



GRASS VALLEY

Planning Commission Meeting

Tuesday, April 15, 2025 at 6:00 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 Web Site: 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.

COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

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 6:00 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 & 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

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 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. 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, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

AGENDA APPROVAL

1. Commission to elect a Chair and Vice Chair for the planning commission for the next year.
2. Commission to elect a Development Review Committee Member and alternative, as the Planning Commission representatives, for the next year.

ACTION MINUTES APPROVAL

3. Approval of Minutes from the regular schedule meeting of February 15, 2025.

PUBLIC COMMENT - *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 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

4. Plan Revision to adopted CC&Rs (24PLN-45) 1061 E Main St / APN 035-350-036

Environmental Status: Common Sense Exemption

Recommendation: 1. That the Planning Commission approve the amendments to the Covenants, Conditions, and Restrictions (CC&Rs) for the Albert C. Presley Medical Center, or as modified at the public meeting, which includes the following actions: a. Determine the project Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Plan Revision for the amendments to the CC&Rs in accordance with the Conditions of Approval, attached to the Staff Report.

5. A rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an inpatient Withdrawal Management Facility (**25PLN-01**) 159 Brentwood Drive / 035-330-021

Environmental Status: CEQA Exemption 15301

Recommendation: That the Planning Commission recommend that the City Council approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1. Determination that the Zoning Map Amendment and the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and 3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and 4. Approval of the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report.

6. Sign Exception Permit for third wall sign (25PLN-06) 2085 Nevada City Hwy / APN 035-600-016

Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the “Sherwin-Williams Paints” sign as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the “Sherwin-Williams Paints” sign in accordance with the Conditions of Approval, attached to the Staff Report.

7. Sign Exception Permit for wall signs exceeding height standards on a Priority 2 structure (25PLN-07) 122 East Main St / APN 008-343-004

Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the “Texas Tommy’s” and address signs as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Sign Exception Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the “Texas Tommy’s” and address signs in accordance with the Conditions of Approval, attached to the Staff Report.

OTHER BUSINESS

8. Review of City Council Items.
9. 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, April 15, 2025, at 6:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Thursday, April 10, 2025.

Taylor Whittingslow, City Clerk