

ORDINANCE NUMBER 820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY AMENDING THE WHISPERING PINES SPECIFIC PLAN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

SECTION 1. The Whispering Pines Specific Plan is hereby amended as shown in **Exhibit "A"**. Bold text represents new text of the SP – 1A.1 Zone, which is to be added to the SP – 1A Zone.

SECTION 2. In compliance with Whispering Pines Specific Plan, the City Council adopts the following findings in support of the Whispering Pines Specific Plan Amendments:

1. The proposed amendments are consistent with the General Plan. *Rationale: The 2020 General Plan acknowledges the previously adopted Whispering Pines Specific Plan and identifies policies reflected in the Whispering Pines Specific Plan. The proposed amendments allow for a site-specific use that is compatible with adjoining uses in the SP – 1A Zone.*

2. Changes in the community have occurred since the adoption of the Specific Plan warranting an amendment as requested. *Rationale: The Whispering Pines Specific Plan was adopted in 1984 with a range of uses that were common 40 years ago but are less common today. The proposed amendments would permit a site-specific public assembly use in the existing 41,600 square foot building with approval of a Use Permit by the City Council. The site-specific use is not anticipated to have any negative impacts on adjoining land uses in the Whispering Pines Specific Plan area as outlined in the Initial Study/Mitigated Negative Declaration prepared for the project.*

3. The change will benefit the Whispering Pines Specific Plan area. *Rationale: Occupancy of the existing 41,600 square foot building with a use that primary operates during off hours from adjoining uses will benefit the Specific Plan area. From an Air Quality and Vehicle Miles Traveled standpoint, the site-specific use is anticipated to be less impactful than the current office uses formally occurring in the building.*

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4. The change is in conformance with the adopted Whispering Pines Specific Plan. *Rationale: The Whispering Pines Specific Plan includes policies, goals, and objectives to reduce land use conflicts and environmental impacts. The site-specific use is compatible with adjoining land uses in the Whispering Pines Specific Plan area.*

5. The change will not adversely affect adjacent properties and can be properly serviced. *Rationale: The amendments permit use of the existing 41,600 square foot building for public assembly use. The InConcert Sierra public assembly uses have been evaluated and have been determined to be compatible with adjoining uses.*

6. The physical constraints of the property are such that the Whispering Pines Specific Plan Amendment is warranted. *Rationale: There are no physical constraints associated with the property. The 41,500 square foot building is appropriate for the contemplated public assembly use and will not have negative impacts on adjoining uses.*

7. The project is consistent with the applicable sections and development standards in the Development Code. *Rationale: The project is consistent with the Development Standards in the Development Code.*

8. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. *Rationale: The proposed amendments and project have been evaluated and do not result in any significant changes that could be detrimental to the public interest, health, safety, convenience, or welfare.*

9. On September 20, 2022, the Grass Valley Planning Commission conducted a public hearing on the proposed Whispering Pines Specific Plan amendments and provided a recommendation of approval of the Whispering Pines Specific Plan Amendments noted in **Exhibit "A"**.

10. The Community Development Department prepared an Initial Study/Mitigated

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Negative Declaration as the appropriate level of environmental review for the project. The environmental review was circulated for public review commencing on August 26, 2022, and ending close of business on September 14, 2022.

11. The City Council concurs with the recommendations of the Planning Commission and determines the Initial Study/Mitigated Negative Declaration is the appropriate level of environmental review for the proposed amendments to the Whispering Pines Specific Plan.

SECTION 3. The City Council amends the Whispering Pines Specific Plan through its approval of this ordinance as referenced and noted in **Exhibit "A"**.

SECTION 4. This ordinance shall take effect thirty (30) days from and after the date of its adoption and a summary of said ordinance shall be published once within fifteen (15) days upon its passage and adoption in The Union, a newspaper of general circulation printed and published in the Grass Valley Area.

INTRODUCED and first read on the 25th day of October 2022

PASSED AND ADOPTED this 8th day of November 2022, by the following vote:

AYES: Councilmember Branstrom, Hodge, Arbuckle, & Mayor

NOES: None

ABSENT: Councilmember Iuy

ABSTAIN: None

Aguilar


Ben Aguilar, Mayor

ATTEST:

Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

Michael Colantuono, City Attorney

PUBLISH DATE: 11/10/2022

A. SUBAREA SP – 1A

A.1 General Plan Business Park

A.2 Specific Plan Designation Corporate District

A.3 Existing Conditions The subarea totals 125 acres. The subarea is bordered by Idaho-Maryland Road on the north, Brunswick Road on the east, a power line easement along a portion of the west and is traversed by Whispering Pines Lane. The subarea is heavily wooded and consists of natural hill slopes and knolls which vary from near level to steep 2 to 1 slopes.

A.4 Planned Conditions The proposed long-range plan for this subarea is to develop as a Corporate District with a "campus" type character. A "campus" type character includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of the whispering pines theme throughout. The existing use may remain but are expected to eventually phase into office uses. This area will provide opportunities for corporate administrative offices and small and medium size research and development firms to locate in Grass Valley within a high quality development. Land uses within the subarea should be compatible with adjacent residential uses and buffered from them.

A.5 Permitted Land Use Categories The following uses are permitted provided that a development map has been approved:

Administrative and Research
Characteristics

- a. Variable lot requirements;
- b. Traffic limited to employee vehicles and minor delivery;
- c. Visibility and design image important;
- d. Restriction promoted against vicinity impacts of noise, appearance, odor and dust;

- Examples
- a. Research and Testing;
 - b. Experimental Laboratory Facilities;
 - c. Division of Corporate Headquarters;
 - d. Instrument Design;
 - e. Data Processing

Restricted Light Industry
Characteristics

- a. Variable lot size requirements;
- b. Traffic includes employee vehicles and delivery;
- c. Visibility moderately important;
- d. Restrictions may be necessary for noise, appearance, odor and dust;

* From back of curb

Examples	<ul style="list-style-type: none"> a. Semiconductor Manufacturer; b. Products Assembly; c. Printing and Publishing; d. Finished Paper Products; e. Photographic Processing; f. Machine Assembly;
<u>Warehouse/Showroom</u> Characteristics	<ul style="list-style-type: none"> a. Small lot size requirements; b. Uses may be clustered in small centers; c. Traffic includes employees from surrounding business and minor generation from outside the area; d. Visibility, access and appearance important;
Examples	<ul style="list-style-type: none"> a. Restaurant b. Motel – Conference Center c. Automatic Branch Bank d. Gymnasium e. Caretaker Residence f. Day Care Facilities
<u>Office/Professional</u> Characteristics	<ul style="list-style-type: none"> a. Small lot requirements through similar uses should be clustered; b. Traffic split between vicinity business and area businesses; c. Visibility moderately important;
Examples	<ul style="list-style-type: none"> a. Attorneys b. Accountants c. Doctors d. Architects e. Real Estate Offices f. Engineers
Accessory Uses Characteristics	<ul style="list-style-type: none"> a. Administrative, professional and business offices and dining facilities associated with and accessory to a permitted use.
A.6 Conditional Uses	
Urban Medium Residential Characteristics	<ul style="list-style-type: none"> a. Developed in conjunction with an industrial project or housing. b. Follows uses and development standards of Subarea SP-1C. <p>One and one-half (1.5) acres.</p>
Churches	

* From back of curb

A.7 Minimal Parcel Size

- a. Whispering Pine Lane
Parking Setback – Forty (40) feet*
Building Setback – Forty (40) feet*

A.8 Minimum Setback Requirements

Front Yard:

- b. Local Streets
Parking Setback – Fifteen (15) feet*
Building Setback – Thirty (30) feet*
- c. Interior Sideyard – Twenty (20) feet*
- d. Corner Sideyard – Thirty (30) feet*

A.9 Building Design Standards

- a. The maximum height of all structures within the SP – 1A shall be limited to a maximum of two (2) stores, plus high bay, not to exceed twenty-five (25) feet in height except that heating, cooling, other roof equipment and fire storage facilities may extend above the 25 foot height provided they are screened and integrated into the architecture of the building.
- b. Materials. Exterior building walls may be of tilt-up concrete, textured concrete, brick or stone masonry, ornamental concrete block, wood, stucco, or flush metal panels. Sheet, ribbed, or corrugated metal panels, or prefabricated buildings should not be allowed.
- c. Colors may be light grey or earth tones. Bright, contrasting colors shall be avoided, except primary colors may be used as trim or accent with approval of the City Planner.
- d. Outdoor mechanical equipment, transformers, utility vaults and meters, fire protection apparatus, and other utilities shall be treated as an integral part of the building design. When it is necessary to locate such equipment between the front of the building and the street, it shall be screened from view.
- e. Building should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Where appropriate, energy conservation methods such as glazed/double paned windows, recessed entryways, awnings and the use of solar collectors should be utilized.

* From back of curb

A.9.1 SUBAREA SP – 1A.1

A.9.2 General Plan Business Park

A.9.3 Specific Plan Designation Public Assembly Uses

A.9.4 Existing Conditions This subarea is located at 125 Crown Point consisting of 5.53 acres (APN: 009-700-063).

A.9.5 Planned Conditions The existing 41,600 square foot building with parking and landscaping is to be used for Studio Uses, such as art, dance, music uses, and theater, or performing arts.

A.9.6 Permitted Land Uses Uses permitted in the SP – 1A Zone.

A.9.7 Conditional Uses Studio Uses, such as art, dance, music uses, and Theater, or performing arts.

Examples A large-scale indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, and facilities for “live” theater and concerts.

A.9.8 Building Design Standards The maximum height of all structures within the SP – 1A.1 shall be limited to a maximum of forty-five (45) feet in height except that heating, cooling, other roof equipment and fire storage facilities may extend above the 25 foot height provided they are screened and integrated into the architecture of the building.

A.9.9 Design Standards All other standards of the SP – 1A.1 Zone shall comply with the SP – 1A Zone.

* From back of curb