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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, February 18, 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](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**

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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.

**ROLL CALL**

**AGENDA APPROVAL**

**ACTION MINUTES APPROVAL**

3. Approval of the January 21st, 2025 meeting minutes

**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**

4. Master Sign Program for 406/412 E Main St **24PLN-43** (Location/APNs: 406/412 E Main St / 009-230-038)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Master Sign Program for the 406/412 E Main Street office complex as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorical 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 Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

5. Master Sign Program Amendment for Pine Creek Shopping Center **25PLN-02** (Location/APNs: 692 Freeman Lane / APN 029-290-033, 681 Freeman Lane / APN 029-290-020, 729 Taylorville Road / APN 029-290-019, 746 Taylorville Road / APN 029-290-018)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Master Sign Program amendments for the Pine Creek Shopping Center as presented, or as modified by the Development Review Committee, 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 Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

6. Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court and a Use Permit to accommodate a reduction in parking standards **24PLN-46** (Location/APN: 179 Clydesdale Court / 009-680-050, 056)

**CEQA:** Recommended Draft IS/MND

**Recommendation:** That the Planning Commission approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Planning Commission, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1); and 2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

#### **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, February 18, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, February 13, 2025.

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Taylor Whittingslow, City Clerk