



GRASS VALLEY

Planning Commission Meeting

Tuesday, February 18, 2025 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
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

MINUTES

COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast “live” on Comcast Channel 17 & 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City’s website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff’s ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

The meeting was called to order at 6:11 pm.

PLEDGE OF ALLEGIANCE

Commissioner Wich led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner Justin Gross
Commissioner Jacob McDonald
Commissioner Sherri Speights
Commissioner Matt Wich

ABSENT

Vice Chairman Ari Brouillette

ORGANIZATIONAL ITEMS

1. Commission to elect a Chair and Vice Chair for the planning commission for the next year.

Commissioner Wich was nominated as a temporary Chair for the meeting

2. Commission to elect a Development Review Committee Member and an alternative, as the Planning Commission representatives, for the next year.

Commissioner McDonald was nominated as a temporary Development Review Committee Member.

AGENDA APPROVAL

ACTION MINUTES APPROVAL

The motion to approve minutes was submitted by Commissioner Gross and seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich.

3. Approval of the January 21st, 2025 meeting minutes

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

Virtual public comments are attached.

PUBLIC HEARING ITEMS

4. Master Sign Program for 406/412 E Main St **24PLN-43** (Location/APNs: 406/412 E Main St / 009-230-038)

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Master Sign Program for the 406/412 E Main Street office complex as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

Motion made to approve the Master Sign Program for the 406/412 E Main Street office complex as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

5. Master Sign Program Amendment for Pine Creek Shopping Center **25PLN-02** (Location/APNs: 692 Freeman Lane / APN 029-290-033, 681 Freeman Lane / APN 029-290-020, 729 Taylorville Road / APN 029-290-019, 746 Taylorville Road / APN 029-290-018

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Master Sign Program amendments for the Pine Creek Shopping Center as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

Motion to approve the Master Sign Program amendments for the Pine Creek Shopping Center as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report by Commissioner Gross, Seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

6. Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale

Court and a Use Permit to accommodate a reduction in parking standards **24PLN-46**
(Location/APN: 179 Clydesdale Court / 009-680-050, 056)

CEQA: Recommended Draft IS/MND

Recommendation: That the Planning Commission approve the Jada Windows Development Review and Use Permit project 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 (Attachment 1); and 2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

Pubic comment: Daniel Swartzendruber, Matthew Coulter & Virtual Comments are attached.

Motion made to approve the Jada Windows Development Review and Use Permit project 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 (Attachment 1); and 2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Speights, Commissioner Wich

OTHER BUSINESS

7. Review of City Council Items.

8. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

The meeting adjourned at 7:58 pm.

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, February 18, 2025, at 6:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Thursday, February 13, 2025.

Taylor Whittingslow, City Clerk