



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
JUNE 24, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 25PLN-24
Subject: Development Review for Security Lights at the Safeway Shopping Center
Location/APNs: 867 Sutton Way / 035-400-087
Applicant: Jacob Keef with Triton Global Services representing Mohagany Investments, property owner
Zoning/General Plan: Central Business District (C-2) / Commercial
Entitlement: Development Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the Development Review permit for security lights as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, 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 Development Review permit as presented in the Staff Report; and,
 - c. Approve the Development Review permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

The subject site was developed as the Gold Country Shopping Center around 1977. It was annexed to the City in 2004. In March of this year, staff sent a letter to property owners of the shopping complex informing them that the blue, flashing security lights installed at the shopping center are in violation of the City's lighting ordinance. Staff met with representatives Triton Global Services on Thursday May 8th and discussed the process for which the lights in some capacity could remain onsite. The Development Review application was submitted on June 5th in response to those discussions with staff. It should be noted that Triton turned off

the blue lights as soon as they were aware of the issue and the lights have remained off throughout the process.



Existing Installed Light

PROJECT PROPOSAL:

Triton Global Services is requesting to permit six previously installed security units with lights, which feature two-way audio speakers, cameras, and shielded blue lights in the locations shown on the attached map. The security units are either mounted on buildings or on existing light poles.

Regulatory Authority: Section 17.30.060(C) of the City Municipal Code requires commercial outdoor lighting to be "shielded or recessed to minimize light bleed to adjoining properties," and section 17.30.060(E) prohibits lights that "blink, flash or [are] of unusually high intensity or brightness...." The height of lights in a commercial district is limited to 14 feet unless the Development Review Committee determines that "the additional height will provide lighting that still complies with all other requirements of this section 17.30.060(A) ."

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). 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 Central Business District (C-2) zoning designation is applied to areas of the downtown not covered by the TC (town core) zone, where existing auto-oriented development is expected to be maintained.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, 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 lights are installed in an existing shopping center [parking lot and are intended to provide security to the businesses and shoppers and therefore, will not result in expansion of use of the commercial property.

FINDINGS:

1. The City received a complete application for Minor Sign Review 25PLN-23.
2. The Grass Valley Development Review Committee reviewed Development Review project application 25PLN-23 at their regular meeting on June 24, 2025.
3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. This project is consistent with the City's General Plan and any specific plan.
5. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council

B. RECOMMENDED CONDITIONS:

1. The final design shall be consistent with the Minor Sign Review application and plans provided by the applicant and approved by the Development Review Committee (25PLN-23). 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.

2. Prior to building permit issuance, the applicant shall provide documentation demonstrating that no portion of the proposed sign will be located within the city right-of-way.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
4. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right of way.
5. The sign shall be maintained in good repair and functioning properly at all times.
6. 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.

ATTACHMENTS:

1. Vicinity/Aerial Map
2. Development Review Application
3. Security Unit Location Exhibit
4. Security Unit Exhibit