

MEETING AGENDA CITY OF GRASS VALLEY PLANNING COMMISSION

Chairman, Greg Bulanti

Vice Chair, James Arbaugh

Liz Coots

Tom Ivy

Terry McAteer

TUESDAY, November 17, 2020 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

E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

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-Citv Grass Valley Youtube channel meetings. on the of 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 October 20, 2020

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 Tentative Parcel Map** (20PLN-29) for the division of a ±1.79 acre parcel into four parcels in the Office Professional (OP) Zone. The Tentative Map is a similar map that was approved in August 2017 and expired in 2020. The project is located at 580 Brunswick Road (APN: 035-550-006). Environmental Determination: Categorical Exemption.
- **7.2 Development Review and Planned Development** (20PLN-02) for the development of a 108-unit apartment complex consisting of four 3 story apartment buildings totaling ±109,644 square feet on ±5.6 acres in the Neighborhood General 3 (NG-3) Planned Development (PD) Zone. The project is located at 452, 474 and 500 East Bennett Street (APNs: 009-262-006; 009-270-001 & 002). Environmental Determination: 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 December 15, 2020.

11/10/2020	3:00pm	to have		City Hall as follows:	
Date /	Time		Clerk to PI	anning Commission	
Approved for posting	9		11/70/20		
Thomas Last			Date		
Community Develop	ment Director				