

ORDINANCE NO. 836

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A ZONING MAP AMENDMENT FROM CENTRAL BUSINESS DISTRICT (C-2) TO THE COMMUNITY BUSINESS DISTRICT (C-1) ZONING DESIGNATION FOR A PORTION OF PROPERTY AT ASSESSOR'S PARCEL NUMBER (APN) 035-330-021, GRASS VALLEY, CALIFORNIA

WHEREAS, a complete application was filed by Granite Wellness to rezone a portion of APN 035-330-021 from the Central Business District (C-2) to the Community Business District (C-1) zoning designation as provided in Exhibit A; and

WHEREAS, no General Plan Policies conflict with the proposed zoning map amendment; and

WHEREAS, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and

WHEREAS, the site and project as conditioned, is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and

WHEREAS, conditions have been applied necessary to ensure that the council is able to make the findings identified in Section 17.94.060 (Findings and Decision), above, and that approval of the amendment would not create problems considered harmful to the public health, safety, and general welfare of the city; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft Ordinance at its regular meeting held on April 15, 2025 and voted 3 ayes, 1 abstention, and 1 absent to recommend adoption by the City Council; and

WHEREAS, pursuant to development ordinance and statutory requirements, the City of Grass Valley made due public notification of the pending zoning map amendment.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:

SECTION 1. RECITALS. The recitals and findings set forth above are true and correct and incorporated herein by reference.

SECTION 2. The City of Grass Valley City Council adopts the zoning map amendment, which is shown on "Exhibit A" attached hereto.

SECTION 3. CEQA FINDINGS. This Ordinance not a Project under the California Environmental Quality Act (CEQA) pursuant to section 65913.5(a)(3) of the California Government Code, which provides that any ordinance adopted under its provisions and any resolution to amend the jurisdiction's General Plan, zoning ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a "project" for the purposes of CEQA.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

SECTION 6. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the 27th day of May, 2025.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the _____ day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

Hilary Hodge, Mayor
City of Grass Valley

APPROVED AS TO FORM:

ATTEST:

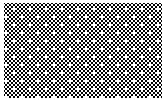
Michael G. Colantuono, City Attorney

Taylor Whittingslow, City Clerk

Ordinance 836, Exhibit A
Proposed Zoning Map
Amendment Granite Wellness
25PLN-01



Subject Parcel



Portion of parcel to be
rezoned from C2 to C1

