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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, May 19, 2026 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](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.

### 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](http://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](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.

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**

**ACTION MINUTES APPROVAL**

1. Approval of the Special Planning Commission meeting on April 23, 2026.

**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. Pet Cremation Facility - “Paws on Hearts” (26PLN-0011) Location/APNs: 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-020).

Environmental Status: Exemption Section 15301, Existing Facilities

**Recommendation:** 1. Planning staff recommend that the Planning Commission approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, which includes the following actions: a. Determine the Major Use Permit project Categorical Exempt, pursuant to Exemption Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report.

3. Respite Care Facility (26PLN-0007) Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010), is located roughly 0.16± miles southwest of the East Main Street, Sierra College Drive, and Dorsey Drive intersection; directly adjacent to the Dignity Health Sierra Nevada Memorial Hospital.

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

**Recommendation:** 1. Planning staff 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 Categorical 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.

4. Tentative Subdivision Map for the division of ±3.74 acres into twelve (12) residential lots. (19PLN-28) Location/APN: Southside of Joyce Drive, east of the junction of Joyce Drive and Whiting Street/APNs: 029-280-016 & 029-270-033

Environmental: Mitigated Negative Declaration

**Recommendation:** Recommend that the Planning Commission approve application (23PLN-0027) for a tentative map to serve affordable housing at the southside of Joyce Drive, which includes the following actions: a. Adopt a Mitigated Negative Declaration, prepared for the Zoning Map Amendment and Tentative Subdivision Map, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and b. Adoption of a Mitigation Monitoring and Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and c. Approve the 12-lot Tentative Final Map to serve an affordable housing project, subject to findings 1-4, and Conditions of Approval, as may be modified at the public hearing.

5. Use Permit for the extension of 85-foot tall telecommunication monopine by 17-feet Applicant: Phillip Thomas, representing T-Mobile (25PLN-0028) Location/APNs: 142 Olympia Park Road, APN: 035-320-044

Environmental Status: Categorical Exemption, Class 1

**Recommendation:** Recommend that the Planning Commission approve application (25PLN-0028) which includes the request to approve the extension of the 85-foot monopine as an “eligible facility request” pursuant to section 6409 of the Spectrum Act, at 142 Olympia Park Road, which includes the following actions: a. Find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because pursuant to CEQA Guidelines § 15301, which exempts projects from CEQA when there is a negligible or no expansion of use to the originally permitted use as further discussed in finding 2; and b. Approve the Development Review Permit for the extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing.

6. 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:** 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.

**OTHER BUSINESS**

7. Review of City Council Items.
8. 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, May 19, 2026, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, May 14, 2026.

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**Taylor Whittingslow, City Clerk**