



GRASS VALLEY
Planning Commission Meeting

Tuesday, December 19, 2023 at 7:00 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 Greg Bulanti, Commissioner Justin Gross, Commissioner Liz Coots, Commissioner Ari Brouillette

CALL TO ORDER

Meeting called to order at 7:00PM.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Commissioner Coots.

ROLL CALL

PRESENT

Commissioner Ari Brouillette
Commissioner Greg Bulanti
Commissioner Liz Coots
Commissioner Justin Gross
Chairman Eric Robins

AGENDA APPROVAL

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

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

PUBLIC COMMENT

BUSINESS

1. **Master Sign Program amendment for McKnight Crossing shopping center (23PLN-42)** Location: 101, 111 through 151 W McKnight Way (APN: 029-350-007, -008, -009 & -010. Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, which includes the following actions: a.

Recommend that the Planning Commission 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. Recommend that the Planning Commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Recommend that the Planning Commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

Senior Planner, Lucy Rollins, gave presentation to the Commission.

Jim Fitzpatrick, Solutioneer with Mesa Management, gave presentation via Zoom.

Motion made to approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, which includes the following actions: a. Recommend that the Planning Commission 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. Recommend that the Planning Commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Recommend that the Planning Commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report. by Commissioner Coots, Seconded by Commissioner Gross.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

PUBLIC HEARING ITEMS

- 2. Development Review and Variance Request for the Sierra Guest Home Expansion for a total of 27 rooms, including two full apartment units, for Supportive Housing use consistent with state requirements. The Variance request is for encroachment of a rear addition into the 20-foot rear setback and exceeding the 50% lot coverage limit (23PLN-28) Location: 131 Glenwood Avenue (APN: 035-270-035) Environmental Status: Categorical Exemption**

Recommendation: That the Planning Commission approve the Development Review and Variance applications for the expansion of the Sierra Guest Home at 131 Glenwood Avenue as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15305, 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; c. Approve the Development Review Permit for the expansion of the Sierra Guest Home in accordance with the Conditions of Approval, attached to the Staff Report; and d. Approve the Variance request for encroachment of a rear addition into the 20- foot rear setback, and exceeding the 50% lot coverage limit

City Planner, Amy Wolfson, gave presentation. Architect, Robert Wallis, gave presentation and gave background on the project. Commissioners asked questions about parking and road maintenance.

Public Comment: Wayne Cooley, Rickey Colby, Jason Dan.

City Planner, Amy Wolfson, clarified what is being asked of the Planning Commission on this specific item.

Motion made continue the item to the January 16th, 2024 Planning Commission meeting by Commissioner Brouillette, Seconded by Commissioner Gross.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

3. **Tentative Parcel Map for the division of a ±11.77-acre (County GIS shows 11.83) parcel into two parcels of ±2.74 and ±9.03 acres to accommodate a hotel development. (22PLN-37) Location: 961 Plaza Drive (APN: 035-480-039) Environmental Status: Categorical Exemption**

Recommendation: That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions: a. A recommendation that the Tentative Parcel Map project are Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and c. Approve the Tentative Map for the subdivision of ±11.77 parcel into two parcels of ±2.74 and ±9.03 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

City Planner, Amy Wolfson, and applicant, Jeffery Morrish, gave presentation to the Commission.

Public Comment: Lance

Motion made by Commissioner Bulanti, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

ADMINISTRATIVE

4. **Recommendation to change the Regular Planning Commission time to 6PM**

Recommendation: That the Planning Commission recommend that City Council adopt the attached draft Resolution to change the regular meetings of the Planning Commission to 6 p.m. on the third Thursday of each calendar month beginning February 1, 2024

Correction to the agenda, this would be on the third Tuesday, not Thursday as written in the recommendation.

Motion made to recommend that City Council adopt the attached draft Resolution to change the regular meetings of the Planning Commission to 6 p.m. on the third Tuesday of each calendar month beginning February 1, 2024 by Chairman Robins, Seconded by Commissioner Gross.

Voting Yea: Commissioner Brouillette, Commissioner Gross, Chairman Robins

Voting Nay: Commissioner Bulanti, Commissioner Coots.

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 9:01PM.

Eric Robins, Chair

Taylor Day, City Clerk

Adopted on: _____