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

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Tuesday, June 21, 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**

Meeting called to order at 7:02 pm.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Chair Robins.

**ROLL CALL**

**PRESENT**

Commissioner Greg Bulanti  
Commissioner Liz Coots  
Vice Chairman James Arbaugh  
Chairman Eric Robins

**AGENDA APPROVAL**

Motion made to approve the agenda by Commissioner Coots, Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

**ACTION MINUTES APPROVAL**

**1. Minutes for May 17, 2022.**

Motion made to approve the minutes by Vice Chairman Arbaugh, Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Vice Chairman Arbaugh, Chairman Robins

**PUBLIC COMMENT -**

Public comments are attached.

## **PUBLIC HEARING ITEMS**

2. **Development Code Amendments (22PLN-22)** - The amendments being proposed through application 22PLN-22 include, but are not limited to: consideration of limiting the quantity of Short Term Rentals (e.g. Airbnb, VRBOs, etc.) allowed in residential zones; amending monument and mural sign permit approval processes; adding a definition and use for beekeeping; expanding Limited Term Permits to include Mobile Food Facilities (food trucks); increasing the height of carriage houses; approval of uses in the Recreation and Public Zones; allowing open type fencing in the Creek and Riparian Zones; updating the City's Affordable Housing Density Bonus section and section that deals with appeals related to Tentative Maps to ensure consistency with State law.

Lance Lowe, Principle Planner, gave the presentation to the Commission.

There was discussion about the Park amendment and Commissioner Coots felt that they should still be involved in the approval process to allow for more input on the projects. The Commission did feel that there should be as much transparency and noticing to the public as possible. Commissioner Bulanti felt that there was no need to restrict the amount of Airbnb's and does not see the benefit of disallowing renting out of Airbnb's. Vice Chairman Arbaugh asked whether accessory dwellings could still be utilized as a short term rental. Commissioner Coots dose see a shortage in rentals and this could be a small help to the issue. Chairman Robins would like to look at putting a cap on the short term rentals. The Commission would like to request a joint meeting with the Council in regards to the short term rental.

Public comment attached.

Motion made by Commissioner Bulanti, Seconded by Commissioner Coots.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins

## **NON-PUBLIC HEARING ITEMS**

3. **General Plan conformity finding** for a potential property purchase at Assessor's Parcel Numbers 009-680-023 and 035-412-024, 1207 and 11150 Idaho-Maryland Road by the City of Grass Valley

Tom Last, Community Development Director, gave the overview to Commission.

Discussion was had about the flooding zone.

Motion made by Commissioner Arbaugh, Seconded by Commissioner Coots.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins

4. **Pending and approved residential and commercial projects Memo**

Lance Lowe, Principle Planner, was available for questions.

Request was had to put Dorsey Market Place. Commissioner Bulanti wants to make sure that the public understands how long these projects take to fully execute.

## **OTHER BUSINESS**

5. **Review of City Council Items.**
6. **Future Meetings, Hearings and Study Sessions**



Potential joint study for the short term rentals and there will be a Planning Commission meeting in July and a DRC meeting on June 28th.

**BRIEF REPORTS BY COMMISSIONERS**

**ADJOURN**

Meeting adjourned at 8:35 pm.

A handwritten signature in blue ink, appearing to read "Eric Robins", written over a horizontal line.

Eric Robins, Chair

A handwritten signature in blue ink, appearing to read "Taylor Day", written over a horizontal line.

Taylor Day, Deputy City Clerk

## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, June 21, 2022 7:58 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 16 seconds)  
**Attachments:** audio.mp3

Yes, public comment on the Airbnb situation. In my neighborhood, there's multiple Airbnbs. They park on the sidewalk continually. And when I talked to them about it, they told me directly that Tim Kaiser, the city manager, said they could do it. Now this is on Bennett Street, right, by Hanson Way and Bank Street. Check that out. Drive by there and see that whole sidewalk is unusable due to parking now. Also people are parking motorcycles on the sidewalk that they are being these another one that has changed in amix. The neighborhood is Henderson Street between Bennett Street and Colfax Avenue. A woman was given a permit to cheap told me she was putting in a sidewalk. But she put in a parking spot that is not wide enough and it blocks out into the street. So it's turned. That piece of the street into a one way versus a two way that it was. So now the Arab people are blocking the streets with their cars. That's just a couple of examples in this very small neighborhood, and there's dozens and dozens of examples like that around. If you'd care to look. Thank you.

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, June 21, 2022 7:17 PM  
**To:** Public Comments  
**Subject:** Voice Mail (53 seconds)  
**Attachments:** audio.mp3

Yes, a public comment on this realignment of all these different regulations in town and if you guys can't see it, this is a power grab by the city management and it's sad that a lot of people did a lot of hard work. But these regulations in place and with one presentation it's going to be changed and cutting out complete department's out of the process of permitting things signage, memorial signage just all the things that seem to be verbalised by lamps. There is disturbing at best. You should really go back and watch these meetings afterwards and try to consider yourself a member of the public and see what you think. Thank you.

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, June 21, 2022 7:10 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 23 seconds)  
**Attachments:** audio.mp3

Yes, on the change of the requirements on planning for the heights, there's been a problem with these variances giving for height and also fencing is on there too. Same thing with that. There's been just a lot of fencing in of places, boxing in very high fences and also very high houses that are blocking other peoples views, putting shadows on things they've never been shattered and. History of the town. The House on Wood Street is a perfect example of a monstrosity that was given a waiver to block the view of multiple historic houses behind it that had a view of Grass Valley since the beginning. There's other Vine Street in Grass Valley. Check that one out. That started out as a garage that got very high. That turned into a try Plex. So when we go high, were blocking views of other people. So that needs to be considered. Instead of putting things in the shadow and blocking peoples views and having them look at outside a T1-11 house or whatever the siding is made out of. Thank you. Since now there's like a 5 foot clearance, right? Or is it zero clearance to build up against the property line? I know there's a waiver for that too. Thanks a lot

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, June 21, 2022 6:43 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 32 seconds)  
**Attachments:** audio.mp3

And following make public comment for the Planning Commission meeting on the 21st, this is Matthew Coulter. My comments are. Keep the dust down. The amount of dust coming off the Memorial Park project is outrageous. Memorial Lane still hasn't been paved over all the gravel that you ripped up every time a car goes across it creates a huge cloud of dust, which is hundreds of cars a day. My cramming more things without putting in trials, and I know you're going to talk about some fictional trail later tonight on the agenda with purchases of property. But without maintaining what we already have and picking up the trash on the street, it's just kind of futile. 'cause. This town was looking quite crappy, and in the planning end of it, I don't think there really is a plan. I think everything is just first come, first serve with the money and it's pretty obvious what's going on in town and the favoritism that's going on and the permits or lack of permits or lack of regulation that's happening through these departments, including planning. There's hundreds of Airbnbs, not 30. Thanks a lot.

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