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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, April 28, 2026 at 9:00 AM

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)

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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.

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## 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](mailto: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](http://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](http://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](mailto: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. Medical Respite Care Facility (**26PLN-0007**) Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010)

**Environmental Status:** Exemption Section 15332, In-Fill Development Projects

**Recommendation:** 1. Planning staff recommend that the Development Review Committee recommend that the Planning Commission approve application (26PLN-0007) which includes the request for the operation of a medical respite facility, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the Medical Respite Facility, in accordance with the Conditions of Approval as presented in the Staff Report.

2. AT&T Telecommunication Facility (**25PLN-0011**) Location/APNs: 109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018)

**Environmental Status:** Initial Study/ Mitigated Negative Declaration

**Recommendation:** Staff recommends that the Development Review Committee recommend that the Planning Commission take the following actions: 1. Adopt Planning Commission Resolution 2026-01, adopting the Initial Study/Mitigated Negative Declaration, pursuant to Sections 15074 and 15097 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adopt Planning Commission Resolution 2026-02, approving the Use Permit and Minor Development Review for the installation of a 65-foot camouflaged telecommunication facility as presented in the staff report and in accordance with the Conditions of Approval.

3. Consideration of Reinstating a Development Review Permit and Use Permit for the Dorsey Marketplace Project (26PLN-0005) Location/APNs: 200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077

**Environmental Status:** Addendum to the adopted EIR

**Recommendation:** Recommend that the Planning Commission approve application (26PLN-0005) which includes the request to re-approve the Dorsey Marketplace Project, which includes 26.8-acre infill site, 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units at the 200 Block of Dorsey Drive APNs: 035-260-062, -064, -077, which includes the following actions: a. Adopt the Addendum to the previously adopted Environmental Impact Report (EIR) and Subsequent EIR for the Dorsey Marketplace project, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are present; and b. Approve the Development Review Permit for the Dorsey Marketplace Project, Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit to allow the drive-through uses associated with the Dorsey Marketplace Project Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing.

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, April 28, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, April 24, 2026.

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Taylor Whittingslow, City Clerk