



GRASS VALLEY
Planning Commission Meeting

Tuesday, February 20, 2024 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 6:04 pm

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Coots

ROLL CALL

PRESENT

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

ABSENT

Commissioner Greg Bulanti

AGENDA APPROVAL

Motion made by Commissioner Coots, Seconded by Commissioner Gross.
Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

1. Approval of minutes for planning commission of January 16, 2024.

Motion made by Chairman Robins, Seconded by Commissioner Coots.
Voting Yea: Commissioner Brouillette, Commissioner Coots, Commissioner Gross, Chairman Robins

PUBLIC COMMENT

None

PUBLIC HEARING ITEMS

2. Time Extension Request (24PLN-04) Berriman Ranch Phase II Duet Project Tentative Subdivision Map, for the subdivision of a ±7.66-acre parcel into 12 zero lot-line lots ranging in size from ±3,984 square feet (Lot 11) to ±8,405 square feet (Lot 12).

Recommendation: That the Planning Commission approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions: a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report.

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

Public Comment attached.

Motion to approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions: a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report by Commissioner Coots, Seconded by Commissioner Gross.

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

3. Development Review Permit for the construction of a ±4,300 square foot retail paint store for Sherwin-Williams on a ± 1.5 acre parcel (after pending lot line adjustment) on Nevada City Highway (next to Lumberjacks Restaurant)

Recommendation: That the Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, which includes the following actions: a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report.

Amy Wolfson, City Planner, gave presentation to the Planning Commission.

Planning commission discussed ADA parking, trees in landscaping, and driveway access.

Public Comment: Attached

Motion made to approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, which includes the following actions: a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report by Commissioner Gross, Seconded by Commissioner Coots.

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

4. Housing Element Annual Progress Report 2023 **Environmental Status:** Not a Project

Recommendation: Receive and File; No formal action necessary

Amy gave presentation to the commission.

Motion made to receive and file by Chairman Robins, Seconded by Commissioner Brouillette.

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

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 6:44 pm.

Eric Robins, Chair

Taylor Day, City Clerk

Adopted on: _____