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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, November 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**

**ROLL CALL**

**AGENDA APPROVAL**

**ACTION MINUTES APPROVAL**

**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**

1. Development Review to consider a 43,000 square foot expansion of an existing contractor's equipment yard (**25PLN-14**), Location: 928 Taylorville Road. 928 Taylorville Road / 022-150-034

**Environmental Status:** Recommended Draft IS/MND

**Recommendation:** That the Planning Commission approve the Development Review application for the expanded contractor's yard as presented, or as modified by the Development Review Committee, which includes the following actions: 1. Adoption of the tiered 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); 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 2); 3. Adoption of Findings of Fact for approval of the C&D Development Review Permit 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.

2. Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, Planned Development Permit and 16-lot Tentative Subdivision Map (**25PLN-0020**) Location: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

**Environmental Status:** Initial Study, Mitigated Negative Declaration Prepared by: Vanessa Franken, Associate Planner **RECOMMENDATION:** 1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16lot Tentative Subdivision Map,

and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 10). c. Adopt the Findings of Fact for “1 through 26” for approval of the project/Rezone, General Plan and Zoning Text Amendments, Planned Development Permit and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan Text Amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e. Approve the Zoning Text Amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, Planned Development Permit and Tentative Subdivision Map in accordance with the Conditions of Approval, as presented in this Staff Report. g. Approve the Planned Development Permit in accordance with the Conditions of Approval as presented in the Staff Report. h. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

3. Addition of the Condition of Approval to the Approved Dorsey Marketplace Project to Allow Phasing of the Project Over a Seven-Year Period (**25PLN-0035**) Location: No assigned address, APNs: 035-260-062, -063, -064, Located at the intersection of State Route 20/49 and Dorsey Drive.

**Environmental Status:** Addendum to a Certified EIR Prepared by: Amy Wolfson, City Planner

**Recommendation:** 1. That the Planning Commission recommends that the City Council approve application (25PLN-0035), which includes the request to amend the approved Dorsey Marketplace Project, to add a project condition of approval to allow development phasing, and includes the following actions: a. Adopt the Addendum to the Dorsey Marketplace Project EIR and SEIR, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR are present; and b. Approve the modification to the approved Dorsey Marketplace Project, 15PLN-0007, to add a condition of approval to allow the development to occur in phases over a seven-year period.

#### **OTHER BUSINESS**

4. Review of City Council Items.
5. 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, November 18, 2025, at 6:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Thursday, November 13, 2025.

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Taylor Whittingslow, City Clerk