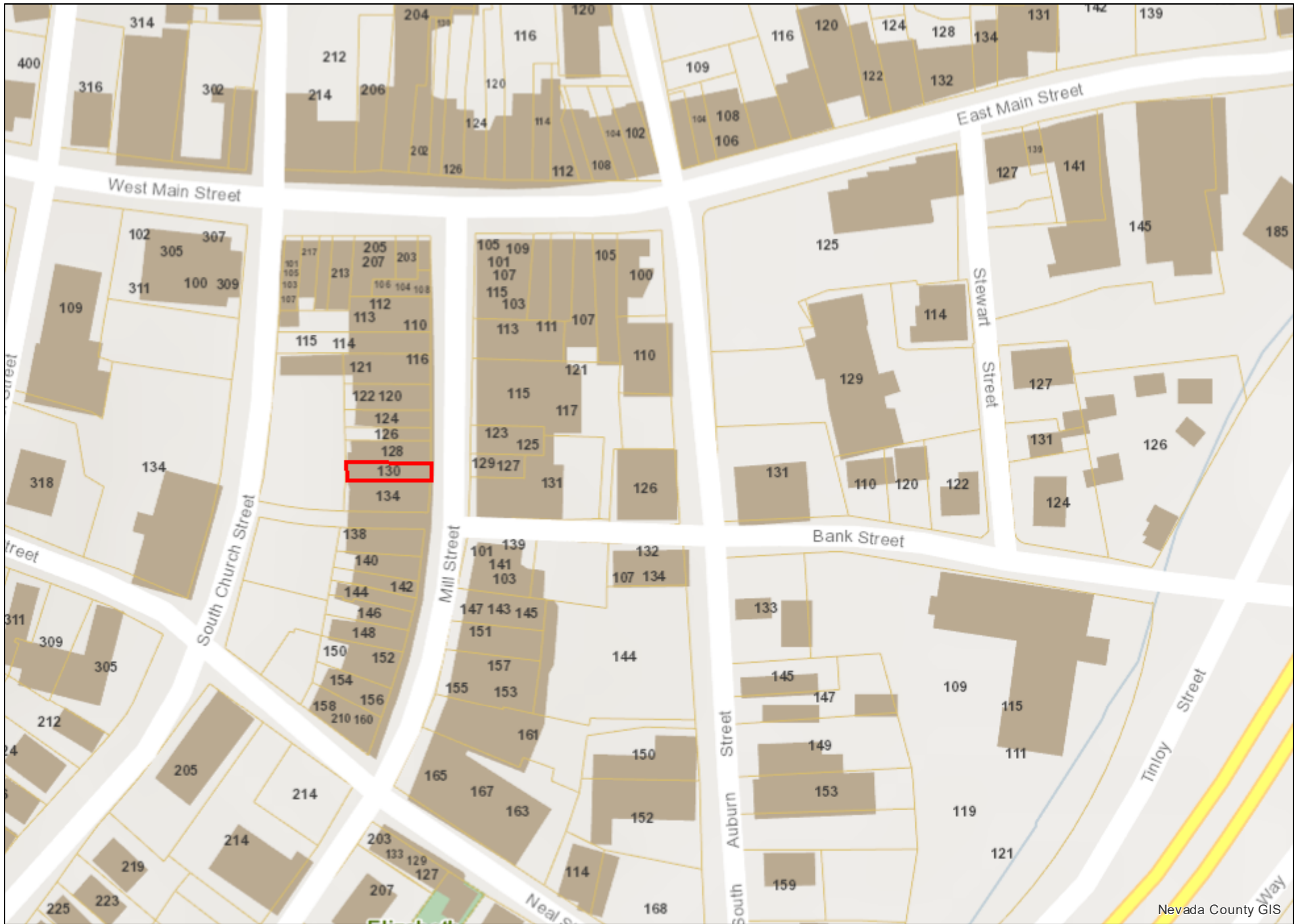


ATTACHMENTS

130 Mill Street – Façade Modifications

1. Vicinity Map / Aerial Map
2. Universal Application / Minor Development Review Application
3. Updated Plan Set (resubmitted January 22, 2025)
4. Letter from (Applicant regarding roof pitch)
5. Historic Storefront Photos
6. Historic Inventory Record

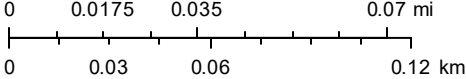
130 Mill St - Vicinity Map



130 Mill St - Aerial Map



Nevada County GIS



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
Minor Development	1,966.00
Total:	\$ 1,966.00

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: Gary A Burke	Name: JDF Investments, LLC
Address: 148 Celesta Dr., Grass Valley, CA 95945	Address: PO Box 834 Applegate, CA 95703
Phone: 530-575-0336	Phone: 530-368-1518
E-mail: gary@garyaburke.com	E-mail: davef@skylerelectric.com

<u>Architect</u>	<u>Engineer</u>
Name: Gary A Burke, Architect	Name:
Address: 148 Celesta Dr., Grass Valley, CA 95945	Address:
Phone: (530) 575-0336	Phone: ()
E-mail: gary@garyaburke.com	E-mail:

1. Project Information

- a. Project Name 130 Mill Street TI

- b. Project Address 130 Mill Street

- c. Assessor's Parcel No(s) 008-345-016
(include APN page(s))

- d. Lot Size ~2,140 SF

2. Project Description

Remodel an existing downtown space into a BBQ restaurant. The remodel will include adding a low concrete masonry unit wall with a metal roof in the rear of the building for the BBQ's and wood storage. The front of the space will be an outdoor area for exterior eating and have an overhead door for the outdoor experience. The indoor area will have seating for the restaurant and a bar.

3. General Plan Land Use: C GVCity

4. Zoning District: TC-H GVCity

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 no _____

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: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:46 -0800

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

Applicant Signature: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:56 -0800

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

**DEVELOPMENT
 REVIEW**



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: EXISTING BUILDING IN THE DOWNTOWN CORRIDOR. BRICK FACADE WITH WITH A WOOD CANOPY WITH COPPER ROOFING. WOOD, GLASS, AND SLATE ENTRY.

B. Describe surrounding land uses:

North: DOWNTOWN SHOPPING AREA - WINE TASTING
 South: DOWNTOWN SHOPPING AREA - THE OWL RESTAURANT - ALLEY
 East: DOWNTOWN SHOPPING AREA - MILL STREET WALKING PLAZA
 West: PUBLIC PARKING LOT - CHURCH STREET - BANKS

C. Describe existing public or private utilities on the property: ALL EXISTING UTILITIES ARE UNDER GROUND FROM MILL STREET. VAULTS ARE IN SIDEWALKS.

D. Proposed building size (if multiple stories, list the square footage for each floor): ONE STORY EXISTING - NO CHANGE, 1790 S.F. CREATE A NEW 4'-0" HIGH CMU WALL AROUND THE BBQ AREA IN BACK WITH A NEW METAL ROOF.

E. Proposed building height (measured from average finished grade to highest point): 22'-0" EXISTING - NO CHANGE.

F. Proposed building site plan:

(1)	Building coverage	<u>1790</u>	Sq. Ft.	<u>84</u>	% of site
(2)	Surfaced area	<u>350</u>	Sq. Ft.	<u>16</u>	% of site
(3)	Landscaped area	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
(4)	Left in open space	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
	Total		Sq. Ft.	<u>100</u>	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. N/A

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. SURFACE MOUNTED LED LIGHT FIXTURE OVER SEATING AREA UNDER EXISTING ROOF IN FRONT AND UNDER NEW ROOF AT BBQ'S IN BACK.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. NEW LIGHTS WILL BE UNDER ROOF COVERS AND SOURCES WILL BE DIRECTED STRAIGHT DOWN.

I. Total number of parking spaces required (per Development Code): 0

J. Total number of parking spaces provided: 0

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? NO NEW NOISES.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. NO HAZARDOUS MATERIALS

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. SMELLS FROM BBQ'S ARE PROCESSED THROUGH A HOOD VENT AND ARE DIRECTED STRAIGHT UP FROM THE NEW ROOF IN THE BACK OF THE BUILDING.

II. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

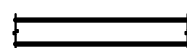



Sales _____ Processing _____ Storage _____
Manufacturing _____ Other COOKING IN BACK, EATING IN FRONT.

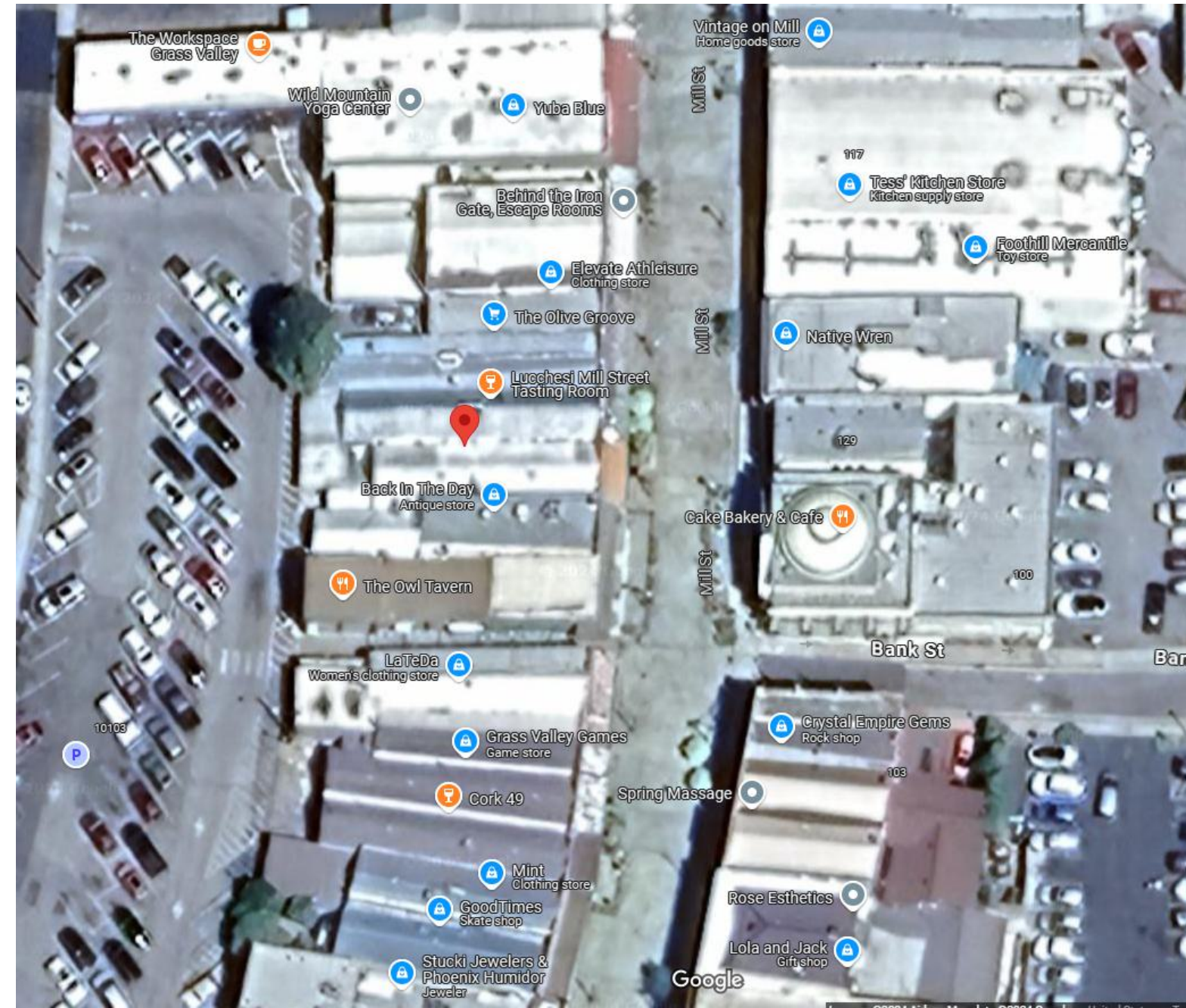
B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres 350 Percentage of site 16

C. Describe the proposed outdoor use: BBQ AREA WITH COVERED ROOF FOR COOKING. COVERED EATING AREA IN FRONT FOR OUTDOOR EXPERIENCE.

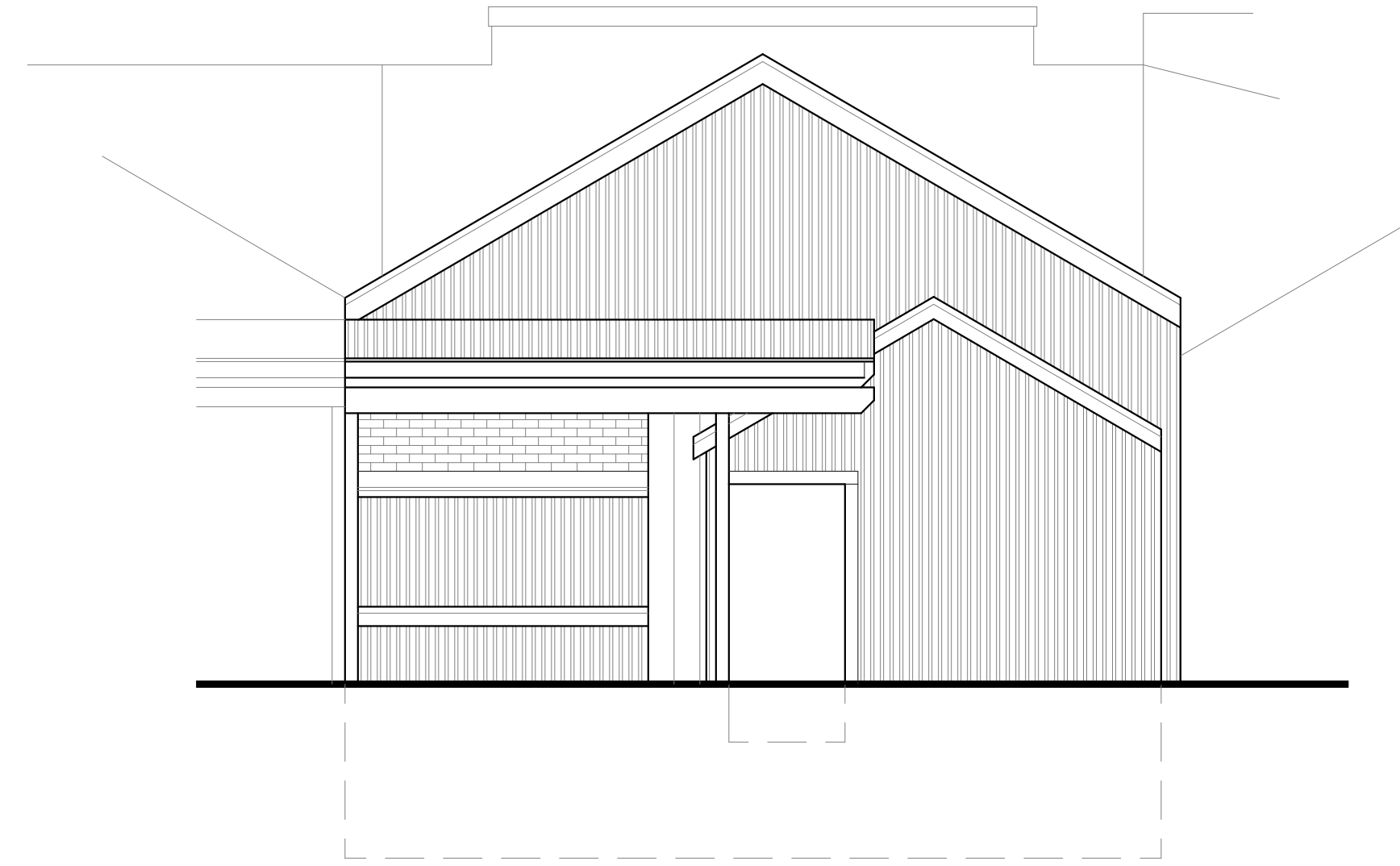
LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"



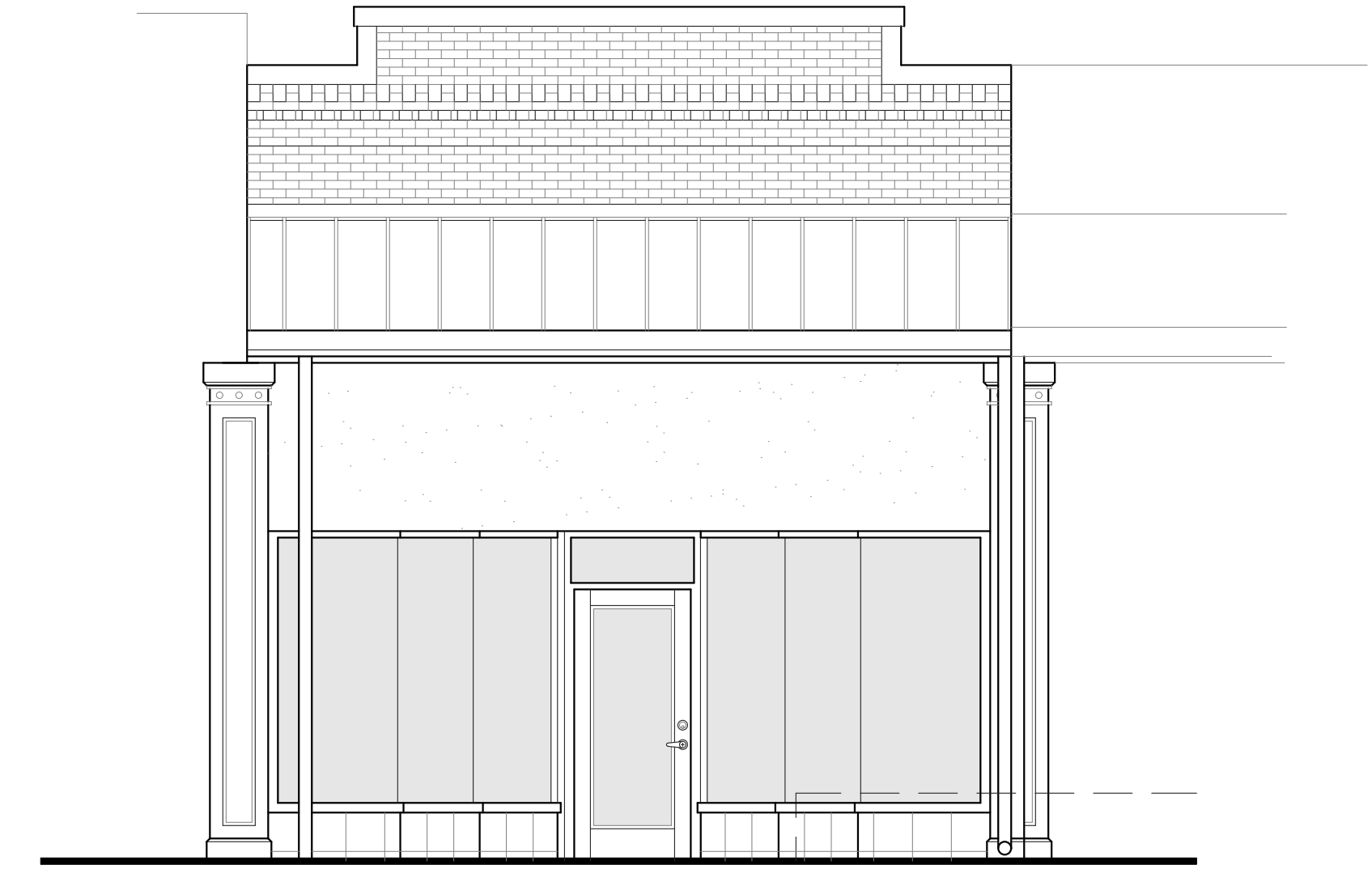
NEIGHBORHOOD SITE PLAN

NTS



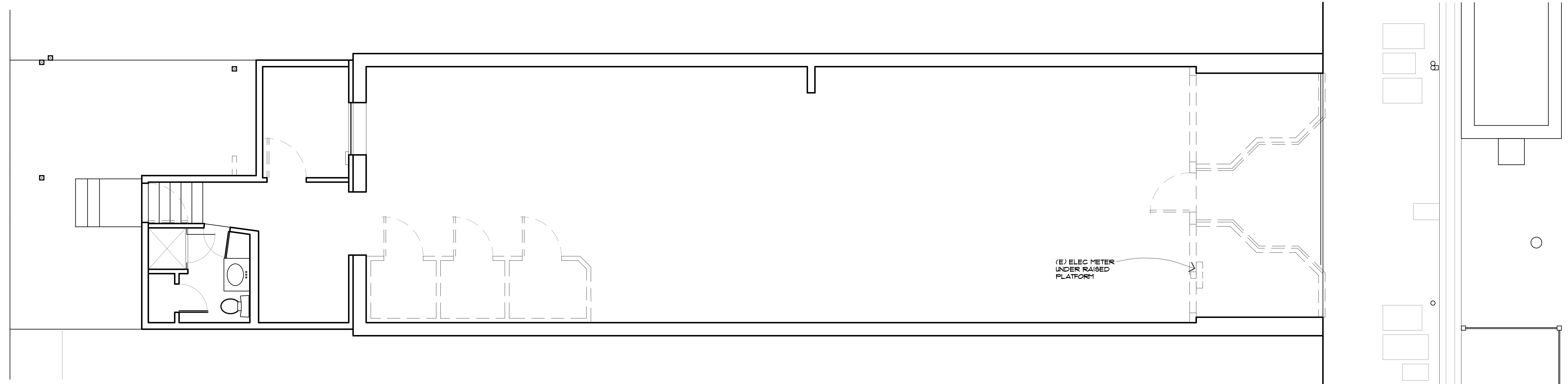
(E) REAR ELEVATION

1/4" = 1' - 0"



(E) FRONT ELEVATION

1/4" = 1' - 0"



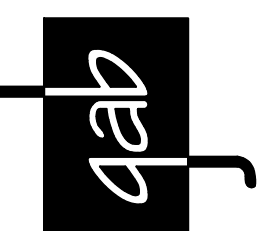
DEMOLITION PLAN

1/4" = 1' - 0"

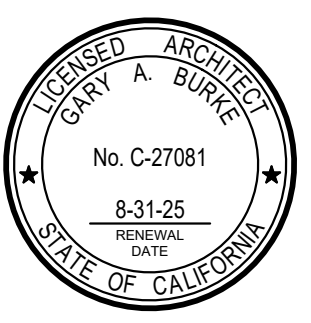


REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081



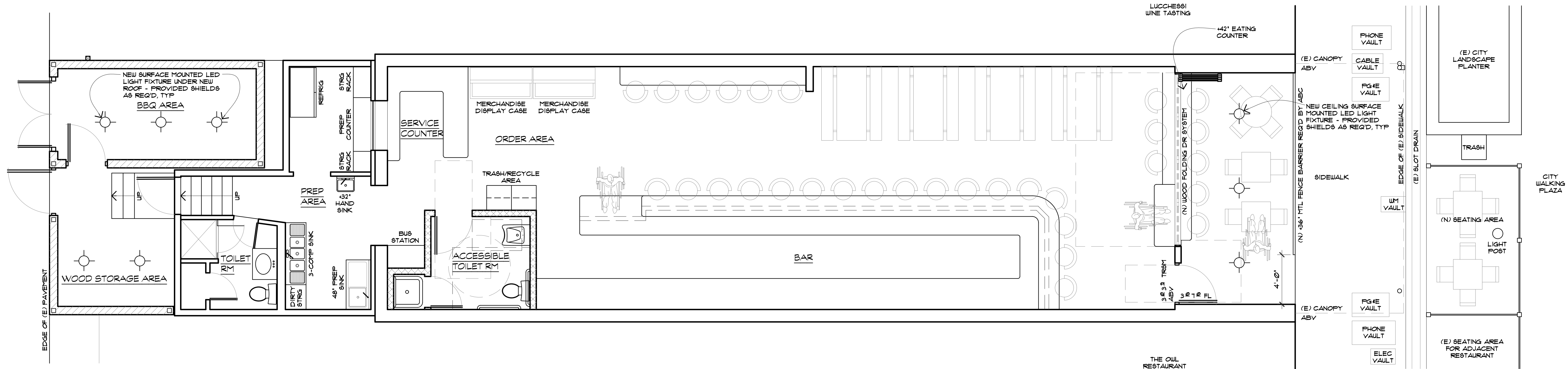
NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: DEMO PLAN
A-1
 DATE: 1/8/25

FLOOR PLAN

1/4" = 1' - 0"

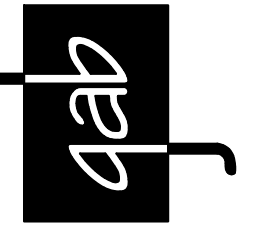


LEGEND

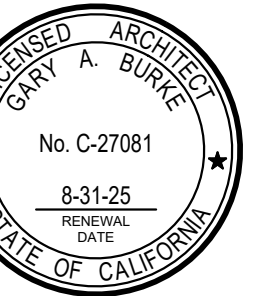
- EXIST WALLS TO REMAIN
- EXIST WALLS TO BE REMOVED
- NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
- NEW 8" CMU WALL FULLY GROUTED TO 4'-0"

REVISIONS	DATE

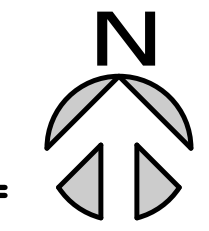
GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081



NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: FLOOR PLAN
A-2
 DATE: 1/8/25

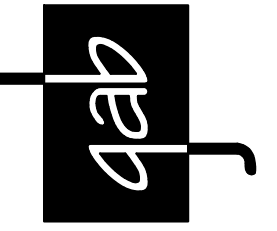


LEGEND

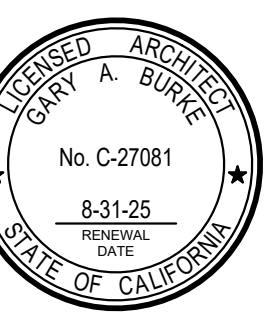
- EXIST WALLS TO REMAIN
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REVISIONS	DATE

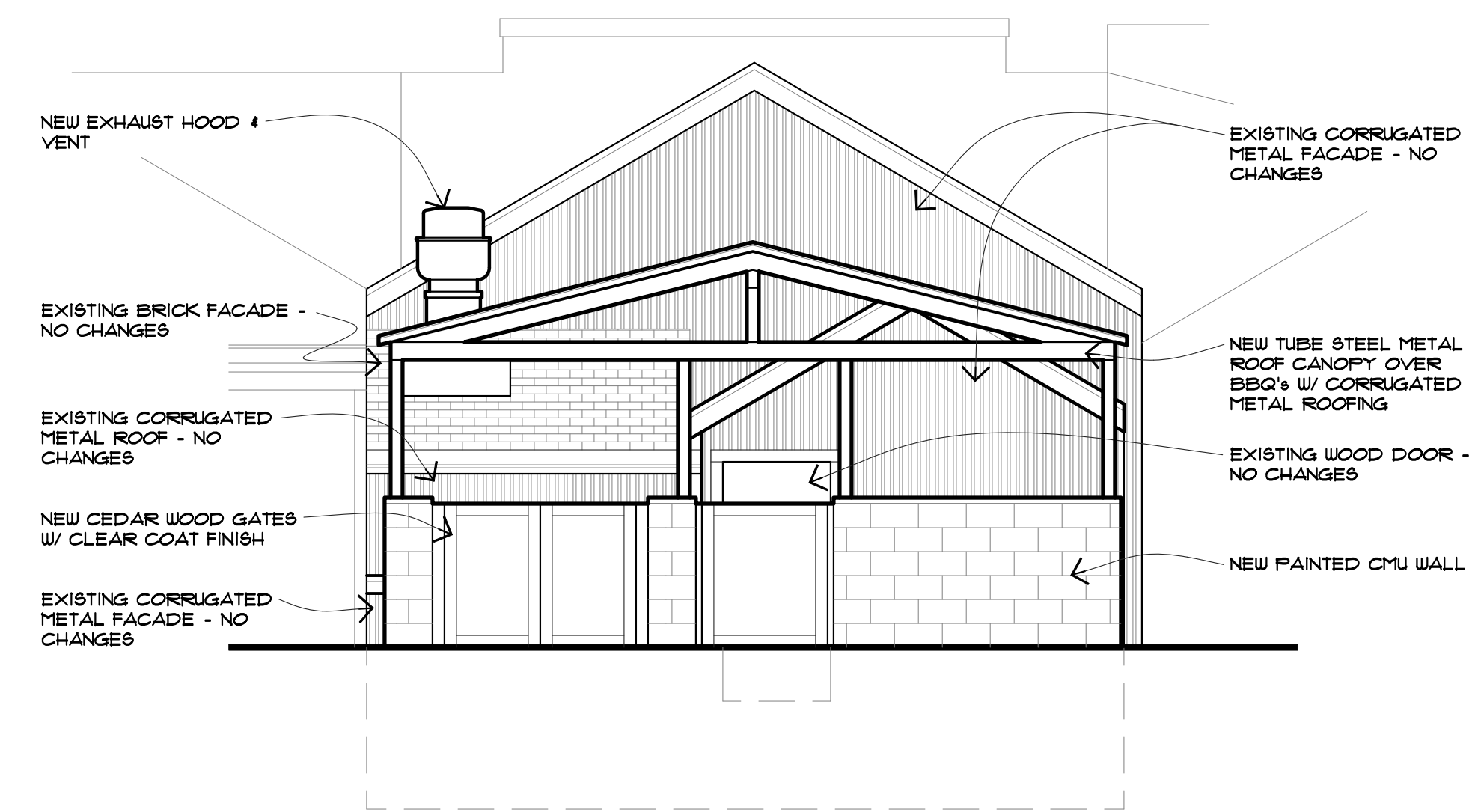
GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
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NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



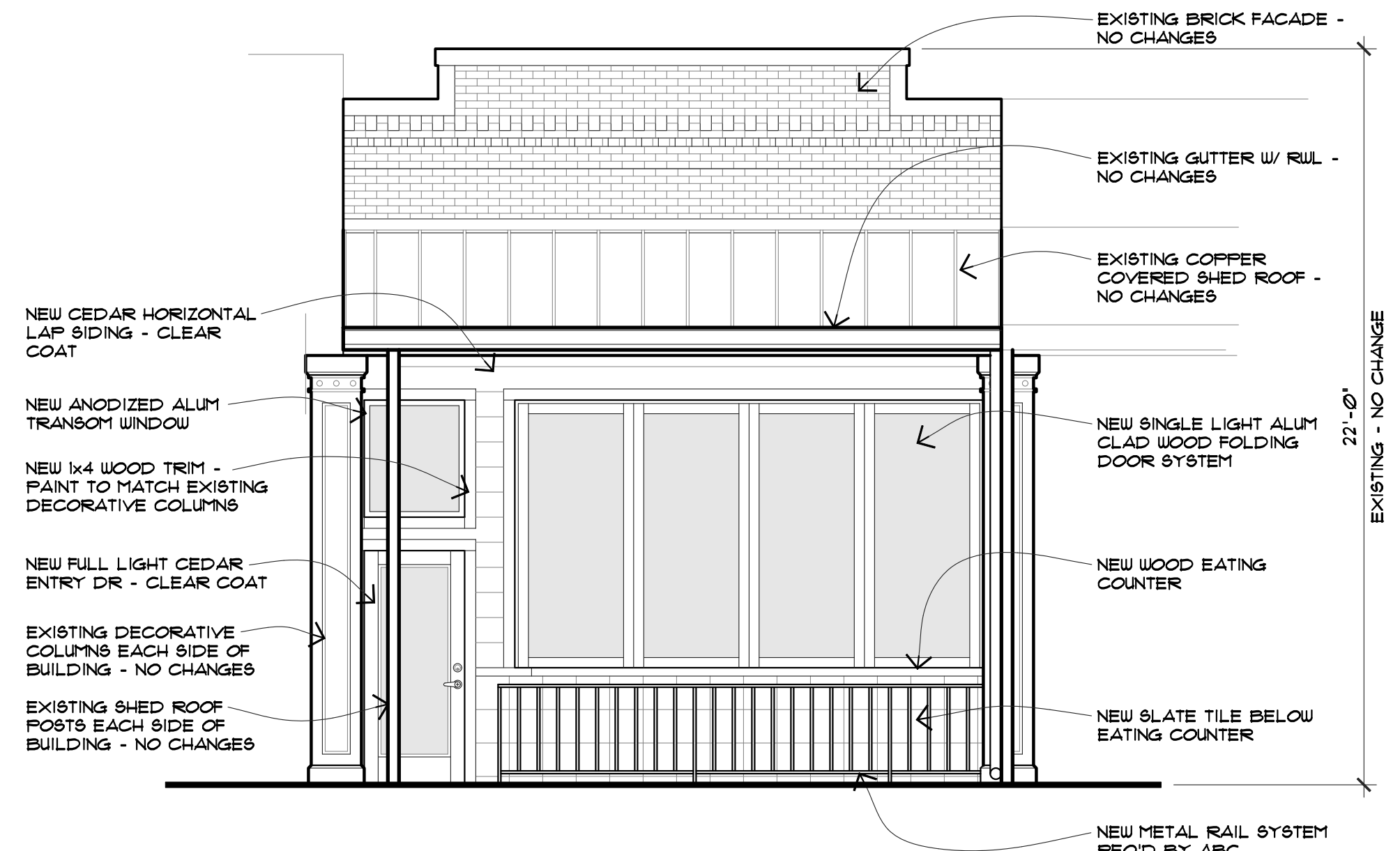
JOB: 24-46
 SHEET: EXT ELEV
A-3
 DATE: 1/8/25



(N) REAR ELEVATION
 1/4" = 1' - 0" (OPTION A - GABLED ROOF)



(N) REAR ELEVATION
 1/4" = 1' - 0" (OPTION B - SHED ROOF)



(N) FRONT ELEVATION
 1/4" = 1' - 0" (FOLDING DOORS CLOSED)



(N) FRONT ELEVATION
 1/4" = 1' - 0" (FOLDING DOORS OPEN)



HORIZONTAL CEDAR LAP SIDING



FULL LIGHT CEDAR DOOR



(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS CLOSED)



WOOD FRAMED FOLDING DOOR SYSTEM



SLATE TILE

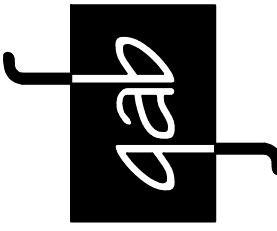


(N) FRONT ELEVATION

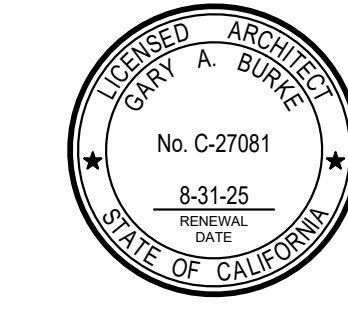
1/4" = 1' - 0" (FOLDING DOORS OPEN)

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081



NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



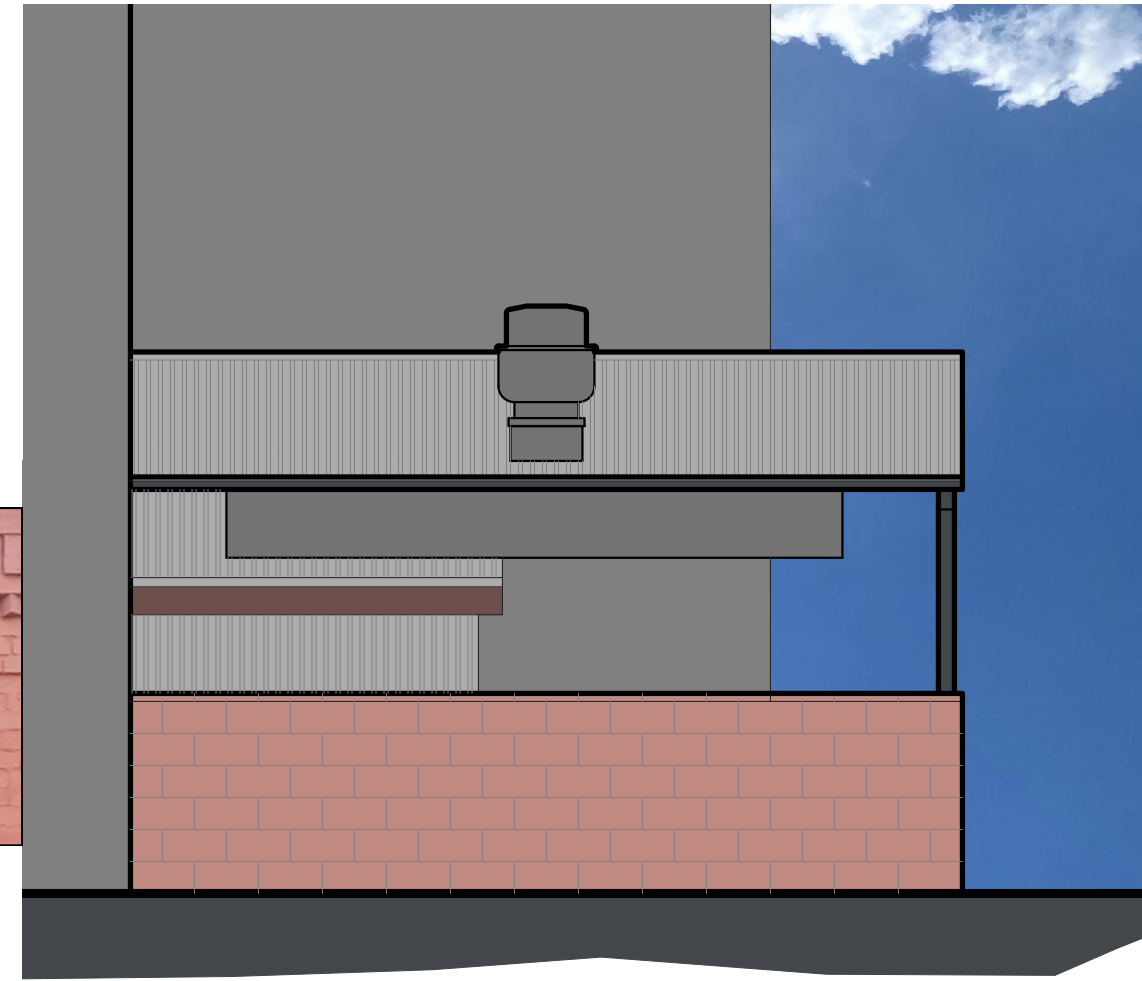
JOB: 24-46
 SHEET: COLOR ELEV
A-4
 DATE: 1/8/25



CORRUGATED METAL ROOFING

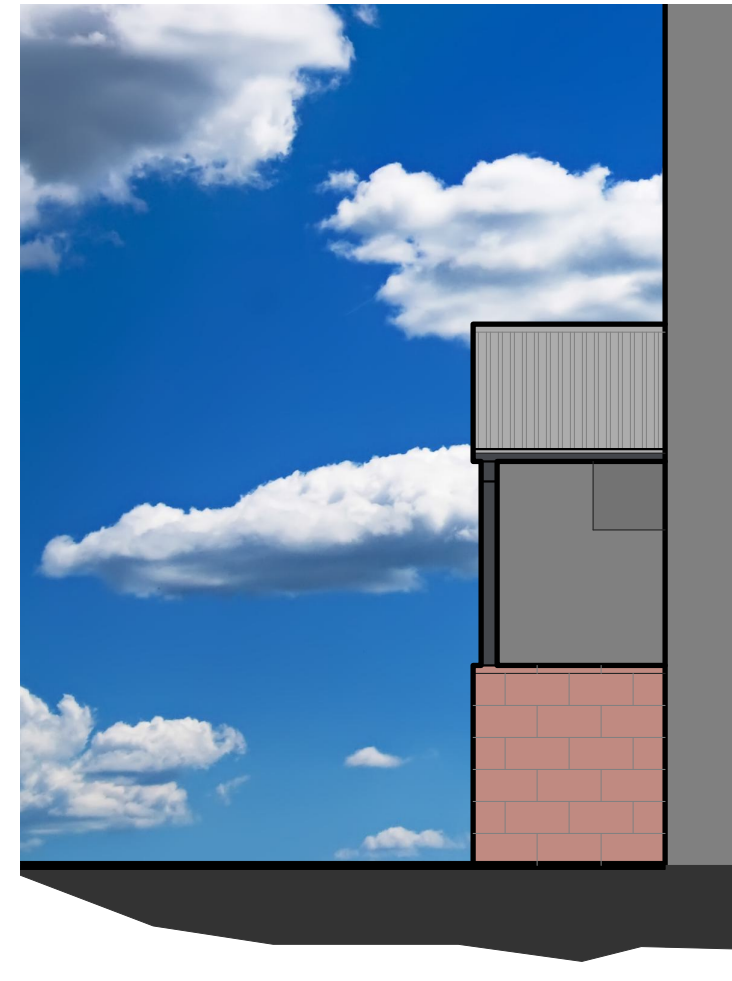


PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION A - GABLE ROOF)



(N) SIDE ELEVATION

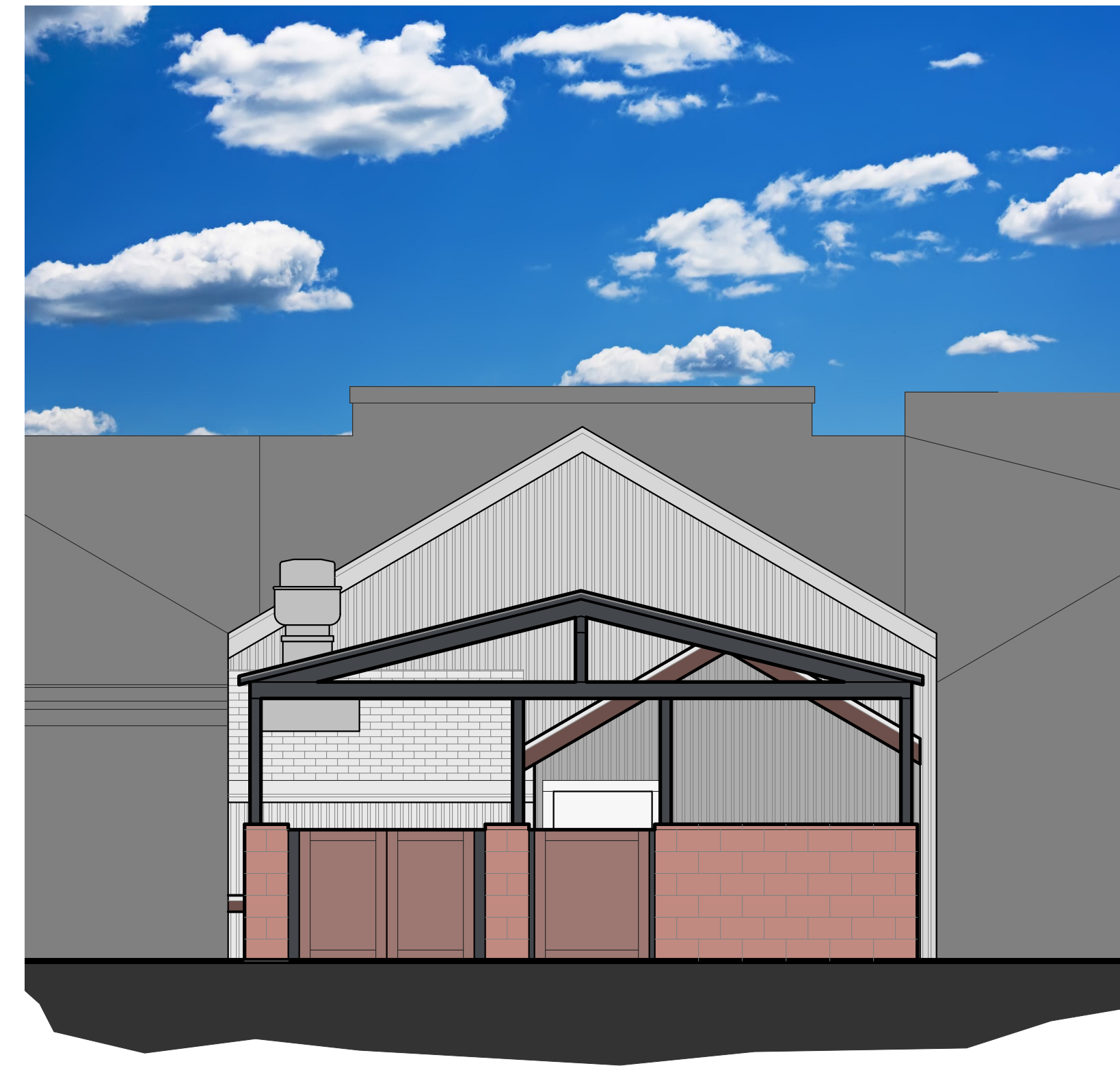
1/4" = 1' - 0" (OPTION A - GABLE ROOF)



CORRUGATED METAL ROOFING



PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) REAR ELEVATION

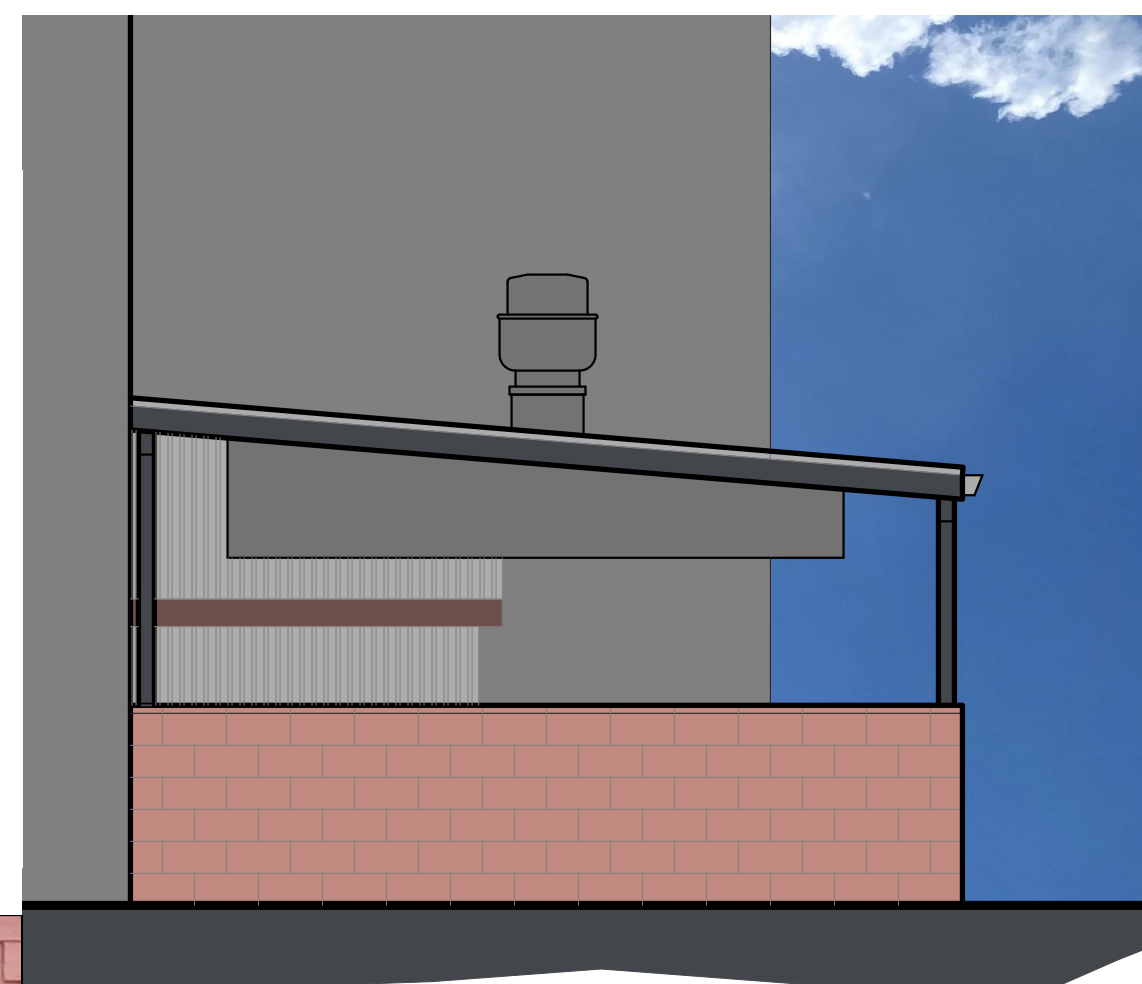
1/4" = 1' - 0" (OPTION A - GABLE ROOF)



CORRUGATED METAL ROOFING

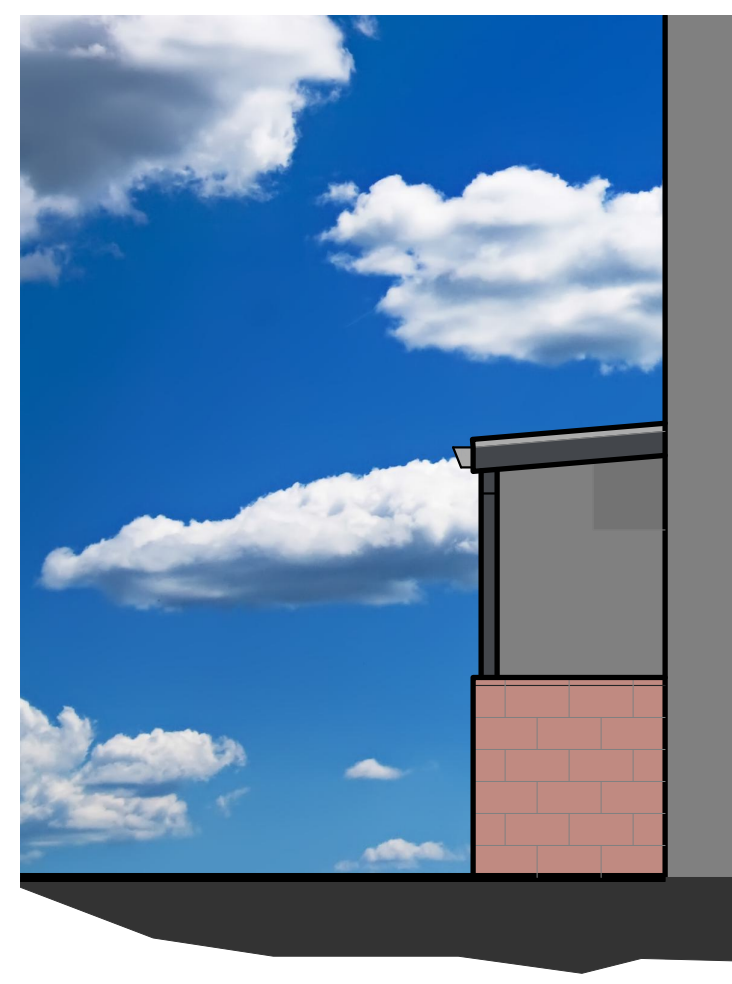


PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION B - SHED ROOF)



(N) SIDE ELEVATION

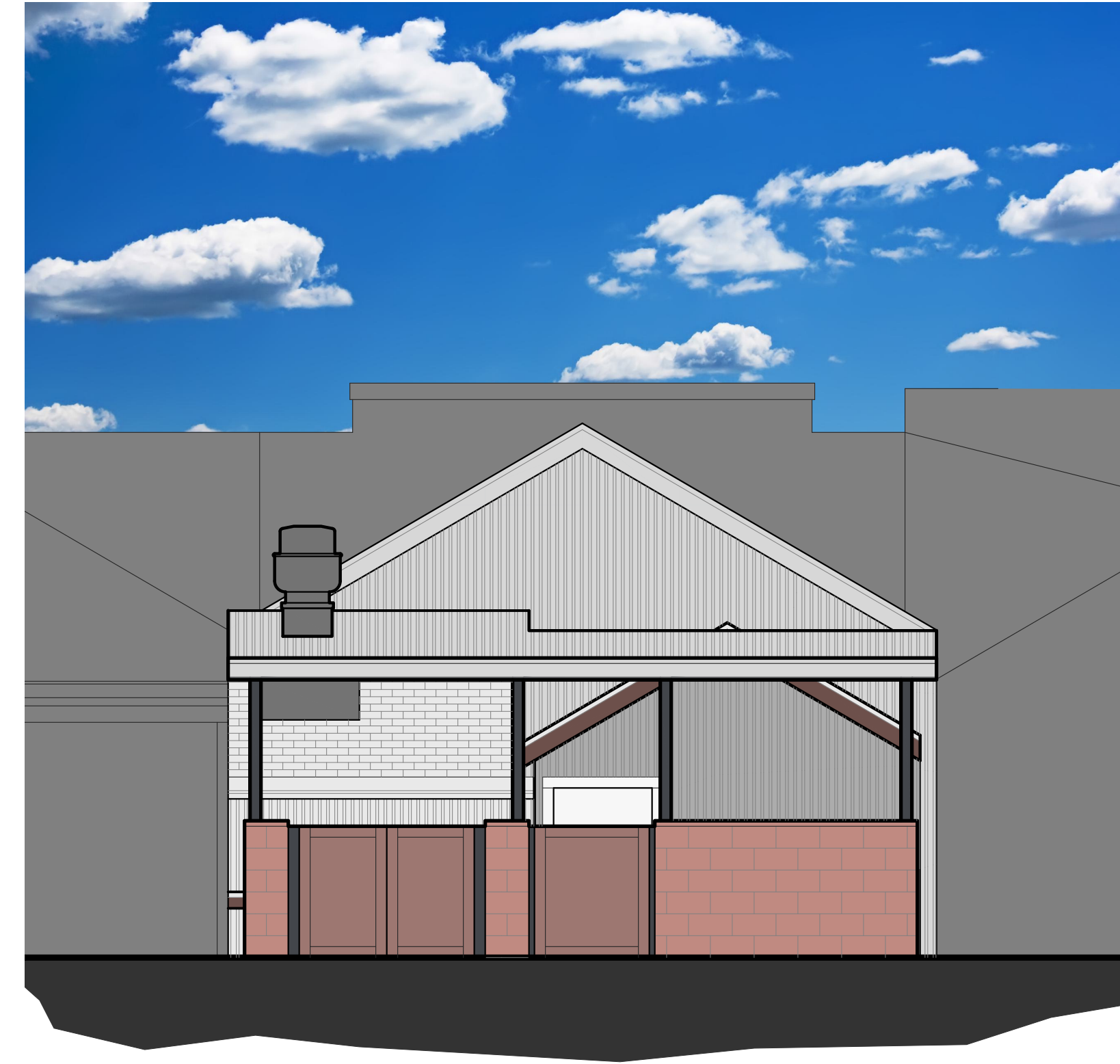
1/4" = 1' - 0" (OPTION B - SHED ROOF)



CORRUGATED METAL ROOFING

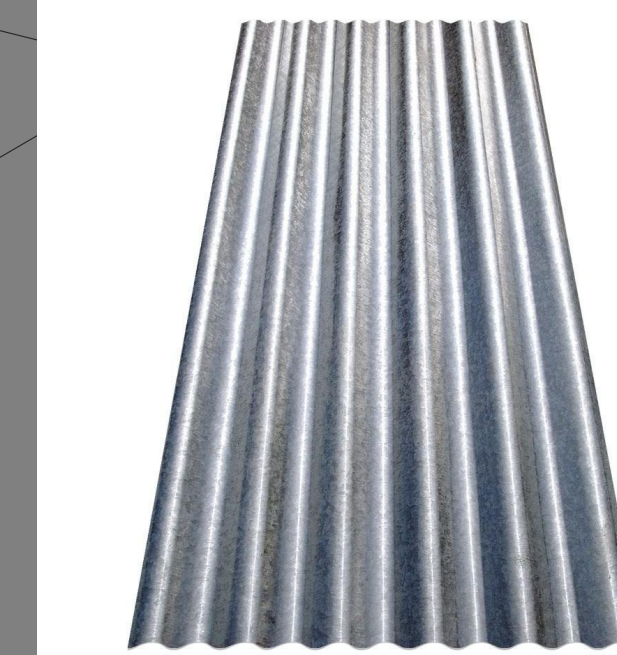


PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION



(N) REAR ELEVATION

1/4" = 1' - 0" (OPTION B - SHED ROOF)



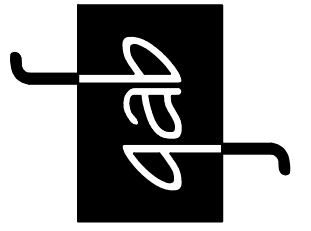
CORRUGATED METAL ROOFING



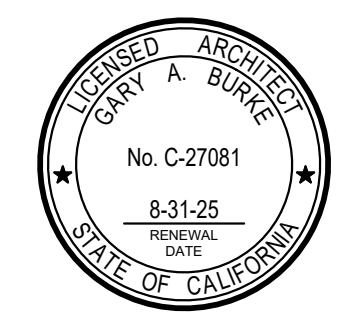
PAINTED CONCRETE MASONRY UNITS - MATCH EXISTING FRONT ELEVATION

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081



NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: COLOR ELEV
A-5
 DATE: 1/8/25

GARY A BURKE, ARCHITECT

COMMERCIAL, INDUSTRIAL, CUSTOM HOMES, ADDITIONS, AND REMODELS
CA Lic #C-27081



148 CELESTA DRIVE
GRASS VALLEY, CA 95945

530-575-0336
gary@garyaburke.com

January 22, 2025

The City of Grass Valley
Planning Department
125 E Main Street
Grass Valley, CA 95945

Attn: Planning Department
Re: BBQ Roof Pitch

To Whom it May Concern:

Since the existing canopy roof being removed is detached and low sloped, we would like to stay with the low slope, in keeping with the original design. In addition, this allows us to keep the height of the exhaust fan lower since the code requires it to be a minimum height above the roof's high point. Our desire is to have the gable roof facing the parking area which we believe provides a better look to the elevation. If this is not possible, we would request a shed roof similar to the one being removed.

Yours sincerely,

Gary A Burke, Architect
gab



154 Mill Street / circa 1910



118 Mill Street / Date Unknown



123-129 Mill Street / circa 1960s/1970s



115 Mill Street / Date Unknown



Address Unknown / 1965

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

*Resource Name or #: 130 Mill Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-345-16
- *P2. **Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 130 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, exposed brick masonry commercial storefront. Character defining features of the building include a stepped parapet roof with metal flashing on the top, followed by a row of brick dentils and a row of dog-toothed course of bricks, below which is a contemporary metal sheeted veranda supported by steel columns, and below the veranda angled display windows, flanking a central door with a top light, and contemporary marble tile or granite skirt, and a stucco textured wall above the windows. The building is flanked on the right and left by single-story commercial storefronts sharing a common walls. B. Harris operated a liquor and grocery store in the building in the 1850s until he sold the store to Abraham Salaman for \$3,000 in 1862. The building became known as the Salaman Building, where Abraham Salaman operated a grocery store for years. 1873 Tax Roll lists A. Salaman as owner of the lot on west side of Mill Street valued at \$800 with one story brick building valued at \$2,200. From 1940 to 1970 Ed Tinloy owned The Unique Store there, having moved his store from the corner of West Main and Mill Street. In the 1970s Tremewan's Mens furnishings occupied the building (City of Grass Valley Historical Files).

- *P3b. **Resource Attributes:** HP-6, single-story commercial building.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- P5b. **Description of Photo:** View looking west at the building.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1859; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Steven M. and Cynthia M. Giardina, Trustees, 13056 Somerset Drive, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map