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**GRASS VALLEY**  
**Planning Commission Meeting**

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Tuesday, January 18, 2022 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](mailto:info@cityofgrassvalley.com) Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

**MINUTES**

**CALL TO ORDER**

Chairman Arbaugh called meeting to order at 7:02 pm.

**PLEDGE OF ALLEGIANCE**

Chairman Arbaugh led the pledge of allegiance.

**ROLL CALL**

**PRESENT**

Commissioner Greg Bulanti  
Commissioner Liz Coots  
Commissioner Eric Robins  
Vice Chairman Kimberly Warren-Rhodes  
Chairman James Arbaugh

**1. Election of Officers for 2022 - Chair and Vice-Chair**

Nomination of Kimberly Warren-Rhodes for Chairman to take effect at next meeting in February 2022 made by Commissioner Bulanti, Seconded by Commissioner Coots.  
Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

Nomination of Eric Robins for Vice Chairman to take effect at next meeting in February 2022 by Commissioner Coots, Seconded by Vice Chairman Warren-Rhodes.  
Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

**2. Appointment of Members to Special Committee for 2022: Primary and Alternate to Development Review Committee (DRC)**

Nomination for appointment of Liz Coots to Development Review Committee by Chairman Arbaugh, Seconded by Commissioner Bulanti.  
Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

Nomination for appointment of Eric Robins as the alternate to the Development Review Committee by Vice Chairman Warren-Rhodes, Seconded by Commissioner

Bulanti.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

### **AGENDA APPROVAL**

Motion made to approve the agenda by Commissioner Coots, Seconded by Vice Chairman Warren-Rhodes.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

### **ACTION MINUTES APPROVAL**

#### **3. Minutes for December 21, 2021**

Motion made to approve the minutes by Commissioner Robins, Seconded by Commissioner Coots.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

### **PUBLIC COMMENT -**

Attached.

### **PUBLIC HEARING ITEMS**

4. **Tentative Subdivision Map for 455 Mill Street (20PLN-49)** the division of a ±0.84-acre parcel into 5 single family lots ranging in size from ±5,021 square feet (Lot 5) to ±6,881 square feet (Lot 1) and an undeveloped sixth parcel of ±8,364 square feet.

Motion made for the approval of Tentative Subdivision Map for 455 Mill Street (20PLN-49) the division of a ±0.84-acre parcel into 5 single family lots ranging in size from ±5,021 square feet (Lot 5) to ±6,881 square feet (Lot 1) and an undeveloped sixth parcel of ±8,364 square feet by Commissioner Bulanti, Seconded by Commissioner Robins.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh

5. **Tentative Subdivision Map at 190 Upper Slate Creek (21PLN-44)** for the division of a ±2.59-acre parcel into 10 single family lots ranging in size from ±6,581 square feet (Lot 9) to ±20,397 square feet (Lot 6).

Motion made to approve the Tentative Subdivision Map at 190 Upper Slate Creek (21PLN-44) for the division of a ±2.59-acre parcel into 10 single family lots ranging in size from ±6,581 square feet (Lot 9) to ±20,397 square feet (Lot 6) by Commissioner Robins, Seconded by Commissioner Coots.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Vice Chairman Warren-Rhodes, Chairman Arbaugh



## **OTHER BUSINESS**

### **6. Review of City Council Items.**

Council approved the Southern Sphere annexation, and acted on the Cal Recycle requirements. In the spring, the parking lot project on 309 Mill Street will be moving forward.

### **7. Future Meetings, Hearings and Study Sessions**

There will be a meeting in February.

## **BRIEF REPORTS BY COMMISSIONERS**

### **ADJOURN**

Meeting adjourned by Chair Arbaugh at 8:20 pm



Kimberly Warren-Rhodes, Chairman



Taylor Day, Deputy City Clerk

## Taylor Day

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**From:** AUSTIN CATHERIN  
**Sent:** Tuesday, January 11, 2022 1:13 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 6 seconds)  
**Attachments:** audio.mp3

Hello, my name is Catherine Austin. I am located at one two seven five Zero Ridge Road, Baron Grass Valley. I have a question regarding the tentative subdivision map. The twenty one P L N dash forty four subdivision that is going up for proposal. I'm trying to figure out what the environmental determination the categorial exemption is and how they would be able to do that. Uhm, if you could give me some more feedback on this and how it might be affecting my property, positive or negative, the map that I found on your website is very hard to determine and there's not many details that I can find even on the city of Grass Valley site. So I'm trying to get some more details about this subdivision and how it came about. Please give me a call back in area code, two zero nine, five, two, four, six, nine, three, three again, two zero nine, five, two four six, nine three three. Thank you bye bye.

You received a voice mail from [AUSTIN CATHERIN](#).

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## Taylor Day

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**From:** WIRELESS CALLER  
**Sent:** Tuesday, January 18, 2022 7:00 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 55 seconds)  
**Attachments:** audio.mp3

**Follow Up Flag:** Follow up  
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Hi, this is Matthew Coulter trying to comment on the Planning Commission meeting tonight and I see it's not being broadcast anywhere and I'm wondering how we can see it. Public comment. I hope that the Planning Commission can consider Assembly bill of 43 January 1st It kicked in and implement that as many places in town as possible. The condition of the sidewalks is atrocious in this town. And no, we dump it on the property owners, but they don't even know that, and I would like the city to start the city on properties and fixing the sidewalks on the city owned properties. That would be great. There are some of the worst ones actually as well as crosswalks. I had a petition signed with every business between the roundabout and Hughes Rd. Both sides of the street for a crosswalk put in an east and West Berry Hill crossing east Main and the city never did anything with it. I still have my copy of it and I'd like something considered about that or traffic calming. The offset intersections that you keep putting in everywhere and improving on Ridge Rd, we have plenty of old offset intersections. We don't need a new offset intersections. We need actually four way intersections with crosswalks that are safer to move across the streets and the variances that have been put through by the planning department on many occasions is a little bit out of control. I hope that you can reel that back in and get back to the fact that some people have to live here and not just have a second, third or fourth house here. Thank you public comment.

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## Taylor Day

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**From:** WIRELESS CALLER  
**Sent:** Tuesday, January 18, 2022 7:04 PM  
**To:** Public Comments  
**Subject:** Voice Mail (2 minutes and 30 seconds)  
**Attachments:** audio.mp3

**Follow Up Flag:** Follow up  
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Common questions. Matthew Coulter, January 18th, 2020. Planning Commission meeting. Item number 5 Upper Slate Creek Rd. Rustic woods. They were supposed to be park access along the lower Grass Valley Canal over to Demartine Park, Alta Hill Park. Through that area and I'm hoping that the city can still do that because I believe the NID easement is still there before they sell off that piece of property and it gets blocked off even further at the end of Slate Creek Rd, Upper Slate Creek Rd. It used to connect with dirt Doris and when the property was purchased at the end of doors the guy blocked it off and it seems like some kind of access would be appropriate through there. Also, I'm not talking necessarily vehicle access, but it's a three quarter mile longer walk to get to high school from Grass Valley. With that being blocked which is was the main thoroughfare for Grass Valley kids go into high school. I said Pepper Slate Creek Rd. Old photos being used in the packet or five 6-7 years old I guess. I wonder why that's being done. And again, right next door Ryans Lane and he can Rd another offset intersection access is on the main thing to the park to get all these subdivisions over to the park without having to go down a road with no sidewalks on it. That's like a 50 mile an hour Rd Ridge Rd to get to Alta and we know somebody was just killed on Alto 15 year old. So we really need to consider when we're doing these developments, not just their borders, but the connection of how all these little developments that you guys are OK ING all these keyhole developments can possibly connect. Or electric bicycles, wheelchairs walking skateboards, electric scooters. Some people do like to move around that way. More and more people all the time. Rustic Woods public comment. Thank you.

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## Taylor Day

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**Sent:** Tuesday, January 18, 2022 7:06 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 41 seconds)  
**Attachments:** audio.mp3

**Follow Up Flag:** Follow up  
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Planning Commission meeting public comment item number 4 this is Matthew Coulter and the one lot into five lots. I had some questions and I hope that when I am asking these questions that they are being answered and not 'cause it's not just me that wants to know a lot of people want to know and they're watching but they don't participate because they've been so shut down by our local government that it's not enjoyable to participate. But the one lot split into five baking five small ghettos. Is there a hoac? What's the parking? How many cars per unit are going to be available? Is it now hooked to the sewer system and the sewer pits in the backyard have been filled in? I hope a Creek easement is Wolf Creek Trail going to run on that side of the Creek or the other side of the Creek and is the driveway going to be shared by the next unit over which is for sale. For a commercial building they're joining lot. Those are some questions that I hope the Planning Commission honors their duty and answers questions that the public sets forth to them instead of just blowing past them and rubber stamping project after project after project, as well as Loma Rica, nothing has been done about the erosion control. Nothing since October. Thank you.

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