



## **PROJECT SUMMARY**

**Application Number:** 26PLN-0020  
**Subject:** Esthetician Studio  
**Applicant:** Catherina Rosevear (Applicant)  
**Location/APNs:** 565 Brunswick Road, Grass Valley, CA, 95945 (APN: 035-500-001), is located roughly 500-feet south of Brunswick Road and off of Timberwood Drive, in the Brunswick community.  
**Current Zoning/General Plan:** Office Professional (OP) / Office Professional (OP)  
**Entitlements:** Major Use Permit  
**Environmental Status:** Exemption Section 15301, Existing Facilities  
**Prepared by:** Vanessa Franken, Associate Planner

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## **RECOMMENDATION**

1. Planning staff recommend that the Planning Commission approve application (26PLN-0020) which includes the request for the operation of an esthetician studio, which includes the following actions:
  - a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and,
  - c. Approve the Use Permit for the esthetician studio in accordance with the Conditions of Approval as presented in the Staff Report.

## **BACKGROUND**

The project parcel is zoned as Office Professional (OP). The Grass Valley 2020 General Plan identifies the site as Office Professional. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project site falls within a non-formally adopted “medical corridor” of the community. The immediate area neighbors the Timberwood residential community and a nearby commercial corridor along Brunswick Road. The subject suite is an office condominium, that is located within a property is 4.5-acres in size, known as the “Brunswick East” professional offices. The subject property is currently developed with multiple buildings, each housing a number of office condominiums and an existing parking lot. The buildings host medical and professional offices. Primary access to the site is via commercial driveway encroachment,

which connects to Brunswick Road; a two-lane roadway maintained by the City. General traffic in the immediate area use Brunswick Road to reach the State Highway 49/Highway 20 interchange to head north or south or Idaho-Maryland Road.

Immediate neighbors to the project property are described below.

***Surrounding Land Uses:***

- North: A 3-acre undeveloped parcel and a developed 2-acre Office Professional (OP) zoned property.
- South: Timberwood residential subdivision.
- East: No immediate adjacent parcel, Brunswick Road is immediately west.
- West: Timberwood residential subdivision, zoned Two Family Residential (R-2).

**PROJECT PROPOSAL**

The project consists of a Use Permit application that details a request to operate an esthetician studio. The facility will provide personal services in the form of wax services and skin treatments to the public by appointment only. The studio is operated by a single and licensed practitioner. The suite and building are existing, no construction is proposed. Parking will be facilitated within the existing parking lot

**Access:** Access to the site is via a commercial driveway encroachment and has been deemed fit for the proposed use; There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic. No sidewalks exist along the property.

**Parking:** Over 50-vehicle parking spaces exist on site, the proposed use is to use existing parking and required parking standards are met; there is no negative impact to existing parking for other onsite uses. The proposed use is considered a “Personal Services” land use, required parking is (1) stall per 250 SF.

**Landscape, Trash Enclosure, and Lighting:** Landscape surrounding the project site exists, in the forms perimeter landscape areas and parking landscape. The project site has existing enclosed trash enclosures. No hazardous solid waste is generated by the proposed use. No new lights are required nor proposed as a part of this project.

**Utilities:** The City of Grass Valley currently provides sewer/wastewater services. The electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

**ZONING AND GENERAL PLAN CONSISTENCY**

The following discussion evaluates the project’s consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed medical respite facility will maintain the overall integrity of the City’s adopted land use plan, support applicable goals and policies, and further the City’s long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). The Office Professional (OP) General Plan designation provides for concentration of offices and large office complexes. The designation is intended to facilitate both offices and supporting activities and land uses.

The project parcel is zoned as Office Professional (OP). The intent of the OP designation is intended to accommodate office and institutional needs of the community, other related and office supporting use may be allowed, per [Section 17.24.020.D – Purposes of Commercial and Industrial Zones](#). The proposed esthetician studio is a land use defined as “Personal Services”, defined as “establishments providing non-medical services to individuals as a primary use”, per Land Use Glossary. Examples of personal services include: dry cleaning, laundromat, tailors, etc. The esthetician studio, however, is a licensed facility with professional specialty services related to health and beauty. The intensity and scope of operation is comparable to compatible with the existing Office Professional uses that exist on site; dentistry, periodontics, and similar.

- The requested Major Use Permit is to allow only the specifically highlighted personal service use of an “esthetician studio” and similar uses, to include: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health coaching.
- No other allowances for other Personal Services, as defined within the Land Use Glossary are entitled, nor requested with, the subject application.

The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
  - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
  - Consistency: The project supports the utilization of land already zoned for intended purposes with the approval of a Use Permit.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
  - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
  - Consistency: Traffic to and from the establishment will use the existing collector street (Brunswick Road) that runs within the nearby commercial district and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads. The office suite is existing and the property is developed with required development standards.

## **ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details projects as involving negligible or no expansion of use as key criteria for the ability to be considered exempt. The project is located within an existing building and developed site.

The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

### **FINDINGS**

The proposed project meets the required findings of [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (4 – 7), to include listed standard findings.

1. The Use Permit application (26PLN-0020) was received by the City on May 07, 2026.
2. No review from the City of Grass Valley Development Review Committee for this application was required, due to the subject office and property being currently developed and no construction being proposed as part of the project.
3. The City of Grass Valley Planning Commission reviewed the Use Permit application (26PLN-0020) at their regular meeting on June 15, 2026.
4. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements and is consistent with the designation. The project site does not fall within a specific plan.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
7. The site is physically suitable in terms of design, 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.

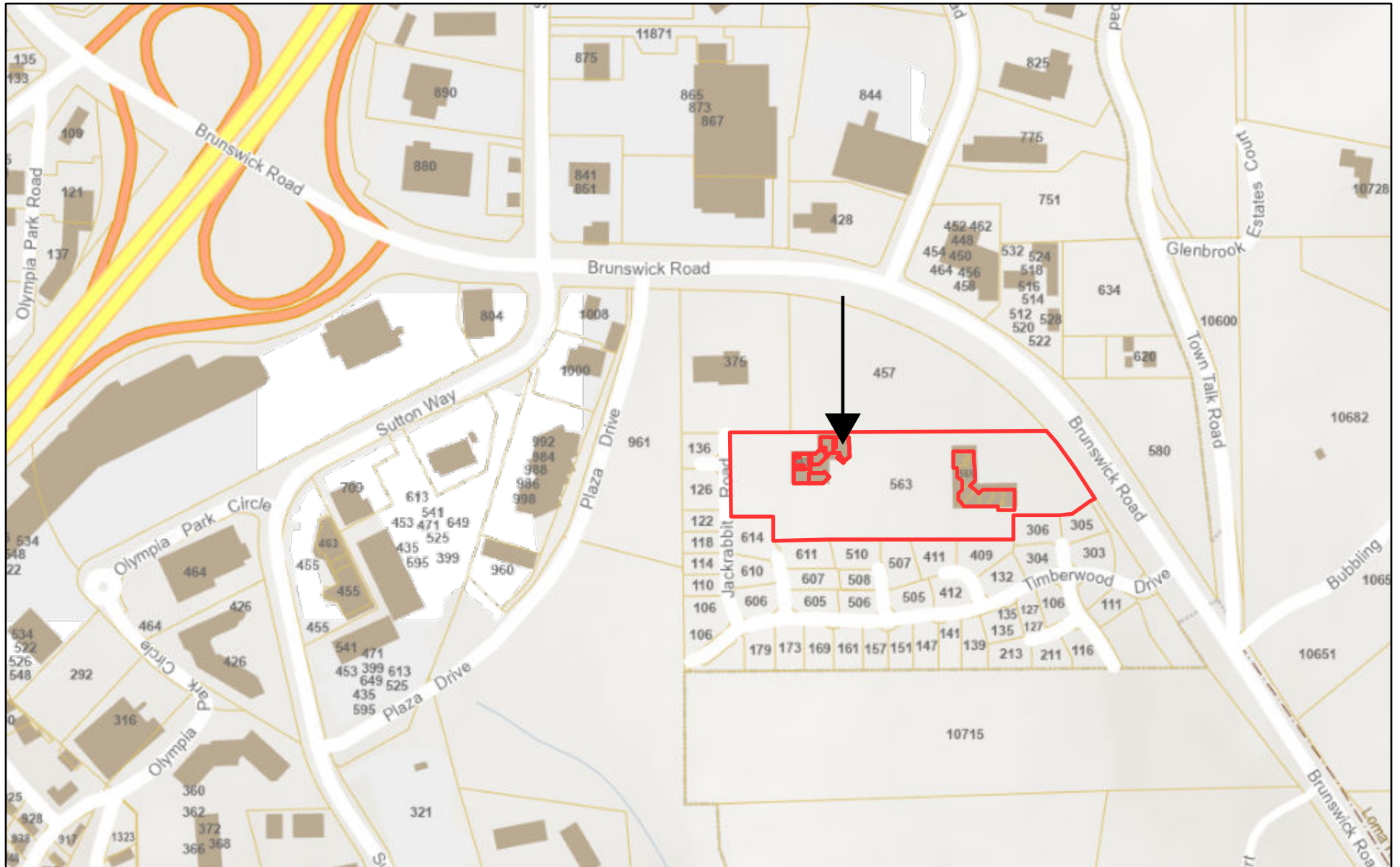
8. The Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 1, Categorical Exemption (Section 15301, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

**ATTACHMENTS**

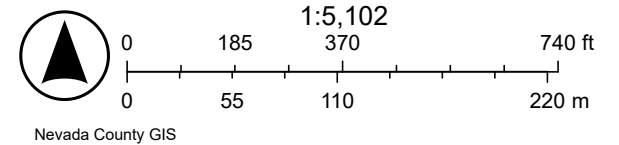
1. Vicinity Map
2. Aerial Map
3. Assessor Parcel Map
4. Universal Application – Contact Information Upon Request
5. Draft Conditions of Approval

# Vicinity Map

**ATTACHMENT 1**

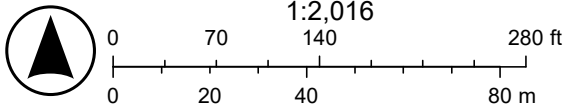


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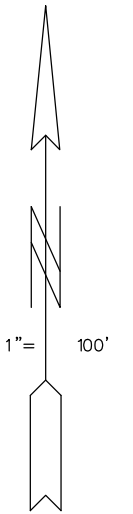
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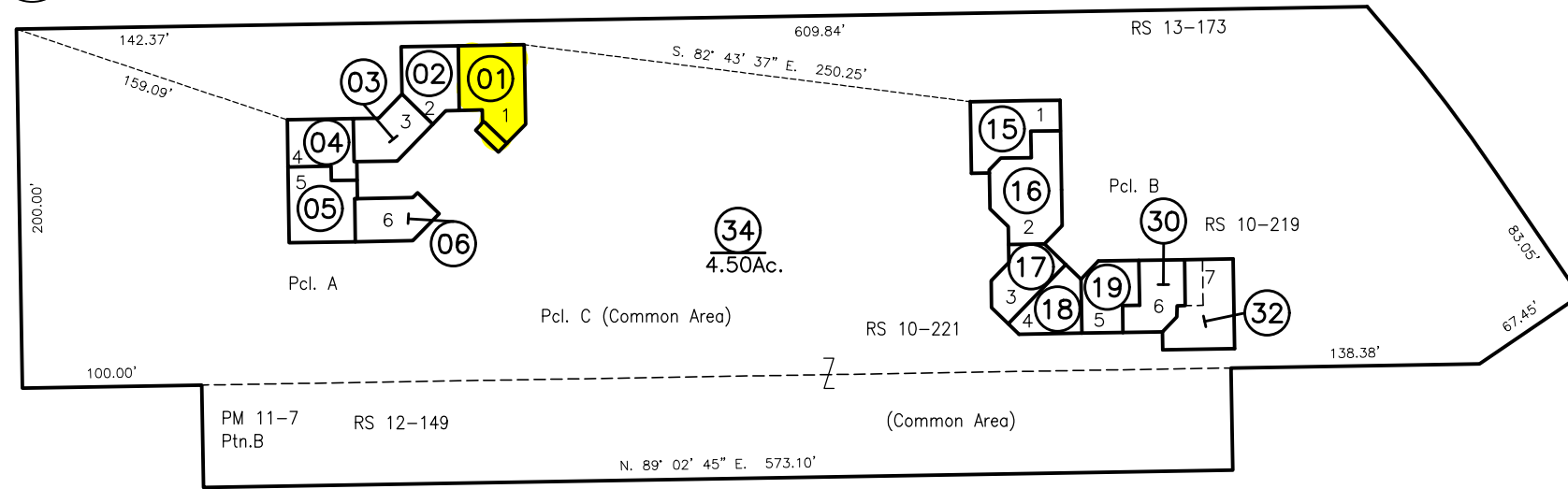
(Fmly. Ptn. 9-01)  
(Fmly. Ptn. 9-48)  
(Fmly. Ptn. 35-41)

Tax Area Codes  
001-056



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FIRST FLOOR PLAN

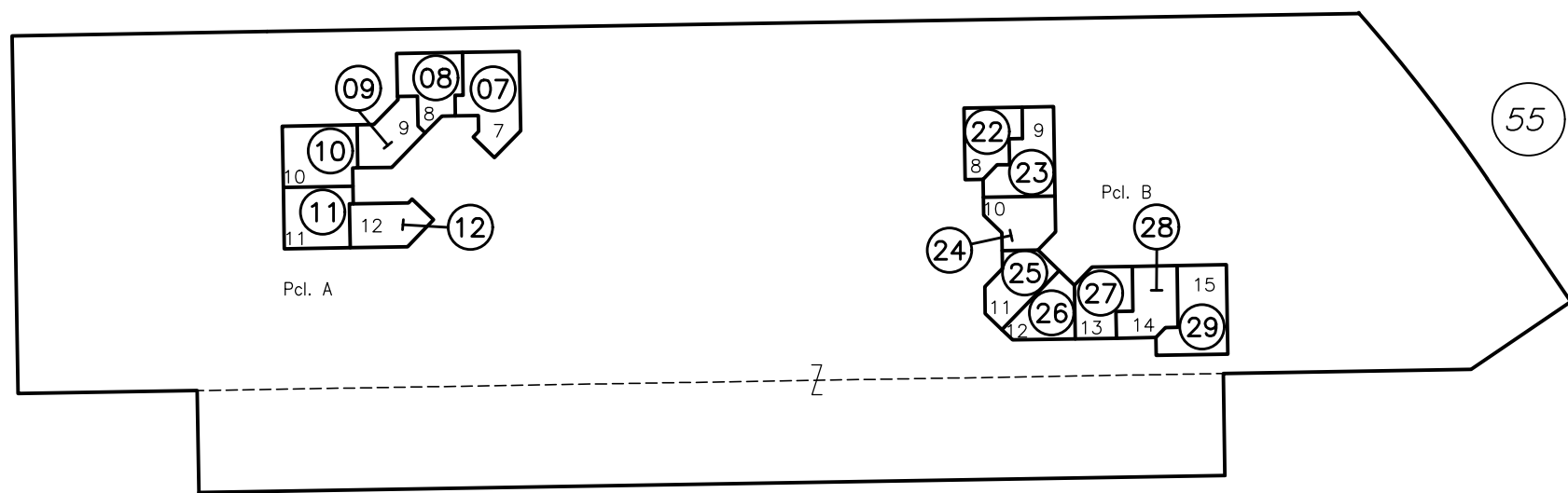


- 01<sup>0.04Ac.</sup>      17<sup>0.02Ac.</sup>
- 02<sup>0.03Ac.</sup>      18<sup>0.02Ac.</sup>
- 03<sup>0.02Ac.</sup>      19<sup>0.03Ac.</sup>
- 04<sup>0.02Ac.</sup>      30<sup>0.02Ac.</sup>
- 05<sup>0.03Ac.</sup>      32<sup>0.04Ac.</sup>
- 06<sup>0.02Ac.</sup>      22<sup>0.02Ac.</sup>
- 07<sup>0.04Ac.</sup>      23<sup>0.03Ac.</sup>
- 08<sup>0.03Ac.</sup>      24<sup>0.02Ac.</sup>
- 09<sup>0.02Ac.</sup>      25<sup>0.02Ac.</sup>
- 10<sup>0.03Ac.</sup>      26<sup>0.02Ac.</sup>
- 11<sup>0.03Ac.</sup>      27<sup>0.03Ac.</sup>
- 12<sup>0.02Ac.</sup>      28<sup>0.03Ac.</sup>
- 15<sup>0.03Ac.</sup>      29<sup>0.04Ac.</sup>
- 16<sup>0.04Ac.</sup>

NOTE: ACREAGE CALCULATIONS FOR PARCELS 1, 3, 8, AND 11 INCLUDE RESTRICTED COMMON AREAS.

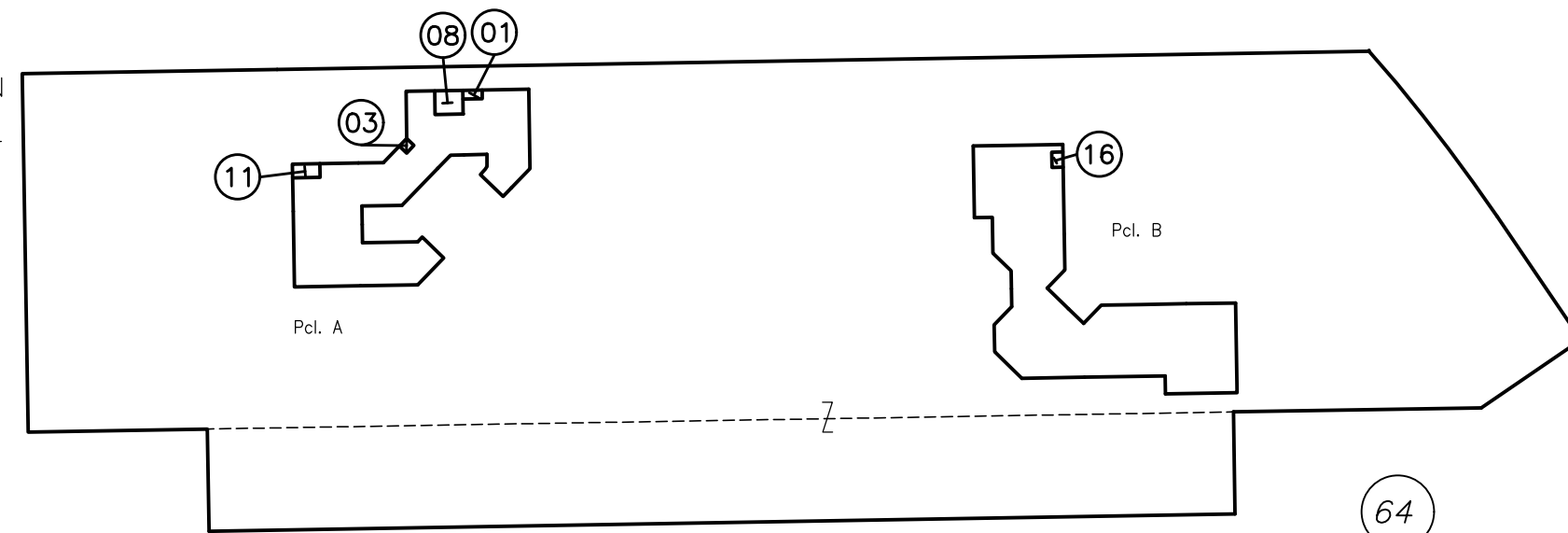
SECOND FLOOR PLAN

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RESTRICTED COMMON AREA PLAN

NOTE: NUMBERS INDICATE UNIT BEARING EXCLUSIVE RIGHTS.



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**ASSESSOR'S PARCEL MAP NOTICE**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.



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**DRAFT CONDITIONS OF APPROVAL**

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**STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is 6/15/2026, with an effective date of 7/01/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 6/15/2028, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**BUILDING DIVISION**

1. Obtain a building permit for all applicable work. New occupancy will be based on number and type of residents. New occupancy will determine Building Code requirements.

**FIRE MARSHAL**

1. Maintain the following for safety:
  - Adequate address signage and access.
  - Safe means of egress.
  - Smoke/Carbon monoxide alarms installed per CA Fire Code.

*Esthetician Studio (Black Iris Wax Studio) – Major Use Permit (26PLN-0020)*

- Portable fire extinguishers required.
- Local contact availability (24/7).

**PLANNING DIVISION**

1. Use Permit shall be considered by approval of a Business License application.
2. This Major Use Permit is to allow only the specifically highlighted personal service use of an “esthetician studio” and similar uses, to include: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health coaching.
3. No other allowances for other Personal Services, as defined within the Land Use Glossary are entitled, nor requested with, the subject application.

**NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT**

1. Obtain appropriate health approvals should microblading be proposed.