

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Grass Valley Planning Commission will hold a public hearing on Tuesday, September 20, 2022, at 7:00 p.m., or as soon thereafter as this matter can be heard, in the Council Chambers at Grass Valley City Hall, 125 East Main Street, Grass Valley, California, for the following projects:

Tentative Subdivision Map and Planned Development (18PLN-36) for the division of a ±1.36-acre lot into eleven (11) parcels in the Multiple Family Residential, Planned Development (R-3/PD) Zone. The Planned Development designation allows flexibility in the Development Code Standards with respect to lot size, lot configuration, access, etc. The property is located at 634 Town Talk Road (APN: 035-550-003). The project was approved in 2018 and has since expired thereby requiring new applications. Environmental Determination: An Addendum to the previously adopted Mitigated Negative Declaration has been prepared.

Whispering Pines Specific Plan Amendments, Use and Development Review Permits (22PLN-18) to allow public assembly concerts and associated uses in the Whispering Pines Specific Plan SP-1A Zone located at 125 Crown Point Court (APN: 009-700-063). Whispering Pines Specific Plan Amendments include: An Amendment of the Whispering Pines Specific Plan Text to create a new Subarea – SP-1A.1 Public Assembly Uses to allow Studio Uses, such as art, dance, music uses, and Theater or performing arts uses with a Use Permit; An Amendment of the Whispering Pines Specific Plan Map reflecting the SP-1A.1 Public Assembly Uses; An Amendment of the Whispering Pines Specific Plan Building Standards to allow an increase in height from 25 to 45 feet; A Use Permit is required to allow studio uses and a performing arts center for InConcert Sierra; A Development Review Permit is required for the architectural building design of the roof expansion. InConcert Sierra proposes a 520-seat 9,500 sq. ft. Concert Hall, 125-seat 2,500 sq. ft. Black Box Theater and 3,000 sq. ft. Conference Center in the 41,600 sq. ft. building. Environmental Determination: Initial Study/Mitigated Negative Declaration

Use Permit (22PLN-36) for NEO Youth Center to relocate and reopen its programs and facility to 220 Litton Drive (APN 035-540-032) in the CBP (Corporate Business Park) Zoning District. NEO has provided after school programs and other activities to youth (11-25) in Grass Valley since 2015 and were previously located on Joerschke Drive. Environmental Determination: Categorically Exempt.

Planning Commission welcomes you to attend the meeting electronically or in person at the City Hall Council Chambers, located at 125 E. Main Street, Grass Valley, CA 95945. Regular Meetings are scheduled at 7:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

The meeting is being broadcast “live” on Comcast Channel 17 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at: <https://www.youtube.com/channel/UCdAaL-uwDN8iTz8bI7SCuPQ>

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and

NOTICE OF PUBLIC HEARING

distributed before the meeting if received by 5 p.m. Comments received after that will be addressed during the item and/or at the end of the meeting. Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

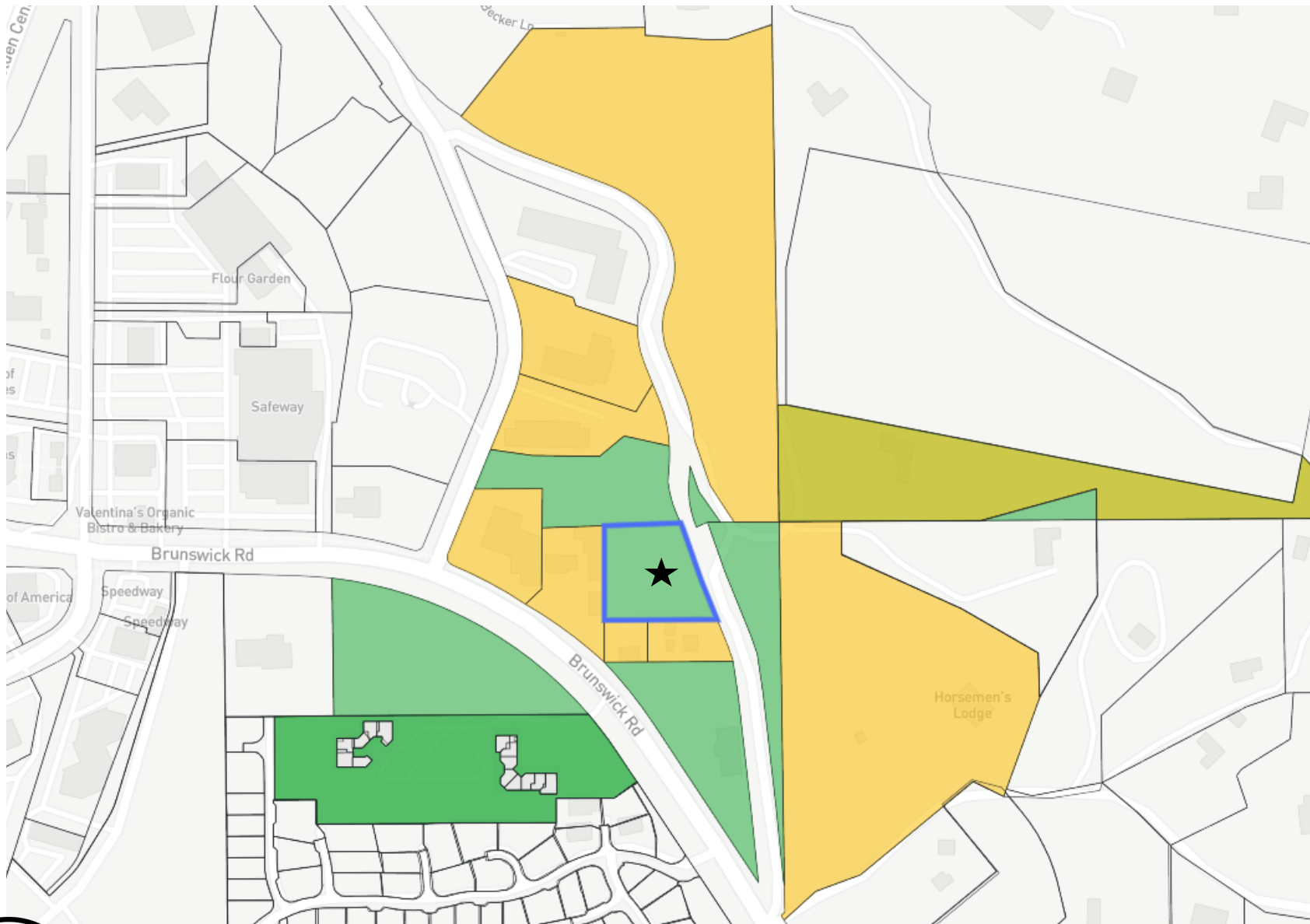
Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: <https://www.cityofgrassvalley.com/agendas-minutes-meetings>. Materials related to an item on this agenda submitted to the City after distribution of the agenda packet will be made available on the City of Grass Valley website at: <https://www.cityofgrassvalley.com/agendas-minutes-meetings>, subject to City staff's ability to post the documents before the meeting.

Please contact the City at (530) 274-4390 if you need to request a disability-related modification or accommodation to participate in the meeting, or if you do not have the means to participate electronically. Staff will assist in identifying alternatives means for you to participate.

If you challenge the Planning Commission's action on appeal to the City Council or in court, you may be limited to raising only those issues you or someone else has raised at the public hearings for the project described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Approved to publish: _____
Tom Last, Community Development Director




Tentative Subdivision Map & Planned Development (18PLN-36) for the division of a ±1.36-acre lot into (11) parcels in the Multi Family Residential, Planned Development (R-3/PD) zone located at 634 Town Talk Rd (APN: 035-550-003)



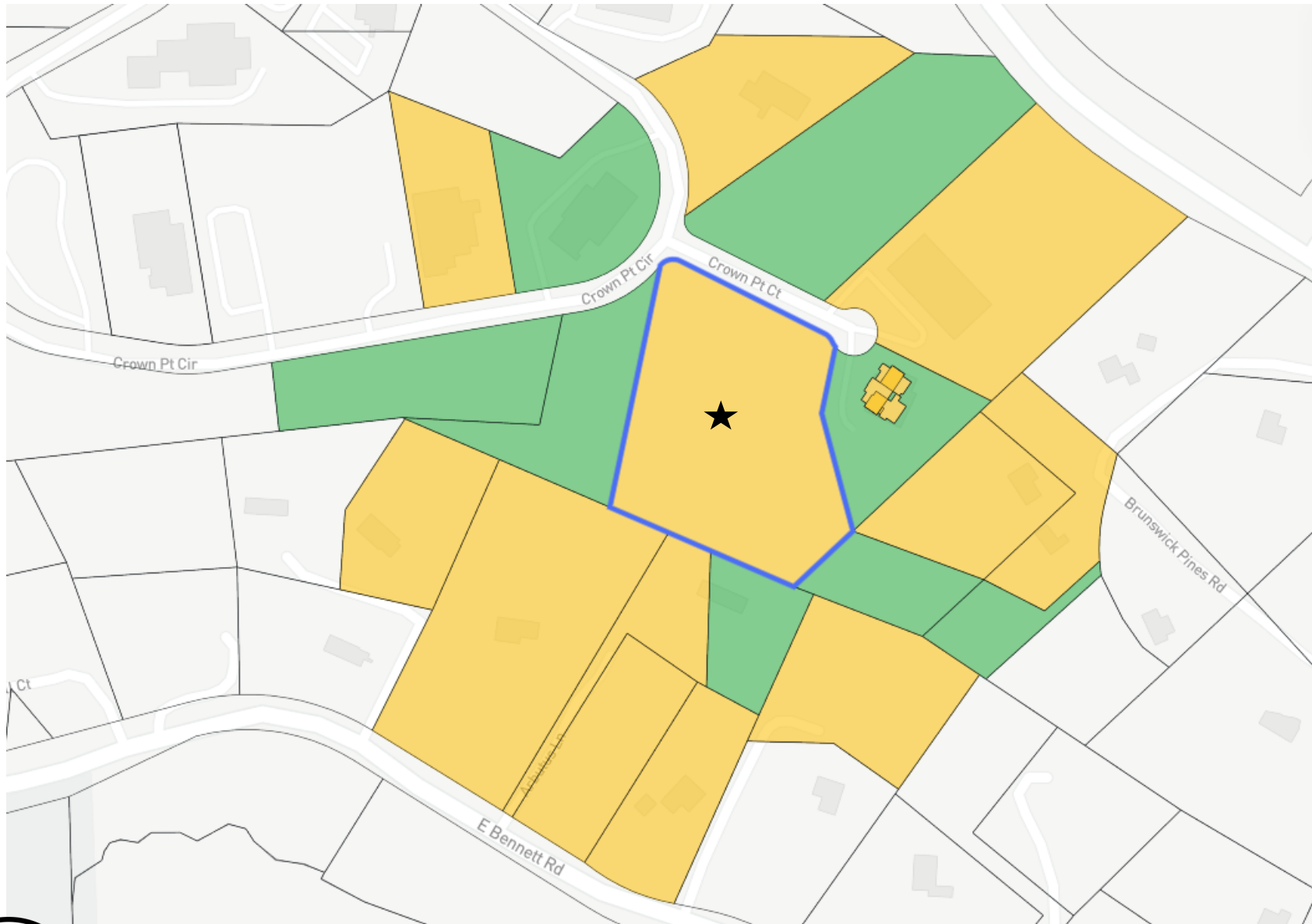
City of Grass Valley Notification Map

18PLN-36

September 9, 2022

-  Property Owners Notified
-  300' Owner Notification Zone
-  Project Location




Whispering Pines Specific Plan Amendments, Use Permit, & Development Review (22PLN-18) for the relocation of InConcert Sierra and Sierra Stages
to a property in the Whispering Pines Specific Plan area located at 125 Crown Point Ct, Grass Valley (APN: 009-700-063)



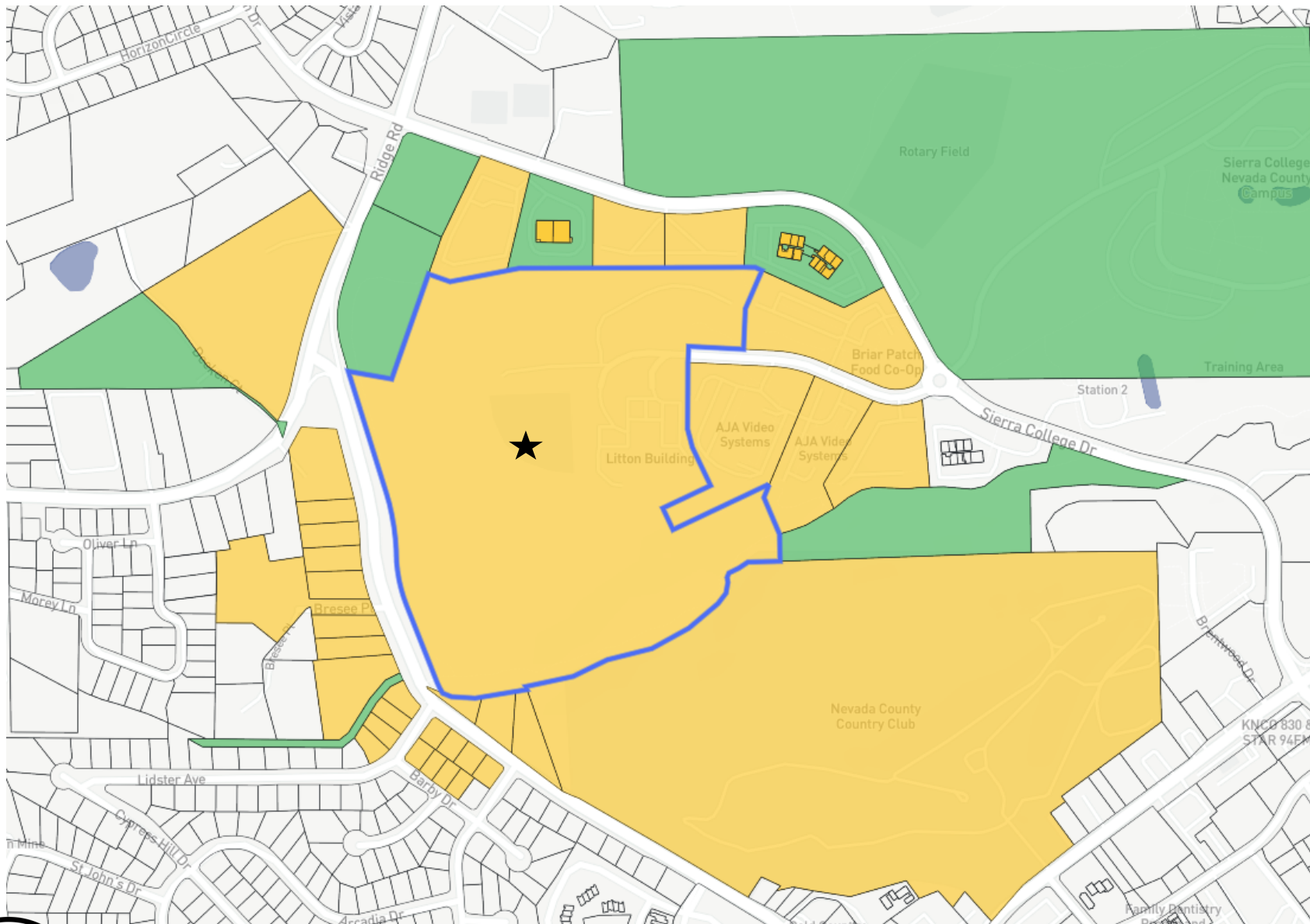
City of Grass Valley Notification Map

22PLN-18

August 26, 2022

-  Property Owners Notified
-  300' Owner Notification Zone
-  Project Location

Use Permit (22PLN-36) for the NEO Youth Center to relocate and reopen its programs and facility in the CBP
(Corporate Business Park) zone located at 200 Litton Dr, Grass Valley (APN: 035-540-032)



City of Grass Valley Notification Map

22PLN-36

September 8, 2022



Property Owners Notified

300' Owner Notification Zone



Project Location