



GRASS VALLEY

Planning Commission Meeting

Tuesday, March 17, 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 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 Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the November 19th, 2025 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.*

PUBLIC HEARING ITEMS

2. 1849 Brewing Company Expansion and Special Events (**25PLN-0046**) Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480- 003)

Environmental Status: Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

Recommendation: 1. Recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions: a. Determine the Major Use Permit application Categorical Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, Existing Facilities, 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/ Major Use Permit as presented in the Staff Report; and, c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval, as presented in the Staff Report.

3. Request to operate an outdoor storage yard with 124-stalls for boats/recreational vehicles, no employees, no buildings, with remote management. (25PLN-0041) Location/APNs: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).

Environmental Status: Exemption Class 32, Section 15332, In-Fill Development

Recommendation: 1. That the Planning Commission approve the Major Use Permit/Major Development Review application (25PLN-00041), which includes the following actions: a. Determine the Major Use Permit/Major Development Review application project Categorically Exempt, pursuant to Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 10, for approval of the Major Use Permit/ Major Development Review application as presented in the Staff Report; and, c. Approve the Major Use Permit/Major Development Review application, which includes the request to operate an outdoor storage yard, in accordance with the Conditions of Approval as presented in the Staff Report.

4. Variance for Front Setback (25PLN-0036) Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370- 023)

Environmental Status: Exemption 15305, Minor Alterations in Land Use Limitations

Recommendation: 1. Recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions: a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and, c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5- feet, in accordance with the Conditions of Approval as presented in the Staff Report.

5. Sutton Cinema Theatre - Sign Exception (25PLN-0042) Location/APNs: 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016)

Environmental Status: Exemption Class 1, Section 15301.a, Existing Facilities

Recommendation: 1. That the Planning Commission approve the Sign Exception application (25PLN-0042), which includes the following actions: a. Determine the Sign Exception project Categorically Exempt, pursuant to Section 15301.a, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 11, for approval of the project/ Sign

Exception

as presented in the Staff Report; and, c. Approve the Sign Exception application, which includes the request for the addition of a digital display showtime marquee, in accordance with the Conditions of Approval as presented in the Staff Report.

6. An Ordinance of the City Council of the City of Grass Valley adding section 17.74.060(A.5.) Of chapter 17.74 and section 17.81.130 (C.) of Chapter 17.81, Title 17 of the Grass Valley Municipal Code regarding tolling provisions for development entitlements and tentative maps (**26PLN-0009**) Location/APNs: Citywide

Environmental Status: Not a Project under CEQA pursuant to CEQA Guidelines §15378

Recommendation: 1. That the Planning Commission recommend that the City Council adopt Ordinance No. 841 to add a tolling provision for land use entitlements during instances of legal challenge, and includes the following actions: a. Find that the adoption of an ordinance to toll entitlement approvals during instances of legal challenge is not a “project” as defined in the California Environmental Quality Act pursuant to CEQA Guidelines §15378; and b. Adopt the Findings of Fact “1 through 8” for approval of the Zoning Text Amendment as presented in the Staff Report; and, c. Approve the Zoning Text Amendment, Ordinance No. XXX, to allow a tolling provision for development entitlement and tentative map approvals in instances of legal challenge

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, March 17, 2026, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 12, 2026.

Taylor Whittingslow, City Clerk