



**MEETING AGENDA
CITY OF GRASS VALLEY PLANNING COMMISSION**

Chairman, James Arbaugh

Vice Chair, Kimberly Warren Rhodes

Liz Coots

Greg Bulanti

Eric Robins

**TUESDAY, May 18, 2021
7:00 P.M.**

**IN THE COUNCIL CHAMBERS AT CITY HALL
125 EAST MAIN STREET, LOWER LEVEL
GRASS VALLEY, CALIFORNIA**

Telephone: (530) 274-4330 - Fax: (530) 274-4399

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In response to Governor Newsom's Executive Order N-29-20 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the City of Grass Valley Planning Commission and other public meetings shall be electronic only, and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. The Planning Commission welcomes you to attend the meetings electronically, which are scheduled at 7:00 p.m. on the 3rd Tuesdays of each month. Your interest is encouraged and appreciated. This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media and on the internet at www.cityofgrassvalley.com/agendas-minutes-meetings, or on the City of Grass Valley Youtube channel at <https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bl7SCuPQ>. Indexed archives of meetings are available via this link as well. 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 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. The 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 of Grass Valley website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com subject to City staff's ability to post the documents before the meeting. If you do not have the means to participate in meetings electronically, contact the City at (530) 274-4390 and staff will be happy to identify alternative means for you to participate.

- 1.0 CALL TO ORDER**
- 2.0 PLEDGE OF ALLEGIANCE**
- 3.0 ROLL CALL**
- 4.0 APPROVAL OF AGENDA**
- 5.0 APPROVAL OF ACTION MINUTES – April 20, 2021**
- 6.0 PUBLIC COMMENT –** See information above and the following on public comment procedure: 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 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. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

7.0 PUBLIC HEARING ITEMS

7.1 Continued Public Hearing of Tentative Subdivision Map, Development Review and Planned Development (20PLN-34) for the division of a ±7.66-acre parcel into 12 zero lot-line duet lots ranging in size from ±3,984 square feet (Lot 11) to ±8,405 square feet (Lot 12) in the R-1 and R-2 Zones. The project is located east of Picadilly Lane and west of Taylorville Road, immediately south of the Berriman Ranch Phase I Residential Subdivision and K-Mart Shopping Center (APNs: 22-140-55, 56, & 57). Development Review is required for the architectural design of the duet single family homes. A Planned Development is requested to allow for a reduction in minimum parcel size; building setbacks from 15 feet to 10 feet in the front yard; rear yard setback at 10 feet; and side yard setbacks of 5 feet reduced to 0 feet to accommodate the duet style units. Environmental Determination: Addendum Tiered Mitigated Negative Declaration.

8.0 OTHER BUSINESS

8.1 Review of City Council Items

8.2 Future Meetings, Hearings and Study Sessions

9.0 BRIEF ANNOUNCEMENTS / REPORTS BY COMMISSION MEMBERS

10.0 ADJOURNMENT: Adjourn to the next regularly scheduled meeting on June 15, 2021.

This agenda is hereby certified to have been posted at City Hall as follows:

5/13/21 3:00 pm by: Tyler D.
Date Time Clerk to Planning Commission

Approved for posting.

Thomas Last 5/11/21
Community Development Director Date