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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, May 21, 2024 at 6:00 PM

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

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## MINUTES

### COMMISSIONERS

Chair Eric Robins, Vice Chair Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross, Commissioner Jacob McDonald

### CALL TO ORDER

Meeting called to order at 6:01PM

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Liz Coots.

### ROLL CALL

#### PRESENT

Commissioner Ari Brouillette

Commissioner Liz Coots

Commissioner Jacob McDonald

Chairman Eric Robins

#### ABSENT

Commissioner Justin Gross

### AGENDA APPROVAL

Motion made to approve the agenda as submitted by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner McDonald, Chairman Robins

### ACTION MINUTES APPROVAL

1. Minutes for the April 16th, 2024 meeting.

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

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner McDonald, Chairman Robins

### PUBLIC COMMENT

**PUBLIC HEARING ITEMS**

2. Conditional Use Permit **24PLN-07** to allow personal service uses within an Office Professional (OP) zoning designation at 514 Brunswick Road /035-480-037

**CEQA:** Exempt pursuant to CEQA Guidelines Section 15301

**RECOMMENDATION:** That the Planning Commission approve the Conditional Use Permit application to allow the specified personal service uses as presented, or 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 personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.

City Planner, Amy Wolfson, gave presentation.

Andy Cassano spoke to the Commission on behalf of the applicant.

Public Comment: Matthew Coulter

Motion made to 1. Recommend 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 personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner McDonald, Chairman Robins

3. Use Permit applications for reductions in the covered parking requirement for multifamily residential l at 210 Sutton Way / APN 035-412-004, 228 Sutton Way / APN 035-412-003, and 265 Sutton Way / APN 035-412-025.

**CEQA:** Common Sense Exemption (Section 15061(b)(3))

**RECOMMENDATION:** 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 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 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 staff report; d. Adopt Findings of Fact for approval of the Use Permits as presented in the 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.

Senior Planner, Lucy Rollins, gave presentation.

Commissioner Brouillette inquired about solar canopy's and if they were considered. The applicant asked for clarification on what they would be able to do in the interim if they do investigate solar options. Commissioners ask to table the topic for one month while the applicant looks into other options.

Public Comment: Matthew Coulter.

Commission requests to come back on June 18th and reconvene.

#### **OTHER BUSINESS**

4. Review of City Council Items.

Staff has received the Memorial Park plaque.

5. Future Meetings, Hearings and Study Sessions

Nothing from staff.

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

#### **ADJOURN**

Meeting adjourned at 7:00PM

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Eric Robins, Chairman

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Taylor Day, City Clerk

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