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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, January 21, 2025 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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## MINUTES

### COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

### CALL TO ORDER

Meeting called to order at 6:02PM.

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Commissioner Wich.

### ROLL CALL

#### PRESENT

Commissioner Jacob McDonald

Commissioner Sherri Speights

Commissioner Matt Wich

Vice Chairman Ari Brouillette

#### ABSENT

Commissioner Justin Gross

### AGENDA APPROVAL

Motion made to approve the agenda as submitted by Commissioner Wich, Seconded by Commissioner Speights.

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

### ORGANIZATIONAL ITEMS

1. Commission to elect an interim Development Review Committee Member, as the Planning Commission representative, for the regularly scheduled meetings of January 28th & February 11th, subject to having items needing to be heard.

Motion made to elect Commissioner McDonald as an interim Development Review Committee Member, as the Planning Commission representative, for the regularly scheduled meetings of January 28th & February 11th, subject to having items needing to be heard. Commissioner Speights, Seconded by Commissioner Wich.

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

### **ACTION MINUTES APPROVAL**

2. Approval of minutes for the December 17, 2024 meeting.

Motion made to approve the minutes by Commissioner Wich, Seconded by  
Commissioner Speights.

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

### **PUBLIC COMMENT**

Liz Coots, Laura McClarey, & Matthew Coulter.

### **PUBLIC HEARING ITEMS**

3. Allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10 Location/  
APN: Town Core Zoning Area

**CEQA:** Not a project under CEQA pursuant to California Government Code section  
65913.5(a)(3)

**Recommendation:** That the Planning Commission recommend that the City Council  
adopt the Ordinance to allow up to 10 Dwelling Units in the Town Core Zone  
pursuant to SB10, as may be modified at the public hearing, which includes the  
following actions: a. A recommendation that City Council find the Ordinance is not a  
project for the purposes of the California Environmental Quality Act (CEQA) pursuant  
to California Government Code section 65913.5(a)(3). b. A recommendation to  
amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter  
17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use  
projects to include up to 10 dwelling units in the town core zone pursuant to  
government code section 65913.5

City Planner, Amy Wolfson gave brief overview to the commission.

Commissioner McDonald recused themselves because they own a business within 300  
feet of the TC Zone.

Commissioner Wich asked for clarification on language used in the ordinance,  
Commissioner Speights asked for clarification on the definition of dwelling units.  
Brouillette asked if they could be used as short-term rentals. Commissioner Speights  
asked for information on the States date of January 10, 2029.

Public Comment: Cheryl Heward, Robin Galvin-Davies, Craig Hamilton, Matthew  
Coulter, Laura McLeary.

Motion made to recommend that the City Council adopt the Ordinance to allow up to  
10 Dwelling Units in the Town Core Zone pursuant to SB10, as may be modified at  
the public hearing, which includes the following actions: a. A recommendation that  
City Council find the Ordinance is not a project for the purposes of the California  
Environmental Quality Act (CEQA) pursuant to California Government Code section  
65913.5(a)(3). b. A recommendation to amend subsection (c) and add subsection  
(d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal  
Code to allow eligible mixed-use projects to include up to 10 dwelling units in the  
town core zone pursuant to government code section 65913.5 by Commissioner Wich,

Seconded by Commissioner Speights.

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

Voting Abstaining: Commissioner McDonald

**OTHER BUSINESS**

4. Review of City Council Items.

5. Future Meetings, Hearings and Study Sessions

**BRIEF REPORTS BY COMMISSIONERS**

Commissioner McDonald attended 2 meetings regarding the potential community garden at Mautino Park.

**ADJOURN**

Meeting adjourned at 6:43PM.

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Ari Brouillette, Vice Chair

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

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Taylor Whittingslow, City Clerk