



**DEVELOPMENT
REVIEW COMMITTEE
STAFF REPORT
May 26 2026**

PROJECT SUMMARY

Application Number: 26PLN-0014
Entitlement: Minor Development Review
Subject: Request for the removal of existing aluminum frame windows, to be replaced with metal black powder coated finish folding windows on front facing display windows. To include, the removal of a faux fascia panel to reveal the entire/existing display window face. The building is designated as a Priority 2 structure.

Location/APN: 108 East Main Street (APN: 008-343-015)
Applicant: Noam Halpert (Authorized Representative) & Sharon Marguilis (Owner)

Zoning/General Plan: Town Core (TC) and Historic Combining District (H)
Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Development Review Committee approve the request to replace of existing aluminum window frames with metal black powder coated finish folding windows on front facing display windows and the proposed paint color scheme as presented (selected pink with Elmera White trim), 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 a replacement of existing aluminum window frames with black powder coated finish folding windows on front facing display windows and the proposed paint color scheme 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 Commercial (C). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone allows for a full range of retail, restaurant, and housing uses. The Historical combining zone (-H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

BACKGROUND

The historic downtown is an eclectic blend of architecture, dating from the 1850's through the 1940's. Surrounding buildings and the subject building are built with Gold Rush-era styled buildings. The project property is built with a single building with two storefront/tenant spaces, is a two-story, exposed brick structure that was built circa 1860, according to the City of Grass Valley Historical Resources Inventory (Attachment 4). The building is not completely original to its first construction. The building previously caught fire and was reconstructed to include the upper story. From inside the building, the "new" brick from reconstruction can be viewed. Today, the structure is considered a "Priority 2" rating in the Grass Valley Historical Inventory. The building is known as the "Ruck" buildings, from the Ruck family originally having their bakery here.

- 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](#)", see Attachment 4.

Notable Building Features:

- 19th century Gold Rush-era architecture
- Brick masonry construction
- Commercial storefront windows (non-original)
- Brick dentils – Above second story windows
- Rectangular/ "flat" massing
- Re-modeled building "skirt" (ground level)

The project location was previously occupied by a restaurant and bar, that occupied both store front spaces (108 and 106 East Main Street).

PROJECT PROPOSAL

A total of three exterior modifications to the subject building make up the applicant's work scope. *Only two* proposed modifications require a recommendation by the Historical Commission, one modification is considered exempt.

1. Replace non-historic aluminum framed windows with black powder coated finish framed folding windows.

- The request is made for the windows due to the new owners wanting to incorporate an “outdoor” while indoors experience for customers visiting the future juice bar.
- The “folding” design is inspired from the existing “folding” metal doors within the building that shares an interior doorway/access to the neighboring tenant (106 East Main Street); image to right.
- Existing window frame dimensions are to remain.



Figure 1

2. Paint color change.

- The owner has selected a pre-approved historic color for the building; Benjamin Moore – “Chippendale Rosetone” (HC-58), as primary building face color and “Elmira White” (HC-84), for trim see Attachment 7.

3. Remove a non-historic faux fascia (wooden panel) to reveal more of the historic building’s face. Specifically, reveal the existing windows that run behind the faux fascia (wooden panel).

- The non-historic panel is wood boarding/planking that was added to the building at some point in time; time frame is undetermined.
- The owners and designer discovered the faux fascia when realizing neighboring business frontages do not have the same fascia. The faux fascia is two wooden planks that run horizontally.
- Planning staff conducted an interior building inspection with applicant and have confirmed windows exist behind the wooden panel.
- *The subject exterior modification is **not** applicable to Historical Review. Further explained in “Regulatory Authority” section below.*
- The modification is detailed to ensure acknowledgement of the complete work scope associated with the project.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

Design guidelines express community preferences for preservation, enhancement, and development. The question: “What shall we do [to conserve] and enhance the older structures of our downtown historic district?” should be kept in mind (Downtown Historic Area Design Manual). Design standards are to aid in decision making on enhancement of existing buildings.

The following provides citations of adopted City ordinance regulations that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#) (2010) manual, the [“Downtown Historic Area Design Manual”](#) (1981), and the [“Historical Combining Zone” Ordinance – Section 17.28.040](#) (2022).

1. Replace non-historic aluminum framed windows with black powder coated finish framed folding windows.
 - Due to the project property being located within the Historic District and the building being listed within the 1872 Historic Inventory, the proposed exterior modifications are subject to the [“Design Review Guidelines for the 1872 Historic Townsite”](#) manual, Section 6.3.4 – Windows and Doors (Document page 76).
 - Section 6.2 – Preservation of Historic Features (Document page 65), Point #6 – Reconstruction of Missing Features, states “If an original feature is missing, reconstructing is encouraged”, and that “an alternative material may be considered.”
2. Paint color change.
 - The owner has selected a pre-approved historic color for the building; Benjamin Moore – “Chippendale Rosetone” (HC-58), as primary building face color and “Elmira White” (HC-84), for trim (Attachment 7).
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.2.a](#), “Repainting of a building or sign with a color listed on a paint company’s historic color palette and consistent with color patterns established by other buildings in the Historic Combining Zone.”
 - *Historical Commission recommended the primary color as pink and the architectural trim and door frame trim to be the selected “Elmera White”.*
 - *Determine the paint “not exempt” and provide recommendation on paint color and paint color of trim.*
 - Chapter 3 – Downtown Commercial District Character Area, [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRCHT”) covers standards and recommendations for commercial downtown buildings.
3. Remove a non-historic faux fascia (wooden panel) to reveal more of the historic building’s face.
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.C.2.c](#), “Modifications to the structure, which exposes and restores original architectural features such as exterior materials, windows, and openings” are activities exempt from historical review.

Utilization of Regulations

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. Character defining features of the City’s commercial buildings include large display or store front windows with vertical orientation. In regard to paint, Chapter 3 – Downtown Commercial District Character Area, of the “DRCHT” covers standards for commercial downtown buildings. There are no recommendations for paint in this chapter.

Recommendations

The design recommendations for windows are outlined in the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”), Section 6.3.4 – Windows and Doors

(Attachment 9), and include the following applicable recommendations below. The “DRGHT” has no clear guidelines for paint within “Chapter 3 - Downtown Commercial District”. However, the [“Downtown Historic Design Manual”](#) does outline a goal for paint; also outlined below.

Downtown Historic Design Manual

- *“General compatibility among building facades in terms of height, scale, design details and color is encouraged.”*

Design Review Guidelines for the 1872 Historic Townsite (“DRGHT”):

- “Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights” (Recommendation 4).
 - The existing windows are non-historic.
 - Replacement of non-historic windows with the proposed metal framed windows will retain the existing large display window perimeter (size); a design goal of Section 3.4 – Downtown Commercial Design Goals and Policies (Document Page 48).
- “Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure” (Recommendation 6).
 - Staff conducted a site visit to view the faux fascia and viewed the internal portion of the window from the interior of the buildings.
 - Proposed modification #3, considered work exempt from review.
- “Vinyl clad and aluminum windows are generally inappropriate” (Recommendation 8).
 - Existing windows are aluminum framed that have been painted over with black paint. The placement to black metal frame will removed the inappropriate material and replace with a higher-end product that is also more fire-safe appropriate.
- “If an original feature is missing, reconstructing is encouraged. The [proposed] design should be substantiated by physical or pictorial evidence. In some cases, an alternative material may be considered. Proposed treatment/restoration projects aimed at replacing missing features should be accompanied by physical/pictorial evidence”
 - Pictorial evidence of original folding doors have been provided (Figure 1).
 - Section 6.2 – Preservation of Historic Features (Recommendation 6)

Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes and sign permits within the Historic District, may be approved by the Development Review Committee (DRC). A recommendation by the Historical Commission is requested to aid the DRC determination. The primary structure is a “Priority 2” structure in the Historic District, Historical Commission review is required

prior to proceeding to the Development Review Committee. The project request requires review from the Historical Commission to make a *recommendation* on the proposed exterior modifications.

ENVIRONMENTAL DETERMINATION

The proposed project 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.

FINDINGS

1. The City received a complete application for Plan Revision 26PLN-0014.
2. The Historical Commission reviewed the Minor Development Review application (26PLN-0014) at their regular meeting on May 12, 2026.
3. The Historical Commission makes the determination that proposed painting is exempt and considered compatible with the existing/surrounding buildings.
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

Exterior Modifications (Window Replacement and Paint Color Change) – Minor Development Review (26PLN-0014)

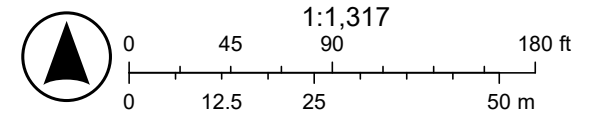
2. Vicinity Map
3. Universal Application
4. Historical Resources Inventory – Property Profile Page
5. Site Inspection – Interior Photos
6. Folding Window Frames – Manufacturer Specifications
7. Proposed Historic Paint Colors (Building Face and Trim)
8. Building Elevations – Existing and Proposed
9. Section 6.3.4 – Windows and Doors
10. Draft Conditions of Approval

106 and 108 East Main Street - Aerial Map

ATTACHMENT 1



5/5/2026, 2:57:09 PM



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*:	\$ 930

*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: NOAM HALPERT	Name: Sharon Margulis
Address: 2036 Nevada City Hwy #183 GV CA 95945	Address: 106-108 E Main Street GRASS VALLEY CA
Phone: 818.943.0077	Phone: 530.353.1329
E-mail: noamhalpert@gmail.com	E-mail: sharonetz77@gmail.com

Architect	Engineer
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Casa Jugo
- b. Project Address 108 East Main Street
- c. Assessor's Parcel No(s) 008-343-015-000
(include APN page(s))
- d. Lot Size 0.03 AC

2. Project Description Interior remodeling of existing food facility

- Replacement of windows in front to restore existing look of windows going all the way up to similar to adjacent stores.
- paint exterior: Benjamin Moore
Main color - HC-58 chippendale Rose tone
Trim - HC-84 Elmira white

3. General Plan Land Use: _____ 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):	

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

*Resource Name or #: 108 East Main Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-343-15
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 108 East Main Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the north side of E. Main Street. Same APN as 106 East Main Street.
- *P3a. **Description:**

The property consists of a two-story, brick masonry, commercial storefront. Character defining features of the building include its narrow, rectangular massing, flat parapet roof, plain frieze in the center of the parapet, row of brick dentils, two arched window openings partially filled with brick and modern aluminum slider windows, a metal awning attached to the upper exterior wall with cables, a partially remodeled storefront with two angled plate glass windows with a modern brick skirt flanking a single entry door with wooden surround.

- *P3b. **Resource Attributes:** HP-6 commercial storefront.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

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



- P5b. **Description of Photo:** View looking north at the building from E. Main Street.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1860; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Edna Ruck, 109 North Auburn Street, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

Site Inspection Photos



Figure 1

Existing Display Windows. Arrow points at existing “faux fascia”, a wooden board nailed over existing windows.



Figure 2

Doors within building – Heavy wrought iron folding doors.



Figure 3

Owner (Sharon) standing on ladder and tapping on a painted over glass pane, from inside building – an existing transom window covered by a wooden board from the outside.



Figure 4

Comparison of existing store front windows. Notice how left tenant space has windows that reach completely vertical. Subject tenant has a portion of windows obstructed by wooden board.



Figure 5

Existing recessed entrance and windows.



TEZA 60 Series

Folding Window



The TEZA 60 Series Folding Window features a sleek folding design with energy-efficient thermal break technology. Customizable glass options ensure style, privacy, and clear views for any space.

Product Overview

The TEZA 60 Series Folding Window offers a unique folding mechanism, allowing for increased airflow and unobstructed views. Built with a high-performance aluminum frame, this window features advanced thermal break technology to improve energy efficiency and comfort. The 60 Series is customizable with various glass options, including smart glass, frosted glass, and clear glass, providing flexibility in design and privacy. Whether used in residential or commercial spaces, it delivers a functional and stylish solution.

Limitations:

The TEZA 60 Series Folding Window is available in widths ranging from 30" to 59" and heights from 31" to 51". These dimensions are designed to ensure smooth operation and structural integrity. Exceeding these size specifications may impact the window's functionality and performance. It is important to follow these limitations for optimal efficiency and longevity.

Energy Efficiency

Glass can be clear or customized with coatings like Low E2 and Low E4 to enhance energy efficiency and comfort. These Low-E coatings reflect infrared heat, helping keep interiors cooler in summer and warmer in winter, while still transmitting visible light. They also improve insulation and reduce UV rays that can fade furniture. When combined with thermally broken aluminum frames, which provide additional insulation, these features significantly improve the thermal performance of windows and doors, resulting in increased energy savings, lasting comfort, and added value for both residential and commercial spaces.

Performance Chart

Frame Material	Aluminum 6063-TS
Frame Thickness	1.72mm DSLS115ZB-02A
U-Factor	0.30
Argon Fill	90%
Solar Heat Gain Coefficient	0.23
Visible Transmittance	0.51
Air Leakage	0.30
Sound Performance	0.30
Wind Load Resistance	77 mph

Inspection Report

No.	Inspection Item	Unit Symbol	Standard Requirement	Inspection Result	Result
1	Mg	%	0.45-0.9	0.46	Qualified
2	Si	%	0.20-0.6	0.38	Qualified
3	Fe	%	≤0.35	0.16	Qualified
4	Cu	%	≤0.10	0.03	Qualified
5	Zn	%	≤0.10	0.03	Qualified
6	Mn	%	≤0.10	0.03	Qualified
7	Cr	%	≤0.10	0.02	Qualified
8	Ti	%	≤0.10	0.03	Qualified

Glass Options

Standard

DUAL-PANE INSULATED GLASS (1/4" - 5mm/pane)

This high-performance double glazing system features two glass panes separated by an argon-filled gap, significantly reducing heat transfer. This advanced insulation enhances energy efficiency, indoor comfort, and lowers energy costs, making it a smart choice for any building.

Custom

TRIPLE-PANE INSULATED GLASS (1/4" - 5mm/pane)

TEZA's TRIPLE-PANE GLASS features an advanced multi-pane design, offering exceptional thermal insulation that significantly outperforms standard glass. The additional layers of glass, separated by argon-filled air gaps, minimize heat and cold transfer, helping maintain indoor temperatures for greater comfort and long-term energy savings. This system also enhances noise reduction, while providing increased security and durability against impacts and harsh weather conditions.

Standard

LOW-E2 GLASS (OFFLINE) (1/4" - 5mm/pane)

TEZA's LOW-E2 GLASS is designed to minimize heat loss in winter and reduce heat gain in summer while maintaining excellent visibility and year-round energy efficiency. It adapts to various climates, blocking 85% of harmful UV rays and 65% of re-radiated solar heat, ensuring a comfortable and energy-efficient indoor environment.

Custom

LOW-E4 GLASS (OFFLINE) (1/4" - 5mm/pane)

TEZA's LOW-E4 GLASS delivers exceptional energy efficiency by reflecting heat back into the home while blocking 90% of harmful UV rays and 72% of solar heat. Designed for superior insulation and solar control, it also provides better insulation than standard glass and enhances soundproofing, making it an ideal choice for various climates.

Custom

HIGH-ALTITUDE INSULATED GLASS (1/4" - 5mm/pane)

TEZA's HIGH-ALTITUDE GLASS is specifically engineered for use in elevated areas above 2,000 feet. Instead of argon gas, it features integrated capillary tubes that equalize pressure between the glass panes, preventing issues like bowing and breakage caused by lower atmospheric pressure. This specialized design ensures durability, longevity, and optimal performance in high-altitude environments.

Custom

LAMINATED GLASS (1/4" - 5mm/pane)

Teza Laminated Glass is a safety glass designed specifically for windows and doors, featuring two or more panes bonded with a durable interlayer, typically polyvinyl butyral (PVB). This construction ensures that the glass remains intact when shattered, enhancing safety and preventing injury. Ideal for residential and commercial applications, Teza Laminated Glass also offers improved noise reduction and weather resistance, making it a reliable choice for any window or door setting.

Standard

Double Tempered Glass (1/4" - 5mm/pane)

Teza Double Tempered Glass features two panes of heat-treated glass separated by a sealed airspace, enhancing strength and safety. It shatters into small, blunt pieces if broken, reducing injury risk. The sealed airspace improves thermal insulation and energy efficiency, making it ideal for windows and doors in any area, including fire zones, where safety and durability are paramount.

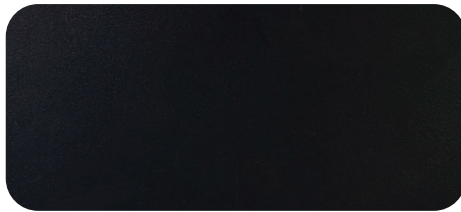
Glass Type	U-Factor Reduces heat loss.	Solar Heat Gain Coefficient Limits solar heat	Visible Light Transmittance Controls light passage.	UV Protection Blocks UV rays.
DUAL-PANE	★★★	★★	★★★★★	★★★
TRIPLE-PANE GLASS	★★★★★	★★★★★	★★★★	★★★★★
LOW-E 2 GLASS	★★★★★	★★★★	★★★★★	★★★★★
LOW-E 4 GLASS	★★★★★	★★★★★	★★★★	★★★★★
HIGH-ALTITUDE	★★★	★★★	★★★★★	★★★★★
LAMINATED GLASS	★★★	★★★	★★★★	★★★★★

Dual Insulating Glass Construction	STC	OITC*	Frequency (Hz)																	
			100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
			Sound Transmission Loss (dB)																	
1" overall- ¼", glass, ½", airspace, ¼" glass	35	30	27	24	29	22	22	25	30	33	35	35	38	40	42	37	37	43	46	49
1" overall- ¼", glass, ½", airspace, ¼" glass	38	31	27	23	28	21	27	29	34	35	37	37	41	43	45	44	39	46	49	52
Triple Insulating Glass Construction	STC	OITC*	Frequency (Hz)																	
			100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
			Sound Transmission Loss (dB)																	
1- ¾" overall - ¼" glass, ½" airspace, ¼" glass, ½" airspace, ¼" glass	39	31	25	22	29	24	25	29	34	37	40	40	43	46	48	47	41	47	52	58
2- ¾" overall - 3/8" glass, ¾" airspace, 5/16", glass ¾" airspace, 1/4" glass, 0.60" PVB, ¼" glass	45	35	33	30	34	37	39	43	44	45	46	46	43	41	43	49	55	57	61	65

Finishes and Colors

TEZA finishes include in-stock and designer selections, customizable to match nearly any color. Standard finishes feature powder-coated Cartier Black and Cartier White. TEZA's durable powder coating provides exceptional resistance to wear, scratches, and corrosion, ensuring long-lasting performance and aesthetic appeal.

Color Choice



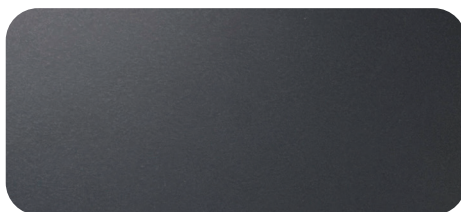
Cartier Black



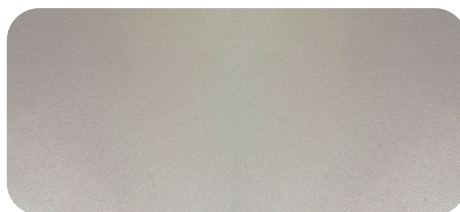
Cartier White



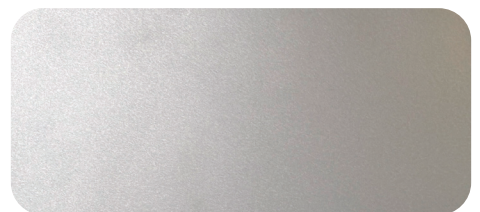
White Oak



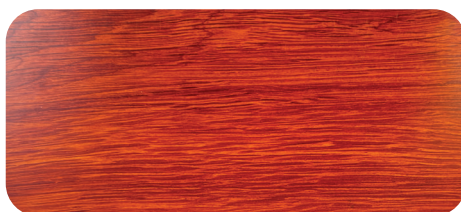
Ferrero Gray



Cartier Silver



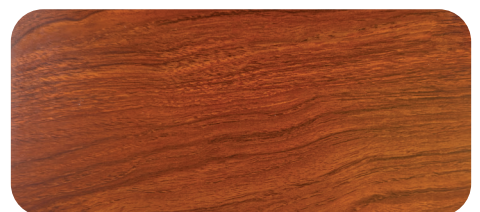
Light Silver



Gold Oak



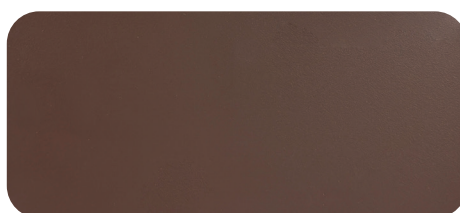
Walnut Wood



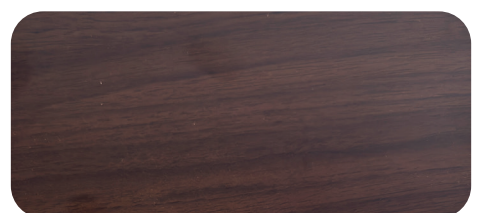
Hainan Scented Rosewood



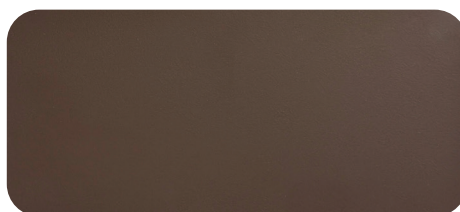
Ash



Mocha Coffee

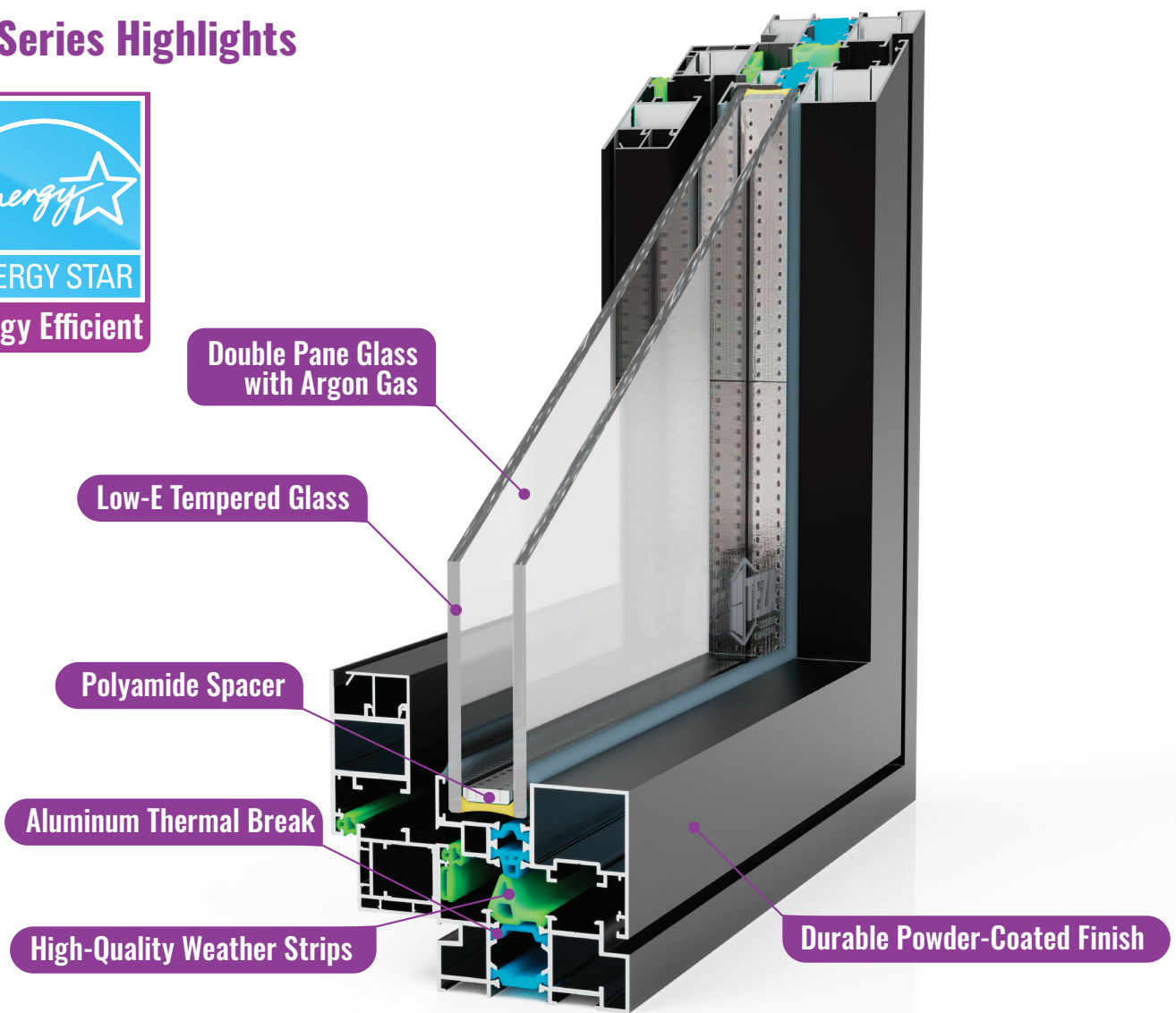


Indians Red Oak



Cartier Dark Coffee

60 Series Highlights



TEZA 60 Series Folding Window Features

Feature	TEZA 60 Series Folding Window
Design	Foldable, Adjustable Opening for Enhanced Ventilation
Material	High-Quality Aluminum Frame with Thermal Break
Glass Options	Customizable (Smart Glass, Frosted Glass, Clear Glass)
Insulation	High Performance Thermal Break
Ventilation	Customizable Opening Height and Width
Minimum Width	30"
Maximum Width	59"
Minimum Height	31"
Maximum Height	51"



Historical Paint Color Review

Location: 108 E Main St Grass Valley CA 95945

Historic Color Palette Used: Benjamin Moore Historic Collection

Primary Building Color: Chippendale Rosetone HC-58

Primary Trim Color: Elmira White HC-84

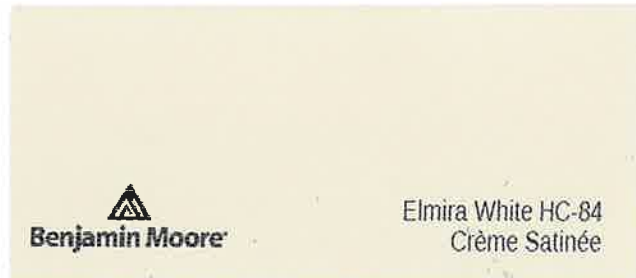
Accent Color: _____

Window Trim Color: Elmira White HC-84

Additional Colors: Black color for hardware and window frame

Specific Details or Highlights: _____

Samples and pictures:



FOR CITY USE ONLY

Reviewed and approved by: _____ Date: _____

Existing



Proposed

ATTACHMENT 8

Raise height of 2 front windows to return to old existing design that was blocked.



Recommendations:

(1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.

(2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

6.3.4 Windows and Doors

Windows and doors are some of the most important character-defining features of any property. They give scale to a building and provide visual interest to the composition of individual facades.



Window and door designs help define the commercial storefront or public building.



ATTACHMENT 9

Windows and doors in downtown Grass Valley reflect styles that span nearly 100 years from the 1850s through the 1940s. Most windows are set vertically in deeply recessed openings and at one time many if not all of the downtown commercial brick buildings features iron shutters, as was the case with the Holbrooke Hotel shown in the photograph below.



Storefront windows were originally set in decorative wood frames, and later steel or aluminum frames by the 1930s. Angled and recessed entries with divided display windows defines the city's storefronts, together with transom and clerestory windows set individually or in rows.



Another important feature is the number of lights or panes into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. The manner in which windows and doors are combined or arranged on a building face also may be distinctly associated with a specific

ATTACHMENT 9

building style. All of these features are examples of elements in historic window and door designs that should be preserved.



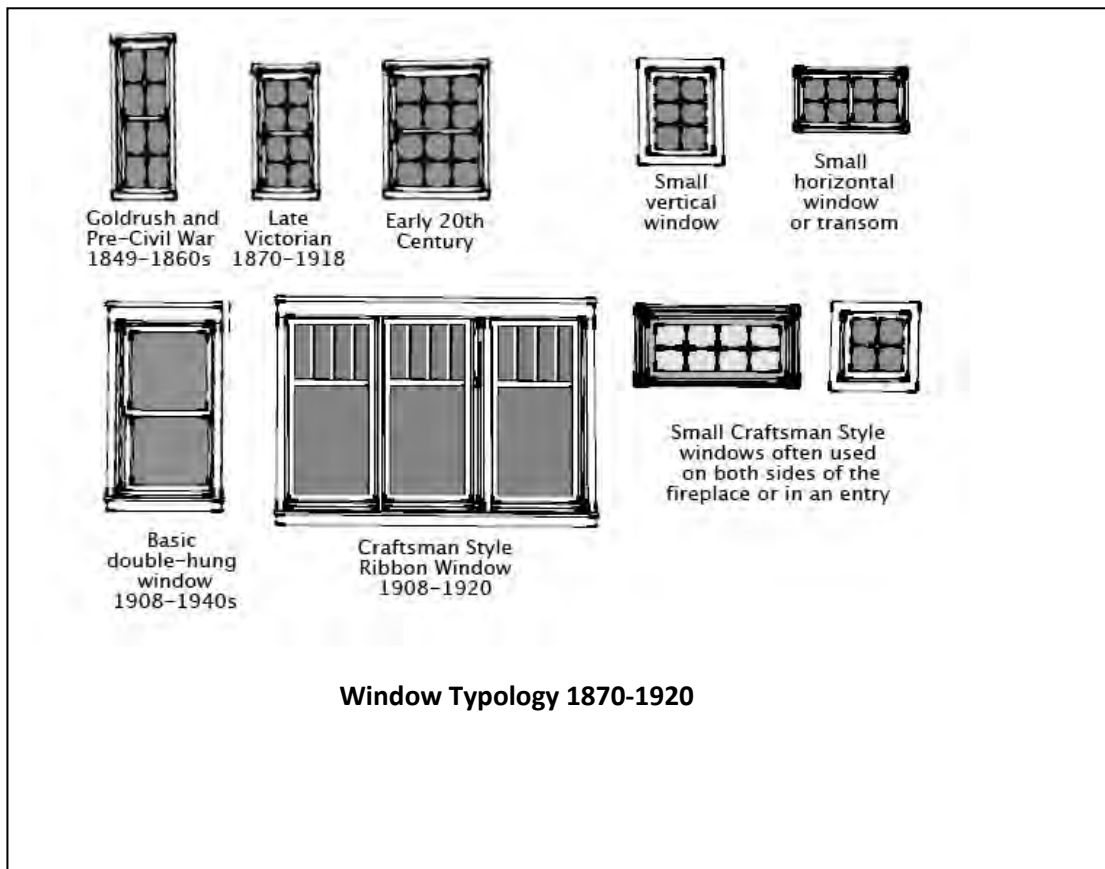
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



Commercial window detail Grass Valley

Typical wood-sash, double-hung window components:

- Wall Head (the framing for the window)
- Glazing (putty that holds the glass in)
- Sill (base of window usually made of wood)
- Muntin (bars between glass made of wood or steel)
- Stile (framing)
- Stops (stop molding to prevent glass from falling out)
- Casing (wood that surrounds the outside of the window)
- Sash (wood frame that runs vertically to secure the glass)
- Sash pulley (the rope rides on the pulley)
- Sash weights (counterbalance the window)
- Sash locks/lifts (to open and close windows)

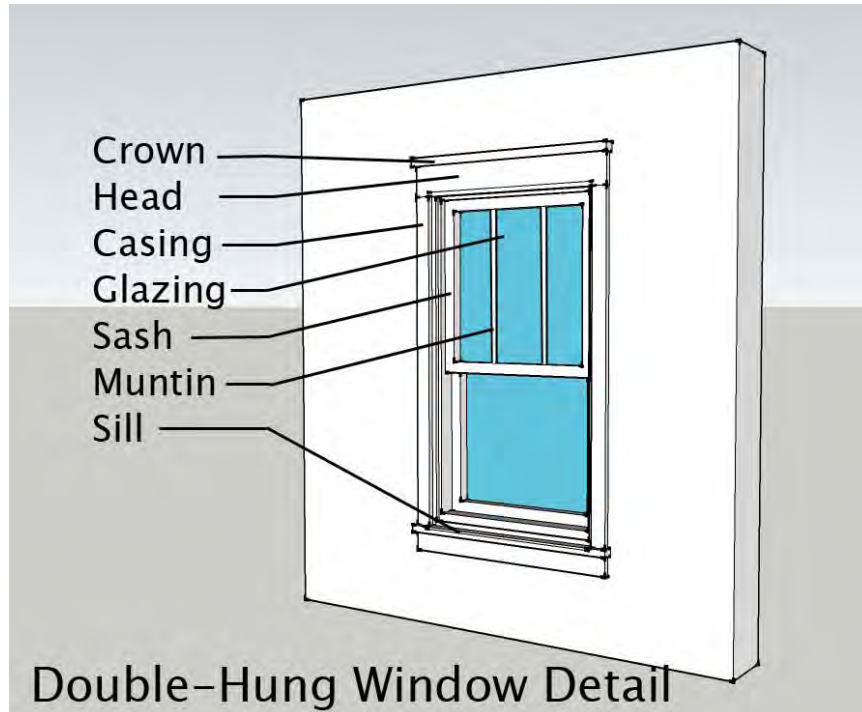




Use of a repeating ribbon type window in a Grass Valley school building.



Replacement windows in a circa 1850s historic brick commercial building.



Recommendations:

(1) It is essential to repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.

(2) Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street.

Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

ATTACHMENT 9

- (4) Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights.
- (5) Replacing multiple panes with single pane or operable window with a fixed one is inappropriate. Replacing true divided lights with snap-in muntins is also inappropriate. Maintain original window and door proportions.
- (6) Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- (7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.
- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.
- (9) Match the number and size of divided lights and panels. Glass in a window or door should be clear. Any type of tinting is inappropriate.
- (10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.
- (11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.
- (12) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

6.3.5 Signs

Grass Valley's historic commercial district has always been defined by its eclectic signs. From the 1850s through the 1880s, virtually all of Grass Valley signs were manufactured of wood and hand painted by skilled artisans. Often signs were hand-



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0014
Location/APN: 108 East Main Street (APN: 008-343-015)
Applicant: Noam Halpert (Authorized Representative) & Sharon Margulis (Owner)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 5/26/26, with an effective date of 6/10/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on 5/26/27, 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 building permit is required. The inspection is to ensure compliance with approved plans.

ENGINEERING DIVISION:

Exterior Modifications (Window Replacement and Paint Color Change) – Minor Development Review (26PLN-0014)

1. An encroachment permit will be required for work being done that creates closure or interruption of pedestrian traffic on sidewalk. The sidewalk is within the City's right of way.