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**GRASS VALLEY**  
**Planning Commission Meeting**

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Tuesday, November 18, 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**

**ROLL CALL**

**PRESENT**

Commissioner Sherri Speights  
Vice Chairman Jacob McDonald  
Chairman Ari Brouillette

**ABSENT**

Commissioner Justin Gross  
Commissioner Matt Wich

**AGENDA APPROVAL**

**ACTION MINUTES APPROVAL**

Motion to approve the minutes as submitted by Vice Chairman McDonald, Seconded by Commissioner Speights.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

**PUBLIC COMMENT** -

Virtual public comments attached.

**PUBLIC HEARING ITEMS**

1. Development Review to consider a 43,000 square foot expansion of an existing contractor's equipment yard (**25PLN-14**), Location: 928 Taylorville Road. 928 Taylorville Road / 022-150-034

**Environmental Status:** Recommended Draft IS/MND

**Recommendation:** That the Planning Commission approve the Development Review application for the expanded contractor's yard as presented, or as modified by the Development Review Committee, which includes the following actions: 1. Adoption of the tiered 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); 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 2); 3. Adoption of Findings of Fact for approval of the C&D Development Review Permit 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.

Amy Wolfson, City Planner, gave a presentation to the commission.

#### Public comments

Discussion was had about Condition #7) to install 5 ft no climb fence. & Condition #8) 6 ft. along Taylorville Rd with privacy notes.

Motion made to 1. Adoption of the tiered 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); 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 2); 3. Adoption of Findings of Fact for approval of the C&D Development Review Permit 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. with the removal of Condition #7 & #8 by Chairman Brouillette, Seconded by Vice Chairman McDonald.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

2. Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, Planned Development Permit and 16-lot Tentative Subdivision Map (25PLN-0020) Location: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

**Environmental Status:** Initial Study, Mitigated Negative Declaration Prepared by: Vanessa Franken, Associate Planner **RECOMMENDATION:** 1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16lot Tentative Subdivision Map, and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 10). c. Adopt the Findings of Fact for “1 through 26” for approval of the project/Rezone, General Plan and Zoning Text Amendments, Planned Development Permit and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan Text Amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e.

Approve the Zoning Text Amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, Planned Development Permit and Tentative Subdivision Map in accordance with the Conditions of Approval, as presented in this Staff Report. g. Approve the Planned Development Permit in accordance with the Conditions of Approval as presented in the Staff Report. h. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

Vanessa Fanken, Associate Planner, gave presentaiton to the commission.

Public comments.

Motion made to approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16lot Tentative Subdivision Map, and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 10). c. Adopt the Findings of Fact for “1 through 26” for approval of the project/Rezone, General Plan and Zoning Text Amendments, Planned Development Permit and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan Text Amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e. Approve the Zoning Text Amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, Planned Development Permit and Tentative Subdivision Map in accordance with the Conditions of Approval, as presented in this Staff Report. g. Approve the Planned Development Permit in accordance with the Conditions of Approval as presented in the Staff Report. h. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report by Chairman Brouillette, Seconded by Vice Chairman McDonald.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

3. Addition of the Condition of Approval to the Approved Dorsey Marketplace Project to Allow Phasing of the Project Over a Seven-Year Period (**25PLN-0035**) Location: No assigned address, APNs: 035-260-062, -063, -064, Located at the intersection of State Route 20/49 and Dorsey Drive.

**Environmental Status:** Addendum to a Certified EIR Prepared by: Amy Wolfson, City Planner

**Recommendation:** 1. That the Planning Commission recommends that the City Council approve application (25PLN-0035), which includes the request to amend the approved Dorsey Marketplace Project, to add a project condition of approval to allow development phasing, and includes the following actions: a. Adopt the

Addendum to the Dorsey Marketplace Project EIR and SEIR, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR are present; and b. Approve the modification to the approved Dorsey Marketplace Project, 15PLN-0007, to add a condition of approval to allow the development to occur in phases over a seven-year period.

Amy Wolfson, City Planner, gave presentation to the commission.

Public comments.

Motion made to recommends that the City Council approve application (25PLN-0035), which includes the request to amend the approved Dorsey Marketplace Project, to add a project condition of approval to allow development phasing, and includes the following actions: a. Adopt the Addendum to the Dorsey Marketplace Project EIR and SEIR, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR are present; and b. Approve the modification to the approved Dorsey Marketplace Project, 15PLN-0007, to add a condition of approval to allow the development to occur in phases over a seven-year period by Vice Chairman McDonald, Seconded by Commissioner Speights.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

#### **OTHER BUSINESS**

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

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

#### **ADJOURN**

Meeting adjourned at 8:25 pm.

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Ari Brouletti, Chair

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Taylor Whittingslow, City Clerk

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