

## Taylor Day

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**From:** Skier Guy [REDACTED]  
**Sent:** Tuesday, March 28, 2023 5:06 PM  
**To:** Public Comments  
**Subject:** Please include Whispering Pines in the General Plan Update

You don't often get email from s [REDACTED] [Learn why this is important](#)

Dear Council Members,

My name is Jeff Hekemian. My wife, Rachel, and I have owned 13 vacant acres of land in Whispering Pines since February 2019.

We are very anxious to develop the property but have been unable to make any progress for years due to an outdated Specific Plan. The outdated Specific Plan makes it very difficult to develop anything other than office space unless you rezone the property and amend the Specific Plan, which is not feasible for an individual property owner. Including Whispering Pines in the General Plan update will provide the necessary environmental review and could allow flexibility of uses that are feasible in today's economy while still compatible with the rest of the business park.

My apologies for not being able to attend tonight's meeting, I live in Tahoe and they just closed Interstate 80 due to the snow, so I'm stuck at home.

I look forward to meeting all of you,  
Jeff Hekemian

Sent from my iPad

# Memo

**To:** Grass Valley City Council

**From:** Millennium Planning & Engineering  
Rob Wood, CEO

**cc:** Jeff Hekemian

**Date:** 3/28/2023

**Re:** General Plan Update – Whispering Pines

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Honorable Council Members:

We understand the City of Grass Valley is beginning a comprehensive update of its General Plan. We represent multiple clients who are interested in developing their vacant property within the Whispering Pines Business Park, but have been limited in their options by an outdated Specific Plan.

The Whispering Pines Specific Plan (WPSP) is over 40 years old and includes many antiquated uses and standards that create constraints to develop new modern businesses. Over the past 40 years, the park has included a wide variety of businesses, and the shifting market over the past several years has made it difficult to maintain occupancy of existing buildings or contract new buildings on the few remaining lots.

Staff and property owners have recognized this concern and attempts to expand the range of uses have failed. Though the WPSP includes self-mitigating standards that prohibit uses that would impact neighbors or the existing uses in the business park, there have been concerns raised by some neighbors, making it difficult or impossible to develop vacant in-fill parcels within the park. We believe the most cost-effective way to modernize the WPSP would be to include this in the City's comprehensive update of its General Plan. Including Whispering Pines in the update will help revitalize the area and spur economic development for the modern economy.

Thank you for your consideration.