



GRASS VALLEY

Planning Commission Meeting

Tuesday, December 17, 2024 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 Web Site: 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 Liz Coots, Commissioner Justin Gross,
Commissioner Jacob McDonald, Commissioner Matthew 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 by Nevada County Media, on the internet at 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. 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. 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, 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 November 19th, 2024 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. 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.*

CONSENT ITEMS - *All matters listed under the Consent Calendar are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action but Commission action is required to do so (roll call vote). Unless the Commission removes an item from the Consent Calendar for separate discussion, public comments are invited as to the consent calendar as a whole and limited to three minutes per person.*

2. City of Grass Valley Acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038)

CEQA: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) is categorically exempt pursuant to section 15301 (Class 1) of the California Environmental Quality Act (CEQA) guidelines (existing facilities). b. Determine that the City's acquisition 110 Springhill Drive is consistent with the City's General Plan.

3. City of Grass Valley Acquisition of Loma Rica. Location/ APN: East of Brunswick Road and either side of Idaho Maryland Road

CEQA: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of Loma Rica Ranch Open Space Dedication and M1 designated area is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to §21065 of

the California Government Code b. Determine that the City's acquisition of the Loma Rica Open Space Dedication and Light Industrial property is consistent with the City's General Plan.

PUBLIC HEARING ITEMS

4. Conditional Use Permit and Development Review for a Carbonizer wood debris processing site and senior firewood program (**24PLN-29**) Location/APN: 12270 La Barr Meadows Road / 022-160-038

CEQA: Exempt per CEQA Guidelines: Class 1, Class 4, Class 7, Class 8

Recommendation: 1. That the Planning Commission approve the Use Permit and Development Review applications for the carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road 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, 15204, 15307, and 15308, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) 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 Use Permit and Development Review Permit for the proposed for the Carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road at 12270 La Barr Meadows Road in accordance with the Conditions of Approval, attached to the Staff Report.

5. Allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10. Location/APN: Town Core Zoning Area

CEQA: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

Recommendation: That the Planning Commission recommend that the City Council adopt the Ordinance to allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10, as may be modified at the public hearing, which includes the following actions: a. A recommendation that City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3). b. A recommendation to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the town core zone pursuant to government code section 65913.5

OTHER BUSINESS

6. Review of City Council Items.
7. 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, December 17, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, December 12, 2024.

Taylor Whittingslow, City Clerk