



**DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
September 10, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 24PLN-14
Subject: Conceptual Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court..

Location/APN: 179 Clydesdale Court / 009-680-050, 056
Applicant: Russell Davidson/Kevin Nelson representing Jada Windows
Zoning/General Plan: Light Industrial (M-1)/ Business Park & Manufacturing/Industrial (BP/M-1)
Entitlement: Conceptual Development Review
Environmental Status: TBD upon formal application submittal

RECOMMENDATION:

Staff recommends that the Development Review Committee review the conceptual plans and offer comments relative to service requirements, public and private improvements, entitlement processing, Development Code compliance and design standards. No formal action is to be taken on this Conceptual Development Review application.

BACKGROUND:

The subject ±7-acre property is located on Whispering Pines Road, with proposed access off Clydesdale Court through an existing developed parcel where the current Jada Windows manufacturing building is located, at 179 Clydesdale Court. The project site was annexed into the City in 2010 and came in with a development proposal that had included three industrial buildings totaling 57,000 square feet. At that time a Mitigated Negative Declaration was adopted for the project. The property was annexed and pre-zoned but the development component never took place.

PROJECT DESCRIPTION:

Architectural Review: Russell Davidson, project architect, is requesting that the Development Review Committee provide comments on preliminary design concept for the proposed building. Design Guideline considerations based on the conceptual plan submitted, Some of the City Design Guidelines that should be considered in the design of the project are listed below (the full design guidelines are available at: https://www.cityofgrassvalley.com/sites/main/files/file-attachments/community_design_guidelines_rev_2011_0.pdf?1572391136):

- i. Industrial sites that abut commercial or office-zoned properties shall provide a solid wall or fence with minimum height of six feet continuously along the boundary except at pedestrian and vehicle access points. Landscaping (i.e. vines) is also encouraged. *The rear abutting parcels have a Commercial Business Park land use designation and would trigger this guideline.*
- ii. Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping.
- iii. Customer parking shall be located near the primary building entrances to avoid conflict with servicing truck traffic. Employee parking should also be located so as to avoid truck/car conflicts.
- iv. The natural characteristics of the site including existing trees, rock outcroppings, slope, and or other natural features, soil type, climatic conditions, topography, drainage patterns and solar orientation shall be incorporated into the landscape design to visually enhance development.
- v. New development shall be reflective and compatible with existing historic structures of Grass Valley.
- vi. Building design shall utilize materials, colors, and forms to reduce the large scale of industrial buildings and reflect the attention to detail that enhances Grass Valley's community character.
- vii. Vertical and horizontal wall articulation, such as variety in the height and wall depth of structures, architectural patterns, and use of colors and materials should be used to visually divide large industrial building elevations into smaller sections.
- viii. All buildings shall have a definable base, mid-body and cap element.
- ix. Rooflines shall be varied and articulated to reduce building mass and add visual interest on large warehouse type buildings. Articulation of wall height and alignment, and wall cornice detailing shall be used.

Parking Reduction – The applicant is considering applying for a parking space reduction through a conditional use permit pursuant to of the City Municipal Code. The reduction request is due to the lighter employee and visitor use than is otherwise suggested by the large building size. Pursuant to our parking space standards, a 70,458 square foot manufacturing building would generally require around 141 parking spaces. The applicant is considering a request to reduce that number to approximately 50 spaces, though that number will be determined by a parking study based on current and projected employee numbers and the light visitor traffic expected at the manufacturing site. Staff would include a condition of approval that any change of occupancy would require a revised parking study, and possibly a traffic study to determine if the projected occupancy would induce enough traffic to arrant roadway improvements.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The ±7.74-acre site is an undeveloped parcel with mild to steep slopes between 3% and 30% with the development proposed within the milder slope area. The site contains

thickets of ponderosa pines mixed with oaks. The prior biological study indicates an intermittent drainage ditch that has seasonal riparian habitat along the eastern boundary line. The site appears to be covered with mixed-conifer trees, dominated by cedars and ponderosa pines, and some oak species.

ENVIRONMENTAL DETERMINATION:

A prior Mitigated Negative Declaration was adopted for the previous project. In order to prepare the appropriate environment document pursuant to the California Environmental Quality Act (CEQA), at a minimum, the project will require a biological resource study, an air quality/greenhouse gas emissions study, a traffic study, preliminary geotechnical report, and a letter from the North Central Information Center indicating whether a cultural resource study should be prepared.

PROJECT REVIEW COMMENTS:

Staff previously provided comments to the applicant, which are attached to this report for the DRC's reference.

ATTACHMENTS:

1. Conceptual Site Exhibit
2. Building Plans (floor plan, cross sections, elevations, etc)
3. Renderings
4. Photos of adjacent buildings/roads
5. Proposed Parking Lighting