



GRASS VALLEY

Planning Commission Meeting

Tuesday, March 19, 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

Meeting called to order at 6:03 pm.

PLEDGE OF ALLEGIANCE

Amy Wolfson led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner Ari Brouillette

Commissioner Liz Coots

Chairman Eric Robins

ABSENT

Commissioner Greg Bulanti

Commissioner Justin Gross

AGENDA APPROVAL

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

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

ACTION MINUTES APPROVAL

1. Minutes for the February 20, 2024 meeting.

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

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

PUBLIC COMMENT -

Public comment: Matthew Coulter, Cedar Amodeo

PUBLIC HEARING ITEMS

2. Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback (24PLN-01) Location: 145 Mill (APN: 008-372-012)

Recommendation: That the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback. d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

Amy Wolfson, City Planner, gave presentation to the commission.

The commission discussed the requests of the DRC.

Public comment: Matthew Coulter

Motion to approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 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 Development Review Permit as presented in the Staff Report; and, c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback. d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street by Commissioner Brouillette, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

3. Appeal of the Director's approval of a Minor Use Permit for operation of a short-term rental (23PLN-46) Location: 438 Neal St (APN: 008-335-019)

Recommendation: 1. Based upon the evidence in public record, and the Director's approval, staff recommends that the Planning Commission take the following actions: a. Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street. b. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; c. Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and, d. Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

Amy Wolfson, City Planner, gave presentation to the commission

public comment; Cheri, Rick Crous, unnamed, unnamed, Justin Aldean, Jenny Secluda, Matthew Coulter

Motion made to to a) Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street. b) Determine the

project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; c) Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and, d) Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

OTHER BUSINESS

4. Review of City Council Items.
5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:17 pm.

Eric Robins, Chairman

Taylor Day, City Clerk

Adopted on: _____