



PROJECT SUMMARY

Application Number: 25PLN-0036

Subject: Variance for Front Setback

Applicant: Ernie Olsen, 204 Catherine Lane (Owner)
John E. Baker, Nevada City Engineering (Representative)

Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023), is located within the west portion of the Catherine Lane cul-de-sac. Roughly 0.17± miles southeast of the Sierra Nevada Memorial Hospital main entrance off Glasson Way, within the Brunswick community within Grass Valley

Current Zoning/General Plan: Single Family Residential (R-1) / Urban Low Density (ULD)

Entitlements: Variance (Major)

Environmental Status: Exemption 15305, Minor Alterations in Land Use Limitations

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions:
 - a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and,
 - c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5-feet, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Single-Family Residential (R-1). The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The property is a lot within the Spring Hill Village subdivision, which was created in 1949 (Recorded Map - Attachment 5).

The project parcel is 0.22-acres in size. The property is located within the interior of a cul-de-sac and has a curved property frontage along Catherine Lane. Catherine Lane is a two-lane City maintained minor residential road. The subject property is currently developed with a single-family residential home, an existing shed to the rear of the home, an existing shed at the north corner, and an existing carport located along the southern corner of the property. The primary residential driveway on the property leads to the single-car garage in front of the house. The property has a secondary residential driveway that leads to the carport, both driveways stem from Catherine Lane.

The property falls within a residential subdivision and is surrounded by residential uses with similarly sized parcels to the north, west, east, and south. These parcels are also developed with single-family residential homes and similar accessory structures. Utilities: The City of Grass Valley currently provides water/wastewater services and the current electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

PROJECT PROPOSAL

The project consists of a Variance application that details a request to reduce the front yard setback by 66%, from 15-feet to 5-feet. The front yard setback requirement is established in [Section 17.22.040 – Residential Zone Site Planning and Building Standards](#), Table 2-8, of Chapter 17.22 – Residential Zones. Pursuant to the development code, a “garage front” has a requirement of “5-feet back from street facing façade of primary structure”. The primary structure on the site is the single-family residence, which is subject to a front yard setback of 15-feet. When combined, these standards equate to a required 20-foot setback for the garage.

The variance is requested to accommodate a proposed structure, a residential single-car garage with driveway, within the front yard setback area of the existing single-family residential parcel (Site Plan - Attachment 4). The subject property’s location within a cul-de-sac, combined with its curved frontage along Catherine Lane results in limited usable front yard depth when standard setback requirements are applied.

Due to the curved frontage and driveway alignment, a sight distance exhibit (Attachment 6) was requested by the City’s Engineering Division to evaluate whether the proposed garage and driveway configuration would maintain adequate visibility for drivers. The sight distance analysis was prepared in accordance with City street design standards and American Association of State Highway and Transportation Officials guidelines (AASHTO), which establish minimum stopping intersection sight distance requirements based on roadway classification and design speed. The submitted sight distance exhibit demonstrates that the proposed garage and driveway location would maintain the

minimum required sight distance for a driver exiting the driveway, as well as for vehicles traveling along Catherine Lane. Engineering Division review confirmed that the proposed structure would not obstruct required sight lines and would allow sufficient visibility for safe ingress and egress consistent with City standards for local residential roadways.

No encroachment into the public right-of-way is proposed. The request is limited solely to a reduction of the front yard setback. No new landscape is proposed, nor is landscape proposed to be removed, as part of this project.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan and applicable zoning standards found within the City's Municipal Code. The purpose of this section is to demonstrate that the proposed Variance is consistent with the City's adopted land use framework and does not conflict with the intent of the General Plan or the development standards of the Municipal Code.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The Urban Low Density (ULD) General Plan designation is intended primarily for single family detached houses, although higher density single-family homes or Town houses could be accommodated. The ULD designation is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

The project parcel is zoned as Single-Family (R-1) zone. The intent of the R-1 designation as stated within [Chapter 17.22 – Residential Zones](#), is to accommodate neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The R-1 zone is consistent with and implements the urban low density (ULD) general plan designation. Pursuant to Section 17.22.040 – Residential Zone Site Planning and Building Standards (Table 2-8), the required front yard setback for a residence in the R-1 zone is 15 feet. The Municipal Code further requires that a garage front be located a minimum of 5 feet behind the street-facing façade of the primary structure. Because the primary structure on the site is the single-family residence, application of these standards results in a combined 20-foot required setback for a garage measured from the front property line.

The proposed variance is to reduce the front yard setback in order to accommodate a residential garage. All other applicable development standards are met. Residential site coverage is limited to a maximum of 50 percent (Table 2-8); the site plan demonstrates that site coverage of all structures/pavement on site would increase to approximately 35 percent, which is within the allowable limit. In addition, Section 17.44.020.F.2.a limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. All other standards, including building height, side and rear setbacks, site coverage, and maximum garage width, are met without the need for additional variance relief.

Variances are authorized under [Section 17.72.070 – Variances and Minor Variances](#), which provides a mechanism for City consideration of requests to modify development standards when special circumstances related to property location, shape, size, or physical characteristics would otherwise deny privileges enjoyed by other properties in the same zoning district. Per Table 7-3, Allowable Minor Variances (#11), a request to decrease a front setback more than 10% “shall require the filing of a variance application in compliance with the section.” and “The commission shall conduct a public hearing on an application for a variance before a decision.”, per section 17.72.070.E.a – Variance.

Section 17.44.020.D also states, “An accessory structure attached to the primary structure shall comply with all zone requirements applicable to the primary structure, including height limits, site coverage, and setbacks; and shall also comply with any applicable requirements of Subsection F.”. All other applicable requirements (height, site coverage, rear/side setbacks, and a garage width of no more than 25-feet) are all in compliance without the requested Variance. As mentioned, the property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements. Approval of the variance will allow development that is consistent with the intent of the R-1 zoning district and the Urban Low Density General Plan designation, while maintaining compatibility with surrounding residential development. The proposed garage represents a typical residential accessory structure and would allow reasonable use of the property consistent with development patterns in the surrounding neighborhood.

FINDINGS

Section 17.72.070.F.1 – Findings Required, details required findings for Variances.

1. *There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.*

The property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements.

2. *The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.*

Section 17.44.020.F.2.a – Accessory Structures, limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. A condition of approval has been added to require the proposed garage to be attached to the

home. The garage has been conditioned to be designed in substantial conformance with the existing residence.

3. *The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.*

The approval of this application will allow the homeowner to build a garage. A garage is an allowed by right structure in the residential zone when a primary residence exists. Approval of this application does not override zoning regulations nor create new allowed uses.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 5 Categorical Exemption details qualifying minor alterations as the following:

- a. *Minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel.*

The requested front yard setback will not result in the creation of a new parcel. Additionally, 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 for Variances, per Section 17.72.070.F.1 – Findings Required (7 – 9), to include listed standard findings.

1. The Variance application (25PLN-0036) was received by the City on September 22, 2025.
2. The Grass Valley Development Review Committee reviewed Variance application 25PLN-0036 at their regular meeting on January 27, 2026.
3. The project is consistent with the applicable sections and development standards in the Development Code.
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 proposed project is consistent with the general plan and any applicable specific plan.

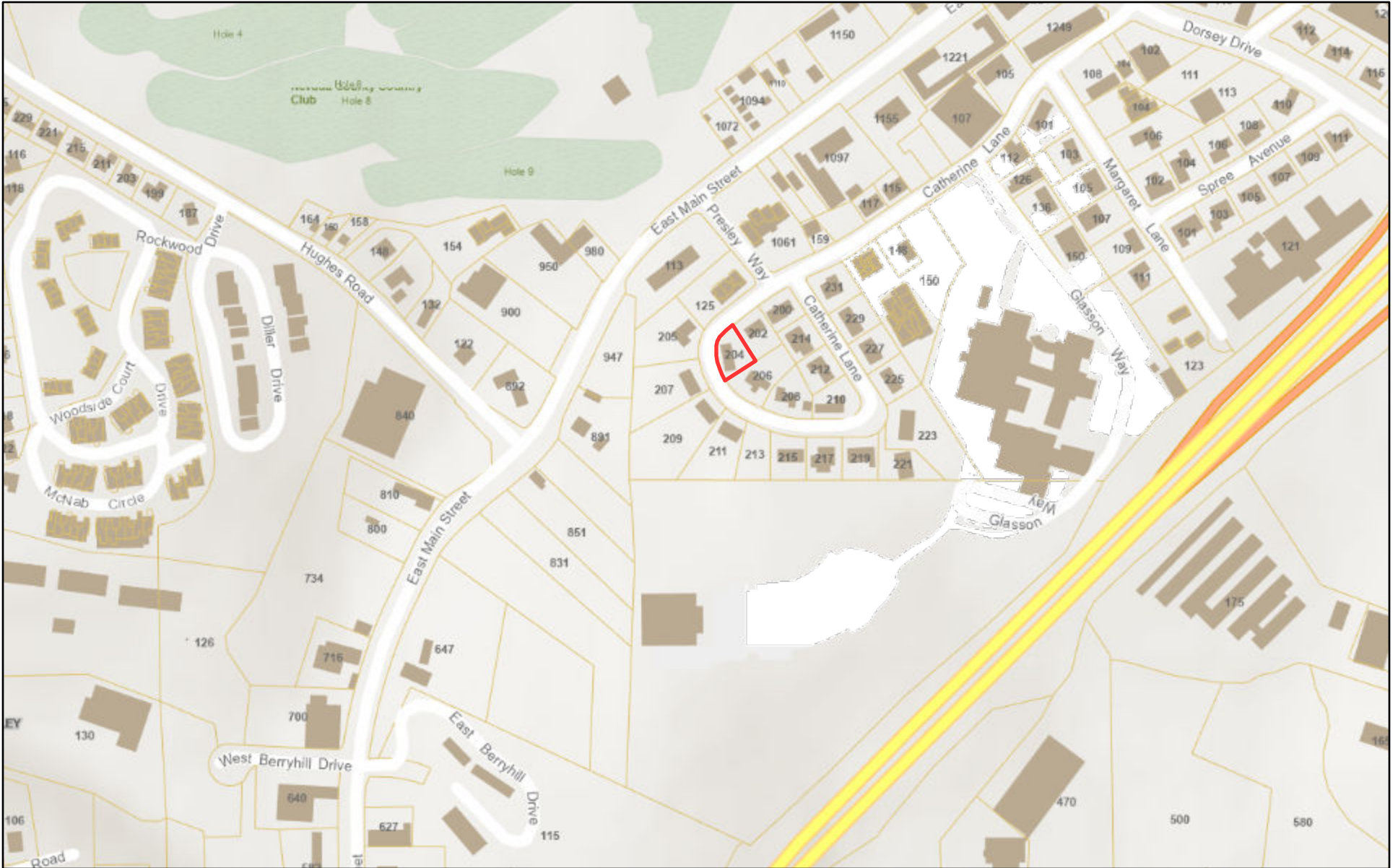
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
8. The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
9. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.
10. 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 a Class 5 Categorical Exemption (Section 15305 - Minor Alterations in Land Use Limitations) 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

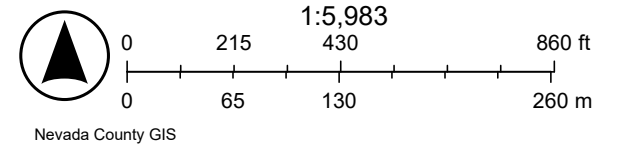
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Site Plan
5. Spring Hill Village – Recorded Subdivision Map
6. Sight Distance Exhibit
7. Project Description
8. Draft Conditions of Approval

204 Catherine Lane

ATTACHMENT 1

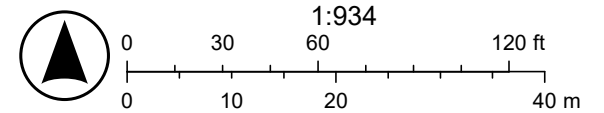


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1/21/2026, 4:07:02 PM



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 \$757.00
- Zoning Interpretation \$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$1,966.00
- Major Development Review – over 10,000 sq. ft. \$3,571.00
- Conceptual Review - Minor \$497.00
- Conceptual Review – Major \$847.00
- Plan Revisions – Staff Review \$342.00
- Plan Revisions – DRC / PC Review \$901.00
- Extensions of Time – Staff Review \$306.00
- Extensions of Time – DRC / PC Review \$658.00

Entitlements

- Annexation \$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,000.00
- Planned Unit Development \$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,364.00
- Zoning Map Amendment \$5,501.00
- Easements (covenants & releases) \$1,794.00

Environmental

- Environmental Review – Initial Study \$1,858.00
- Environmental Review – EIR Preparation Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination \$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$330.00
- Major – Master Sign Programs \$1,407.00
- Exception to Sign Ordinance \$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,788.00
- Tentative Map (5 to 10 lots) \$5,267.00
- Tentative Map (11 to 25 lots) \$7,053.00
- Tentative Map (26 to 50 lots) \$9,668.00
- Tentative Map (51 lots or more) \$14,151.00
- Minor Amendment to Approved Map (staff) \$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage \$829.00
- Tentative Map Extensions \$1,136.00
- Tentative Map - Lot Line Adjustments/Merger \$1,325.00

Use Permits

- Minor Use Permit - Staff Review \$562.00
- Major Use Permit - Planning Commission Review \$3,292.00

Variances

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

Application	Fee
Total*:	\$

**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.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: John E. Baker	Name: Ernie Olsen
Address: 505 Coyote Street - Suite B Nevada City, CA 95959	Address: 204 Catherine Lane Grass Valley, CA 95945
Phone: (530) 265-6911	Phone: (530) 277-7089
E-mail: john@nevadacityengineering.com	E-mail: ernieolsen@sbcglobal.net

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Olsen-Variance
- b. Project Address 204 Catherine Lane
- c. Assessor's Parcel No(s) 035-370-023
(include APN page(s))
- d. Lot Size 0.22 Ac

2. Project Description

This application seeks a Variance to the Front Yard Setback to accommodate the construction of a detached garage within the Northerly portion of the lot. Due to the configuration of the existing lot, being on a curved portion of Catherine Lane, the usable space of the lot is limited with the front setback of 15 feet. This application proposes a 5-foot front setback to accommodate the construction of the garage. The existing residence, built in the early 1950's, has a 5-foot setback from the Catherine Lane Right-of-Way line.

3. General Plan Land Use: ULD

4. Zoning District: R-1

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.

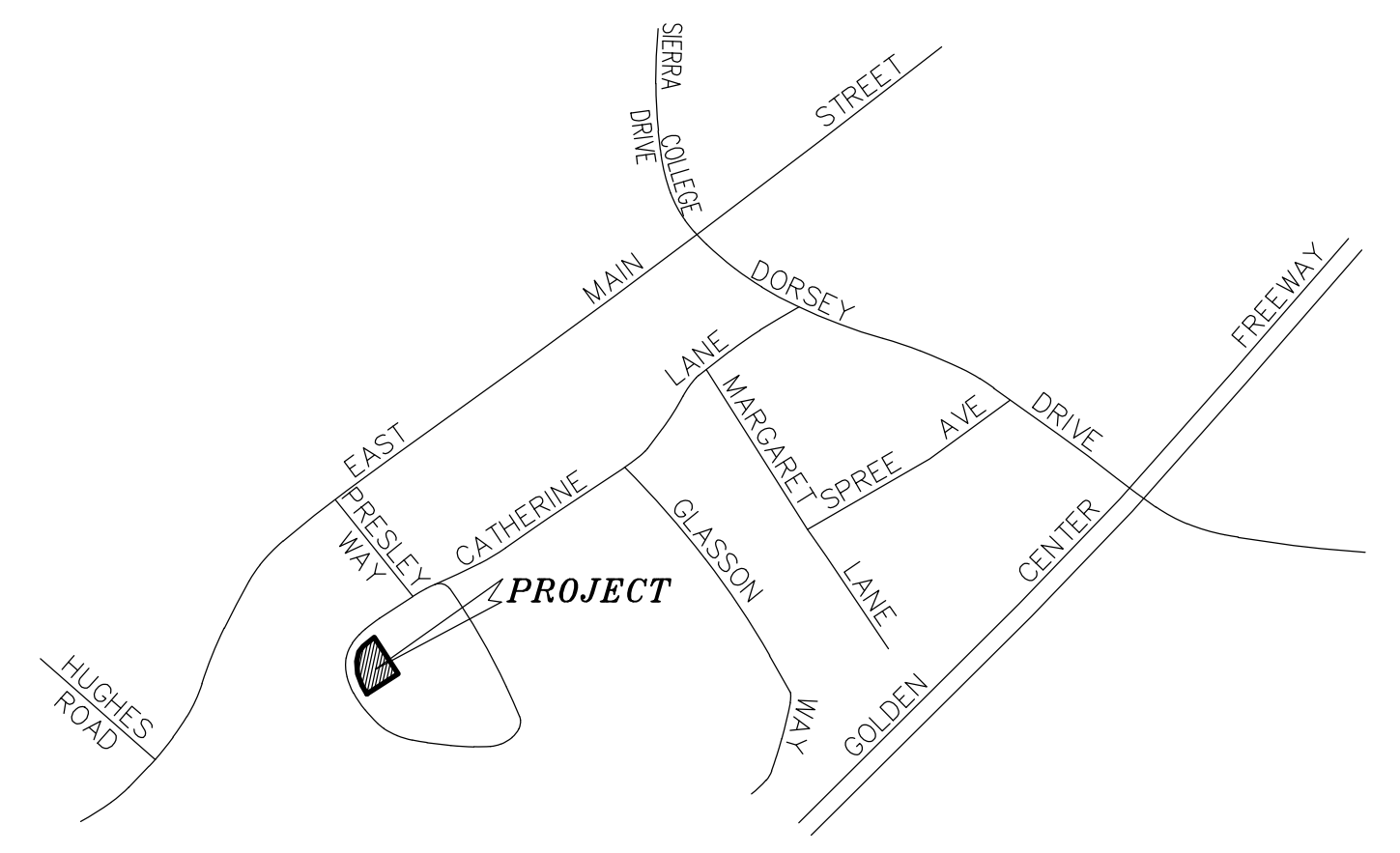
Property Owner/*Representative Signature: 

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

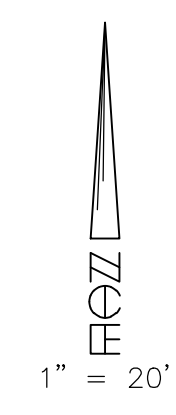
Applicant Signature: _____

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

ATTACHMENT 4 - SITE PLAN



LOCATION MAP



IMPERVIOUS SURFACE COVERAGE

035-370-033	-	9,653 SF	(0.22 Ac.)
EXISTING:		2,896 SF	(30.0%)
PROPOSED:		3,348 SF	(34.7%)

SETBACK VARIANCE EXHIBIT
 FOR
ERNIE OLSEN
 BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
 WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
 SCALE: 1" = 20' AUGUST, 2025
NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

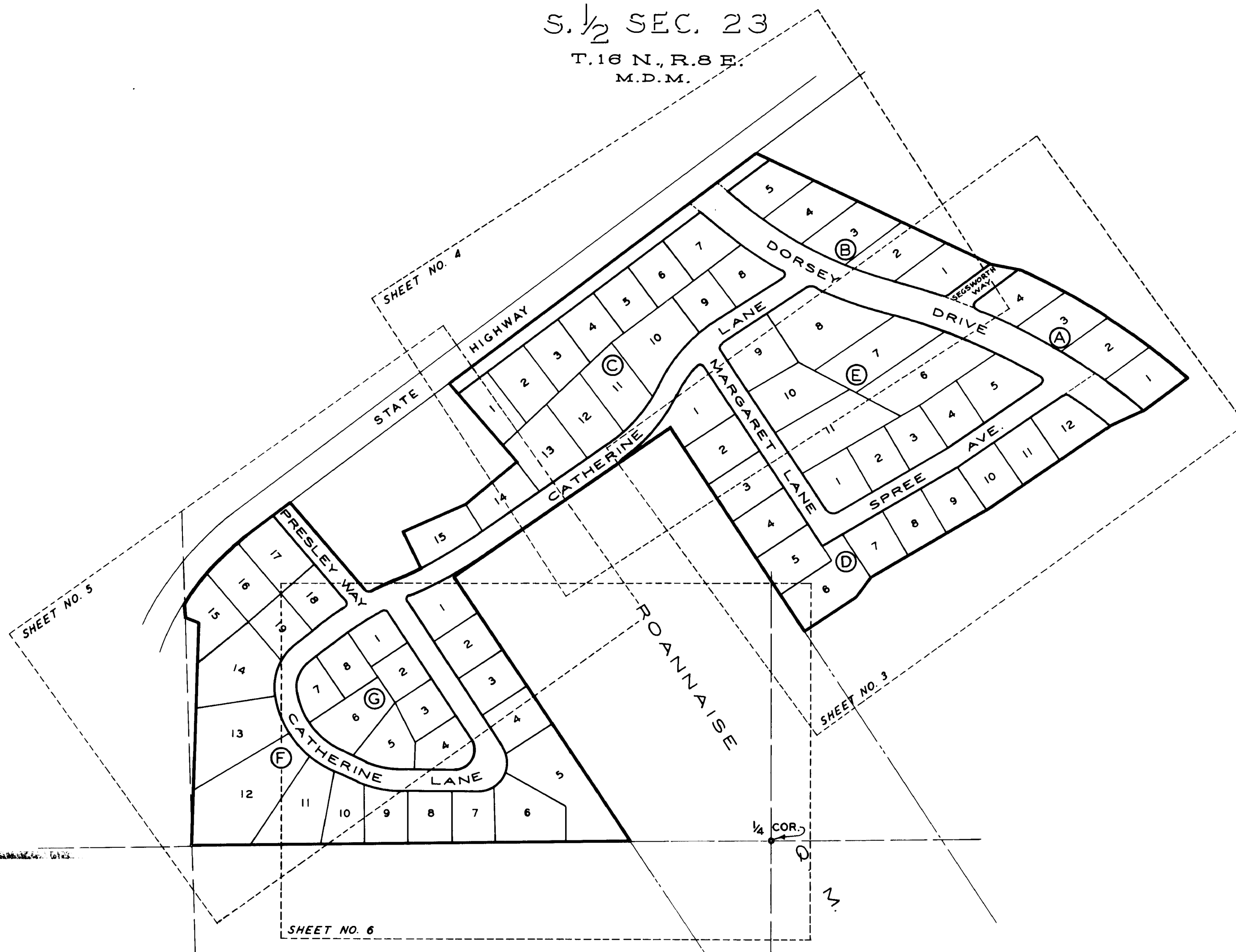
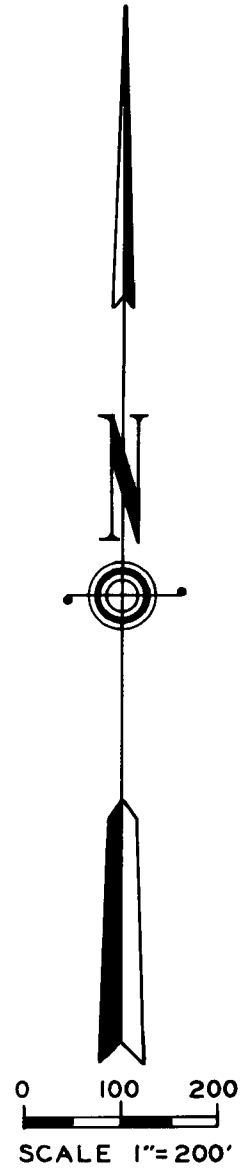
SPRING HILL VILLAGE

— SUBDIVISION NO. 1 —

NEVADA COUNTY — CALIFORNIA

T. H. MCGUIRE & SON SURVEYORS APRIL 1949

S. 1/2 SEC. 23
T. 18 N., R. 8 E.
M. D. M.



2423

Map No. 94
45
John E. Nettell

map 94

9/1-6

2423

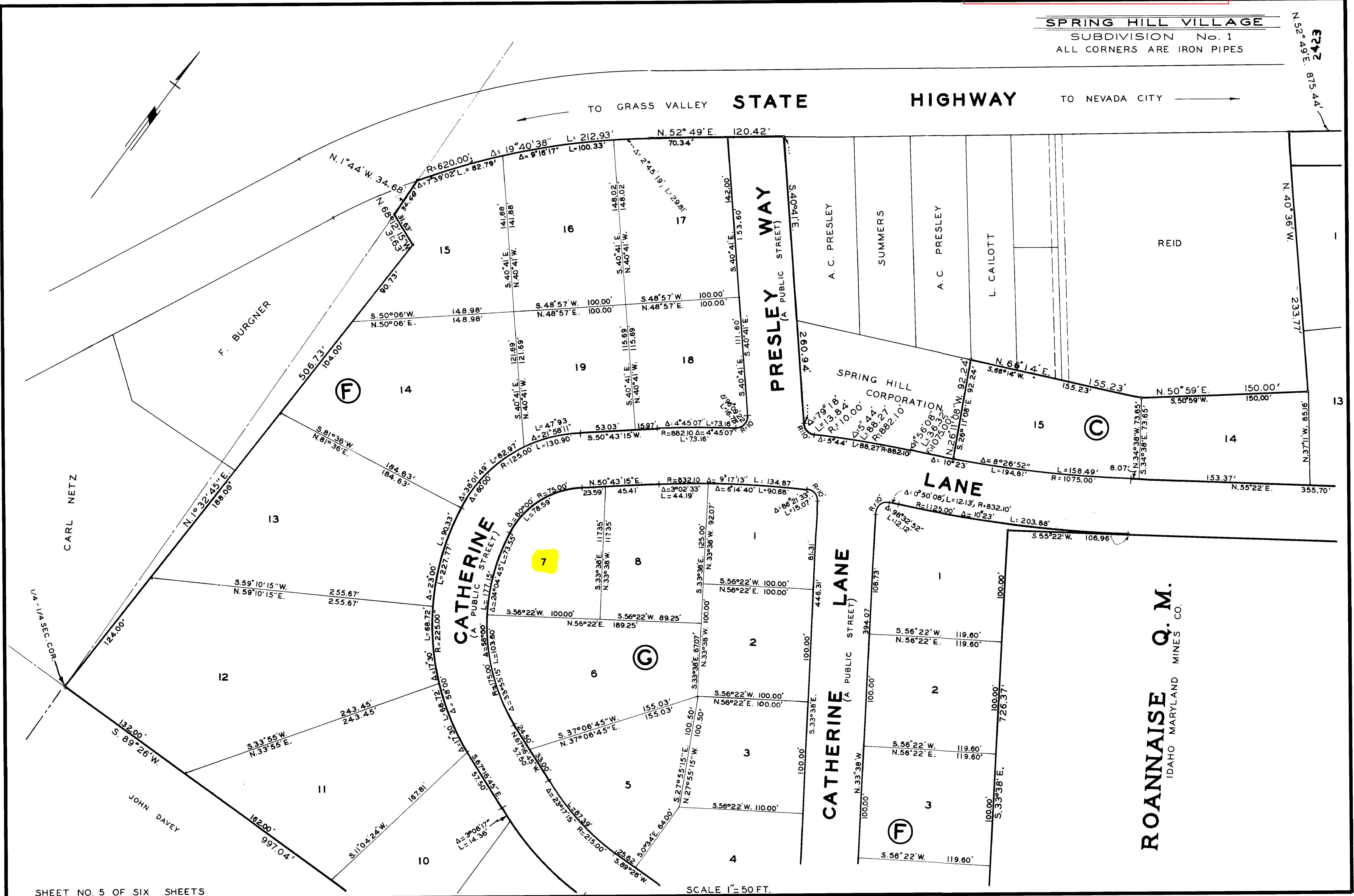


SPRING HILL VILLAGE
SUBDIVISION No. 1
ALL CORNERS ARE IRON PIPES

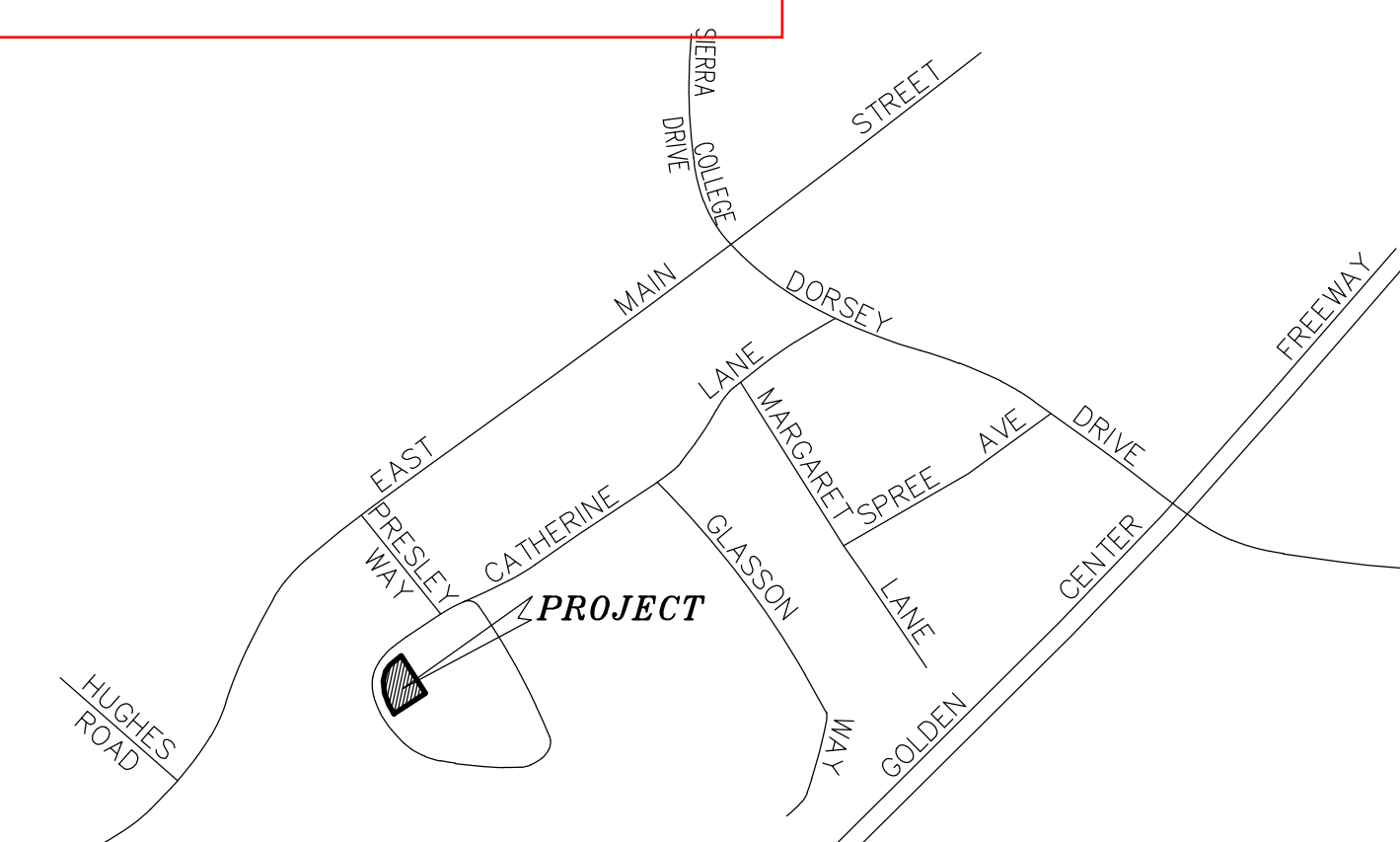
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TO GRASS VALLEY STATE HIGHWAY TO NEVADA CITY

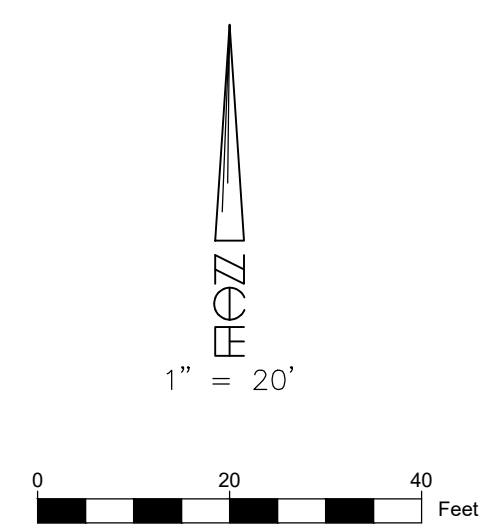
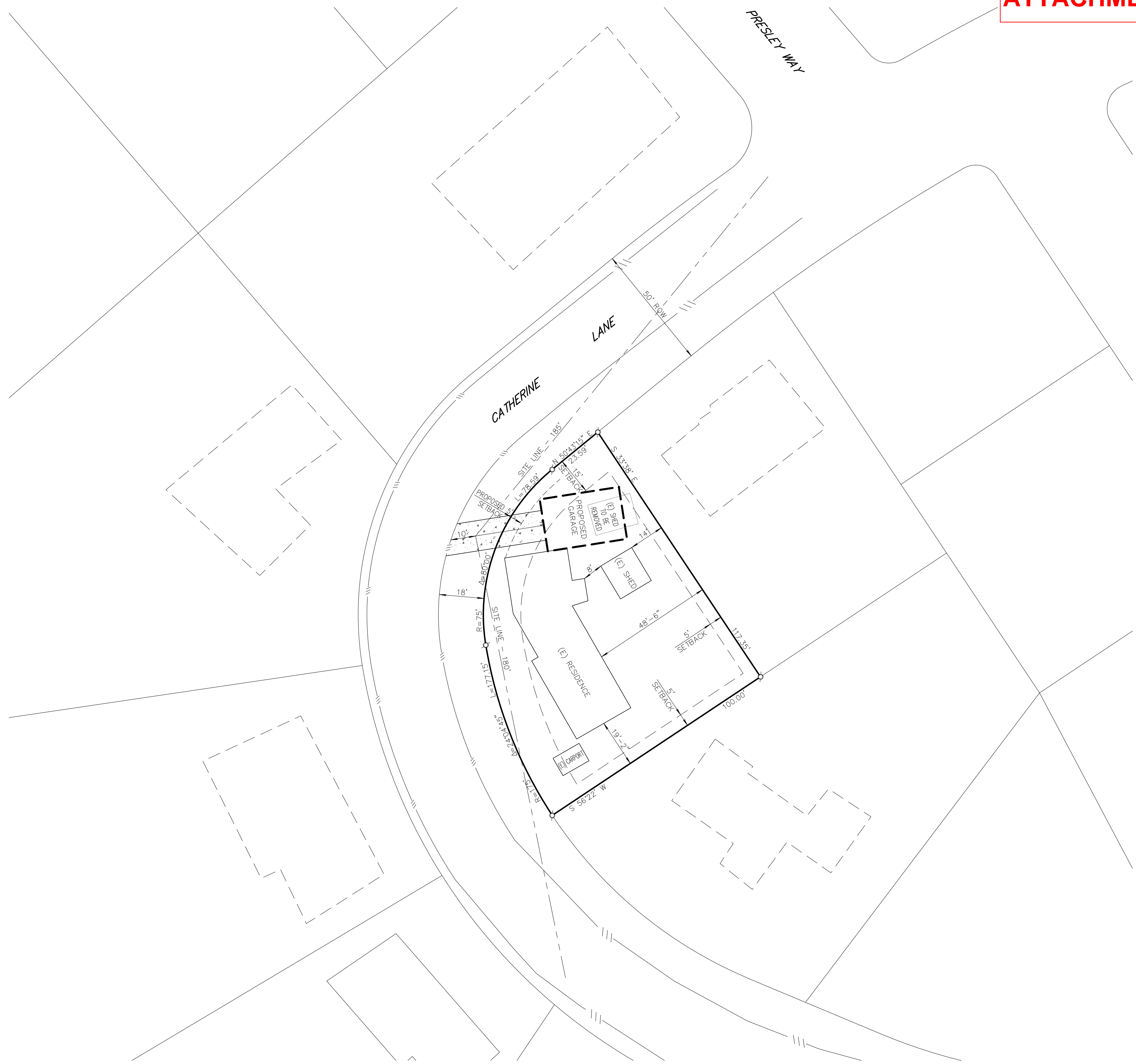
Sub 1
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S.C.



ATTACHMENT 6 - SITE EXHIBIT



LOCATION MAP



SIGHT DISTANCE EXHIBIT
FOR
ERNIE OLSEN
BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
SCALE: 1" = 20' AUGUST, 2025
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437

NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

Engineering • Surveying • Planning

Olsen Setback Variance

PROJECT DESCRIPTION

This application is for a Variance to the front setback for property located at 204 Catherine Lane. This property is zoned R-1 and has a General Plan Designation of ULD.

The R-1 zoning district has a front setback of 15 feet for the building façade, and the garage must be located 5 feet back from the façade of the house.

The frontage of this lot along Catherine Lane is nearly all on a curved portion of the Right-of-Way which makes it difficult to locate a garage meeting the required setback of 15 feet. The further development of the lot is also complicated by the location of the existing residence which was constructed in the early 1950's and is located approximately 5 feet from the front property line at the northwesterly corner.

This application is seeking a variance to the front setback to allow for a 5-foot setback which would allow for the construction of the proposed garage. The front of the garage would be setback approximately 17.5 feet from the façade of the residence and would meet the side yard setback of 5 feet. The proposed garage will also be setback approximately 30 feet from the edge of pavement for Catherine Lane.

An existing shed in the Northerly portion of the property will be removed to accommodate the construction of the proposed garage.

See the accompanying Setback Variance Exhibit for additional information regarding the project.

Please direct project questions to:

Project Representative:
John E. Baker
Nevada City Engineering, Inc
505 Coyote Street, Suite B
Nevada City, CA 95959
(530) 265-6911
john@nevadacityengineering.com

Property Owner:
Ernie Olsen
204 Catherine Lane
Grass Valley, CA 95945
(530) 277-7089
ernieolsen@sbcglobal.net



FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0036
Prepared by: Vanessa Franken, Associate Planner
Applicant: Ernie Olsen, (Owner/Applicant).
John Baker, Nevada City Engineering (Representative).
Location/APNs: 204 Catherine Lane (APN: 035-370-023).

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 twelve-months 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 City Council, 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. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

PLANNING DIVISION

1. The new street facing façade of the proposed garage is required to have a façade width that shall not exceed twenty-five feet, per [Section 17.44.020.F.2.e – Accessory Structures and Uses](#).

2. The height of the proposed attached garage is subject to that of the single-family residential zone, not to exceed a maximum height of 35-feet, per Section 17.44.020 – Accessory Structures.
3. The proposed garage shall be designed to be in substantial visual conformance with the existing residence. To include compatibility in roof form, scale, massing, and exterior materials. The garage shall be architecturally subordinate to the primary residence. To be reviewed at time of building permit application.
4. The proposed garage is required to be attached to the primary residence, to be reviewed at time of building permit application.
5. The existing driveway associated with “Shed to be Removed”, along northerly corner of the property, shall be landscaped (lawn, grass, or acceptable plantings) upon removal of shed. An inspection of completed landscape will be required at time of final inspection for the garage.

ENGINEERING DIVISION

1. No fencing or greenery shall exceed a height of 36-inches in the front. A 10-foot setback from the property line, adjacent to the garage being worked on, is required; to include, a 10-foot setback from around the property line curve for an additional 40-feet from the center of the driveway, as sight distance is based on an eye height of 3-feet 5-inches.
2. The new driveway to the garage is required to be concrete or asphalt, gravel driveways are no longer accepted due to gravel/dirt tracking onto City streets.