



GRASS VALLEY

Planning Commission Meeting

Tuesday, February 21, 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, Commissioner Justin Gross, Commissioner Liz Coots, Commissioner Greg Bulanti, 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/channel/UCdAaL-uwdN8iTz8bI7SCuPQ>.

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.

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 Officers for 2023 (Chair and Vice-Chair)
2. Appointment of Members to Special Committee for 2023: Primary and Alternate to Development Review Committee (DRC)

AGENDA APPROVAL

ACTION MINUTES APPROVAL

3. Approval of January 17th, 2023 Minutes

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

4. **Spirit Center Use Permit Amendment (23PLN-05)** Staff-Initiated amendment to County Use Permit 03-101 to address operational changes for Spirit Center since annexation to the City. Located at 276 Gates Place/035-610-013. Staff recommends the Planning Commission approve Use Permit 23PLN-05 subject to the Findings and Conditions of Approval on pages 4 and 5 of this staff report. **Environmental Status:** Exempt pursuant to Sections 15061 and 15301

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, February 21, 2023 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, February 16, 2023.

Taylor Day, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, January 17, 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

MINUTES

CALL TO ORDER

Meeting called to order at 7:02 pm.

PLEDGE OF ALLEGIANCE

Greg Bulanti led the pledge of allegiance.

ROLL CALL

PRESENT

- Commissioner Ari Brouillette
- Commissioner Greg Bulanti
- Commissioner Liz Coots
- Commissioner Justin Gross
- Chairman Eric Robins

AGENDA APPROVAL

Motion made by Commissioner Bulanti, Seconded by Commissioner Coots.
Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots,
Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

1. Minutes for December 20, 2022.

Motion made by Commissioner Coots, Seconded by Commissioner Brouillette.
Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots,
Commissioner Gross, Chairman Robins

PUBLIC COMMENT -

Public Comment: Matthew Coulter

PUBLIC HEARING ITEMS

- 2. Use Permit (22PLN-49) for Dark Knight Auto Recovery towing business to establish a Vehicle Services Facility, including outdoor storage of vehicles in the Light Industrial (M- 1) Zone located at 12077 Highway 49 (APN: 022-140-041). No auto dismantling will occur with the Vehicle Services Facility. Environmental Determination. The Planning Commission will consider adoption of a Class I Categorical Exemption as the**

appropriate level of environmental review pursuant to the California Environmental Quality Act and Guidelines.

Lance Lowe, Principle Planner, gave presentation to the Commission. The applicant Steel Jance was available for questions.

Commission had a discussion about the history of the property, storage of electric vehicles, and landscaping.

Public comment: Matthew Coulter

Motion made by Commissioner Coots, Seconded by Commissioner Brouillette.
Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

OTHER BUSINESS

3. Review of City Council Items.
4. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:37 pm.

Eric Robins, Chair

Taylor Day, City Clerk

Adopted on: _____



**PLANNING COMMISSION
STAFF REPORT
February 21, 2023**

Prepared by: Thomas Last, Community Development Director

DATA SUMMARY

Application Number: 23PLN-05
Subject: Staff-Initiated amendment to County Use Permit 03-101 to address operational changes for Spirit Center since annexation to the City.
Location/ APN: 276 Gates Place/035-610-013
Applicant: City of Grass Valley on behalf of Jennifer Morrill from the Spirit Center
Zoning/General Plan: Corporate Business Park (CBP) District/Business Park (BP)
Environmental Status: Exempt pursuant to Sections 15061 and 15301

RECOMMENDATION:

Staff recommends the Planning Commission approve Use Permit 23PLN-05 subject to the Findings and Conditions of Approval on pages 4 and 5 of this staff report.

BACKGROUND:

In 2003, the Nevada County Planning Commission approved a Use Permit for Spirit-Peers for Independence & Recovery at the Gates Place property. The approved uses included a meeting facility, and a range of social services including counseling for clients with mental health issues. Most of these services are provided in coordination with Nevada County Department of Behavioral Health. In 2006, the City annexed this property along with large portions for the Glenbrook Basin. Since annexation, the Spirit Center has made some adjustments in the services it provides. Both the Community Development Department and Police Department staff have worked with Spirit Center staff to clarify operations and to develop plans to address some issues with the expanded services. Based on the past expansion of services and recent proposed changes, staff has initiated this amendment to clarify current operations and to develop new conditions that apply to the City rather than the County.

PROJECT DESCRIPTION:

Attachment B incorporates several documents provided by the Spirit Center that include detailed descriptions of the services it provides to the community, including:

1. Program descriptions of its three core services (see page 1 of Attachment B):
 - a. **Spirit Center** – Five days a week, Tuesday – Saturday; 10 am to 3pm; providing peer support as noted.
 - b. **Emergency Department Program** – On-call crisis team providing services to clients in crisis in conjunction with the hospital.

- c. **Housing Resiliency Program** – Provides services to homeless in collaboration with several Nevada County agencies.
2. Spreadsheet providing more details on the services. This includes services provided in 2004, staff-approved changes in 2018, and proposed changes for 2023.
3. Spreadsheet with specific programs offered at the facility.
4. Street Parking policy to address loitering on and near the facility.
5. Daily maximum client proposal that clarifies number of clients served at the facility.

The site is developed and no changes to the building or property are proposed with this permit.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The 4.58-acre parcel is developed with a house that has been used as the resource center and three storage buildings. There are several on-site parking spaces. Surrounding land uses include Highway 20-49 to the east, and commercial and a few residential uses to the north, south, and west.

ENVIRONMENTAL DETERMINATION:

The basic purpose of the California Environmental Quality Act is to inform the decision makers of the potential significant environmental effects of a proposed activity or project. A key factor in this determination is whether the activity will result in significant environmental damage. Staff has reviewed the amendment and determined it is exempt from environmental review pursuant to Sections 15061 b.3 and 15301 of the California Environmental Quality Act (CEQA).

Section 15061 b.3 applies to activities covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Specifically, a project must result in a direct or indirect physical change on the environment. Since the use has been taking place since 2004 and within a fully developed parcel and no exterior building improvements are occurring, the project meets this exemption.

The Section 15301 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities, involving negligible, or no expansion of use beyond those existing. The use has taken place since 2003 with minor operational changes since then. These changes have not created any significant environmental impacts. The proposed amendment complies with all the criteria noted in each exemption and therefore is exempt from further environmental review.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Business Park. This designation allows mixed-uses and employment generating uses. The use has taken place since 2004 and does not create any land use conflicts with the General Plan.

Zoning: The CBP zone is an office-oriented zone that focuses on high quality design in office or business park settings. This property is in an area dominated by commercial uses and the CBP zone in this area does not represent the actual uses that have taken place for the past few decades. Staff has initiated this amendment to bring the existing County Use Permit into compliance with City conditions and eliminate any ambiguity with previously imposed conditions from the County. There are no building or site plan changes proposed; therefore, no additional zoning or development standards need to be considered.

ANALYSIS:

Section 17.72.060 of the Development Code requires the Planning Commission to make specific findings before it approves a Use Permit. The following is a list of those findings followed by staff's response in italics:

1. The proposed use is consistent with the General Plan:
The intent of the Business Park land use designation is to encompass a variety of mixed uses and office type service establishments. There are General Plan polices and vision statements which promote the expansion of existing businesses. Since the site is developed, most of the General Plan policies do not apply to this particular use.
2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code:
Nevada County approved the original Use Permit in 2003. Since no new site development is proposed, the Development Code has limited applicability. This use has taken place on this property since 2004 and operating under the County's original conditions. Since no new outdoor activities are proposed, City staff believes the amendment, as conditioned, is in full compliance with the Development Code.
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity:
The proposed uses will take place indoors and are similar to past uses in the building. These uses provide social services and daily needs to clients and are not expected to conflict with existing or future uses in the area.
4. The site is physically suitable in terms of designs, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located:
The site is fully developed, and is generally surrounded by commercial uses with SR 20/49 abutting the property. Some past issues tied to this use are primarily loitering

and overnight parking of clients or others that may want services along Gates Place. Spirit Center staff, in coordination with the Police Department, has initiated steps to reduce these issues (see page 4 of Attachment B). This effort, along with the City posting the street for no overnight parking, has significantly reduced issues and police calls for service. The proposed steps taken by Spirit Center and the conditions are expected to continue to reduce and eliminate any issues that could impact the detrimental health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood.

FINDINGS:

1. The Grass Valley Planning Commission reviewed Use Permit application 23PLN-05 at its meeting on February 21, 2023.
3. The project is exempt from environmental review pursuant to Sections 15061 b.3, and 15301 of the California Environmental Quality Act (CEQA) Guidelines.
4. The proposed Use Permit is consistent with the Grass Valley General Plan.
5. The proposed Use Permit is consistent with the Grass Valley Development Code.
6. As conditioned, the Use Permit will not adversely affect the health or safety of persons residing or working in the neighborhood or the property and will not be materially detrimental to the public welfare or injurious to property or improvements of the environment in the neighborhood.

CONDITIONS OF APPROVAL:

1. The use shall operate in accordance with the application materials as shown in Attachment B to this report and as approved by the Grass Valley Planning Commission for Use Permit 23PLN-05. The Community Development Director may approve minor changes as determined appropriate. The Planning Commission must approve all changes deemed major in nature. The City shall have full discretion to determine the required level of review for any proposed changes.
2. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
3. If the approved use discontinues for a period of twelve (12) months or more, the permit shall expire and become null and void with no further action by the Planning Commission.
4. Spirit Center is responsible for annual vegetation management of the site to reduce fire hazards as required by the City Municipal Code and Fire Marshall.

5. Spirit Center shall be responsible to ensure that loitering shall not take place along the street frontage of the property during operating hours. Page 4 of Attachment B includes the parking policy for this Use Permit.
6. All outdoor areas of the shelter shall be monitored by security cameras during hours of operation. In lieu of security cameras, the shelter may have a licensed security guard onsite during hours of operation. If security cameras are used, all video footage shall be backed up within 24 hours and shall be retained for a minimum of 15 days.
7. If the Police Chief determines that the operation poses an immediate threat to public safety, the Police Chief shall provide written notice to the applicant that operations authorized by Use Permit (23PLN-05) shall immediately cease. The identification of an immediate threat to public safety and the procedure to notify and affect a cessation of operations shall be in accordance with City Municipal Code 1.15.010. Upon receiving the written notice, the applicant shall immediately cause to cease all activities authorized by Use Permit (23PLN-05). The action by the Police Chief to require the applicant to cease all operations shall be temporary and should not exceed sixty (60) days. If the Police Chief recommends permanent cessation of operations and all rights allowed under the Permit, the matter shall be deferred to the Planning Commission for conducting a duly noticed public hearing to consider whether Use Permit (23PLN-05) should be continued as valid or revoked. The public hearing of the Planning Commission shall be noticed as a revocation hearing during which the applicant may present evidence that all issues documented by the Police Chief have been addressed. The Commission would have the discretion to continue the use with or without conditions or to revoke Use Permit (23PLN-05).

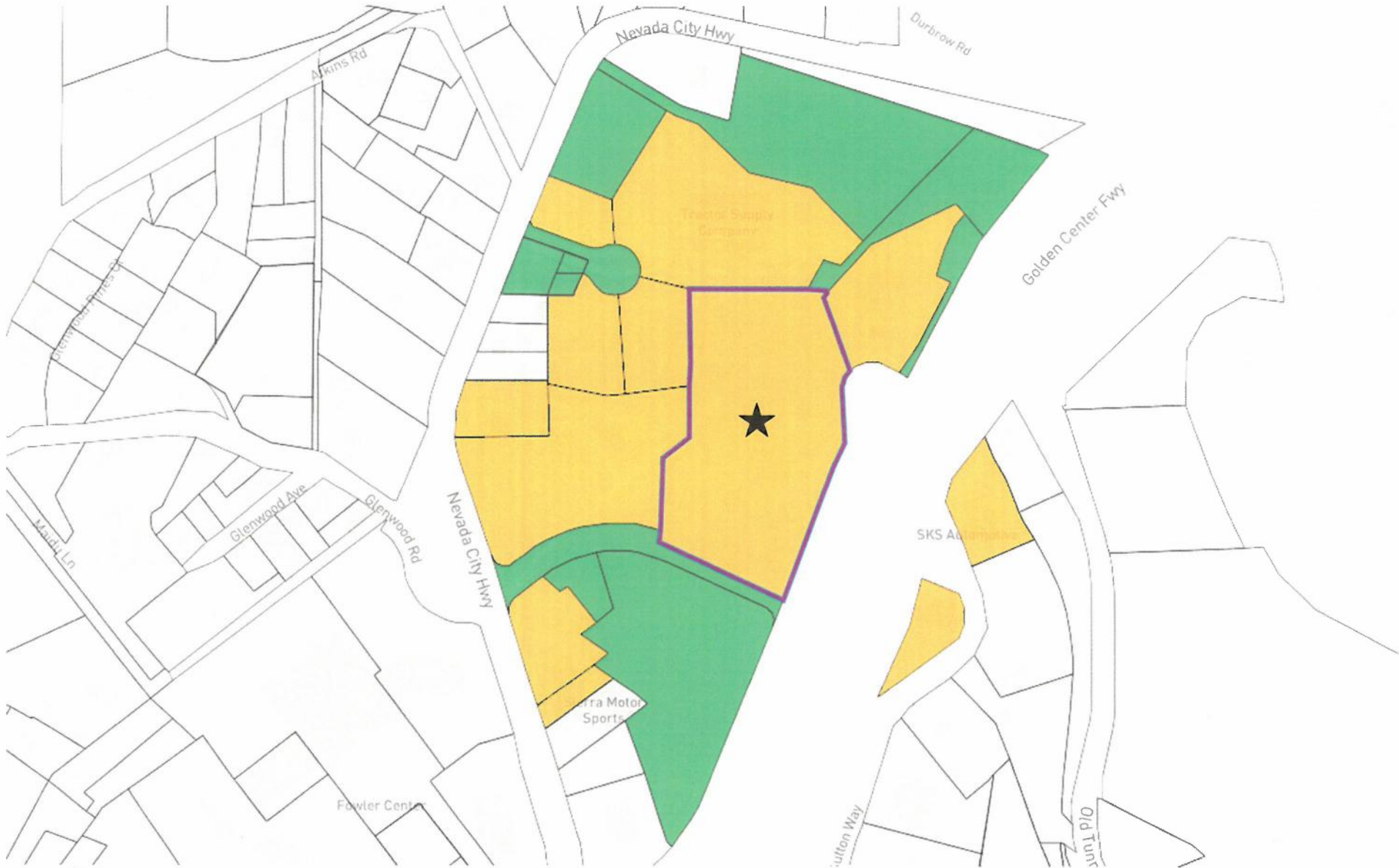
Attachments:

- A. Location Map and Site Photos
- B. Spirit Center Documents

Attachment A

Use Permit 23PLN-05. Staff initiated amendment to County Use Permit 03-101, for Spirit Center, to address operational changes since annexation and bring the conditions of approval into conformance with City requirements. Located in a C-2 (Central Business District) zone at 276 Gates Place, APN 035-610-013.

Item # 4.



City of Grass Valley Notification Map
Regarding: Amendment to County Use Permit 03-101 (23PLN-05)
February 9, 2023

- Property Owners Notified
- 300' Owner Notification Zone
- Project Location



View from driveway near Gates Place



View to the north from driveway

Attachment B

SPIRIT CENTER PROGRAMS:

SPIRIT Center is open five days a week, Tuesday through Saturday 10am-3pm for people seeking support with issues related to mental health and/or recovery. About 90% of those seeking services are unhoused. Our entirely Peer-run Center offers one-on-one Peer Support to individuals and hosts a variety of support groups and classes. These include Diagnosis with Dignity, Depression and Anxiety, Women's Group and Men's Group. Additionally, Spirit has recently added two groups to assist the unhoused: Steps to Home (formerly Housing Circle) and Resiliency & Relationships. The goal is to create pathways towards connection and creativity, in a way that meets each individual's interests and stage of growth. There is a variety of planned activities throughout the week. Some of these include Peer Music, Beading for Wellness, Creative Expressions, and Gentle Yoga. Participants may also get their hands dirty tending our organic garden.

The Emergency Department Program (EDP) Crisis team serves clients in crisis at the Crisis Stabilization Unit (CSU) and Emergency Room at Sierra Memorial Hospital. The program offers a valuable peer perspective to assist the client in present moment of current crisis, increase rates of warm handoff referrals between the CSU and SPIRIT. The program strengthens transitions between crisis services and community-based programs such as mental health outpatient clinics, case management services and reduces re-hospitalization rates among intensive service recipients. EDP Crisis Supporters continue to fill the gap and provide the bridge post-hospitalization to gently guide clients through follow-ups, into one or more of the appropriate long-term recovery focused programs. The SPIRIT Crisis Peer team is on-call, seven days a week from 11am -7pm. Overall the EDP Crisis services improve client care, reduce the frequency, cost, and length of stay of emergency visits and to shift vital Nevada County Behavioral Health resources away from Emergency Care into effective community-based long-term solutions.

The Housing Resiliency Program is designed to upgrade and expand our existing homeless day services at the SPIRIT Center by providing healthy lunches, and an active food pantry, daily hot showers and laundry. This better accommodates the Nevada County vulnerable population and builds resiliency to lessen the impact on the homeless. Through successful advocacy and collaboration with Nevada County agencies, the SPIRIT Housing Team can assist in the process of housing our participants. Advocacy calls and in-person contacts are made on behalf of our participants. In assessing our participants' immediate and future goals, we guide them to create a plan for housing. The Team also provides support in filling out applications and connecting participants to jobs available in our community. The Housing and Resiliency Specialists offer continual support to the newly hired, improving their employment stability.

| .

	SPiRiT - Original Use Permit (2003)	SPiRiT - 2018 (no revised CUP required)	2023
Program Statement:	Drop-in Center providing peer support and empowerment to folks with mental illness or emotional challenges	Same	Drop-in Center providing peer support and empowerment to participants experiencing mental health challenges, and/or experiencing homelessness
	Managed and developed by peer staff and volunteers	Same	Same
	Services include 1-1 support, peer support training, advocacy training, volunteer opportunities, vocational skills, recreation activities and referral services	Same	Services include one-on-one support, peer support training, advocacy training, volunteer opportunities, vocational skills, recreation activities and housing resiliency and housing case management
	Hours - 9-4 Tuesday-Saturday	Same	Hours (open to participants) 10-3 Tuesday-Saturday
	Adults 18 and over - max 25 per day	Adults 18 and over - 40 max per day	Adults 18 and over - 30-40 people at a time - discussion point
Staffing Plan:	3 peer counselors 1 Behavioral Health III staff member	Same (average per day, varies)	1 manager, 4 peer supporters, 1 housing resiliency specialist 1 ECM staff member
		Volunteers (# varies, usually about 2-4)	1 Peer supporter volunteer
Program Plan:	Drop-in peer counseling	Same	Drop-in Center providing peer support and empowerment to participants experiencing mental health challenges, and/or experiencing homelessness
	bag lunch 12-1	Food items in pantry available(collaboration with FBNC, IFM), kitchen available for participants Tue-Sat 10am-2pm w/ supervision- Pending Approval with Env Health	Food items in pantry available(collaboration with FBNC, IFM), kitchen available for participants Tue-Sat 10am-2pm - Lunch on Wednesdays from Briar Patch
	Staff/Team meetings	Same	Same
	Peer Counseling Class (16-week, twice/year)	Same	Same
	Support Groups	Same	See attached calendar
	Open recreation	Activities - Garden Program	Activities - Walking path, Garden Program
	Dual Diagnosis/Co-Occurring Support Group	Same	Diagnosis with Dignity
	Art Class	Same	
	Movement, Exercise and music	Same	Yoga
	Movie Time	N/A	
		No Clothes closet, no tents or sleeping gear	No Clothes closet, no tents or sleeping gear
		Showers	Showers
		Laundry	Laundry
		Work Release Program-Nevada County Probation collaboration Maximum 2 participants	NC Probation changed program, renamed "Community Service" now
		Emergency Department Program (collaboration with SNMH, Sierra Wellness Group, the CSU (NCBH)	Emergency Department Program (collaboration with SNMH, Sierra Wellness Group, the CSU (NCBH)
		-ED staff 5 staff members use a small office in the house- one at a time, rotating	-ED staff 5 staff members use a small office in the house- one at a time, rotating
			Housing Resiliency Program:
			- 2 staff members provide housing case management through support groups, one-on-ones and collaboration with other agencies for our unhoused participants

2



SPIRIT PEER EMPOWERMENT CENTER

276 Gates Place Grass Valley- spiritpeerempowermentcenter.org 530-274-1431
 Open Tuesday through Saturday 10:00 am – 3:00 pm Updated 11/17/2022

Tuesday	Wednesday	Thursday	Friday	Saturday
<p>10:30-11:30 Women’s Group (Shawn and Christy) A fellowship of Women joined in communication and connection.</p> <p>11:30-12:30 Yoga and Meditation (Gayatri) Active and Restorative yoga and mindfulness practice, guiding you back to your center.</p> <p>1:00-2:00 Managing Emotion (Crissy and Shawn) 12 week program, covering the basics of a very active brain and how to take control of high levels of emotion</p>	<p>10:30-11:30 Rocks, Stones and Crystals (Tate) We will look at the healing power of rocks, stones, and crystals.</p> <p>12:00-1:00 Diagnosis with Dignity (Mary and Crissy) For individuals that are struggling with the ups and downs of their mental health.</p> <p>1:00-2:00 Grief Recovery Method (Gayatri) A 12-week program to experience grieving our losses in a setting of Peers that allows completion of our grief.</p>	<p>10:30-11:30 Steps to Home (Ellie) Discuss various housing options and needs, with support navigating rental applications and the housing process.</p> <p>12:30-1:00 Creative Writing (Crissy) A constructive weekly workshop to support writing of all skill levels.</p> <p>1:00-2:00 Men’s Group (Michael) Men’s support and resource group</p>	<p>10:30-11:30 Anxiety and Depression (Renee) For anyone experiencing anxiety and depression to share experiences and tools, and learn some new ones, too!</p> <p>12:00-1:00 Diversity Group (Crissy) Exploring our cultural and personal diversity</p> <p>1:00-2:00 WRAP and Relations Resiliency (Gayatri and Rocio) Creating a guide to healthy lives. Moving towards a place of health and healing in family, work and personal relations.</p>	<p>10:00-12:00 Beading for Wellness (Judy) Support each other in our journey, while producing beautiful jewelry together.</p> <p>1:00-2:45 Creative Expressions (Renee) A group where people come together to produce art in a variety of mediums.</p>





SPIRIT Peer Empowerment Center
276 Gates Place
Grass Valley, CA 95945 530-274-1431

Item # 4.

POLICY Street Parking for Participants

Parking on the street in close proximity to SPIRIT Center is intended for Participants who come to SPIRIT to receive services.

Anyone using a parking space and not coming in to receive services will be approached by staff and asked to come inside and be a Participant.

If a person remains in their car for an unusual length of time, they will be asked to leave.

Additionally, there is no street parking between 5:00 p.m. and 8:00 a.m. and on Sundays and Mondays at any time.

Anyone who is non-compliant will not be eligible for services for 30 days.



SPIRIT Peer Empowerment Center
276 Gates Place
Grass Valley, CA 95945 530-274-1431

Item # 4.

POLICY Daily Maximum Capacity

Per our Conditional Use Permit, SPIRIT Center is allowed occupancy of 40 individuals at any one time. This is Treated as a "Rolling Capacity".

After 30 people have entered the building, Staff monitors for individuals who have checked out. Time is noted on the Daily Sign-In Sheet.

As people leave others may be let in. Having the rolling amount lower than the allowed amount ensures that occupancy does not exceed 40 at any one time.