



**PLANNING COMMISSION  
STAFF REPORT  
APRIL 15, 2025**

---

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

**DATA SUMMARY:**

**Application Number:** 25PLN-01  
**Subject:** A 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.  
**Location/APN:** 159 Brentwood Drive / 035-330-021  
**Applicant:** Kate Rhames, Granite Wellness Centers  
**Zoning/General Plan:** Central Business District (C-2) /Commercial (C)  
**Entitlement:** Rezone, Use Permit  
**Environmental Status:** CEQA Exemption 15301

---

**RECOMMENDATION:** That the Planning Commission recommend that the 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. Determination that the Zoning Map Amendment and the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
2. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and
3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and
4. Approval of 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.

**BACKGROUND:**

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.

**PROJECT DESCRIPTION:**

This application entails a 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 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). 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.

Grass Valley Municipal Code Table of Permitted Uses lists "Medical Use- Extended Care" as a conditional use in the C-1 zone (Community Business District). 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.” The property is fully developed and no additional site improvements are proposed. The facility has been historically used for recovery treatment. The request to convert this treatment program to withdrawal management as presented by the applicant and in accordance with recommended conditions of approval, is not anticipated to pose negative impacts on surrounding properties.

**Zoning and General Plan Land Use Designation:**

The Community Business District (C-1) zone is applied to areas of the city that are appropriate for small-scale facilities providing convenience shopping and services. The C-1 zone implements and is consistent with the commercial land use designation of the general plan. The Commercial land use designation is a broad category intended to encompass all types of retail commercial and commercial service establishments in any one of a variety of locations. Locations include the Downtown Central Business District, shopping centers, local or neighborhood locations, highway-oriented locations, or concentrations along major streets.

**FINDINGS:**

In accordance with Sections 17.94.060 (Zoning Map Amendments) and Section 17.72.60 F (Use Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the Granite Wellness rezone and use permit request to allow a withdrawal management facility to operate along with the existing residential care/transitional housing facility (25PLN-01).
2. The 2020 General Plan designates the project site as Commercial (C). The Granite Wellness withdrawal management facility is consistent with the General Plan.
3. The proposed project is allowed within the applicable zone with approval of a use permit and complies with all other applicable provisions of the Development Code and the City Municipal Code.
4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; and
5. The site and project as conditioned, 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 requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

#### **ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Rezone and Use Permit is consistent with Categorical Exemption Class 1, which applies to “existing facilities” that involve “negligible or no expansion of use.” In this case there is no physical expansion of the building and the use as a Withdrawal Management Facility is anticipated to have similar environmental impacts as the historic use as a residential recovery facility. Furthermore, uses permitted in the C-1 zoning designation are generally considered to be less intense than C-2 uses and therefore the rezone for the already developed property is not anticipated to have further environmental impact.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

##### **PLANNING:**

1. The approval date for Development Review is \_\_\_\_\_, 2025 with an effective date of Thursday, \_\_\_\_\_, 2025 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on \_\_\_\_\_, 2026 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.
2. The project approval is for use of the subject site as an in-patient Withdrawal Management Facility that operates in the manner indicated in the application and as presented at the public hearing.

3. The applicant shall file for a sign permit prior to erecting any exterior signage.

**BUILDING:**

4. 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
5. Any building, electrical, mechanical, or plumbing work requires a building permit.

**NEVADA IRRIGATION DISTRICT:**

6. The subject parcel has existing treated water accounts with both ¾-inch and 5/8-inch meters. Both accounts will require the installation of a RP (backflow) device. The customer/owner will cover the installation fees, while NID will be responsible for installing the equipment.

**ATTACHMENTS:**

1. Vicinity/Aerial Map
2. Draft Zoning Map Amendment Ordinance and Exhibit
3. Applications
4. Application Justification Letter
5. Responses to PD Questions
6. Proposed Floor Plan