



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.

**CEQA:** CEQA Exemption Class 1

**Recommendation:** The planning commission recommends that City Council approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions:

1. Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and
2. Introduce the attached Ordinance 836 to adopt a zoning amendment to rezone a portion of APN: 035-330-021 from Central Business District (C-2) to the Community Business District (C-1), waive full reading, and read by Title Only (Attachment 2); and
3. Adopt Resolution-18 approving the Use Permit to allow a use consistent with "Medical Services - Extended Care," pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3).

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**Prepared by:** Amy Wolfson, City Planner

**Council Meeting Date:** 5/27/2025

**Date Prepared:** 5/21/2025

**Agenda:** Public Hearing

**Background Information:**

In 2009 the City Council adopted Resolution 2009-82 and Ordinance 710 to re-designate the subject property from a residential general plan designation to a commercial designation, and rezone the property from Single-Family Residential (R-1) zoning to Central Business District (C-2). The General Plan and zoning amendment applications were made in order to accommodate a treatment/social service facility by the applicant at that time, Community Recover Resources. In 2011 the treatment facility was constructed in three buildings, known as "Center for Hope" for which each building

was designed to accommodate different stages of treatment: Service Center, Residential Treatment, and Transitional Housing according to the building permit.

The current owner, Granite Wellness, approached Planning staff in December 2024 indicating their desire to provide in-patient treatment at the site to convert some of their facility space from “Recovery Residence” services to a Withdrawal Management facility. At that time, staff verified that the in-patient services being offered were medical in nature and therefore was categorized as a “Medical Use Extended Care” facility, which is not permitted in the C-2 zoning designation, but could be permitted in the C-1 designation with a Use Permit.

At their meeting held April 15, 2025, the planning commission reviewed the proposed rezone and use permit and recommended approval as presented with 3 yeas, 1 abstention, and 1 absent.

**Project Description:** This application entails a rezone and use permit application by Granite Wellness to change the zoning of a portion of a 3.31-acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation to accommodate a Withdrawal Management Facility through a Conditional Use Permit. The current facility is authorized to provide recovery care. Granite Wellness is proposing to change the use of the building to a withdrawal management facility with inpatient care (extended care). Medical Use Extended Care is defined in the municipal code as “residential facilities providing nursing and health-related care as a primary use with in-patient beds.” Overall, the C-1 zoning designation allows fewer and less intense uses than C-2, so the rezone request is considered a “downzone” from the current zoning designation. Both the C-1 and C-2 zoning designations are consistent with the commercial general plan designation so no amendment is required. No physical changes to the site are being requested as a result of this zoning map amendment and use permit. The zoning amendment allows the existing operation to allow inpatient medical care through the use permit process.

**Council Goals/Objectives:** This supports 2022 Strategic Plan Update Goal # 4: the City of Grass Valley encourages a robust and sustainable economy that reflects diverse employment opportunities that support the values of Grass Valley..

**Fiscal Impact:** N/A

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:**

1. Resolution 2025-17, Categorical Exemption Determination
2. Ordinance 836, Zoning Map Amendment
3. Resolution 2025-18, Use Permit Approval
4. Vicinity/Aerial Map
5. Applications
6. Application Justification Letter
7. Responses to PD Questions
8. Letter of Support
9. Proposed Floor Plan