

125 E. Main Street
Grass Valley, CA 95945

DATE : 1/29/2024 4:56 PM
OPER : ZQ
TKBY : City Hall Cashier
TERM : 10
REC# : R00072851

1 Misc-City Hall 399.00
23PLN-28 Appeal 399.00
Miscellaneous Accounts Receivable
399.0

Paid By:23PLN-28 Appeal
2-Check 399.00

APPLIED 399.00
TENDERED 399.00

CHANGE 0.00

\$399.00



CITY OF GRASS VALLEY
APPEAL FORM

City Clerk's Office
125 East Main Street
Grass Valley, CA 95945

You may use this form, or provide a letter that includes the following information, to appeal a decision made by the Community Development Director, Development Review Committee or Planning Commission. All appeals shall be filed with the Community Development Department, or to the City Clerk's Office to appeal a Planning Commission action, within fifteen (15) calendar days following the date of the decision. The appeal shall include the specific action or decision, and describe the reasons for the appeal. Provide this form or a letter, along with the current appeal fee to initiate the appeal.

I, WAYNE COOLEY (Printed Name of Appellant) Hereby appeal the below noted action(s):

Date of City Action: 1/14/2024

Project Name/Application No. (s): 23PLN-28

Permit Type (Use Permit, Subdivision map, etc.): Variance

Mailing Address: 237 Glenwood Rd G.V. CA. 95945

Phone: (530) 648-8212 Email: WAYNECOOLEY76@GMAIL.COM

Purpose of the Appeal (List Specific Issue): SEE ATTACHMENTS

Signature of Appellant Wayne Cooley Date: 1/29/2024

For City Staff Use Only

Date: _____ Receipt No.: _____ Received by: _____ Fee Paid: _____

Dear Grass Valley City Council,

Thank you for the opportunity to appeal the decision made by the appointed Planning Commission of Grass Valley to grant a Variance Request for a Categorical Exemption pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA). The date of the City action was 1/16/2024. Project name/application No. 23Pln-28.

I have reviewed 18.36.070 Class 5-Minor alterations in land use limitations (CEQA) Guidelines, Section 15305). A copy is enclosed. I appeal the decision for the following reasons.

1. The proposal of 23Pln-28 after purchasing the Sierra Guest Home by Hospitality House, a 501 C 3 Non-profit several years ago for \$675,000 including two buildings that contain asbestos was to forgo the 50% impervious coverage and to spend up to 6 Million dollars on adding 10 rooms after demolition. This in my opinion does Not constitute a "Minor Alteration", one of the conditions for granting the Variance.
2. The minor alterations "which do not result in any changes in land use or density". Adding any additional rooms violates the conditions of the Variance.

I respectfully request that the elected City Council honor and abide by California Environmental (CEQA) statutes, standards and guidelines and reverse the decision to grant the variance.

Placer County, California County Code

Chapter 18 ENVIRONMENTAL REVIEW

Article 18.36 STATUTORY EXEMPTIONS AND CATEGORICAL EXEMPTIONS

Important notice: This publication has moved to General Code's eCode360 platform and this site is no longer being updated. View the current version on eCode360.

18.36.070 Class 5—Minor alterations in land use limitations (CEQA Guidelines, Section 15305).

TIT. 14, § 12102.5

A. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than twenty (20) percent, which do not result in any changes in land use or density, including but not limited to:

1. Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel;
2. Issuance of minor encroachment permits;
3. Reversion to acreage in accordance with the Subdivision Map Act;
4. Design review where no other approvals require environmental review and the project does not fit the definition of a major project;
5. Variances to lot size and lot width where no new building sites are created;
6. Variances to height limitations for single-family dwellings. (Ord. 5119-B, 2001)

Contact:

Placer County Main Line: 530-889-4000

Published by Quality Code Publishing, Seattle, WA. By using this site, you agree to the terms of use.