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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

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## 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.

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Eric Robins, Chair

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Taylor Day, Deputy City Clerk