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**GRASS VALLEY**  
Planning Commission Meeting

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Tuesday, May 19, 2026 at 6:00 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 6:02 pm.

**PLEDGE OF ALLEGIANCE**

Commissioner Matthew Wich led the Pledge of allegiance.

**ROLL CALL**

**PRESENT**

Commissioner Justin Gross  
Commissioner Matt Wich  
Chairman Ari Brouillette

**ABSENT**

Vice Chairman Jacob McDonald

**AGENDA APPROVAL**

Motion to approve the agenda as submitted by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

**ACTION MINUTES APPROVAL**

Motion made to approve the minutes as submitted by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

1. Approval of the Special Planning Commission meeting on April 23, 2026.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING ITEMS**

2. Pet Cremation Facility - "Paws on Hearts" (26PLN-0011) Location/APNs: 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-020).  
Environmental Status: Exemption Section 15301, Existing Facilities

**Recommendation:** 1. Planning staff recommend that the Planning Commission approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, 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 for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report.

Vanessa Franken, Associate Planner, gave presentation to the commission.

Public Comments: None.

Motion to approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, 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 for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

3. Respite Care Facility (**26PLN-0007**) Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010), is located roughly 0.16± miles southwest of the East Main Street, Sierra College Drive, and Dorsey Drive intersection; directly adjacent to the Dignity Health Sierra Nevada Memorial Hospital.

Environmental Status: Exemption Section 15332, In-Fill Development Projects

Recommendation: 1. Planning staff recommend that the Planning Commission approve application (26PLN-0007) which includes the request for the operation of a medical respite facility, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15332, In-Fill Development Projects, 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 Medical Respite Facility, in accordance with the Conditions of Approval as presented in the Staff Report.

Vanessa Franken, Associate Planner, gave presentation to the commission.

Public comment: Virtual Attached.

Motion to continue item to the June 16th meeting at 6 pm by Chairman Brouillette, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

4. Tentative Subdivision Map for the division of ±3.74 acres into twelve (12) residential lots. (**19PLN-28**) Location/APN: Southside of Joyce Drive,

east of the junction of Joyce Drive and Whiting Street/APNs: 029-280-016 & 029-270-033

Environmental: Mitigated Negative Declaration

**Recommendation:** Recommend that the Planning Commission approve application (23PLN-0027) for a tentative map to serve affordable housing at the southside of Joyce Drive, which includes the following actions: a. Adopt a Mitigated Negative Declaration, prepared for the Zoning Map Amendment and Tentative Subdivision Map, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and b. Adoption of a Mitigation Monitoring and Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and c. Approve the 12-lot Tentative Final Map to serve an affordable housing project, subject to findings 1-4, and Conditions of Approval, as may be modified at the public hearing.

Amy Wolfson, City Planner, gave presentation to the Commission.

Public comments: Virtual attached.

Motion to approve application (23PLN-0027) for a tentative map to serve affordable housing at the southside of Joyce Drive, which includes the following actions: a. Adopt a Mitigated Negative Declaration, prepared for the Zoning Map Amendment and Tentative Subdivision Map, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and b. Adoption of a Mitigation Monitoring and Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and c. Approve the 12-lot Tentative Final Map to serve an affordable housing project, subject to findings 1-4, and Conditions of Approval, as may be modified at the public hearing by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

5. Use Permit for the extension of 85-foot tall telecommunication monopine by 17-feet Applicant: Phillip Thomas, representing T-Mobile (25PLN-0028) Location/APNs: 142 Olympia Park Road, APN: 035-320-044

Environmental Status: Categorical Exemption, Class 1

**Recommendation:** Recommend that the Planning Commission approve application (25PLN-0028) which includes the request to approve the extension of the 85-foot monopine as an “eligible facility request” pursuant to section 6409 of the Spectrum Act, at 142 Olympia Park Road, which includes the following actions: a. Find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because pursuant to CEQA Guidelines § 15301, which exempts projects from CEQA when there is a negligible or no expansion of use to the originally permitted use as further discussed in finding 2; and b. Approve the Development Review Permit for the extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing.

Amy Wolfson, City Planner, gave presentation to the Commission.

Public comment: none

Motion to approve application (25PLN-0028) which includes the request to approve the extension of the 85-foot monopine as an “eligible facility request” pursuant to section 6409 of the Spectrum Act, at 142 Olympia Park Road, which includes the following actions: a. Find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because pursuant to CEQA Guidelines § 15301, which exempts projects from CEQA when there is a negligible or no expansion of use to the originally permitted use as further discussed in finding 2; and b. Approve the Development Review Permit for the extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner Wich, Chairman Brouillette

6. Consideration of Reinstating a Development Review Permit and Use Permit for the Dorsey Marketplace Project (26PLN-0005) Location/APNs: 200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077

Environmental Status: Addendum to the adopted EIR

**Recommendation:** That the Planning Commission approve application (26PLN-0005) which includes the request to re-approve the Dorsey Marketplace Project, which includes 26.8-acre infill site, 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units at the 200 Block of Dorsey Drive APNs: 035-260-062, -064, -077, which includes the following actions: a. Adopt the Addendum to the previously adopted Environmental Impact Report (EIR) and Subsequent EIR for the Dorsey Marketplace project, which demonstrates that none of the conditions described in CEQA

Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are present; and b. Approve the Development Review Permit for the Dorsey Marketplace Project, Alternative B, subject to findings 1-5, and Conditions of Approval,

as may be modified at the public hearing; and c. Approve the Use Permit to allow the drive-through uses associated with the Dorsey Marketplace Project Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing.

Amy Wolfson, City Planner, gave presentation to the Commission.

Public Comment: Ralph Silberstein, Unnamed, Virtual Comments attached

Motion to approve application (26PLN-0005) which includes the request to re-approve the Dorsey Marketplace Project, which includes 26.8-acre infill site, 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units at the 200 Block of Dorsey Drive APNs: 035-260-062, -064, -077, which includes the following actions: a. Adopt the Addendum to the previously adopted Environmental Impact Report (EIR) and Subsequent EIR for the Dorsey Marketplace project, which demonstrates that none of the conditions described in CEQA

Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are

present; and b. Approve the Development Review Permit for the Dorsey Marketplace Project, Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit to allow the drive-through uses associated with the Dorsey Marketplace Project Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing by Commissioner Gross, Seconded by Chairman Brouillette.

Voting Yea: Commissioner Gross, Chairman Brouillette

Voting Nay: Commissioner Wich

#### **OTHER BUSINESS**

7. Review of City Council Items.

8. Future Meetings, Hearings and Study Sessions

#### **BRIEF REPORTS BY COMMISSIONERS**

#### **ADJOURN**

Meeting adjourned at 8:00 pm.

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Ari Brouletti, Chair

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Taylor Whittingslow, City Clerk

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