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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, March 14, 2023 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.

## 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. Meetings can be watched lived on The City of Grass Valley Youtube Channel under live streams.

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.

**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.**

## REGISTRATION FOR VIRTUAL MEETING

<https://us06web.zoom.us/meeting/register/tZlpc-ypqDgiHdOHtoD5p55zN18znEnQn77r> (Please note that to register for the virtual meeting you will be required to provide an email address. If you wish to participate in the meeting without providing an email address, you may attend the meeting in person at 125 East Main Street, Grass Valley, CA 95945 in the Council Chambers.)

## 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. **Development Review and Use Permits (21PLN-58)** for the redevelopment of the Mobil Gas Station and Gold Rush Car Wash properties including a ±4,000 sq ft fueling canopy, ±3,200 sq ft convenience store, ±1,740 sq ft restaurant with drive-through and ±2,400 sq ft express car wash drive-through. Location: 1912 and 1924 Nevada City Highway/035-300-007 & 035-300-050. Environmental Status: Categorical Exemptions. **Recommendation:** 1. The Development Review Committee review and comment on the project and recommended Conditions of Approval and direct the applicant to revise the plans, based upon the DRC's comments, and bring back the project for further DRC consideration. 2. Alternatively, the Development Review Committee recommend that the Planning Commission approve the Mobil Gas Station redevelopment project as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; b. Adoption of Findings of Fact for approval of the Mobil Gas Station Redevelopment Project as presented in the Staff Report; and, c. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.
2. **Development Review (23PLN-06)** to convert a temporary outdoor patio cover and seating area into a permanent structure within the parking lot of Maria's Restaurant. Location: 226 East Main Street/008-350-030. Environmental Status: Categorical Exemption **Recommendation:** Staff recommends the Development Review Committee approve the project subject to the findings and conditions listed in this 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 14, 2023 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 9, 2023.

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Taylor Day, City Clerk