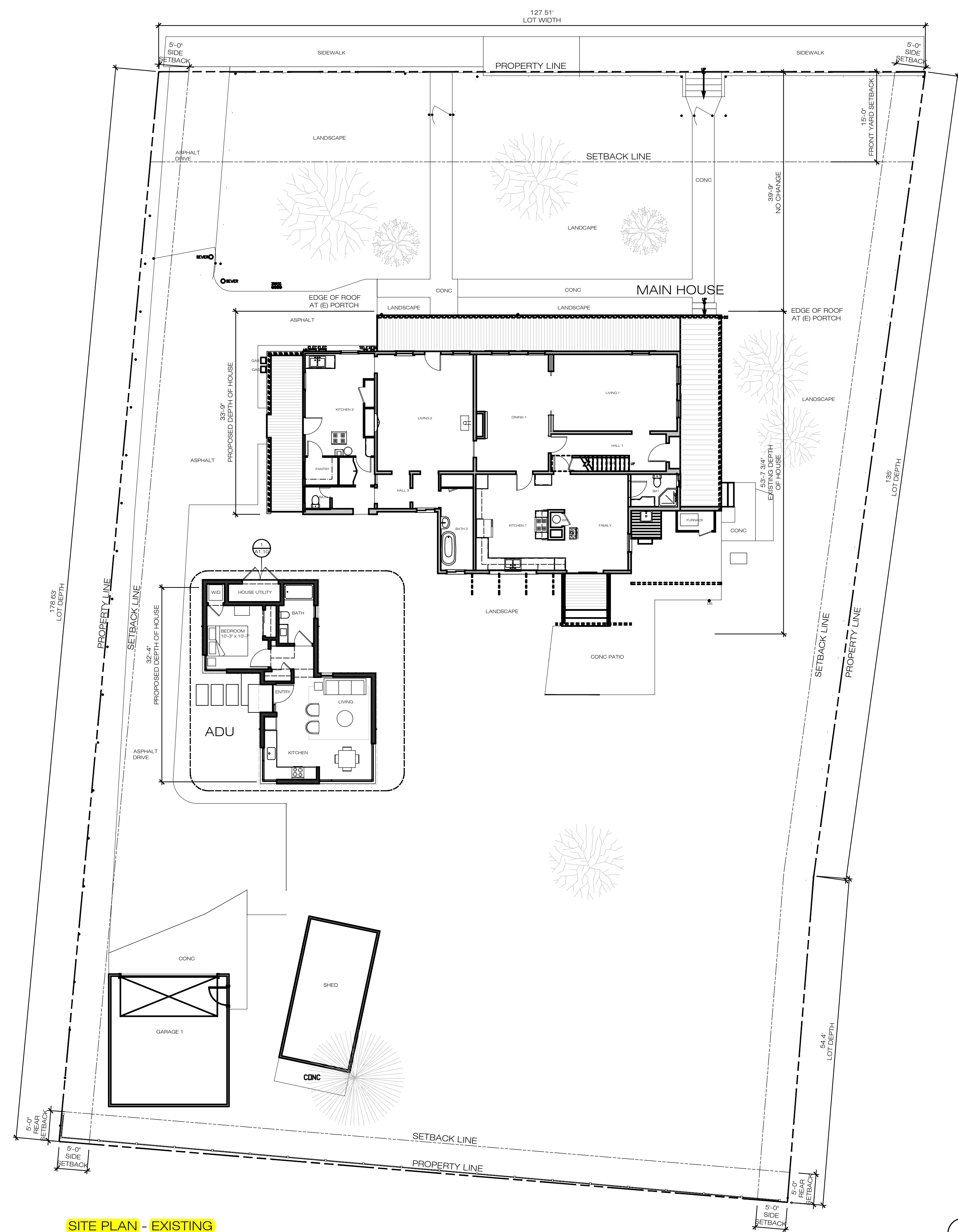
Sheet

A0.01

PRELIMINARY:
 NOT FOR CONSTRUCTION



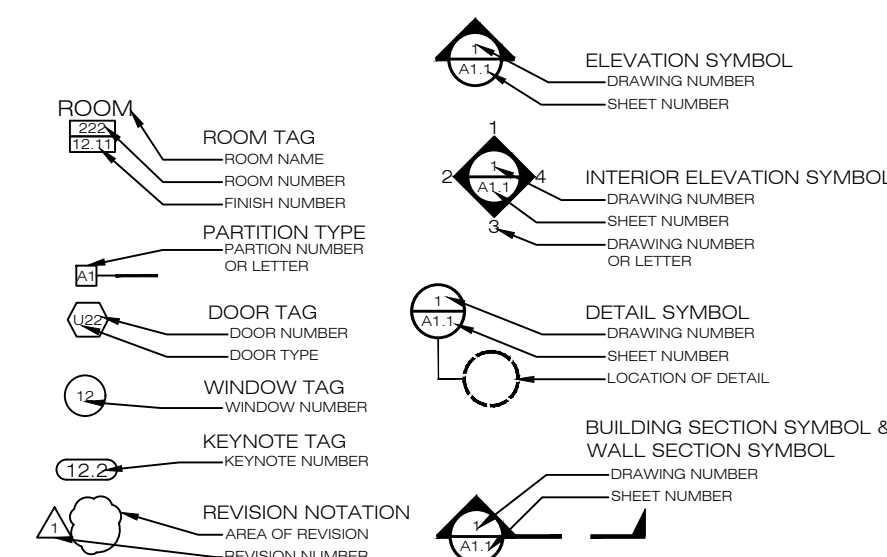
2



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ATTACHMENT 8

ACCU	ACOUSTICAL	INI	NEW
ADJ	ADJACENT, ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NO	NUMBER
ALUM	ALUMINUM	NOM	NOMINAL
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECTURAL	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BTWN	BETWEEN	OH	OPPOSITE HAND
BLKG	BLOCKING	OPNG	OPENING
BOT	BOTTOM	OPP	OPPOSITE
		O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CAB	CABINET	PL	PLATE
CEM	CEMENT	PLBG	PLUMBING
CL	CENTER LINE	PLYWD	PLYWOOD
CLG	CEILING	PR	PAIR
CLR	CLEAR	PREFAB	PREFABRICATED
COL	COLUMN	PRELIM	PRELIMINARY
CONC	CONCRETE	PTD	PAINTED
CONN	CONNECT	R	RISER, RELOCATE
CONSTR	CONSTRUCTION	RAD	RADIUS
CONT	CONTINUOUS	RCP	REFLECTED CEILING PLAN
CPT	CARPET	REF	REFERENCE
CT	CERAMIC TILE	REF PT	REFERENCE POINT
CTR	CENTER	REFR	REFRIGERATOR
CTSK	COUNTERSUNK	REG	REGISTER
		RENF	REINFORCEMENT
DBL	DOUBLE	REQD	REQUIRED
DET	DETAIL	REQMT	REQUIREMENT
DIA	DIAMETER	RESIL	RESILIENT
DIAG	DIAGONAL	RH	RIGHT HAND
DIM	DIMENSION	RM	ROOM
DN	DOWN	RO	ROUGH OPENING
DR	DOOR		
DWG	DRAWING		
DWR	DRAWER		
		SAD	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	SCHED	SCHEDULE
ELEC	ELECTRICAL	SD	SMOKE DETECTOR
EOS	EDGE OF SLAB	SECT	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQUIP	EQUIPMENT	SH	SHELF
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SHTG	SHEATHING
FB	FLAT BAR	SIM	SIMILAR
FIN	FINISH	SMD	SEE MECHANICAL DWGS.
FLR	FLOOR	SPD	SEE PLUMBING DWGS.
FLUOR	FLUORESCENT	SPEC	SPECIFICATIONS
FO_	FACE OF	SPKR	SPEAKER
	F-FINISH, S-STUD, C-CONCRETE, P-PLYWOOD	SPR	SPRINKLER
FTG	FOOTING	SQ	SQUARE
		SSD	SEE STRUCTURAL DWGS.
GA	GAGE	ST STL	STAINLESS STEEL
GALV	GALVANIZED	STD	STANDARD
GL	GLASS	STL	STEEL
GL BLK	GLASS BLOCK	STN	STONE
GND	GROUND	STRUCT	STRUCTURAL (DRAWINGS)
GSM	GALVANIZED SHEET METAL	SUSP	SUSPENDED
GWB	GYPSPUM WALLBOARD	SYMM	SYMMETRICAL
		T	TREAD
HDWD	HARDWOOD	TEL	TELEPHONE
HDWR	HARDWARE	THK	THICK
HGT	HEIGHT	TO	TOP OF
HM	HOLLOW METAL	TO	C-CURB, S-STEEL, W-WALL
HNDRL	HANDRAIL	TOL	TOLERANCE
HORIZ	HORIZONTAL	TYP	TYPICAL
ID	INSIDE DIAMETER	UNFIN	UNFINISHED
IF	INSIDE FACE	UNLN	UNLESS OTHERWISE NOTED
INT	INTERIOR	UTL	UTILITY
INSUL	INSULATION		
LAM	LAMINATE	VEST	VESTIBULE
LT	LIGHT	VIF	VERIFY IN FIELD
		WIN	WITHIN
MACH	MACHINE	W/O	WITHOUT
MATL	MATERIAL	W/D	WHERE OCCURS
MAX	MAXIMUM	W/C	WATER CLOSET
MECH	MECHANICAL	WD	WOOD
MEMB	MEMBRANE	WP	WATERPROOFING, WORKING PT.
MFR	MANUFACTURE	WT	WEIGHT, WOOD THRESHOLD
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTL	METAL		
MTD	MOUNTED		
MUL	MULLION		



ABBREVIATIONS & SYMBOLS

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GENERAL NOTES

3

- FOR ITEMS NOT NOTED ON PLOT PLAN SEE FLOOR PLANS
- DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
- ALL EXISTING BUILDING HEIGHTS WERE VERIFIED IN THE FIELD. ALL PROPOSED BUILDING HEIGHTS SHALL BE VERIFIED IN THE FIELD AGAINST PROPOSED AND EXISTING GRADES.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE COMPLIANCE OF ALL WORK INCLUDING FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.



PROJECT VIEW - view from street toward south-east

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PROJECT VIEW - view from south-west toward north-east

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PROJECT SUMMARY

PROJECT ADDRESS: 433 Neal St, Grass Valley
 ASSESSORS PARCEL NUMBER: 008-362-018-000
 ZONING DISTRICT: NG-2 GVcity
 MAX BUILDING HEIGHT: 2 STORIES, 30' MAX.
 EXISTING BUILDING HEIGHT: 2 STORIES, +/- 26'-0"
 PROPOSED BUILDING HEIGHT: 2 STORIES, +/- 26'-0"
 LOT SIZE: 0.52 ACRE
 # OF EXISTING DWELLINGS: 2 UNITS
 # OF PROPOSED DWELLINGS: 2 UNITS

CONSTRUCTION TYPE: TYPE - 5B WOOD FRAMED
 OCCUPANCY TYPE: R3

PROJECT DATA

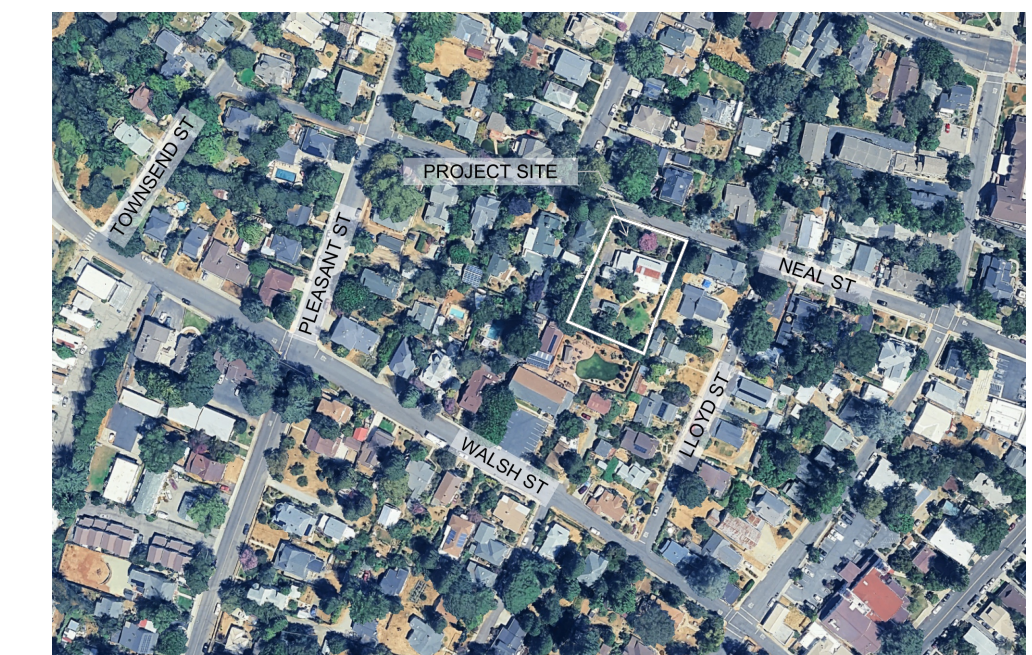
6

	FLOOR AREA		
	EXISTING PRIMARY STRUCTURE	PROPOSED PRIMARY STRUCTURE	PROPOSED ADU
1ST FLOOR	3,194 SQ.FT. ¹	1,698 SQ.FT. ¹	649 SQ.FT.
2ND FLOOR	863 SQ.FT. ²	863 SQ.FT. ² (NO CHANGE)	NA
TOTAL	2,326 SQFT	1,698 SQFT	649 SQ.FT.

- AREAS INCLUDES EXTERIOR PORCHES
- AREAS INCLUDE ADJACENT LOW HEADROOM ATTIC

PROJECT AREAS

2



VICINITY MAP

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GENERAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A0.00 TITLE SHEET, PROJECT DATA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ARCHITECTURAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A0.01 EXISTING & PROPOSED SITE PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1.01 FIRST & SECOND FLOOR DEMOLITION PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1.10 PROPOSED ADU FLOOR PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.10 PROPOSED ADU ELEVATIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.11 PROPOSED ADU BUILDING SECTIONS
TOTAL SHEETS: 6			

SHEET INDEX

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SUMMARY PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF A NEWLY CONSTRUCTED, DETACHED ACCESSORY DWELLING UNIT (ADU) AND INCLUDES THE PARTIAL DEMOLITION OF A PRIOR ADDITION TO THE ORIGINAL HOME AND REMOVAL OF A SECOND DWELLING TO MAKE SPACE FOR THE NEW ADU.

THE NEW ADU WILL BE A ONE-STORY 649 SQUARE FOOT, TYPE-5B CONSTRUCTION WOOD FRAMED STRUCTURE ON SLAB ON GRADE FOUNDATIONS.

PROJECT DESCRIPTION

1

433 NEAL STREET ACCESSORY DWELLING UNIT

GRASS VALLEY, CALIFORNIA
 APN: 008-362-018-000

Stamp & Signature

All drawings and written material appearing herein constitute the original and unpublished work of Kennery Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

Consultants

Structural:

Energy:

Revisions & Submittals



Drawn By _____ Checked By _____

Scale _____ Project Number 2501

Date 5/6/26

Title _____

COVER PAGE

Sheet

A0.00

PRELIMINARY:
 NOT FOR CONSTRUCTION



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0022
Location/APN: 433 Neal Street (APN: 008-362-018)
Applicant: Alan Lyons (Applicant) and Lyons Family Trust (Owner)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 7/28/26, with an effective date of 8/13/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of two years and shall expire on 7/28/28, 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, plans provided by the applicant, or as modified at time of hearing. 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. 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.

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.

PLANNING DIVISION

1. An inspection prior to building final inspection of the ADU building permit is required. The inspection is to ensure compliance with approved plans.

Exterior Modifications (Removal of a Portion of Primary Home/Replacement of Shared Wall, Removal of Detached Garage, Addition of New Detached ADU, and replacement Roof Material) – Minor Development Review (26PLN-0020)

FIRE

1. Prior Address sign numerals shall be installed. Numerals shall be a minimum 4" tall with ½" stroke, be clearly visible from the lane and contrast with the background. CFC §505.1
2. Smoke detectors are required within each bedroom, on the wall or ceiling immediately outside of each bedroom. CFC §907.2.11.2
3. Carbon monoxide detectors are required outside of each bedroom door. CFC §915.2.1

ENGINEERING DIVISION

1. Existing driveway must be replaced with a new driveway approach. An encroachment permit will be required for the installation of the new driveway, at time of ADU building permit review. Improved driveway is required to be completed prior to Final Inspection/Certificate of Occupancy issuance of new ADU.