



GRASS VALLEY
Planning Commission Meeting

Tuesday, December 17, 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

The meeting was called to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE

Liz Coots led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner Liz Coots
Commissioner Justin Gross
Commissioner Jacob McDonald
Vice Chairman Ari Brouillette

ABSENT

Commissioner Matt Wich

AGENDA APPROVAL

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

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

ACTION MINUTES APPROVAL

1. Approval of the November 19th, 2024 minutes.

Motion to approve minutes made by Commissioner McDonald, Seconded by Commissioner Coots.

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

PUBLIC COMMENT -

Virtual comments are attached.

CONSENT ITEMS -

Public comment: Don Ravines, virtual comments are attached.

The motion to approve consent as submitted was made by Commissioner Coots and seconded by Commissioner Gross.

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

2. City of Grass Valley Acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038)

CEQA: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) is categorically exempt pursuant to section 15301 (Class 1) of the California Environmental Quality Act (CEQA) guidelines (existing facilities). b. Determine that the City's acquisition 110 Springhill Drive is consistent with the City's General Plan.

3. City of Grass Valley Acquisition of Loma Rica. Location/ APN: East of Brunswick Road and either side of Idaho Maryland Road

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

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of Loma Rica Ranch Open Space Dedication and M1 designated area is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to §21065 of the California Government Code b. Determine that the City's acquisition of the Loma Rica Open Space Dedication and Light Industrial property is consistent with the City's General Plan.

PUBLIC HEARING ITEMS

4. Conditional Use Permit and Development Review for a Carbonizer wood debris processing site and senior firewood program (**24PLN-29**) Location/APN: 12270 La Barr Meadows Road / 022-160-038

CEQA: Exempt per CEQA Guidelines: Class 1, Class 4, Class 7, Class 8

Recommendation: 1. That the Planning Commission approve the Use Permit and Development Review applications for the carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, 15204, 15307, and 15308, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) 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 Use Permit and Development Review Permit for the proposed for the Carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road at 12270 La Barr Meadows Road in accordance with the Conditions of Approval, attached to the Staff Report.

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

Public Comment: Don Ravines, & Virtual Comments attached.

Motion to approve the Use Permit and Development Review applications for the carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, 15204, 15307, and 15308, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) 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 Use Permit and Development Review Permit for the proposed for the Carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road at 12270 La Barr Meadows Road in accordance with the Conditions of Approval, attached to the Staff Report. made by Commissioner Coots, Seconded by Commissioner Gross.

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

5. 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

Commissioner McDonald and Gross recused themselves because they owned property within the TC Zone.

Public Comment: Robin Galvin-Davis, Craig Hamilton, Virtual Comment.

The item was continued until January 21st, 2024.

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

The meeting was adjourned at 7:49 p.m.

Ari Brouillette, Vice Chair

Taylor Whittingslow, City Clerk

Adopted on: _____