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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, September 20, 2022 at 7:00 PM  
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California  
Telephone: (530) 274-4310 - Fax: (530) 274-4399  
E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com) Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

### 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.

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### COMMISSIONERS

Chair Eric Robins, Vice Chair James Arbaugh, Commissioner Liz Coots, Commissioner Greg Bulanti, Commissioner Brouillett

### MEETING NOTICE

Planning Commission 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 7:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media, on the internet at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), or on the City of Grass Valley YouTube channel at <https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bI7SCuPQ>.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission 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](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

**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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA APPROVAL**

**ACTION MINUTES APPROVAL**

1. Minutes for July 19, 2022 meeting.

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

**PUBLIC HEARING ITEMS**

2. **Tentative Subdivision Map and Planned Development (18PLN-36)** for the division of a ±1.36-acre lot into eleven (11) parcels in the Multiple Family Residential, Planned Development (R-3/PD) Zone. The Planned Development designation allows flexibility in the Development Code Standards with respect to lot size, lot configuration, access, etc. The property is located at 634 Town Talk Road (APN: 035-550-003). The project was approved in 2018 and has since expired thereby requiring new applications. Environmental Determination: An Addendum to the previously adopted Mitigated Negative Declaration has been prepared.
3. **Whispering Pines Specific Plan Amendments, Use and Development Review Permits (22PLN-18)** to allow public assembly concerts and associated uses in the Whispering Pines Specific Plan SP-1A Zone located at 125 Crown Point Court (APN: 009-700-063). Whispering Pines Specific Plan Amendments include: An Amendment of the Whispering Pines Specific Plan Text to create a new Subarea - SP-1A.1 Public Assembly Uses to allow Studio Uses, such as art, dance, music uses, and Theater or performing arts uses with a Use Permit; An Amendment of the Whispering Pines Specific Plan Map reflecting the SP-1A.1 Public Assembly Uses; An Amendment of the Whispering Pines Specific Plan Building Standards to allow an increase in height from 25 to 45 feet; A Use Permit is required to allow studio uses and a performing arts center for InConcert Sierra; A Development Review Permit is required for the architectural building design of the roof expansion. InConcert Sierra proposes a 520-seat 9,500 sq. ft. Concert Hall, 125-seat 2,500 sq. ft. Black Box Theater and 3,000 sq. ft. Conference Center in the 41,600 sq. ft. building. Environmental Determination: Initial Study/Mitigated Negative Declaration
4. **Use Permit (22PLN-36)** for NEO Youth Center to relocate and reopen its programs and facility to 220 Litton Drive (APN 035-540-032) in the CBP (Corporate Business Park) Zoning District. NEO has provided after school programs and other activities to youth (11-25) in Grass Valley since 2015 and were previously located on Joerschke Drive. Environmental Determination: Categorically Exempt.

**NON PUBLIC HEARING ITEMS**

- 5. **Planning Commission Interpretation (22PLN-35)** a request to determine if the Development Code allows more than one Short-Term Rental per property. The interpretation of the Development Code is not specific to a particular property but applies Citywide. Environmental Determination: Statutory Exemption.

**OTHER BUSINESS**

- 6. **Review of City Council Items.**
- 7. **Future Meetings, Hearings and Study Sessions**

**BRIEF REPORTS BY COMMISSIONERS**

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, September 20, 2022 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, September 16, 2022.

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**Taylor Day, Deputy City Clerk**