



GRASS VALLEY

Planning Commission Meeting

Tuesday, April 16, 2024 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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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.

COMMISSIONERS

Chair Eric Robins, Commissioner 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 or 18 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 & ELECTION OF OFFICERS

1. Election of Vice Chair

AGENDA APPROVAL

ACTION MINUTES APPROVAL

2. Minutes for the March 19th, 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. 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

3. Tentative Parcel Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft to accommodate residential development (24PLN-05) Location: Ventana Sierra Drive (APN:035-140-022)

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel 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 is 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 division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 as presented in accordance with the Conditions of Approval, attached to the Staff Report.

4. Minor Development Review and Use Permit request for installation of new AT&T wireless antennas inside a new cupola on the roof of Gold Miner's Inn. The Use Permit request is for an exception to the 45-foot height limit in the Town Core (TC) zone district. (23PLN-43) Location: 109 Bank Street (APN: 008-373-018)

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Minor Development Review and Use Permit applications for the addition of the cupola at 109 Bank Street to shield wireless antennas as presented, or as modified by the review authority, which includes the following: a) Determine the project Categorically Exempt pursuant to Section 15305, Class 1, Class 3, and Class 32 of the California

Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b) Adopt Findings of Fact for approval of the Minor Development Review Permit as presented in the Staff Report; c) Approve the Minor Development Review Permit for the addition of wireless antennas inside a cupola on the roof of the Gold Miner’s Inn in accordance with the Conditions of Approval, attached to the Staff Report; and d) Approve the Use Permit request for an exception to the 45-foot height limit.

5. Draft Ordinance Regarding the Regulation of Portable Signage within the ROW of Properties Located Within the Town Core Zoning Designation

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission recommend that the City Council adopt the Ordinance regulating portable signage within the City Right-of-Way (ROW) of the Town Core zoning designation, as may be modified at the public hearing, which includes the following actions: a) A recommendation that City Council find the Ordinance is Exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”) and under CEQA Guideline 15061(b)(3) (General Rule); and b) A recommendation to adopt the ordinance amending section 17.38.050(B) and adding Section 17.38.080(N) of Chapter 17.38 and Section 17.100.020(S) of Chapter 17.100, Title 17 of the Grass Valley Municipal Code regarding the regulation of portable signage within the ROW of properties located within the Town Core zoning designation

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, April 16, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, April 11, 2024.

Taylor Day, City Clerk