



GRASS VALLEY
Planning Commission Meeting

Tuesday, June 18, 2024 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

CALL TO ORDER

Meeting called to order at 6:02 pm.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Commissioner Liz Coots.

ROLL CALL

PRESENT

Commissioner Liz Coots
Commissioner Justin Gross
Commissioner Jacob McDonald
Vice Chairman Ari Brouillette

ABSENT

Chairman Eric Robins

AGENDA APPROVAL

Motion made to approve the agenda by Commissioner Coots, Seconded by Commissioner Gross.

Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Vice Chairman Brouillette

ACTION MINUTES APPROVAL

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

Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Vice Chairman Brouillette

1. Approval of May 21st, 2024 Planning Commission Meeting Minutes

PUBLIC COMMENT -

Public Comment: Matthew Coulter

Virtual Attached.

PUBLIC HEARING ITEMS

2. Use Permit applications (**24PLN-08, 09, 10**) for reductions in the covered parking requirement for multifamily residential (Location/APNs: 210 Sutton Way / APN 035-412-004, 228 Sutton Way / APN 035-412-003, 265 Sutton Way / APN 035-412-025)

Environmental Status: Common Sense Exemption (Section 15061(b)(3))

Recommendation: 1. That the Planning Commission approve the Use Permit applications for the exception to the covered parking standard for multifamily residential at 210, 228, and 265 Sutton Way as presented, or as modified by the review authority, which includes the following: a. Determine the proposed project at 210 Sutton Way (24PLN-08) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; b. Determine the proposed project at 265 Sutton Way (24PLN-09) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; c. Determine the proposed project at 228 Sutton Way (24PLN-10) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; d. Adopt Findings of Fact for approval of the Use Permits as presented in the May 21, 2024 Staff Report; and e. Approve the Use Permits for the reduction to the covered parking requirements subject to the Conditions of Approval, attached to the Staff Report.

Lucy Rollins, Senior Planner, gave overview to the Planning Commission.

Discussion about insurance coverage, and the requirement for covered parking in all residential.

Public Comment: Matthew Coulter

Virtual public comment attached.

Motion 1. That the Planning Commission approve the Use Permit applications for the exception to the covered parking standard for multifamily residential at 210, 228, and 265 Sutton Way as presented, or as modified by the review authority, which includes the following: a. Determine the proposed project at 210 Sutton Way (24PLN-08) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; b. Determine the proposed project at 265 Sutton Way (24PLN-09) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; c. Determine the proposed project at 228 Sutton Way (24PLN-10) Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the May 21, 2024 staff report; d. Adopt Findings of Fact for approval of the Use Permits as presented in the May 21, 2024 Staff Report; and e. Approve the Use Permits for the reduction to the covered parking requirements subject to the Conditions of Approval, attached to the Staff Report by Commissioner Gross, Seconded by Commissioner Coots.

Voting Yea: Commissioner McDonald

Voting Nay: Commissioner Coots, Commissioner Gross, Vice Chairman Brouillette

Motion does not pass. Application was denied due to insufficient finding of covered parking and request to work with city Staff to find solution to obtain required

parking.

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:06 pm.

Eric Robins, Chair

Taylor Whittingslow, City Clerk

Adopted on: _____