



## **PROJECT SUMMARY**

**Application Number:** 25PLN-0042  
**Subject:** Sutton Cinema Theatre – Sign Exception  
**Applicant:** Brian and Katherine Young (Business Owners and Operators)  
**Location/APNs:** 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016), located in the Brunswick Shopping Center. Roughly 600-feet southeast of the Glenbrook shopping plaza that is east of State Highway 49.  
**Current Zoning/General Plan:** Central Business District (C-2) / Commercial (C)  
**Entitlements:** Exception to Sign Ordinance/ “Sign Exception”  
**Environmental Status:** Exemption Class 1, Section 15301.a, Existing Facilities  
**Prepared by:** Vanessa Franken, Associate Planner

---

## **RECOMMENDATION**

1. That the Planning Commission approve the Sign Exception application (25PLN-0042), which includes the following actions:
  - a. Determine the Sign Exception project Categorical Exempt, pursuant to Section 15301.a, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact, 1 through 11, for approval of the project/ Sign Exception as presented in the Staff Report; and,
  - c. Approve the Sign Exception application, which includes the request for the addition of a digital display showtime marquee, in accordance with the Conditions of Approval as presented in the Staff Report.

## **BACKGROUND**

The project parcel is zoned as Central Business District (C-2). The Grass Valley 2020 General Plan identifies the site as Commercial (C). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. Per [Section 17.38.050.10 – Prohibited Signs](#), “Internally illuminated signs, except where authorized by a sign exception permit, and determined by the review authority to constitute a design element that is integrated with and enhances building architecture”. An Exception to the Sign Ordinance application is required due to the sign being LED illuminated. Pursuant to Table 3 - 9, a sign exception permit may be granted by the planning commission, with a recommendation by the Development Review Committee, when a sign “exceeds standards specified in the sign ordinance.”

The project parcel is 4.23-acres in size. The subject property is currently developed with an existing parking lot and two buildings, one building has multiple business tenants; pet store, restaurant, and adoption agency. The project building hosts Sutton Cinema theatre and FREED Center for Independent Living. Primary access to the business from Sutton Way, at the southwestern driveway. Glenbrook Shopping Center is located roughly 600-feet northeast the site.

Immediate neighbors to the project property are described below.

*Surrounding Land Uses:*

- North: Tri-Counties Bank
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- South: PG&E Electricity Substation
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- East: Wells Fargo Bank
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Owens Shopping Plaza; hair salon, Old Republic Title company, and insurance services.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

**PROJECT PROPOSAL**

The project consists of a Sign Exception application that details a request to add a digital screen, which will serve as a digital showtime marquee sign, with the intention of advertising more movies to the public. A request for the addition 4.62 SF above the allowed sign area amount for this tenant is requested as part of this Sign Exception proposal.

The digital sign is a more modern approach to the typical showtime marquee and at a more affordable cost. The movie theatre has been experiencing low sales and the hopes of the applicants is to provide an economical sign to advertise a higher quantity of movies to the public. A traditional movie marquee is a great expense.

**Existing Sign Area**

- Existing Signs:
  1. “Cinema” Sign: 13.5 SF (1.5ft X 9ft)
  2. Movie Posters: 40 SF
  3. Pylon Sign: 116 SF, per sign code, area of double-faced signs are to be calculated from a single face (232 SF existing).
    - Total Sign Area: 169.5 SF
    - Per [Section 17.38.070 – Zone Sign Standards](#), Table 3 – 11 (Maximum Sign Area per Tenant) states: “1 SF. for each linear foot of primary tenant frontage, 0.5 additional SF. for each linear foot of secondary tenant frontage, and the total area of all signs on a primary frontage shall not exceed 100 SF.

- The tenant is allowed to have up to a total of 95 SF of sign area total.
- The existing signs were permitted and approved with Nevada County, the property was annexed in the 1980's into the City of Grass Valley jurisdiction. Existing signage exceeds the allowed amount of sign area, per City of Grass Valley sign regulations.

### **Proposed Sign Details**

- **Location:** The sign is proposed to be located on an existing wooden beam, directly to the right of the existing "Cinema" sign at the building front.
- **Height:** The sign is proposed to be mounted at roughly 9-feet on the mentioned beam. The height from ground level to bottom of beam is 8-feet and 3-inches.
  - The sign weighs 20-pounds.
- **Mounting:** The sign is pole mounted with metal brackets, a building permit is required.
- **Materials:** The digital sign is a LED sign. The frame of the digital screen is black aluminum metal and the screen features a 6mm pixel pitch and 160x64 resolution.
  - Offering a viewing distance of 19 feet. Sign is located 63-feet from back of sidewalk.
- **Size and Dimensions:** The digital LED sign is 40-inches in length (3.3-feet), 17-inches in height (1.4-feet), and less than 3-inches in width.
  - Total sign area of proposed sign is 4.62 SF.
  - Total sign area for the tenant with addition of proposed sign is 174.12 SF. A request for the addition of less than 5 SF is requested as part of this Sign Exception proposal.
- **Display:** The sign advertisement is intended to be static. Content display in the screen will be showtimes of movies, a white background and black font, per applicant proposal.
  - Transitions are not planned currently, however, a time frame of every 5-minutes for a rotation of movie showtimes would be planned should a rotation of showtimes occur.
  - *Planning Division recommends a black background with white font.*
- **Time Operation:** The digital sign is proposed to turn on at 8:00 a.m. and turn off at 9:00 p.m., the sign has a built-in timer that will be used.
- **Brightness:** The digital LED screen offers 4000 candela (CD) at full power, with RGB lamp beads with adjustable brightness.
  - An example of brightness intensity, 4000 CD equates to a stage spotlight.
  - A typical household LED bulb: 50–150 CD
  - A bright flashlight: 1,000–2,000 CD



Proposed Sign Location at Building Frontage

### Recommended Brightness

Estimate of brightness levels for the sign during day-light and night-time was conducted. Examples of brightness levels are detailed above. The Planning Division has added a Condition of Approval to request the applicant reduce/increase the brightness levels as seen fit.

The recommended brightness levels are as follows:

- Daytime: 900 CD
  - An illumination level of approximately 900 candela provides sufficient brightness for clear on-site visibility in daylight conditions without producing excessive glare or visual distraction.
- Nighttime: 200 CD
  - An illumination level of approximately 200 candela ensures the display remains legible at night while minimizing glare, light spill, and potential impacts to nearby residential uses.

As mentioned, Planning Division recommends a black background with white font. Although there is no specific municipal code criteria requiring this, the reason for the justification related to brightness. A black background will have black pixels emitting very low light output and only the text will fully illuminated. Whereas, a white background will illuminate the entire sign with a higher intensity of illumination and have a higher potential for glare and spill. Condition of Approval (#1) has been added to allow Planning Division ability to request the brightness of sign, timing of start/end, and timing of showtime transitions to be changed upon request, as appropriately needed.

### Landscape and Lighting

No new landscape is proposed, nor to be removed.

**Utilities:** The City of Grass Valley currently provides water/wastewater services. Electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

**GENERAL PLAN AND ZONING**

The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. This designation may be found in a variety of locations, to include the Downtown Central Business District, shopping centers, local/neighborhood locations, highway-oriented locations, or in concentrations along major streets. Commercial (C) relates to the zoning classifications: Business (C-1), Central Business (C-2), Downtown Central Business (C-2-A), and Heavy Commercial (C-3).

The project parcel is zoned as Central Business District (C-2) zone. The intent of the C-2 designation is intended to accommodate and maintain auto-oriented commercial development. The C-2 designation is assigned to commercial areas of the City that do not fall within the Traditional Community development zones.

**ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301.a, Class 1, Existing Facilities, 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 sign is intended to aid customer attention of available movie showtimes and will be mounted to an existing building. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. Therefore, the proposed sign will not result in an expansion of use of the commercial property on which it will be located.

The project was routed to internal Community Development Departments for review, comments received have been incorporated into the project as Conditions of Approval.

**FINDINGS**

The proposed project meets the required findings of [Section 17.38.030.E – Sign permit Requirements](#) (3 – 9), to include listed standard findings.

1. The Exception to Sign Ordinance application (25PLN-0042) was received by the City on January 26, 2026.
2. The City of Grass Valley Development Review Committee reviewed the Exception to Sign Ordinance application (25PLN-0042) at their regular meeting on March 10, 2026.

3. The City of Grass Valley Planning Commission reviewed the Exception to Sign Ordinance application (25PLN-0042) at their regular meeting on March 17, 2026.
4. The proposed sign complies with the Standards of Section 17.38.070 (zone sign standards) and 17.38.080 (standards for specific sign types), and are of the minimum height and size necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.
  - The sign is not used to identify the facility, nor provide an address. The sign is intended as a movie showtime display and is of minimum height/size necessary to convey such details to the public.
5. The placement of the sign on the site is appropriate to its height, whether the sign is a free standing or projecting;
  - The proposed sign is to be located tangent to an existing sign and may be considered appropriate as both signs will be congruent in height with each other.
6. A proposed flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over and/or cover architectural features shall be prohibited.
  - The proposed sign may be considered a wall sign due to the location of the sign being a beam and along the building face. The sign will be flush and related to the architectural design of the structure in that the sign is not interrupting any significant architectural related features on the building.
7. The proposed sign does not unreasonably block the sight lines of existing signs on adjacent properties;
  - The sign will not block sight lines or existing signs.
8. The placement and size of the sign will not impair pedestrian or vehicular safety;
  - The sign will not impair pedestrian/vehicular safety due to the location being on a wall and the brightness being controlled at an appropriate level.
9. The design, height, location, and size of the sign is visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
  - The proposed sign is compatible with the scale and architectural character of the existing cinema building, as it is integrated within the existing façade beneath the overhang and aligned with the building's horizontal elements. The sign's size, placement, and subdued design ensure it remains proportionate to the structure and does not detract from adjacent properties or nearby natural features along the corridor.

10. The proposed sign is in substantial compliance with the design criteria in Subsection 17.38.060.F (sign design criteria and guidelines), below and the City's design guidelines.

- All design criteria from Chapter 17.38 – Sign complies with sign size standards. This application is required due to the sign being digital/illuminated, which is not inherently allowed by right, but may be granted through the sign exception process.

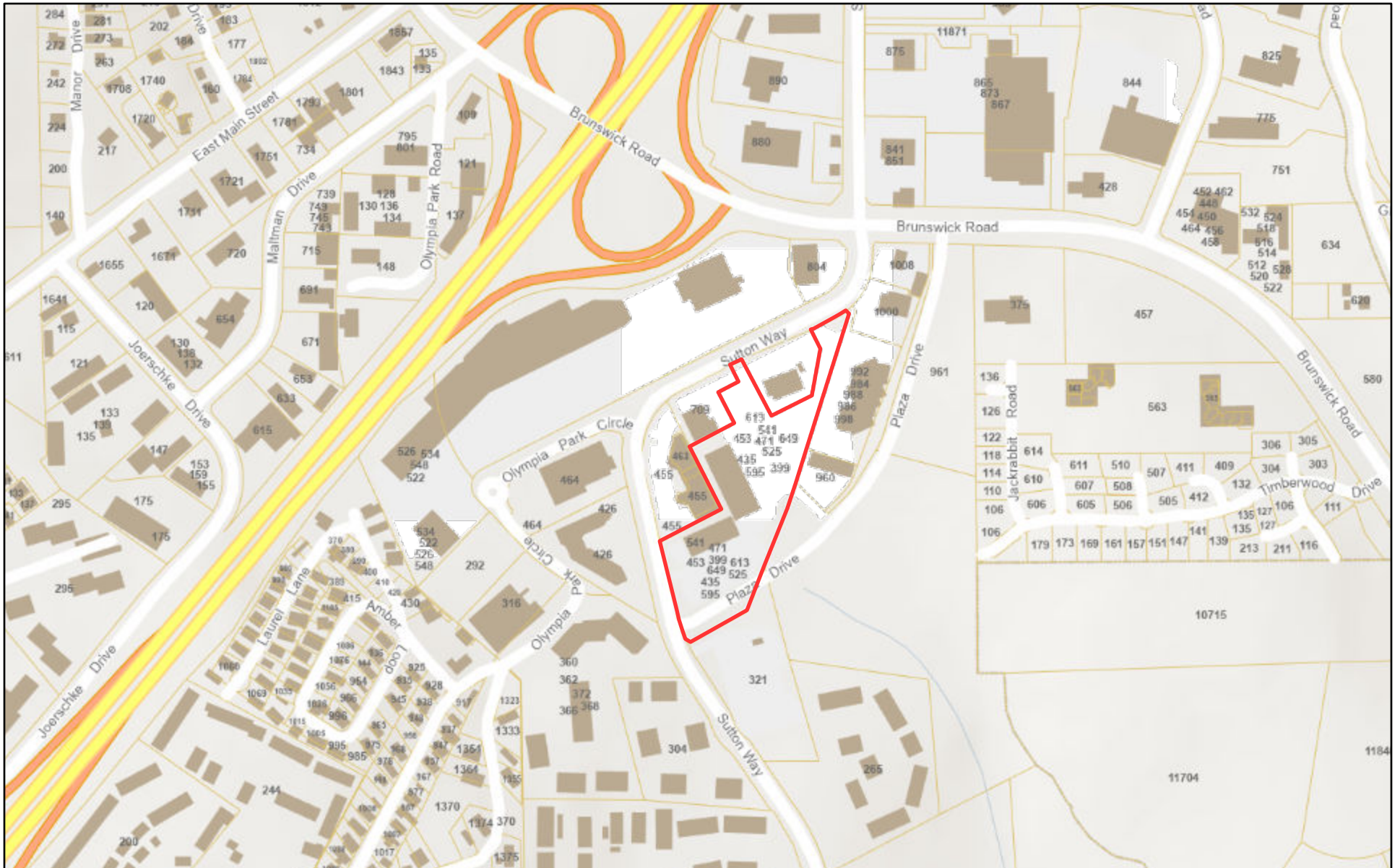
11. The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 1, Categorical Exemption (Section 15301.a, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines.

### **ATTACHMENTS**

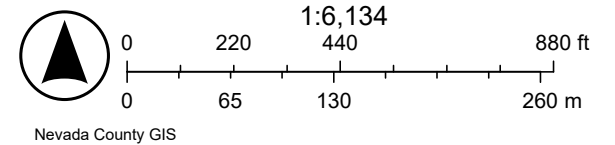
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Existing Building Face
5. Proposed Sign Location
6. Proposed Sign Details
7. Final Conditions of Approval

# Sutton Cinemas Project Site

**ATTACHMENT 1**



2/26/2026, 1:10:39 PM

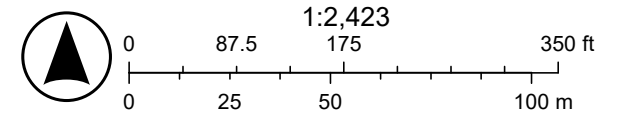


# Sutton Cinemas Project Site

**ATTACHMENT 2**



2/26/2026, 1:11:10 PM



**UNIVERSAL PLANNING  
 APPLICATION**



**Application Types**

**Administrative**

- Limited Term Permit  
\$780.00
- Zoning Interpretation  
\$250.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft.  
\$2,030.00
- Major Development Review – over 10,000 sq. ft.  
\$3,685.00
- Conceptual Review - Minor  
\$500.00
- Conceptual Review – Major  
\$875.00
- Plan Revisions – Staff Review  
\$350.00
- Plan Revisions – DRC / PC Review  
\$930.00
- Extensions of Time – Staff Review  
\$315.00
- Extensions of Time – DRC / PC Review  
\$680.00

**Entitlements**

- Annexation  
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New  
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision  
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment  
\$8,260.00
- Planned Unit Development  
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New  
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment  
\$3,450.00
- Zoning Map Amendment  
\$5,600.00
- Easements (covenants & releases)  
\$1,850.00

**Environmental**

- Environmental Review – Initial Study  
\$1,900.00
- Environmental Review – EIR Preparation  
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination  
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption  
\$165.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$350.00
- Major – Master Sign Programs  
\$1,450.00
- Exception to Sign Ordinance  
\$1,080.00

**Subdivisions**

- Tentative Map (4 or fewer lots)  
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)  
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)  
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)  
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)  
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)  
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage  
\$850.00
- Tentative Map Extensions  
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger  
\$1,350.00

**Use Permits**

- Minor Use Permit - Staff Review  
\$580.00
- Major Use Permit - Planning Commission Review  
\$3,400.00

**Variances**

- Minor Variance - Staff Review  
\$562.00
- Major Variance - Planning Commission Review  
\$2,200.00

Application	Fee
<i>Sign review - Minor</i>	<i>350.00</i>
<b>Total*:</b>	<b>\$ <i>350.00</i></b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

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](http://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 1<sup>st</sup>** 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: Brian Young	Name: Ethne Conrat Properties
Address: 399 Sutton Way Grass Valley CA 95945	Address: 1300 National Dr. suite 100 Sacramento CA 95834
Phone: 415-350-7202	Phone: 916-779-1000
E-mail: brian.young@primerebble.com	E-mail:

<u>Architect</u>	<u>Engineer</u>
Name: N/A Katherine Young	Name: N/A
Address: 415-350-5536	Address:
Owner and operator of the theatre business	
Phone: ( )	Phone: ( )
E-mail: info@primegrassvalley.com	E-mail:

1. **Project Information**
  - a. Project Name Sutton Cinemas
  - b. Project Address 399 Sutton Way
  - c. Assessor's Parcel No(s) \_\_\_\_\_  
(include APN page(s))
  - d. Lot Size \_\_\_\_\_
2. **Project Description** See attached


---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

3. General Plan Land Use: \_\_\_\_\_ 4. Zoning District: \_\_\_\_\_

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

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 16<sup>th</sup> 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 15<sup>th</sup> 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: \_\_\_\_\_

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

Applicant Signature:         *Ben Gray*        

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



Existing Building Face



Proposed Sign Location at Building Frontage

# Proposed Sign Details

## Sign Dimensions and Mounting Equipment

**LED DIGITAL SIGN DETAILS**



The diagram illustrates the dimensions and mounting options for an LED digital sign. The sign itself is a rectangular panel with a height of 17 inches and a width of 40 inches. It features a grid of small LED lights. Below the sign, three mounting options are shown: a wall mount for pendant installation, a hanging mount for pendant installation, and a standard US electrical plug. Additionally, the diagram includes a USB U-disk, replaceable signal wires, and a manual titled 'LED SIGN MANUAL' by CMEIXINOR.

17 INCH

40 INCH

WALL MOUNT  
INSTALL PENDANT

HANGING  
INSTALL PENDANT

US PLUG

U-DISK

REPLACEABLE  
SIGNAL WIRE

LED SIGN MANUAL

CMEIXINOR LED SIGN  
MANUAL

[Click to see full view](#)

**Option 1 – White Background with Black Text**



**Option 2 – White Background with Black Text**



## Details

Size: **P6 40x17 inch**

<b>P6 40x17 inch</b> \$398.69	<b>P10 40x8 inch</b> \$132.89
----------------------------------	----------------------------------

<b>Brand</b>	CMEIXINOR
<b>Size</b>	P6 40x17 inch
<b>Color</b>	Full Color
<b>Material</b>	Aluminum
<b>Mounting Type</b>	Pole Mount
<b>Item Weight</b>	9.07 Kilograms
<b>Light Type</b>	LED
<b>Orientation</b>	Landscape
<b>Recommended Uses For Product</b>	Bar, Indoor, Office, Outdoor, Promotional, Retail
<b>Product Dimensions</b>	39.37"L x 16.81"W

## About this Item

- **Multiple Displays:** The P6 full color LED sign features a 6mm pixel pitch and 160x64 resolution, offering an optimal viewing distance of 19 feet with a 140° horizontal and vertical viewing angle. It can display text, dates, times, tables, and countdowns, as well as images and video ads to attract consumers (Video Resolution is Less than 720P)
- **Wi-Fi Control:** Simply download the programming software to your phone or computer and connect to the LED display's built-in WiFi within 30 feet. You can schedule content to play at specific times, dates, or days of the week, and customize the duration and frequency of each display
- **Indoor & Outdoor Use:** Boasting 4000CD RGB lamp beads with adjustable brightness and IP65 waterproofing, this programmable led sign delivers vivid visuals. Ideal for both indoor and outdoor use, it shines in any weather, attracting more consumers
- **Customizable Sign:** With multiple editing modes, vibrant colors, and customizable borders, this LED billboard offers endless design possibilities to suit any setting. Ideal for retail stores, restaurants, shops, hotels, bars, and message boards, it ensures versatility for diverse audiences
- **Trusted Support:** Each LED Signage comes with a USB drive containing detailed video tutorials and a paper manual for your convenience. If you encounter any issues, simply provide a description, photo, or video for faster assistance. We offer free replacement parts within 2 years



## **FINAL CONDITIONS OF APPROVAL**

---

**Application Number:** 25PLN-0042  
**Applicant:** Brian and Katherine Young (Business Owners and Operators)  
**Location/APNs:** 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016)  
**Prepared by:** Vanessa Franken, Associate Planner

---

### **STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is 3/17/2026, with an effective date of 04/02/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 3/17/2027, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. 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.
3. 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.

### **BUILDING DIVISION**

1. Obtain a building permit for the sign.

### **PLANNING DIVISION**

1. The Planning Division reserves the right to request that brightness levels/sign hours of operation of the digital sign be changed as seen fit; due to day light savings, complaints, for suitable brightness levels, etc.
2. The sign shall comply with all applicable requirements of [Chapter 17.38 – Signs](#).

3. The LED/digital sign screen shall be able to have a white background during the day (8am til sunset) and is required to have a black background at night (after sunset).
4. The LED/digital sign is required to be removed is the Sutton Cinemas tenant were to ever leave or vacate the subject property. The sign shall not be used with any other tenant.
5. The LED/digital sign shall only be on during operating hours of the movie theatre.
6. The LED/digital sign shall have no blinking, flashing, or animated images.