



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
May 23, 2023**

Prepared by: Lance E. Lowe, AICP, Principal Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Tentative Parcel Map and Development Review Permit for the division of a ± 11.77 -acre parcel into two parcels of ± 2.74 and ± 9.03 acres and construction of a three-story $\pm 42,000$ square foot/80 room Holiday Inn Express.
Location/APN: 961 Plaza Drive/035-480-039
Owner: Rajinder Singh, Grass Valley Hospitality, Inc.
Applicant: Jeff Morrish, NST Engineering, Inc.
Zoning/General Plan: Central Business (C-2) Zone/Commercial
Entitlements: Tentative Parcel Map and Development Review Permit
Environmental Status: TBD upon application completeness

RECOMMENDATION:

The Development Review Committee review and comment on the project and direct the applicant to revise the plans, based upon the DRC's comments, and bring back the project for further DRC consideration.

BACKGROUND:

In 2002, the City adopted a Mitigated Negative Declaration and approved the Olympia Plaza II Project. The project included the construction of six buildings on ± 4.7 acres of the ± 12 -acre site. In total, $\pm 52,000$ square feet of commercial/office floor area was approved with 40 apartments, many of which would be constructed on second and third floors above the commercial spaces. Open space areas have been reserved on the properties at both the north and south ends of the property for preservation of trees and/or biological resources. The Olympia Plaza II Project expired in 2005.

Staff has been working with the applicant to refine the Holiday Inn Express project plans in accordance with City of Grass Valley Development Code, Community Design Guidelines and City Standards. Further refinement of the project plans is necessary and staff therefore requests the DRC's comments in this regard. Once the design is further refined, staff will schedule the project for further DRC consideration, including the appropriate environmental review.

PROJECT DESCRIPTION:

The Holiday Inn Express project requires two entitlements including a Tentative Parcel Map and Development Review Permit:

Tentative Parcel Map – The Tentative Parcel Map divides the ±11.77-acre parcel into two parcels of: Parcel 1 – ±2.74-acres and Parcel 2 – ±9.03-acres in the Central Business District (C – 2) Zone. Development of the ±42,000 square foot/80 room Holiday Inn Express is proposed on Parcel 1. No development is proposed on Parcel 2. The property fronts on Plaza Drive, a privately maintained two lane roadway thirty feet in width. Utilities will be extended from the west side of Plaza Drive.

Open spaces are reserved on both the north and south ends of the property for tree preservation and/or biological purposes.

Development Review Permit – A Development Review Permit is required for the construction of the three story ±42,000 square foot/80 room Holiday Inn Express building with related parking and landscaping on proposed Parcel 1. The project plans include the following Development Review Permit (i.e., Design Review) details:

Site Plan & Setbacks – The three-story, 80 room hotel is in the center of proposed Lot 1 with parking located to the west and south. The building is setback ±50 feet Plaza Drive and ±25 feet from the rear property line adjacent to residential uses (i.e. Timberwood Estates). To the north and south property lines, the building sits ±270 to ±180 feet respectively. The project complies with the City's setbacks for the C – 2 Zone, which are 0 feet in the front; 0 feet on an interior side; 0 feet on a street side yard; and, 25 feet in the rear abutting residential uses.

Access & Circulation – Forty (40) and thirty (30) foot driveways are proposed at two locations on Plaza Drive at the center and south end of the property respectfully. All the internal roads are 25-28-foot-wide, which provides two-way traffic throughout the site.

Full road improvements will be required along the property frontage along Plaza Drive. The proposed improvements include curb, gutter, sidewalk, and paving on the eastern side of Plaza Drive.

Parking – A total of 85 on-site parking spaces are provided, including 65 standard spaces; 4 ADA accessible parking spaces; 16 compact spaces; and, 5 motorcycle spaces. The parking space dimensions and backing distances comply with City Parking Standards.

Table 3-3 of the City's Development Code requires 1 space for each unit, plus 2 spaces for the manager or owner for the hotel requiring a total of 82 parking spaces total.

Landscaping – Conceptual Landscape plans are provided on Sheet 8 of 24. Landscaping is provided around the perimeter of the site and within the parking areas. The landscaping includes ground cover, decorative entryway shrubs, low shrubs, decorative trees and existing trees to be preserved along Plaza Drive.

Hotel Architectural Design – In addition to the 80 lodging rooms, the hotel includes registration, breakfast, fitness center, conference center, and laundry area facilities. An outdoor pool is proposed at the north end of the site. The three-story building has a total square footage of ±14,000 square feet on each floor for a total of ±42,000 square feet.

The building design is the typical branded Holiday Inn Express architecture with the following architecture details:

- Porte Coche with 6/12 hip roof at the front entryway with stone veneer pilasters (Gray & Brown) and corrugated metal roof (rusted);
- Exterior stucco walls on the primary facade (Gray) with rustable Corrugated Metal shed awnings;
- Stone veneer cultured stone (Gray & Brown) and Horizontal Lap Siding 1x8 (Gray) on the lower and upper pop-out facades;
- 6/12 hip and gable roof with gable end Board and Batt Hardie panel siding (Light gray);
- Prestige Composition Roofing (Slate color);

Trash Enclosure – A trash enclosure is located adjoining and southeast of the building. The materials of the trash enclosure include split-faced CMU with 1/12 shed roof and chain-link doors with slates.

Lighting – Lighting and Photometric Plans are provided on Sheet 9 – 10 of the project plans. Lighting for the project site includes parking lot pole lighting, pedestrian bollard fixtures and wall pack fixtures on the building. The parking lot lights are less than 20 feet in height. Bollard fixtures are located along the pedestrian paths. Exterior wall lighting fixtures are located at building entryways along the north, south and west elevations. The photometric plan is consistent with the City's lighting requirements with respect to light intensity and spillover onto adjoining properties. All lighting fixtures contain shields to direct lighting downward.

Grading and Retaining Walls – The project site is relatively level of grades of 5% from Plaza Drive to the rear of the property. The project is located at approximately $\pm 2,625$ feet above Mean Sea Level (MSL) at the north end of the site and $\pm 2,620$ feet at the southern end. The building finished floor is $\pm 2,626.50$

A retaining wall along the rear property line ranges in height from 4 feet at the north end of the site to 8 feet at the south end.

Drainage – A Hydrology Report has been prepared for the project dated February 10, 2023. The drainage is separated into thirteen (13) areas for the stormwater evaluations. The offsite drainage running on this property is cut off by the storm runoff management by Timberwood Estates on the south side of the parcel. The open space acts as a containment basin and contains storm run-off before it crosses over Plaza Drive. The 36-inch diameter culvert serves the run-off from the proposed hotel site during a 100-year event. The remainder of the storm run-off from the proposed hotel site flows down the east side of Plaza Drive.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, covered with native brush, groundcover and a number of large and small trees, and slopes down from the south to Plaza Drive, except the west portion of the site, where the site is traversed, northwest-southeast, by Olympia Creek, a tributary of Wolf Creek. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way (**Attachment 3 – Aerial Photograph**).

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property is within the Central Business (C-2) Zone. Hotels are permitted uses in the C – 2 Zone subject to Development Review Permit approval.

Site Plan and Design Recommendations: The following are suggested topics for review of the proposed project. The Development Review Committee should develop recommendations and request the applicant to modify the plans as appropriate.

1. Decorative paving should be added to both the entrance locations. The depth of the decorative paving should be a minimum of 15 feet.
2. Electric Vehicle parking spaces should also be provided in the parking calculations.
3. The building design shall be completed by a licensed Architect or building design professional pursuant to State law.
4. Architectural detailing in accordance with the Gold Country Architectural Standards and consistent with the City's Community Design Guidelines and recently approved projects in the Brunswick Basin should be added, including, but not limited to:
 - a. The Porte Coche should be more substantial as an entryway feature and include larger pilasters and a vertical element in its design. Note fire department requires a minimum 12-foot drive isle for access along the frontage.
 - b. Vertical and horizontal wall articulation, such as variation in the wall plane, color changes, or material use, should be used to visually divide the building into small sections.
 - c. Stucco siding should be reduced and replaced with natural materials on all elevations.
 - d. Shed roofs should be added over select windows on the front and rear elevations.
 - e. Varying roof lines, roof types and roof slopes should be provided (e.g. gable, hip, shed roof, 6/12-8/12, etc.) (Note fire department access requirements limits the height of the building to 29 feet 11 inches).
5. Additional landscaping should be installed along the rear of the property adjoining single family dwellings to the east. The landscaping should include ground cover, shrubs and decorative trees at 25 foot on center along the entire length of the rear property line. The landscaped buffer should be a minimum of ten-foot between the parking area and the property line; provided that the review authority (i.e. Planning Commission) may reduce this requirement where it determines that the site area is severely constrained.
6. Additional landscaping should also be provided in the parking lot south and west of the building at a ratio of one tree per 5 parking spaces.

7. A tree removal plan should be included showing all of the trees to be removed from the site. Preservation of as many trees as possible along the east property line is recommended.
8. The trash enclosure shall not be placed within twenty feet of abutting residential properties. Enclosures shall also be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
9. The trash enclosure shall incorporate metal doors into the design. Enclosure finishes should match the building in color and texture and shall include a minimum three-foot landscape buffer on all non-accessible sides.
10. Parking lot pole lighting should not exceed 20 feet in height. Building lighting should consist of gooseneck lighting or equivalent.
11. To separate commercial from residential land uses, a 6-foot-tall CMU retaining wall is required along the eastern property line.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

Attachment 4 – Holiday Inn Express Project Plans dated April 4, 2023



ATTACHMENTS

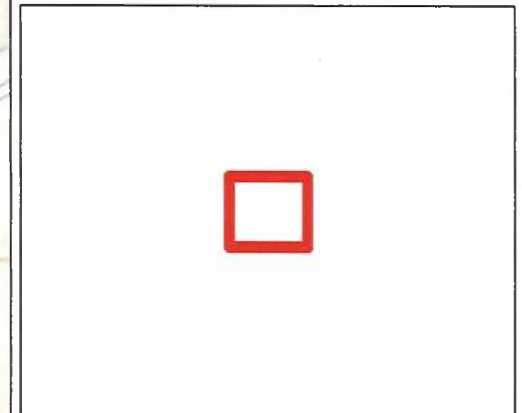
961 Plaza Drive



Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$76,773.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A GVCity
General Plan: C GVCity, OS GVCity, UMD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Cse
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview



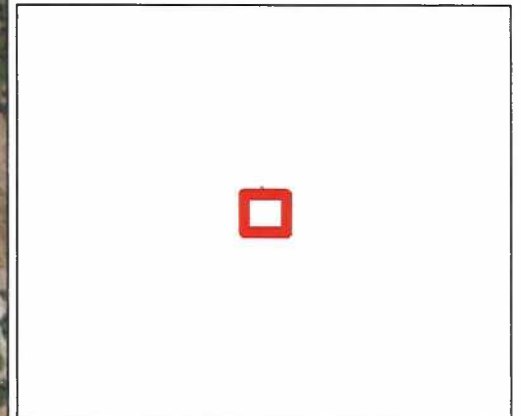
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Overview





ATTACHMENT 3