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## GRASS VALLEY

### Planning Commission Meeting

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Tuesday, April 16, 2024 at 6:00 PM

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

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## MINUTES

### **CALL TO ORDER**

Meeting called to order at 6:01PM.

### **PLEDGE OF ALLEGIANCE**

Pledge of allegiance led by Liz Coots.

### **ROLL CALL & ELECTION OF OFFICERS**

#### **PRESENT**

Commissioner Ari Brouillette

Commissioner Liz Coots

Commissioner Jacob McDonald

Chairman Eric Robins

#### **ABSENT**

Commissioner Justin Gross, arrived at 6:04PM

#### **1. Election of Vice Chair**

Motion made to elect Commissioner Brouillette as the Vice Chair by Commissioner Coots, Seconded by Chairman Robins.

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

### **AGENDA APPROVAL**

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

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

### **ACTION MINUTES APPROVAL**

#### **2. Minutes for the March 19th, 2024 meeting.**

Motion made to approve the minutes as submitted by Commissioner Coots, Seconded by Chairman Robins.

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

## **PUBLIC COMMENT**

No public comment.

## **PUBLIC HEARING ITEMS**

3. Tentative Parcel Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft to accommodate residential development (24PLN-05) Location: Ventana Sierra Drive (APN:035-140-022)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel split as presented, or as may be modified at the public hearing, which includes the following actions: a) A recommendation that the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, 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 Tentative Map Application as presented in the Staff Report; and c) Approve the Tentative Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 as presented in accordance with the Conditions of Approval, attached to the Staff Report.

City Planner, Amy Wolfson, gave presentation to the Commission. The applicant, Martin Wood, spoke to the Commission about the project.

Motion made to approve the Tentative Parcel Map application for the two-parcel split as presented or as may be modified at the public hearing, which includes the following actions: a) A recommendation that the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, 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 Tentative Map Application as presented in the Staff Report; and c) Approve the Tentative Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 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 McDonald, Commissioner Gross, Chairman Robins

4. Minor Development Review and Use Permit request for installation of new AT&T wireless antennas inside a new cupola on the roof of Gold Miner's Inn. The Use Permit request is for an exception to the 45-foot height limit in the Town Core (TC) zone district. (23PLN-43) Location: 109 Bank Street (APN: 008-373-018)

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission approve the Minor Development Review and Use Permit applications for the addition of the cupola at 109 Bank Street to shield wireless antennas as presented, or as modified by the review authority, which includes the following: a) Determine the project Categorically Exempt pursuant to Section 15305, Class 1, Class 3, and Class 32 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b) Adopt Findings of Fact for approval of the Minor Development Review Permit as

presented in the Staff Report; c) Approve the Minor Development Review Permit for the addition of wireless antennas inside a cupola on the roof of the Gold Miner's Inn in accordance with the Conditions of Approval, attached to the Staff Report; and d) Approve the Use Permit request for an exception to the 45-foot height limit.

Senior Planner, Lucy Rollins, gave presentation to the Commission. Nick Tagas, with 51 Wireless, spoke to the Commission about the project. Chairman Robins asked for feedback from the previous DRC meeting.

Public Comment: Matthew Coulter

Motion made to approve the Minor Development Review and Use Permit applications for the addition of the cupola at 109 Bank Street to shield wireless antennas as presented, or as modified by the review authority, which includes the following: a) Determine the project Categorically Exempt pursuant to Section 15305, Class 1, Class 3, and Class 32 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b) Adopt Findings of Fact for approval of the Minor Development Review Permit as presented in the Staff Report; c) Approve the Minor Development Review Permit for the addition of wireless antennas inside a cupola on the roof of the Gold Miner's Inn in accordance with the Conditions of Approval, attached to the Staff Report; and d) Approve the Use Permit request for an exception to the 45-foot height limit. by Commissioner Brouillette, Seconded by Commissioner Coots.

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

5. Draft Ordinance Regarding the Regulation of Portable Signage within the ROW of Properties Located Within the Town Core Zoning Designation

**CEQA:** Categorical Exemption

**Recommendation:** 1. That the Planning Commission recommend that the City Council adopt the Ordinance regulating portable signage within the City Right-of-Way (ROW) of the Town Core zoning designation, as may be modified at the public hearing, which includes the following actions: a) A recommendation that City Council find the Ordinance is Exempt under CEQA Guideline 15301, Categorical Exemption Class 1 ("Existing Facilities") and under CEQA Guideline 15061(b)(3) (General Rule); and b) A recommendation to adopt the ordinance amending section 17.38.050(B) and adding Section 17.38.080(N) of Chapter 17.38 and Section 17.100.020(S) of Chapter 17.100, Title 17 of the Grass Valley Municipal Code regarding the regulation of portable signage within the ROW of properties located within the Town Core zoning designation

City Planner, Amy Wolfson, gave presentation to the Commission. Commissioners asked for clarification on design, locations and content of the signs.

Public Comment: Matthew Coulter and Susan Rogers

Motion made to recommend that the City Council adopt the Ordinance regulating portable signage within the City Right-of-Way (ROW) of the Town Core zoning designation, as may be modified at the public hearing, which includes the following actions: a) A recommendation that City Council find the Ordinance is Exempt under CEQA Guideline 15301, Categorical Exemption Class 1 ("Existing Facilities") and

under CEQA Guideline 15061(b)(3) (General Rule); and b) A recommendation to adopt the ordinance amending section 17.38.050(B) and adding Section 17.38.080(N) of Chapter 17.38 and Section 17.100.020(S) of Chapter 17.100, Title 17 of the Grass Valley Municipal Code regarding the regulation of portable signage within the ROW of properties located within the Town Core zoning designation by Commissioner Gross, Seconded by Commissioner Brouillette.

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

#### **OTHER BUSINESS**

##### **6. Review of City Council Items.**

Chairman Robins asked for the outcome of the Joint Historical/City Council Meeting.

##### **7. Future Meetings, Hearings and Study Sessions**

#### **BRIEF REPORTS BY COMMISSIONERS**

Commissioner Brouillette attended a renewable power meeting.

Chairman Robins welcomed Commissioner McDonald to the Planning Commission.

#### **ADJOURN**

Meeting adjourned at 6:52PM.

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Eric Robins, Chairman

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Taylor Day, City Clerk

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