



**Prepared by:** Lucy Rollins, Senior Planner

**DATA SUMMARY**

**Application Number:** 24PLN-08, 24PLN-09, 24PLN-10  
**Subject:** Use Permit applications for reductions in the covered parking requirement for multifamily residential  
**Location/APNs:** 210 Sutton Way / APN 035-412-004  
228 Sutton Way / APN 035-412-003  
265 Sutton Way / APN 035-412-025  
**Applicant:** Cascade Housing Association  
**Representatives:** Denni Ragsdale and Kristi Isham  
**Zoning/General Plan:** Multiple Family Residential (R-3) / Urban High Density (UHD)  
**Entitlement:** Use Permit  
**Environmental Status:** Common Sense Exemption (Section 15061(b)(3))

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**RECOMMENDATION:**

1. That the Planning Commission approve the Use Permit applications for the exception to the covered parking standard for multifamily residential at 210, 228, and 265 Sutton Way as presented, or as modified by the review authority, which includes the following:
  - a. Determine the proposed project at 210 Sutton Way (24PLN-08) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report;
  - b. Determine the proposed project at 265 Sutton Way (24PLN-09) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report;
  - c. Determine the proposed project at 228 Sutton Way (24PLN-10) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report;
  - d. Adopt Findings of Fact for approval of the Use Permits as presented in the May 21, 2024 Staff Report; and
  - e. Approve the Use Permits for the reduction to the covered parking requirements subject to the Conditions of Approval, attached to the Staff Report.

**BACKGROUND:**

The Planning Commission heard the Use Permit proposals for 24PLN-08, -09, and -10 at their regular meeting held on May 21, 2024. The Commission continued the hearing to their regular meeting on June 18, 2024 and asked the applicant to research the feasibility of alternative carport styles, such as solar carports that may provide subsidies for energy production to reduce the installation cost.

### **PROJECT PROPOSAL:**

The Use Permit applications are for an exception to the covered parking requirement for multifamily housing established in Section 17.36.040, Table 3-3 of the Grass Valley Municipal Code, seeking to allow all parking at 210, 228, and 265 Sutton Way apartment complexes to be uncovered. The full proposal description and analysis is available in the Staff Report for the May 21, 2024 Planning Commission hearing.

In response to the Planning Commission's request to research carport alternatives, the applicant has provided the following additional information:

- Updated operating cost details through April 2024 for each of the complexes (Attachment 2).
- Overview of meetings with Redwood Energy, GRID Alternatives, and Sierra Business Council / Sierra Nevada Energy Watch (SNEW), and Cal Solar. Feedback included the following:
  - Redwood Energy informed the applicant of the Solar on Multifamily Affordable Housing (SOMAH) program, which offers incentives for qualifying projects in PG&E territories
  - Redwood Energy also informed the applicant of Power Purchase Agreements (PPA's) that work with third party investors to help finance solar installations.
  - GRID Alternatives provided an overview of the SOMAH program including qualifying criteria, timelines, and requirements to pay prevailing wage. A cost analysis for installation is underway.
  - Sierra Business Council informed the applicant that residential projects are not eligible for SNEW assistance.
  - Cal Solar explained that PPA investors typically require additional solar infrastructure, beyond the carport installations, requirements for prevailing wage would apply, and the PPA requires an additional lien and easement on the properties.

A full description of the information received is included in Attachment 3. The applicant stated that, while formal estimates are still underway, the anticipated cost of solar carports, based on the information gathered, will exceed the quote received by Element 26 (Attachment 8) to replace the carports like-for-like, thus rendering solar carports infeasible as an option to provide covered parking.

Staff has requested that the applicant bring additional details to address the Commission's request to the hearing on June 18, 2024.

### **ATTACHMENTS:**

1. Recommended Conditions of Approval
2. Description of Research Results

3. Updated Operating Cost Details
4. May 21, 2024 Staff Report
5. Universal Applications
6. Use Permit Applications
7. Carport Failures
8. Element 26 Construction Proposal (like-for-like)
9. Insurance Claims
10. Demolition Invoices
11. Site Plans
12. CalHFA Regulatory Agreement
13. CTCAC Regulatory Agreement