



GRASS VALLEY

Planning Commission Meeting

Tuesday, April 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 6:02PM.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Commissioner Wich.

ROLL CALL

PRESENT

Commissioner Justin Gross

Commissioner Jacob McDonald

Commissioner Matt Wich

Vice Chairman Ari Brouillette

ABSENT

Commissioner Sherri Speights

AGENDA APPROVAL

Motion made to approve the agenda as submitted by Commissioner Gross, Seconded by Commissioner McDonald.

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

AGENDA APPROVAL

1. Commission to elect a Chair and Vice Chair for the planning commission for the next year.

Motion made to appoint Commissioner Brouillette as Chair by Commissioner Gross, Seconded by Commissioner McDonald.

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

Motion made to appoint Commissioner McDonald as Vice-Chair by Commissioner Wich, Seconded by Vice Chairman Brouillette.

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

2. Commission to elect a Development Review Committee Member and alternative, as the Planning Commission representatives, for the next year.

Motion made to appoint Commissioner McDonald to the Development Review Committee with Commissioner Gross as the alternate by Commissioner Gross, Seconded by Vice Chairman Brouillette.

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

ACTION MINUTES APPROVAL

3. Approval of Minutes from the regular schedule meeting of February 15, 2025.

Motion made to approve the February 15, 2025 minutes by Commissioner Gross, Seconded by Commissioner Wich.

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

PUBLIC COMMENT

PUBLIC HEARING ITEMS

4. Plan Revision to adopted CC&Rs (24PLN-45) 1061 E Main St / APN 035-350-036

Environmental Status: Common Sense Exemption

Recommendation: 1. That the Planning Commission approve the amendments to the Covenants, Conditions, and Restrictions (CC&Rs) for the Albert C. Presley Medical Center, or as modified at the public meeting, which includes the following actions: a. Determine the project Exempt pursuant to Section 15061(b)(3) 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; and, c. Approve the Plan Revision for the amendments to the CC&Rs in accordance with the Conditions of Approval, attached to the Staff Report.

Senior Planner, Lucy Rollins, and the applicant, Rene Kronland, gave presentation. The commission asked questions of both the applicant and staff as well as Roger Dean, who owns a unit in the building.

Public Comment: Roger Dean

Motion made to approve the amendments to the Covenants, Conditions, and Restrictions (CC&Rs) for the Albert C. Presley Medical Center, or as modified at the public meeting, which includes the following actions: a. Determine the project Exempt pursuant to Section 15061(b)(3) 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; and, c. Approve the Plan Revision for the amendments to the CC&Rs in accordance with the Conditions of Approval, attached to the Staff Report. by Commissioner Gross, Seconded by Commissioner McDonald.

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

5. A rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an inpatient Withdrawal Management Facility (**25PLN-01**) 159 Brentwood Drive / 035-330-021

Environmental Status: CEQA Exemption 15301

Recommendation: That the Planning Commission recommend that the City Council approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1. Determination that the Zoning Map Amendment and 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. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and 3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and 4. Approval of the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report.

City Planner, Amy Wolfson, and the CEO of Granite Wellness, Victoria Blacksmith, gave presentation.

Public Comment: Matthew Coulter

Motion made to approve the Re-zone application by Granite Wellness from the Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1. Determination that the Zoning Map Amendment and 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. Adoption of Findings of Fact for approval of the Rezone from C-2 to C-1 and the Use Permit for use of the facility as an in-patient withdrawal management facility as presented in the staff report; and 3. Adoption of an Ordinance Amending the Zoning Map as outlined in this Staff Report (Attachment 2); and 4. Approval of the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report. by Commissioner Wich, Seconded by Commissioner McDonald.

Voting Yea: Commissioner McDonald, Commissioner Wich, Vice Chairman Brouillette
Voting Abstaining: Commissioner Gross

6. Sign Exception Permit for third wall sign (25PLN-06) 2085 Nevada City Hwy / APN 035-600-016

Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the “Sherwin-Williams Paints” sign as presented, or as modified at the public meeting, which includes the following actions: a. 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. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Sign Exception

Permit for the “Sherwin-Williams Paints” sign in accordance with the Conditions of Approval, attached to the Staff Report.

Staff gave presentation to the Commission regarding the items and the comments provided by the Development Review Committee.

Public Comment: Matthew Coulter

Voting Nay: Commissioner Gross, Commissioner McDonald, Commissioner Wich, Vice Chairman Brouillette

7. Sign Exception Permit for wall signs exceeding height standards on a Priority 2 structure (25PLN-07) 122 East Main St / APN 008-343-004

Environmental Status: Categorical Exemption

Recommendation: That the Planning Commission approve the “Texas Tommy’s” and address signs as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical 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 Sign Exception Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the “Texas Tommy’s” and address signs in accordance with the Conditions of Approval, attached to the Staff Report.

Commissioner Brouillette recused himself.

City staff presented the sign designs to the Commission, noting the recommendations provided by the Historical Commission and the Development Review Committee. The Commission discussed the various options with Staff and with the applicants via Zoom.

Motion made to approve the “Texas Tommy’s” and address signs as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical 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 Sign Exception Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the “Texas Tommy’s” and address signs in accordance with the Conditions of Approval, attached to the Staff Report. by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner McDonald, Commissioner Wich
Voting Abstaining: Vice Chairman Brouillette

OTHER BUSINESS

8. Review of City Council Items.
9. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

Chairman Brouillette spoke about the 7 Mile Bicycle ride sponsored by the Bicycle Thief on Saturday April 19th. Commissioner McDonald spoke about the restoration of 1871 Church in Smartsville.

ADJOURN

Meeting adjourned at 8:02PM.

Ari Brouillette, Chair

Taylor Whittingslow, City Clerk

Adopted on:_____