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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, October 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  
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## 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  
Vice Chairman James Arbaugh  
Chairman Eric Robins

### **AGENDA APPROVAL**

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

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

### **ACTION MINUTES APPROVAL**

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

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

#### 1. Minutes for September 20, 2022

### **PUBLIC COMMENT** -

In person public comments: Matthew Coulter

## **PUBLIC HEARING ITEMS**

2. **The Pines of Grass Valley Project Two-year Extension of Development Review Permit and Planned Development (20PLN-02)** for the development of a 108-unit apartment complex consisting of four - three story apartment buildings totaling ±109,644 square feet, parking, landscaping, clubhouse, and other project amenities.

Lance Lowe, Principal Planner, gave presentation to the commission.

The commission discussed the energy requirements of the project and the history of the clean up requirements from Local and State Environmental Health.

In person public comments: Matthew Coulter

Commission discussed the need for bus stops and the continuance of sidewalk across Bennett Street.

Motion made to approve The Pines of Grass Valley Project Extension as presented, or as modified by the Planning Commission, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 3. Adoption of Findings of Fact for approval of The Pines of Grass Valley Project as presented in the Staff Report; and, 4. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report by

## **OTHER BUSINESS**

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

City Council will be considering the InConcert Sierra application.

## **BRIEF REPORTS BY COMMISSIONERS**

### **ADJOURN**

Meeting was adjourned 7:38 pm.

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Eric Robins, Chairman

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Taylor Day, Deputy City Clerk

Adopted on: \_\_\_\_\_