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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, May 21, 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](mailto:info@cityofgrassvalley.com)

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### 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.

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### COMMISSIONERS

Chair Eric Robins, Vice Chair Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross, Commissioner Jacob McDonald

### 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](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. Minutes for the April 16th, 2024 meeting.

**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. Conditional Use Permit **24PLN-07** to allow personal service uses within an Office Professional (OP) zoning designation at 514 Brunswick Road /035-480-037

**CEQA:** Exempt pursuant to CEQA Guidelines Section 15301

**RECOMMENDATION:** That the Planning Commission approve the Conditional Use Permit application to allow the specified personal service uses as presented, or as may be modified at the public hearing, which includes the following actions: 1.A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and 3. Approve the Conditional Use Permit to allow personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.

3. Use Permit applications for reductions in the covered parking requirement for multifamily residential l at 210 Sutton Way / APN 035-412-004, 228 Sutton Way / APN 035-412-003, and 265 Sutton Way / APN 035-412-025.

**CEQA:** Common Sense Exemption (Section 15061(b)(3))

**RECOMMENDATION:** That the Planning Commission approve the Use Permit applications for the exception to the covered parking standard for multifamily residential at 210, 228, and 265 Sutton Way as presented, or as modified by the review authority, which includes the following: a. Determine the proposed project at 210 Sutton Way (24PLN-08) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Determine the proposed project at 265 Sutton Way (24PLN-09) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; c. Determine the proposed project at

228 Sutton Way (24PLN-10) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; d. Adopt Findings of Fact for approval of the Use Permits as presented in the Staff Report; and e. Approve the Use Permits for the reduction to the covered parking requirements subject to the Conditions of Approval, attached to the Staff Report.

**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, May 21, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 17, 2024.

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**Taylor Day, City Clerk**