



PROJECT SUMMARY

Application Number: 25PLN-0046

Subject: 1849 Brewing Company Expansion and Special Events

Applicant: Kevin Krikorian, 1849 Brewing Company (Owner)
Kareem Assab (Representative).

Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003), is located on roughly 0.38± miles southeast of the Brunswick Road/Highway 49 interchange, within the Brunswick community within Grass Valley. Roughly 260-feet north of the location is the Glenbrook shopping plaza.

Current Zoning/General Plan: Central Business District (C-2) / Commercial (C)

Entitlements: Major Use Permit

Environmental Status: Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions:
 - a. Determine the Major Use Permit project Categorical Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact, 1 through 7, for approval of the project/ Major Use Permit as presented in the Staff Report; and,

- c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Central Business District (C-2). The Grass Valley 2020 General Plan identifies the site as Commercial (C). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. In 2017, a Use Permit application entailing a brewpub, distillery for manufacturing of beer, restaurant with food and spirits, including outdoor seating area was approved.

The project parcel is 1.37-acres in size. The subject property is currently developed with an existing parking lot and building that serves multiple tenants; 1849 Brewing Company and The Union Newspaper. The Union has downsized their tenant space and 1849 Brewing Co. has bought the now unused portion of the building. It is within the now vacant space that the expansion of 1849 will be within. Currently, the 1849 Brewing Company establishment is comprised of a 5,869 square-foot (SF) building, within the existing 19,416 square-feet in size building (Site Plan - Attachment 4). The existing 1849 restaurant is comprised of a commercial kitchen (285 SF), a bar area (270 SF), two inside dining areas (1,450 SF), a pool/billiards room (5,625 SF), and an existing stage area for musical performances (Floor Plan - Attachment 7). Also included in the existing restaurant is a brewing/equipment area (1,381SF), storage areas, additional equipment areas, restrooms, and two outdoor restaurant areas (487 SF total). The building does have a second story, in the upstairs area there is an office and storage space for grain storage. 1849 Brewing Company is a restaurant that specializes in wood-fired pizzas and craft/artisanal beers. Patrons that visit the restaurant have the option to sit out/indoors, play pool/billiards, and watch local musicians play live music.

A total of 51-vehicle parking spaces are existing on site in conjunction with the building and existing uses. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. Primary access to the site is via commercial driveway encroachment, which connects to Sutton Way; a two-lane local collector roadway maintained by the City, which runs along the eastern border of the property. A collector road is defined as a street serving an industrial/commercial subdivision. Secondary access to the site is via commercial driveway encroachment, which connects to Olympia Park Circle; a two-lane local roadway maintained by the City, which runs along the northwestern border of the property. A local road is a roadway that serves a specific group of properties, Olympia Park Circle primarily serves the residential area that is described in the "Surrounding Land Uses" subsection. Olympia Park Circle stems from Sutton Way (which stems from Brunswick Road) and runs west into a small round-about that is mainly utilized by customers of nearby retail services and residents of residential areas, located roughly 0.20± miles from the site. Glenbrook Shopping Center is located roughly 260-feet north of the site. General traffic exiting the immediate area use Sutton Way to reach Idaho Maryland Road (south) or to reach Brunswick Road (northeast) and connect to the nearby CalTrans maintained State Highway 49/Highway 20 interchange to head north or south.

Immediate neighbors to the project property are described below. Residential neighborhoods, located 500± to the south and southwest, include Brunswick Village Assisted Living, Nevada Woods Apartments, Olympia Garden Apartments, and Olympia Glade Mobile Home Park.

Surrounding Land Uses:

- North: Located across Olympia Park Circle roadway, north of the project parcel is Glenbrook Shopping Center. The large shopping center is comprised of multiple parcels, equating to over 12-acres of land. Retail services within the center include: Staples, Grocery Outlet, Benjamin Franklin Crafts, and a variety of eateries.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- South: Directly adjacent is a 1.49-acre developed property with a commercial building with multiple service providing tenants; Old Republic Title, insurance services, and hair salon.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- East: Located across Olympia Park Circle roadway, is a 1.01-acre in size undeveloped parcel and is currently vacant.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Located across Sutton Way roadway, a 0.85-acre developed property with a commercial building with multiple, large in size, service providing tenants; dental office and church.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

In February 2017, the Planning Commission approved a Use Permit (16PLN-0047) to operate a brewpub with a 5,000± square feet brewery/restaurant that included an outdoor seating area. On October 20, 2020, the Planning Commission considered a Use Permit Amendment that detailed a request to extend the hours of operation of 1849 Brewing Company. Given the extensive Grass Valley Police Department response calls to the restaurant and interactions with restaurant clientele, the Planning Commission also contemplated a Use Permit Revocation Hearing. The Planning Commission ultimately approved the Use Permit Amendment and expanded the hours of operation on Friday and Saturday from 6 a.m. to 10:00 p.m. and Sunday through Thursday 6 a.m. to 9 p.m. The Planning Commission also directed staff to report back regarding the status of the business and any continued violations. On October 30, 2020, the California Department of Alcoholic Beverage Control (ABC) posted a Notice of Suspension for operating a “Disorderly Premises”. Alcohol sales were immediately prohibited for 45 days. Following ABC’s Notice of Suspension, the business owner restructured its ownership and hired new management. In December 2021, the Planning Commission considered an additional Use Permit Amendment to extend the hours of operation from 6 a.m. to 2 a.m., seven days per week with last call served at 12 a.m. In consultation with the Grass Valley Police Department, the Planning Commission considered the business owner’s exemplary job of managing the establishment in comparison to previous years and approved the amendment.

Currently, ownership of 1849 Brewing Company has changed hands. In 2025, the business owner of 1849 Brewing Co. discussed future plans of the expansion, with the inclusion of special events, with the Planning Division. The Planning Division provided details for the appropriate entitlement pathway and a preliminary overview of required development standards. Grass Valley Police Department was included on project routing for review and comment, none were received.

PROJECT PROPOSAL

The project consists of a Major Use Permit application that details a request to expand the existing 1849 Brewing Company restaurant, to include the addition of interior space and supporting restaurant amenities that support the establishment. The proposed expansion includes the addition of square-footage to include a new bar/tavern area, a private dining/banquet room, and an indoor stage. The expansion area is intended to accommodate reservation-based private gatherings that are accessory to the primary use of the restaurant. Examples of such gatherings include reception-style dinners, birthdays, retirement celebrations, and similar private or corporate events. The applicant proposes to host a minimum of two and a maximum of four private events per month, with anticipated attendance ranging from approximately 50 to 100 persons per event. All events would be managed as part of the restaurant's normal operations and would not constitute a standalone event venue or event center. Reservations are dependent upon public demand.

The expansion proposes the following new areas: bar/tavern (1,269 SF), banquet room ("entertainment facilities") (1,508 SF), indoor stage (507 SF), storage (1,127 SF), and restrooms. The project also includes the removal of a majority of the existing second-story floor area located above the banquet room. This modification will create an overhead open space to provide increased ceiling height, with a mezzanine area that is for limited storage. The expansion area requires construction improvement of the new space to meet applicable Building Code requirements and California Fire Code requirements. Examples of requirements include 1-2 hour firewalls, two points of exit, fire sprinklers, audible/visual emergency alerting system, and smoke/heat/carbon dioxide detectors.

Access: Access to the site is via two commercial driveway encroachments. The primary access point connects to Sutton Way, a collector road. The secondary access point to 1849 Brewing Company is connected to Olympia Park Circle. Existing roadways and driveways exist and have been constructed to required commercial standards, both of which are in good condition, and have been deemed fit to be used for the proposed use by the Engineering Division during application review. The listed roadways lead to traffic signals at Brunswick Road/Sutton Way, signal lights area actuated and not on a timed cycle. Meaning, vehicles self-regulate; vehicles in a long car-queue will phase into/out of the roadways longer.

There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic that would warrant the

need for any road/traffic improvements. The existing driveways lead into the interior of the project site, the interior of the site facilitates driving aisles appropriate for a fire engine to navigate in and out of the site. The site is partially served by existing pedestrian access via sidewalk, solely located along the northeastern boundary of the property. No sidewalks exist along the northern or western property boundary; the site was annexed into the City of Grass Valley jurisdiction from Nevada County. No information is on file as to why no sidewalks were required on this site at initial time of development.

Parking: A total of 51-vehicle parking spaces are existing on site in conjunction with the building. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. The existing restaurant requires a total of (32) parking spaces, based on square-footage and use of areas. A total of (14) new parking spaces are required. As part of the project application, The Union Newspaper tenant provided an authorization agreement that stated (6) of the parking spaces, used by the publishing tenant, may be used by 1849 Brewing Company outside of the publishing tenant's business hours (9 a.m. – 3 p.m., Monday through Friday). Planning Division review of the agreement and clear depiction of 1849 Brewing Co. events falling outside of The Union business hours, existing parking onsite has been deemed adequate to meet the needs of new parking for the proposed expansion. Appropriate Conditions of Approval have been added to the project to cover any potential loss of parking spaces in the future. Parking requirements for the expansion areas are required, as detailed below, per Table 3-3, [Section 17.36.050 – Number of Parking Spaces Required](#). Calculated amounts that result in less than one half are required to be rounded down to a whole number.

- Bar/tavern (1,269 SF): Requires (1) space per 200 SF, classified as “Bar/tavern” land use.
 - (8) parking spaces required.
- Banquet room (“entertainment facilities”) (1,508 SF): Requires 1 space 200 SF, classified as “conference/convention and sports entertainment facilities”.
 - (6) parking spaces required.

Landscape and Lighting: Landscape surrounding the project site exists. The sole new area to receive new landscape is in conjunction with the new pedestrian ramp that leads to the building's rear emergency exit. A landscape plan (Attachment 8) has been provided, the new landscape area will be designed to match what is existing along the rear of the building. The landscape proposal includes the addition of one Pineapple-Guava (*Acca sellowiana*), a hardy shrub that are moderate water use plants for the first one to two years, before becoming a very drought tolerant plant. No trees are proposed to be removed as part of this project. Two new exterior lighting fixtures are proposed along the north facing (rear) wall of the building. Light fixtures are required to be shielded and directed downward to minimize light pollution. No new lights are required to be added to the existing parking lot.

Utilities: The City of Grass Valley currently provides water/wastewater services and fire water through extensions of water mains. Electricity provider will be PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed expansion, inclusion of special events, and demonstration of required development standards, will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. This designation may be found in a variety of locations, to include the Downtown Central Business District, shopping centers, local/neighborhood locations, highway-oriented locations, or in concentrations along major streets. Commercial (C) relates to the zoning classifications: Business (C-1), Central Business (C-2), Downtown Central Business (C-2-A), and Heavy Commercial (C-3).

The project parcel is zoned as Central Business District (C-2) zone. The intent of the C-2 designation is intended to accommodate and maintain auto-oriented development. The C-2 designation is assigned to commercial areas of the City that do not fall within the Traditional Community development zones. In the C-2 zone, a bar/tavern is allowed with a Major Use Permit. Restaurants are allowed in the C-2 zone by zoning right (no land use entitlement required). The expansion of the proposed new bar area requires approval of a Major Use Permit. The introduction of special events, categorized as a land use category of "Conference/Convention Facility" (Table 2-10, Section 17.24.030 – Commercial and Industrial Land Uses and Permit Requirements) requires a Major Use Permit approval, to allow for event hosting. The land use category of Conference/Convention Facility is defined as: "one or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.). The land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. This land use is defined as: "A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage." The second listed land use category of *Meeting Facility (public or private)* also requires approval of a Major Use Permit. The Grass Valley Municipal Code does not specifically call out this exact proposed use, which can be described as special event dining space or a private event space land use term or similar, as the expansion is intended to be an accessory use to the restaurant. The two Municipal Code land use definitions above have been considered as options due to the similarity in intent and use of both the definitions and proposal. The project is not categorized as a Limited Term Permit, as this option allows for a maximum of five-events annually. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). The project is consistent with the applicable general plan designation, in that the proposal aligns with the intent of the general plan designation, as well as applicable zoning designation and

regulations. The zoning designation allows for the proposal with approval of a Major Use Permit.

The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
 - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
 - Land Use Objective (2-LUO): Avoidance of future adverse environmental, public facilities and services impacts.
 - Consistency: The project supports the utilization of land already zoned for intended purposes, the commercial expansion is within a commercial zone, and within an existing commercial building. The expansion is able to be supported through existing infrastructure capacity for parking vehicular circulation, public services (fire/police), and utilities.

- Circulation Goal (3-CG): Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
 - Circulation Objective (8-CO): Routing of through-traffic around neighborhoods to collector streets.
 - Consistency: Sutton Way is classified as a collector and Olympia Circle is a local street. Traffic from the establishment will use the existing collector street that exists within a commercial district and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads.

- Community Design Goal (4-CDG): Create, maintain, and enhance civic places.
 - Community Design Objective (16-CDO): Creation of special places for social interaction.
 - Consistency: The goal is about public life and where community members can gather and interact. A special place for social gatherings include shared public/private gathering areas; the existing cornerstone restaurant and proposed private event space, offers both. The project reinforces an option for where community members may gather for special events.

- Safety Goal (1-SG): Reduce the potential risk of death, injury, property damage, and economic and social dislocation resulting from hazards.
 - Safety Objective (1-SO): Assurance of a high level of protection from geologic and seismic hazards for all residents, structures and vital services.
 - Consistency: The project will require the issuance of a building permit and will be designed and constructed in compliance with applicable California Building

Code, California Fire Code, and other adopted state and local safety standards in effect at the time of permit submittal. Fire sprinklers, multiple points of emergency exits, and construction with fire walls are examples of some safety features that will be required with expansion plans.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 32 Categorical Exemption details projects as in-fill development meeting these conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
 - Consistency: The property is zoned as Central Business District zone (C-2), the proposed special event private space, is categorized as a land use category of “*Conference/Convention Facility*”, per [Chapter 17.24 – Commercial and Industrial Zones](#), Table 2-10 (Commercial Land Uses and Permit Requirements). Similarly, the land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. The special event private space is permitted in the zone with approval of a Major Use Permit for both defined Municipal Code land use options. The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project is consistent with the applicable General Plan land use designation and policies, as analyzed above, and complies with the applicable zoning designation and development regulations.
- b. The proposed development occurs within City limits on a project site of no more than five-acres substantially surrounded by urban uses.
 - Consistency: The proposed project occurs within City limits on a site that 1.37-acres in size, the site falls within a commercial corridor and is substantially surrounded by urban uses, as described in the *Surrounding Land Uses* subsection in this staff report.
- c. The project site has no value as habitat for endangered, rare or threatened species.
 - The project site is a completely developed commercial site within an existing commercial corridor, surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used by residents. Natural areas on/off site are man-made landscape areas that are maintained with machinery one to two weeks a month.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - Consistency: The proposed project would not result in significant traffic impacts. The project involves the expansion of an existing restaurant within an established commercial corridor and does not introduce a new traffic-generating land use. The proposed private dining and banquet space is intended for reservation-based

events that occur on a limited basis and would primarily take place during evening or weekend hours, outside of typical weekday peak travel periods.

The project site is served by existing public roadways, including Sutton Way, a designated collector roadway that provides direct access to regional routes such as State Highway 49/20. Traffic associated with the project would be accommodated by the existing circulation network, which is designed to serve commercial uses and higher traffic volumes. Existing road infrastructure is suitable to accommodate anticipated volume of project generated traffic, based on collector roadways and direction to a major highway interchange. No new driveways, roadway modifications, or changes to site access are proposed, nor required by the Engineering Division. Project traffic would not be routed through residential neighborhoods and will not cause adverse impacts to established neighborhoods.

Pursuant to the "Senate Bill 743 Vehicle Miles Traveled (VMT) Implementation" report prepared by Fehr and Peers dated July 6, 2020 under contract with the City at the time via the Nevada County Transportation Commission, and their recommendation that local service retail/restaurant uses less than 50,000 square feet have a less than significant impact on VMT for the City, this project has been determined to have a less than significant traffic impact pursuant to CEQA guidelines.

Noise generated from the project will be kept within building walls. Future construction is anticipated to provide additional sound proofing. Future construction will be designed to current building code design standards; sound proofing design will be of most current techniques. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). Noise associated with vehicular traffic in/out of the site is typical to the existing use and surrounding commercial uses.

Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Construction-related emissions would be temporary and subject to compliance with applicable dust control and emission reduction measures required by the City and applicable air quality regulations. Operational emissions would be minimal and comparable to existing restaurant operations and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the site footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All development would comply with applicable stormwater and water quality

requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

- e. The site can be adequately served by all required utilities and public services.
 - Consistency: The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated.

Class 1, Categorical Exemption (Section 15301.e.2, Existing Facilities) also applies to the project. This exemption provides the consideration of projects that are “Additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square-feet if: the projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.”.

Additionally, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2, Exceptions, apply to the project. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

FINDINGS

The proposed project meets the required findings of [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (3 – 6), to include listed standard findings.

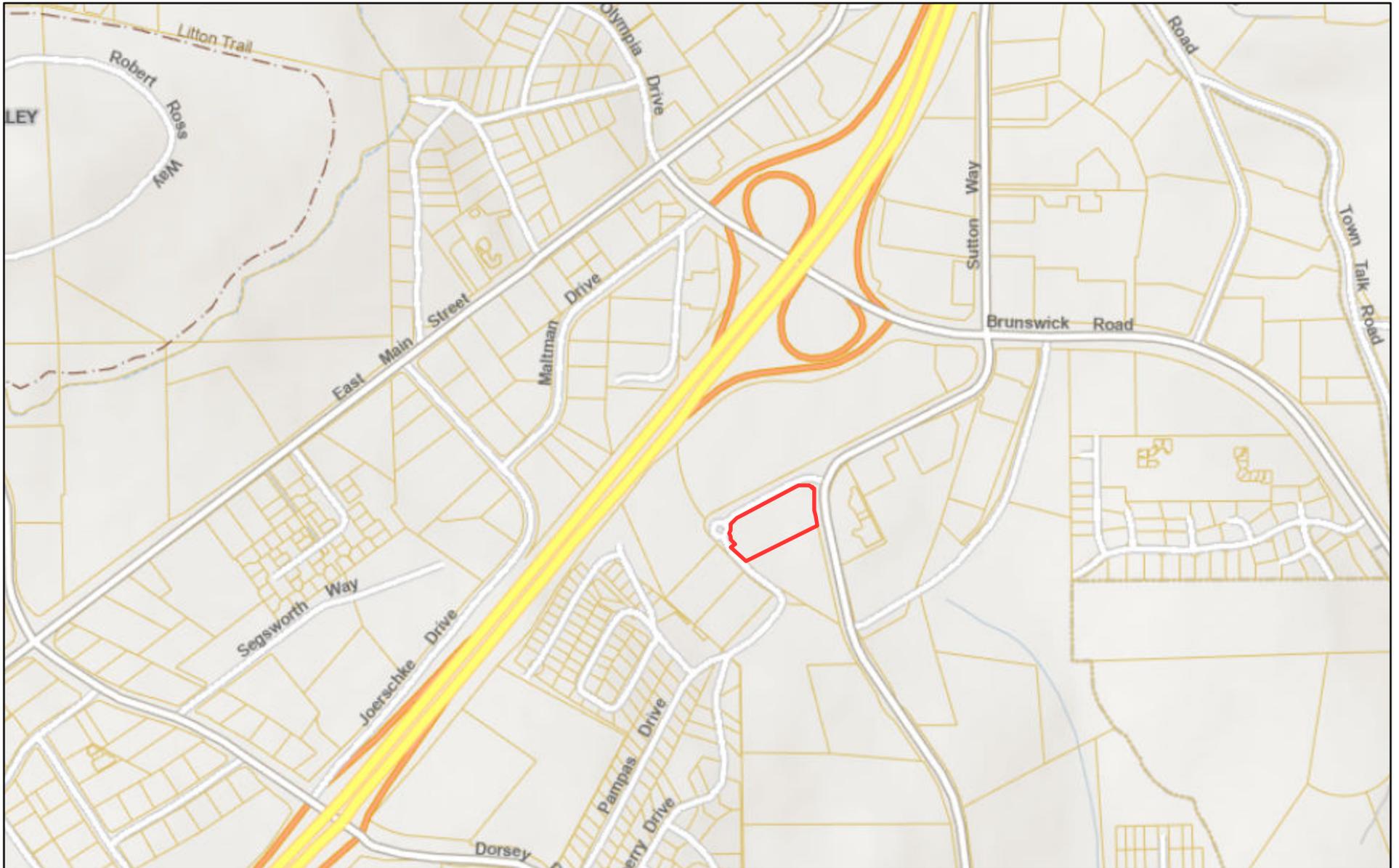
1. The Major Use Permit application (25PLN-0046) was received by the City on November 10, 2025.
2. The Grass Valley Development Review Committee reviewed the Variance application (25PLN-0036) at their regular meeting on January 27, 2026.
3. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements. The project site does not fall within a specific plan.
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 design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
6. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure 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.
7. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 32, Categorical Exemption (Section 15332, In-Fill Development Projects) and the Class 1, Categorical Exemption (Section 15301.e.2, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

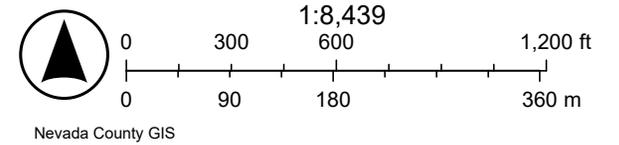
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Site Plan
5. Existing Floor Plan – Expansion Area
6. Proposed Floor Plan – Expansion Area
7. Proposed Floor Plan – Entire Building
8. Landscape Plan
9. Draft Conditions of Approval

1849 Project Site



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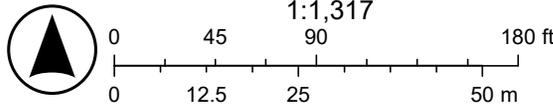


Nevada County GIS

1849 Project Site



1/21/2026, 10:33:07 AM



CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit \$780.00
- Zoning Interpretation \$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$2,030.00
- Major Development Review – over 10,000 sq. ft. \$3,685.00
- Conceptual Review - Minor \$500.00
- Conceptual Review – Major \$875.00
- Plan Revisions – Staff Review \$350.00
- Plan Revisions – DRC / PC Review \$930.00
- Extensions of Time – Staff Review \$315.00
- Extensions of Time – DRC / PC Review \$680.00

Entitlements

- Annexation \$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,260.00
- Planned Unit Development \$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,450.00
- Zoning Map Amendment \$5,600.00
- Easements (covenants & releases) \$1,850.00

Environmental

- Environmental Review – Initial Study \$1,900.00
- Environmental Review – EIR Preparation Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination \$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$350.00
- Major – Master Sign Programs \$1,450.00
- Exception to Sign Ordinance \$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots) \$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots) \$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots) \$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more) \$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff) \$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage \$850.00
- Tentative Map Extensions \$1,170.00
- Tentative Map - Lot Line Adjustments/Merger \$1,350.00

Use Permits

- Minor Use Permit - Staff Review \$580.00
- Major Use Permit - Planning Commission Review \$3,400.00

Variances

- Minor Variance - Staff Review \$562.00
- Major Variance - Planning Commission Review \$2,200.00

Application	Fee
Total*:	\$ 3400.00

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

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 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 1st** 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.

Applicant/Representative	Property Owner
Name: <u>KAREEM ASSAB</u>	Name: <u>Kevin Krikorian</u>
Address: <u>16138 ANNIE DR GRASS VALLEY</u>	Address: <u>468 Sutton Wy</u>
<u>CA. 95949</u>	<u>Grass Valley CA 95945</u>
Phone: <u>(707) 696-7912</u>	Phone: <u>(530) 559-9532</u>
E-mail: <u>TIKACO@ATT.NET</u>	E-mail: <u>1849BrewingCo@gmail.com</u>

Architect / DESIGNER	Engineer
Name: <u>KAREEM ASSAB</u>	Name:
Address: <u>16138 ANNIE DR. GRASS VALLEY</u>	Address:
<u>CA. 95949</u>	
Phone: <u>(707) 696-7912</u>	Phone: ()
E-mail: <u>TIKACO@ATT.NET</u>	E-mail:

1. Project Information

- a. Project Name 1849 Brewing Events
- b. Project Address ⁴⁶⁴ ~~468~~ Sutton Wy Grass Valley CA 95945
- c. Assessor's Parcel No(s) 35-480-03
(include APN page(s))
- d. Lot Size 1.37 ACRES

2. Project Description

PLEASE! SEE PROJECT DESCRIPTION LETTER.

3. General Plan Land Use: COMMERCIAL

4. Zoning District: _____

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

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.

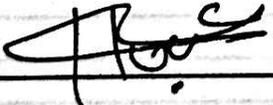
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with 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 15th 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: 

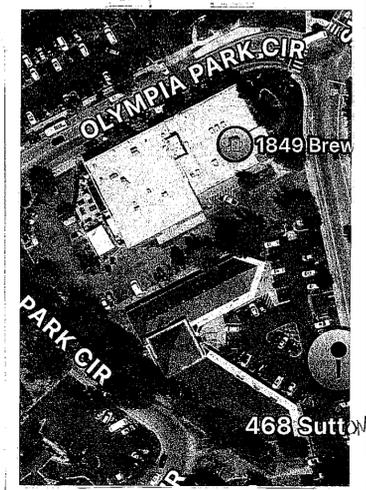
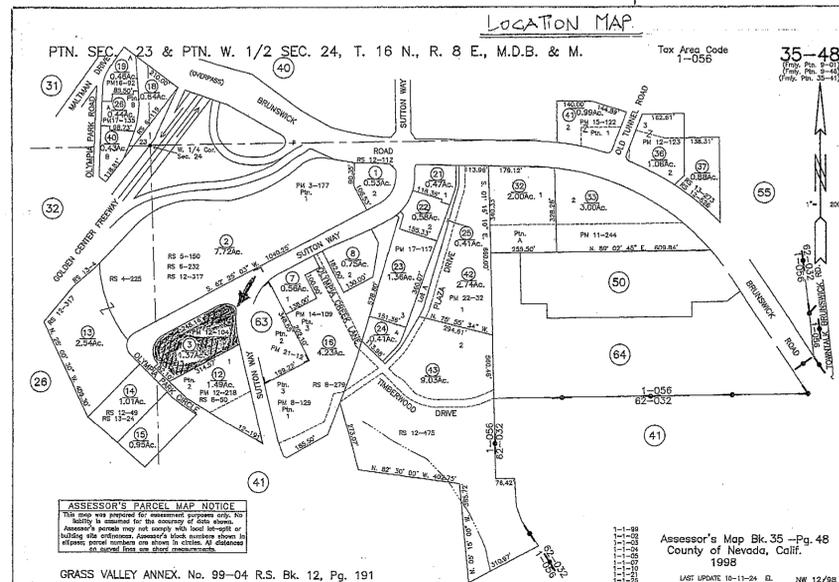
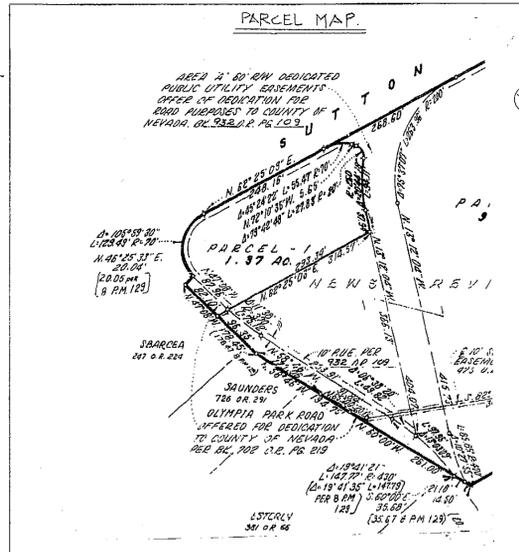
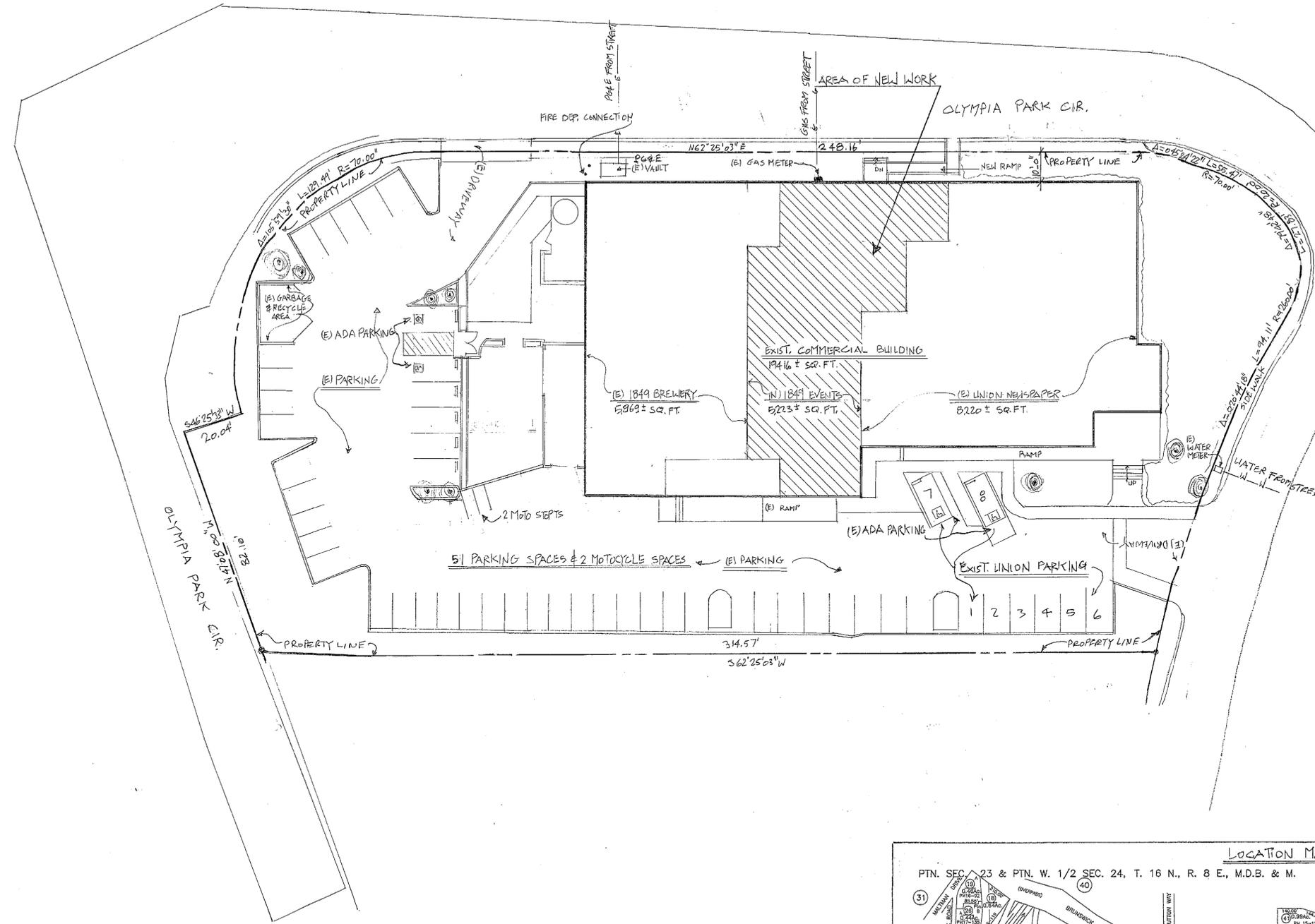
***Property owner must provide a consent letter allowing representative to sign on their behalf.**

Applicant Signature: 

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

PROJECT DATA SUMMARY TABLE	
- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	5,969 [±] SQ. FT.
- NEW 1849 EVENTS	5,223 [±] SQ. FT.
- EXIST. UNION NEWSPAPER	8,220 [±] SQ. FT.
- TOTAL	19,412 [±] SQ. FT.

DESCRIPTION OF WORK	
-	CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
-	NEW BAR
-	NEW BATHROOMS
-	NEW STAGE



SITE PLAN

1/20" = 1'-0"

ASSessor's PARCEL MAP NOTICE
This map was prepared for assessment purposes only, to identify the location of the corners of the lots shown. Assessor's notices may not comply with local laws or building codes. Assessor's maps are not shown in relation to other maps or shown in relation to other maps.

Assessor's Map Bl. 35 -Pg. 48
County of Nevada, Calif.
1998
LAST UPDATE 10-11-24 EL NW 12/98

GRASS VALLEY ANNEX, No. 99-04 R.S. Bk. 12, Pg. 191

REVISIONS	BY

KAREEM ASSAB DESIGN
(707)-896-7912
EMAIL: tikaco@att.net

SITE PLAN

1849 BREWING COMPANY EVENTS

APN# 35-480-03-000
468 SUTTON WAY
GRASS VALLEY, CA 95945

Date	10/29/2025
Scale	1/20" = 1'-0"
Drawn	K-A
Job	
Sheet	1
Of	Sheets

REVISIONS	BY

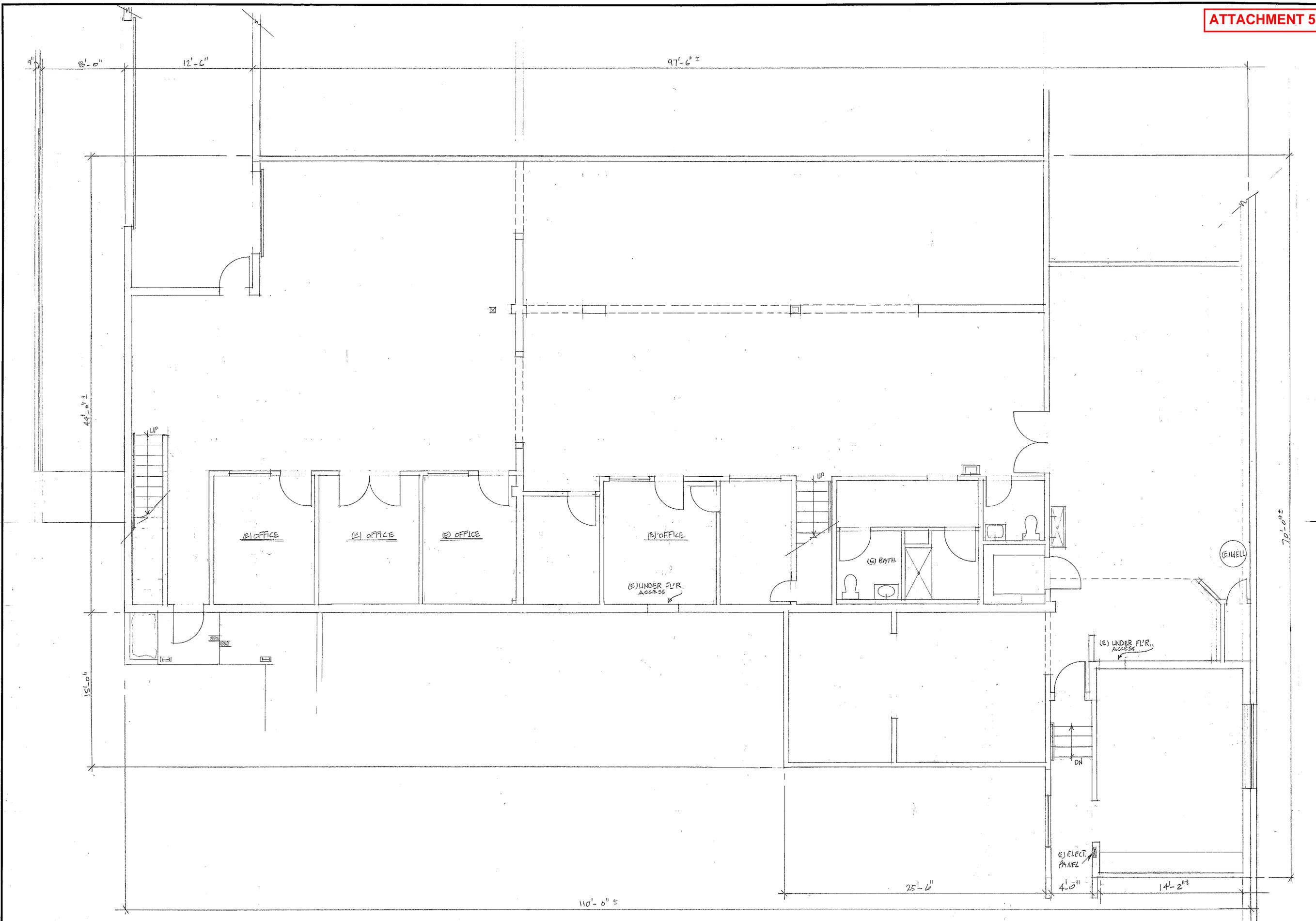
KAREEM ASSAB DESIGN
 (707) 886-7812
 EMAIL: tikaco@att.net

EXISTING FLOOR PLAN

1849 BREWING COMPANY EVENTS

APN#: 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date	10/29/2025
Scale	1/4" = 1'-0"
Drawn	K-A
Job	
Sheet	4
Of	Sheets

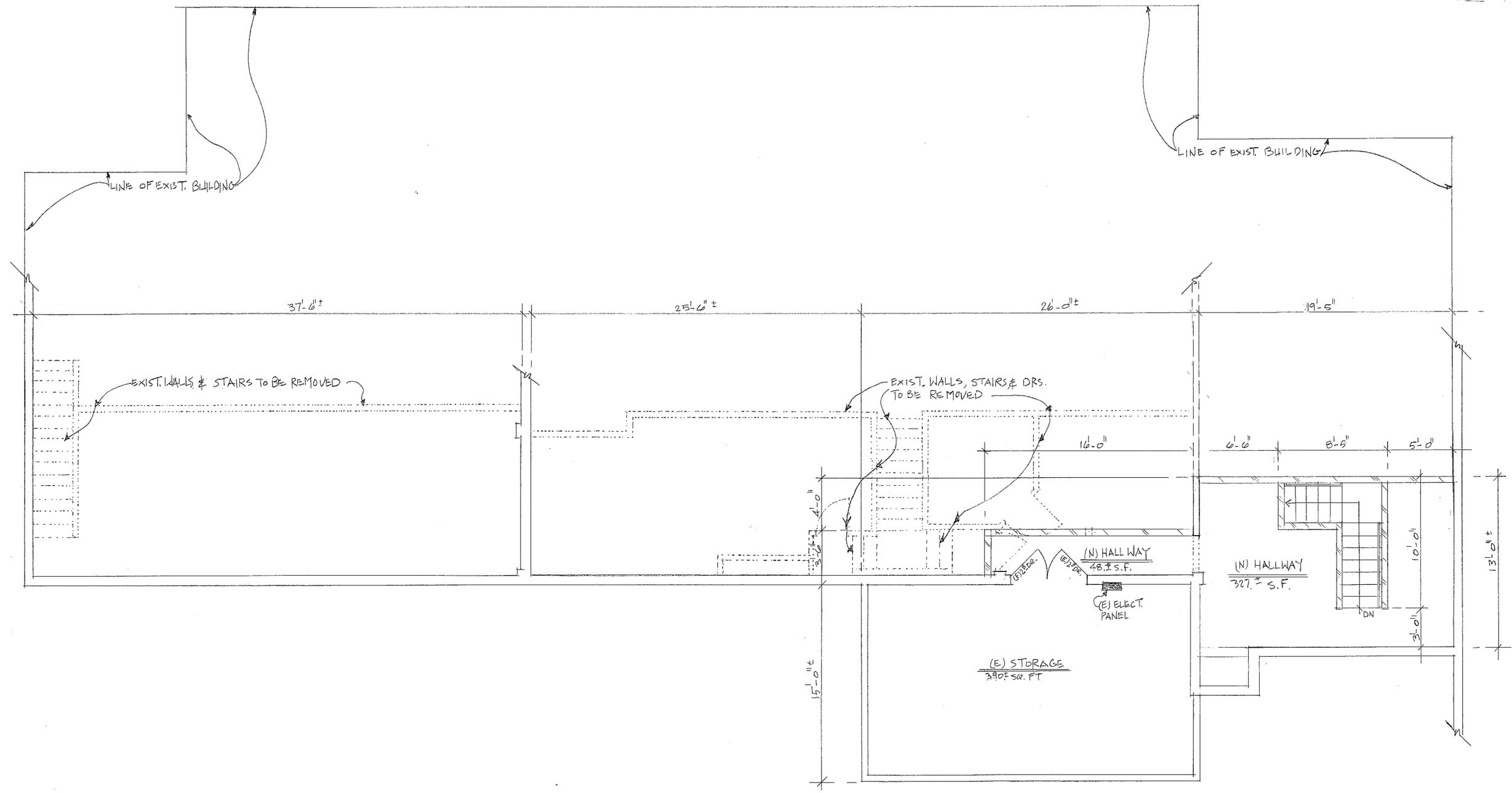


EXISTING FLOOR PLAN

5,223± SQ. FT.

1/4" = 1'-0"

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	(E) OR (N) EXISTING OR NEW CONSTRUCTION



PROPOSED UPPER FLOOR PLAN
640± SQ. FT.

REVISIONS	BY

KAREEM ASSAB DESIGN
(707)-696-7812
EMAIL: tkaraco@att.net

PROPOSED UPPER FLOOR PLAN

1849 BREWING COMPANY EVENTS

APN#: 35-480-03-000
468 SUTTON WAY
GRASS VALLEY, CA 95945

Date	10/29/2025
Scale	1/4" = 1'-0"
Drawn	K-A
Job	
Sheet	3
Of	Sheets

REVISIONS	BY

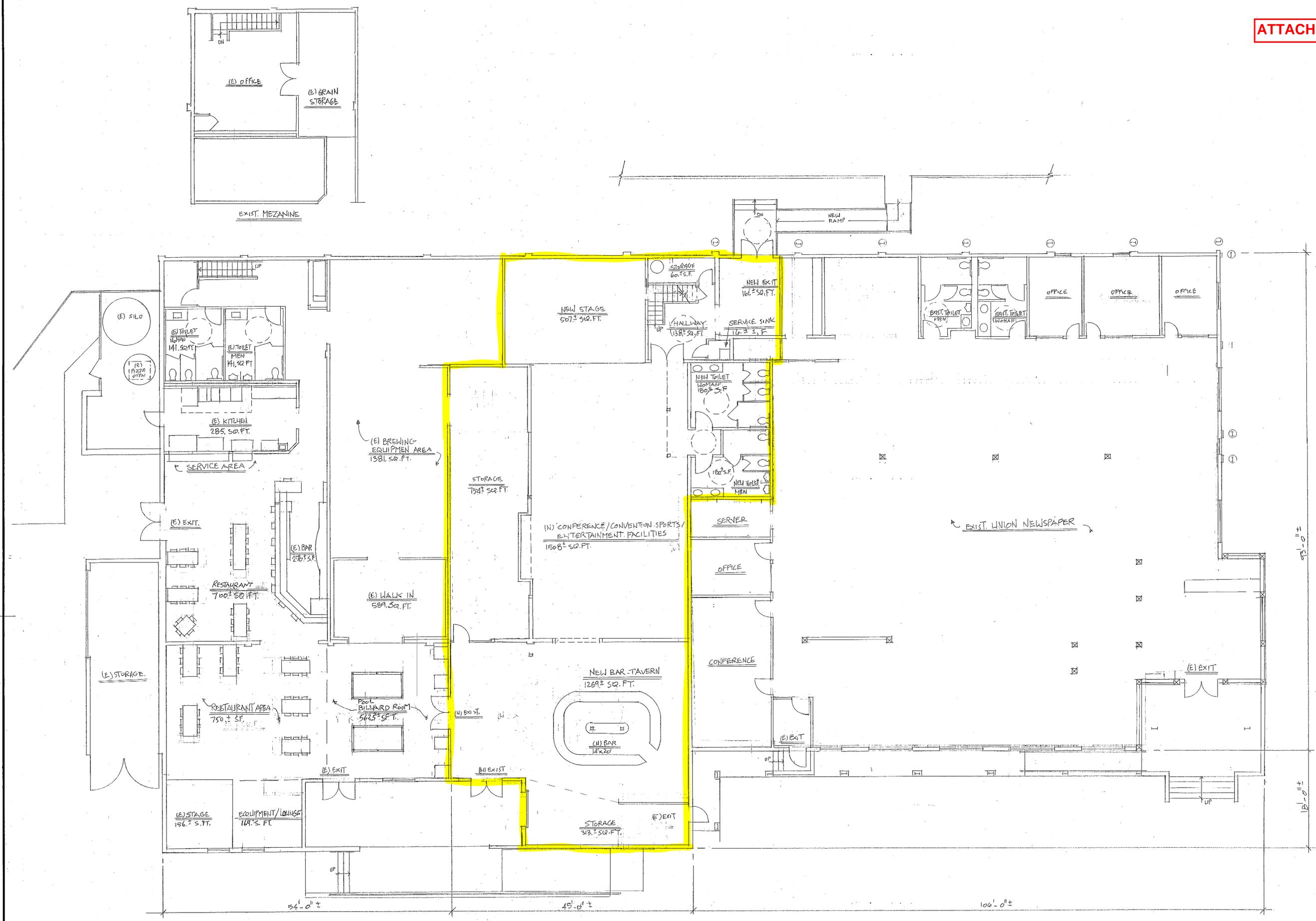
KAREEM ASSAB DESIGN
 (707) 696-7912
 EMAIL: tikaco@att.net

PROPOSED FLOOR PLAN

1849 BREWING COMPANY

APN#: 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date	10/21/2025
Scale	1/8" = 1'-0"
Drawn	K-A
Job	
Sheet	6
Of	Sheets

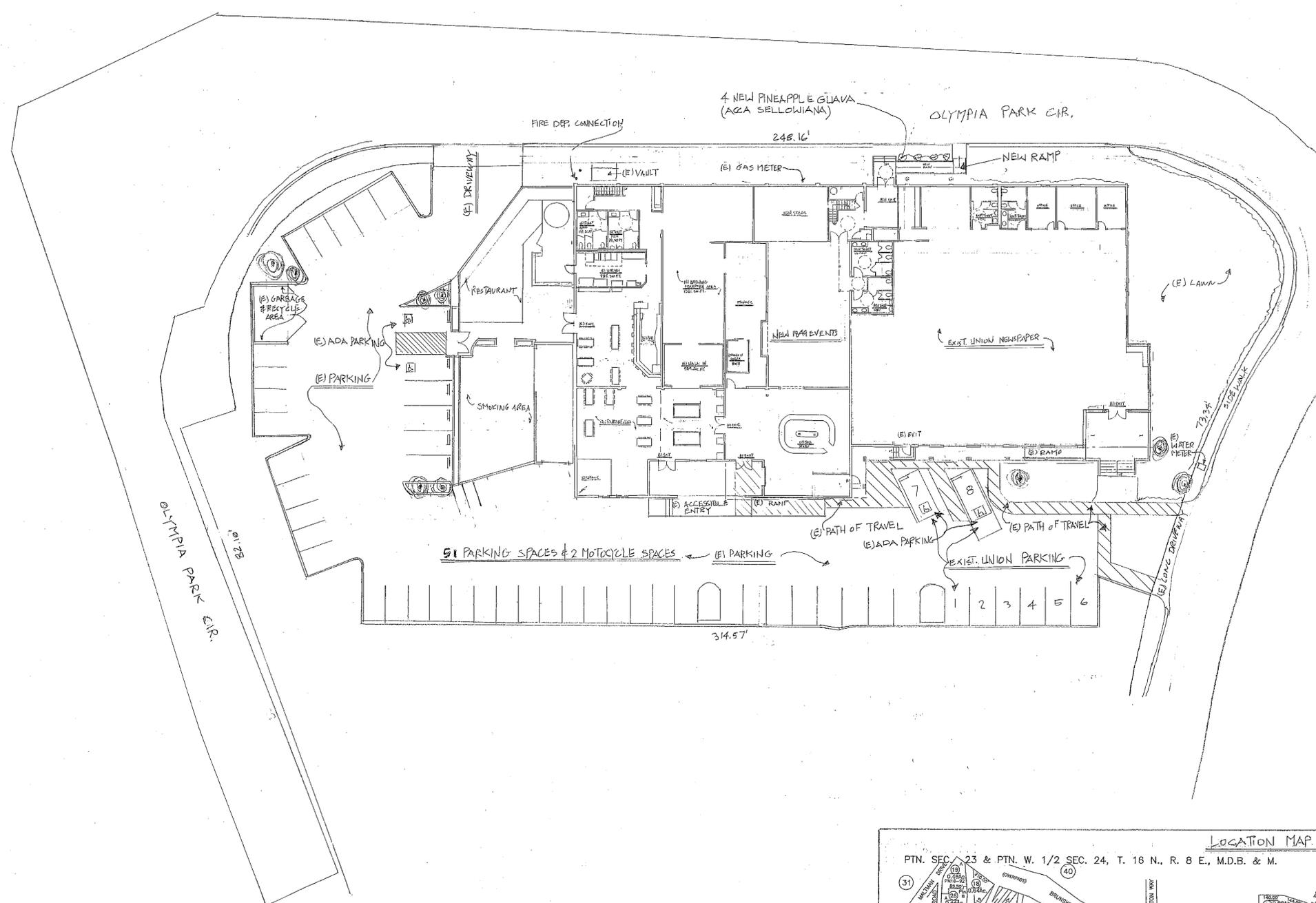


PROPOSED FLOOR PLAN

1/8" = 1'-0"

PROJECT DATA SUMMARY TABLE	
- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	59,697 SQ. FT.
- NEW 1849 EVENTS	5,223 SQ. FT.
- EXIST. UNION NEWSPAPER	8,220 SQ. FT.
- TOTAL	19,412 SQ. FT.

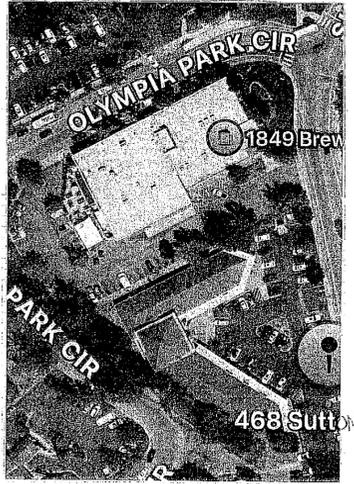
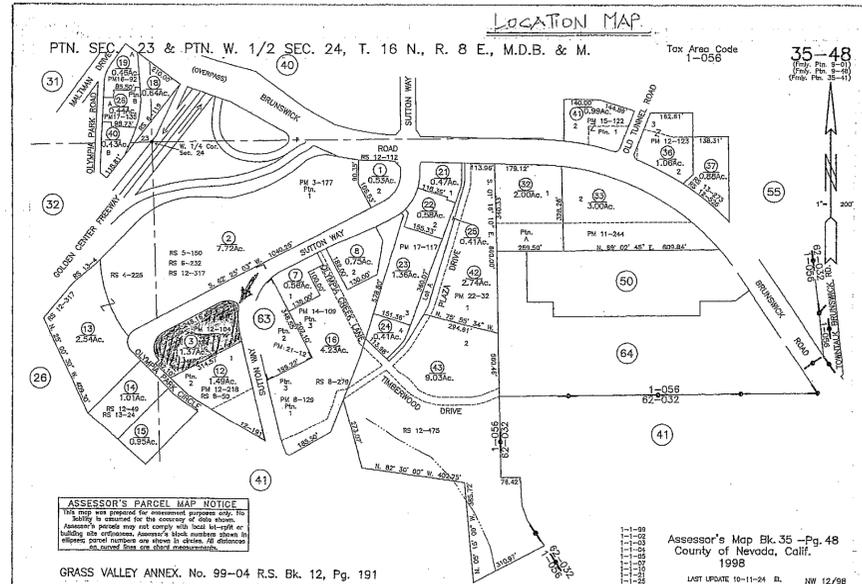
DESCRIPTION OF WORK	
-	CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
-	NEW BAR
-	NEW BATHROOMS
-	NEW STAGE



The feijoa (*Acca sellowiana*), also known as pineapple guava, is an evergreen shrub or small tree native to South America, grown for its edible, aromatic fruit and ornamental value. It features silvery-green leaves, showy white and red flowers, and produces a sweet, tangy fruit in the fall. Feijoas are hardy, adaptable plants that thrive in full sun, well-drained soil, and can be used as hedges, screens, or small trees in subtropical and mild

SITE PLAN / LANDSCAPE PLAN

1/20" = 1'-0"



ASSESSOR'S PARCEL MAP NOTICE
 THIS MAP IS PREPARED FOR AN ENVIRONMENTAL PROPOSAL AND IS NOT TO BE USED FOR THE PURPOSES OF A TITLE CURATIVE OR BUILDING PERMITS. PROPERTY OWNERS ARE ADVISED THAT ANY DISCREPANCIES BETWEEN THIS MAP AND THE OFFICIAL RECORDS OF THE COUNTY OF NEVADA SHALL BE RESOLVED BY THE COUNTY CLERK'S OFFICE.

Assessor's Map Bk. 35 - Pg. 48
 County of Nevada, Calif.
 1998
 LAST UPDATE 10-11-24 BL. NW 12/98

GRASS VALLEY ANNEX. No. 99-04 R.S. Bk. 12, Pg. 191

REVISIONS	BY

KAREEM ASSAB DESIGN
 (707)-666-7912
 EMAIL: tikaco@att.net

SITE PLAN
 ADA / PATH OF TRAVEL
 LANDSCAPE

1849 BREWING COMPANY EVENTS

APN# 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date 10/29/2025
 Scale 1/20" = 1'-0"
 Drawn K-A
 Job
 Sheet **9**
 Of Sheets



DRAFT CONDITIONS OF APPROVAL

Application Number: 25PLN-0046
Prepared by: Vanessa Franken, Associate Planner
Applicant: Kevin Krikorian, 1849 Brewing Company (Owner)
 Kareem Assab (Representative)
Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003)

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 2/17/2026, with an effective date of 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 2/17/2027, 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, and as approved by Planning Commission, unless 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. Obtain a building permit for all applicable work.

FIRE MARSHAL

1. Any alterations/additions of fire sprinkler heads will be (deferred submittal), for calculations and materials. A deferred submittal providing calculations and materials for any alterations/additions of fire sprinkler heads will be required at time of building permit submittal.

2. Alterations to existing bathrooms and or other rooms may require reconfiguration/additions of fire alarm related audible and visual alerting, as well as smoke/heat and CO detectors according to the CFC 2022 addition. Alterations to existing bathrooms and/or other rooms may require reconfiguration/addition of fire alarm related audible and visual alerting, to include smoke/heat and carbon dioxide detectors, in accordance with the CA Fire Code 2022 Addition.
3. Egress requirements depending on occupancy loads may require additional exits/hardware according to the CFC 2022 addition. Egress requirements, depending on occupancy loads, may require additional exits/hardware, in accordance with the CA Fire Code 2022 Addition.

PLANNING DIVISION

1. The Use Permit may be revoked should a numerous amount of event center related complaints be received. Revocation of the Use Permit shall be before City Council. All fees related to hosting the hearing (staff time, noticing fees, etc.) shall be the responsibility of the property owner/operator of the restaurant.
2. Should the contracted six parking stalls from The Union be revoked or removed from event venue guests use, special events shall cease until appropriate parking is restored.

ENGINEERING DIVISION

1. Sewer calculations will be required as part of the building permit review process.