



GRASS VALLEY

Planning Commission Meeting

Tuesday, December 19, 2023 at 7:00 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

Chair Eric Robins, Vice-Chair Greg Bulanti, Commissioner Justin Gross, Commissioner Liz Coats, Commissioner Ari Brouillette

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 7:00 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

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.*

BUSINESS

1. **Master Sign Program amendment for McKnight Crossing shopping center (23PLN-42)** Location: 101, 111 through 151 W McKnight Way (APN: 029-350-007, -008, -009 & -010. Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, which includes the following actions: a. Recommend that the Planning Commission 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. Recommend that the Planning Commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Recommend that the Planning Commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

PUBLIC HEARING ITEMS

2. **Development Review and Variance Request for the Sierra Guest Home Expansion for a total of 27 rooms, including two full apartment units, for Supportive Housing use consistent with state requirements. The Variance request is for encroachment of a rear addition into the 20-foot rear setback and exceeding the 50% lot coverage limit (23PLN-28)** Location: 131 Glenwood Avenue (APN: 035-270-035) Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the Development Review and Variance applications for the expansion of the Sierra Guest Home at 131 Glenwood Avenue as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15305, 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; c. Approve the Development Review Permit for the expansion of the Sierra Guest Home in accordance with the Conditions of Approval, attached to the Staff Report; and d. Approve the Variance request for encroachment of a rear addition into the 20- foot rear setback, and exceeding the 50% lot coverage limit

3. **Tentative Parcel Map for the division of a ±11.77-acre (County GIS shows 11.83) parcel into two parcels of ±2.74 and ±9.03 acres to accommodate a hotel development. (22PLN-37) Location: 961 Plaza Drive (APN: 035-480-039) Environmental Status: Categorical Exemption**

Recommendation: That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions: a. A recommendation that the Tentative Parcel Map project are Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and c. Approve the Tentative Map for the subdivision of ±11.77 parcel into two parcels of ±2.74 and ±9.03 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

ADMINISTRATIVE

4. **Recommendation to change the Regular Planning Commission time to 6PM**

Recommendation: That the Planning Commission recommend that City Council adopt the attached draft Resolution to change the regular meetings of the Planning Commission to 6 p.m. on the third Thursday of each calendar month beginning February 1, 2024

OTHER BUSINESS

5. **Review of City Council Items.**
6. **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 19, 2023 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, December 15, 2023.

Taylor Day, City Clerk