



**PLANNING COMMISSION  
STAFF REPORT  
SEPTEMBER 16, 2024**

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**Prepared by:** Amy Wolfson, City Planner

**DATA SUMMARY**

**Application Number:** 25PLN-32  
**Subject:** Conditional Use Permit to allow personal service uses within an Office Professional (OP) zoning designation.  
**Location/ APN:** 563 Brunswick Road, Suite 5 /035-500-004  
**Applicant:** Taryn Stone  
**Zoning/General Plan:** Office Professional(OP) / Office Professional (OP)  
**Environmental Status:** 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.

**BACKGROUND:**

The existing office complex appears to have been constructed around 1983 under a County Use Permit (U83-28) and building permit (83-62328) to allow a 34-unit office complex in two buildings. The property was annexed into the city in 2006 and was zoned Office Professional at that time. In August of this year, the city received a business license request for three personal service practitioners to operate out of the subject suite. Staff advised the suite owner, Taryn Stone, to apply for a use permit to allow for these types of uses throughout the suite.

**PROJECT DESCRIPTION:**

This is a proposed Conditional Use Permit to allow 563 Brunswick Road, suite 5 to allow the following personal service uses: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health

coaching. Suite 5 is approximately 1,588 square feet. The intention of allowing personal service uses is to permit uses for which Stone purchased the property, including massage therapy and homeopathy services and life and health coaching. The site is developed and no changes to the building or property are proposed with this permit application.

### **ANALYSIS:**

***Parking:*** The required parking ratio for shopping centers, office use, and medical service is the same as for personal service uses at 1 space per 250 sq ft, with the exception of barber or beautician uses which are not uses that are proposed for the space, so there is not an impact on the 121 existing parking spaces with the proposed uses.

***Incompatible Uses:*** Staff reviewed the other uses that are permitted as a by-right use within the OP designation for potential incompatible uses. Adult and child day care center use is the only use that is permitted in the OP designation that staff considers to be potentially incompatible, though the municipal code does not indicate an incompatibility except that neither day care use nor personal service use are simultaneously permitted by right in any one zoning designation. Due to the prolonged daily stay during a day care operation, staff believes it to be prudent to include a condition of approval requiring that personal service uses not be located directly adjacent to a day care use unless a report prepared by a registered nurse or medical doctor is submitted indicating there is no impact to a day care tenant's health. Currently, there are no day care facilities located at this complex.

### **ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Tentative Map is consistent with Categorical Exemption Class 1, which applies to "existing facilities" that involve "negligible or no expansion of use." In this case there is no physical expansion of the building or use area and the personal services uses being permitted, as conditioned, are similar in intensity to uses that are already allowed within the OP zoning designation such as art and dance studios, antique stores, and medical clinics.

### **GENERAL PLAN AND ZONING:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). This designation provides for concentrations of free-standing offices and large offices and supporting activities and land uses. Uses in this designation should be characterized by relatively low traffic volumes and little outdoor advertising, though the zoning ordinance does not include a smaller sign standard as compared to standard commercial uses.

**Zoning:** The Office Professional (OP) zone is applied to areas of the city that are intended to serve the office and institutional needs of the community that cannot be

accommodated within the downtown. Other related and office-supporting uses may also be allowed.

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**FINDINGS:**

1. That the Grass Valley Planning Commission reviewed Use Permit application 25PLN-32 at its regular meeting on September 16, 2025;
3. That, the project is exempt from environmental review pursuant to Sections 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
4. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley General Plan;
5. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley Development Code;
6. That, as conditioned, the Use Permit will not adversely affect the health or safety of persons residing or working in the neighborhood or the property and will not be materially detrimental to the public welfare or injurious to property or improvements of the environment in the neighborhood.

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**CONDITIONS OF APPROVAL:**

1. This conditional use permit authorizes the following personal service uses at the Brunswick East professional office complex located at 563 Brunswick Road, suite 5 APN: 035-500-005: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health coaching. These uses shall operate in accordance with the application materials as approved by the Grass Valley Planning Commission for Use Permit 24PLN-07. The Community Development Director may approve minor changes as determined appropriate. The Planning Commission must approve all changes deemed major in nature. The City shall have full discretion to determine the required level of review for any proposed changes.
2. It shall be the property owner's responsibility to provide documentation to the City Planner from a registered nurse or a licensed medical doctor prior to locating a day care center tenant adjacent to a personal service use. The documentation shall evaluate the risk of locating a day care use adjacent to a personal service use, which may only be permitted if the documentation concludes there is no adverse risk.
3. All body art practitioners including tattoo, piecing, permanent make-up and micro-blading professionals, are required to obtain and/or maintain a body art practitioner registration/permit from the Nevada County Department of Environmental Health before practicing their profession in Nevada County.

4. The practitioners referenced in 3. above are required to operate in a permitted body art facility.
5. Brick and mortar locations that serve as facilities where body art activities take place are required to obtain and/or maintain a body art facility annual operational health permit from the Nevada County Department of Environmental Health.
6. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

**Attachments:**

1. Aerial and Vicinity Map Exhibits
2. Applications
3. Site and Floor Plan Exhibits