



CITY OF GRASS VALLEY
125 E. Main Street Grass Valley, California 95945
(530) 274-4330

VARIANCE

Attached are the filing forms and instructions for submitting a complete variance application. All forms must be completely filled out and submitted with any necessary supporting information. This packet includes the following forms (item numbers 1 and 2) and information sheets (item numbers 3 and 4):

1. Application Form
2. Supplemental Application Information Form
3. Site Plan and Map Preparation Instructions
4. Fish and Game Advisory Notice

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 an 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.

Approximately five (5) days prior to the Planning Commission meeting, the Community Development Department will provide you with a staff report which will include an analysis of the project along with comments from other agencies or departments. The staff report will usually contain a recommendation for approval, conditional approval, or denial.

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 data. 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 at (530) 274-4330; 125 East Main Street, Grass Valley, CA 95945.

CITY OF GRASS VALLEY VARIANCE APPLICATION

Filing Fees

- Variances.....\$ 1,460.00
- Environmental Review with Initial Study\$ 1,233.00
- City Preparation Fee of Notice of Exemption \$ 107.00*
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*County filing fees for the posting of the notice and Fish and Game fees, if required, are not included and are to be paid to the County Recorder by the applicant. Fees increase January 1st of each year.

Variance Request: _____

Property Address or Location: _____

Assessor's Parcel No(s): _____

General Plan Land Use : _____ Zoning District: _____

Property Owner	Applicant/Representative
NAME: _____	_____
ADDRESS: _____	_____
CITY: _____	_____
PHONE: _____	_____
EMAIL: _____	_____

SIGNATURE OF PROPERTY OWNER: _____
(A property owner's representative can sign if the property owner provides a consent letter.)

SIGNATURE OF APPLICANT: _____

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

**SUPPLEMENTAL APPLICATION
INFORMATION FORM
VARIANCE**

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. Describe variance request; Explain need, hardship, or special circumstance to justify variance request: _____

II. Project Characteristics:

A. Describe all existing buildings and uses of the property: _____

B. Parcel size (square feet or acres): _____

C. Describe surrounding land uses:

North _____
South _____
East _____
West _____

D. Describe existing public or private utilities on the property: _____

E. Proposed building size (if multiple stories, list the square footage for each floor): _____

F. Proposed building height (measured from average finished grade to highest point): _____

E. Proposed building site plan:

(1)	Building coverage	_____	Sq. Ft.	_____	% of site
(2)	Surfaced area	_____	Sq. Ft.	_____	% of site
(3)	Landscaped area	_____	Sq. Ft.	_____	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.		100 %

H. Total number of parking spaces required (per Zoning Code): _____

I. Total number of parking spaces provided: _____

J. Justification for findings on variance: _____

III. 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).

I hereby certify, to the best of my knowledge, that the above statements are correct.

Signature of Person Preparing Form

Date

Telephone Number

**GRASS VALLEY
SITE PLAN REQUIREMENTS
VARIANCE**

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

Plot Plan Checklist:

- _____ Site Plan size – Ten (10) copies at 8 1/2" x 11"
- _____ North arrow and scale
- _____ Dimensioned property lines
- _____ Location, name, and width of adjacent streets
- _____ Location of all existing buildings, driveways, parking areas and other existing improvements, along with the existing building setbacks from property lines
- _____ Location and dimensions of all proposed improvements, and setbacks from property lines
- _____ Location and name of any watercourses on or adjacent to the property
- _____ Existing and proposed public and private easements
- _____ Location of existing and/or proposed walls or fences
- _____ Property owner's name
- _____ Name, address & telephone number of person preparing plot plan.

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 **\$2,792.25** for an Environmental Impact Report and **\$2,010.25** 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. **This fee increases January 1st of each year.**

This fee is **not** imposed by the City of Grass Valley; 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.