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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, July 15, 2025 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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## MINUTES

### CALL TO ORDER

Meeting called to order at 6:02 pm.

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Commissioner Speights.

### ROLL CALL

#### PRESENT

Commissioner Justin Gross

Commissioner Sherri Speights

Chairman Ari Brouillette

#### ABSENT

Commissioner Matt Wich

Vice Chairman Jacob McDonald

### AGENDA APPROVAL

Motion made by Commissioner Gross, Seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner Speights, Chairman Brouillette

### ACTION MINUTES APPROVAL

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

Voting Yea: Commissioner Gross, Commissioner Speights, Chairman Brouillette

1. Approval of the regularly scheduled Planning Commission Meeting Minutes of May 20, 2025

### PUBLIC COMMENT -

Virtual comments attached.

### PUBLIC HEARING ITEMS

2. Tentative condominium map application submitted by Martin Wood of SCO Planning and Engineering on behalf of property owner, Nevada County Publishing Co. to allow the property owner to create two saleable condominium units, along with three

common space lots at the existing building located at 464 Sutton Way (**25PLN-21**) Location/APN: 464 Sutton Way

Environmental Status: Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Tentative Parcel Map application for the condominium conversion as presented, or as may be modified at the public hearing, which includes the following actions: a. Determine the Tentative Parcel Map 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 Tentative Map Application as presented in the Staff Report; c. Approve the Tentative Map for the division of a ±1.37 parcel two saleable condominium units, along with three common space lots as presented and in accordance with the Conditions of Approval, attached to the Staff Report.

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

Public Comment

Motion made by Commissioner Gross, Seconded by Commissioner Speights.

Voting Yea: Commissioner Gross, Commissioner Speights, Chairman Brouillette

3. Conditional Use Permit to allow a beer and wine bar within the Town Core (TC) zoning designation (**25PLN-22**) Location/APN: 120 West Main Street /008-342-004

Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301

**Recommendation:** That the Planning Commission approve the Conditional Use Permit application to allow a bar/taproom, as may be modified at the public hearing, which includes the following actions: 1. A recommendation that 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. Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and 3. Approve the Conditional Use Permit to allow the bar/taproom as presented in accordance with the Conditions of Approval, attached to the Staff Report; and

Commissioner Gross recused himself due to owning property within 500 ft. of project.

Public comment was heard and attached.

Item continued to not yet scheduled date.

## **OTHER BUSINESS**

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

## **BRIEF REPORTS BY COMMISSIONERS**

## **ADJOURN**

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Ari Brouillette, Chair

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Taylor Whittingslow, City Clerk