



GRASS VALLEY

Development Review Committee Meeting

Tuesday, March 10, 2026 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. Request to operate a recycle collections (CRV) business with two cargo containers and portable restrooms (**26PLN-0002**) Location/APNs: No Assigned Address, Grass Valley CA, 95945 (APN: 009-201-021).

Environmental Status: Exemption Class 32, Section 15332, In-Fill Development

Recommendation:1. That the Development Review Committee recommend that the Planning Commission approve the Minor Development Review application (26PLN-0002), which includes the following actions: a. Determine the Minor Development Review application project Categorical Exempt, pursuant to Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 7, for approval of the Minor Development Review application as presented in the Staff Report; and, c. Approve the Minor Development Review application, which includes the request to operate a recycle collections facility, in accordance with the Conditions of Approval as presented in the Staff Report.

2. Sutton Cinema Theatre - Sign Exception (**25PLN-0042**) Location/APNs: 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016), located in the Brunswick Shopping Center

Environmental Status: Exemption Class 1, Section 15301.a, Existing Facilities

Recommendation: 1. That the Development Review Committee recommend 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 10, 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.

3. Request to operate an outdoor storage yard with 124-stalls for boats/recreational vehicles, no employees, no buildings, with remote management. (**25PLN-0041**)

Location/APNs: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021)

Environmental Status: Exemption Class 32, Section 15332, In-Fill Development

Recommendation: 1. That the Development Review Committee recommend that the Planning Commission approve the Major Use Permit/Major Development Review application (25PLN00041), which includes the following actions: a. Determine the Major Use Permit/Major Development Review application project Categorically Exempt, pursuant to Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 4 through 8, for approval of the Major Use Permit/ Major Development Review application as presented in the Staff Report; and, c. Approve the Major Use Permit/Major Development Review application, which includes the request to operate an outdoor storage yard, in accordance with the Conditions of Approval as presented in the Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, March 10, 2026, at 9:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 5, 2026.

Taylor Whittingslow, City Clerk