

MEETING AGENDA CITY OF GRASS VALLEY PLANNING COMMISSION

Chairman, James Arbaugh

Vice Chair, Kimberly Warren Rhodes

Liz Coots

Greg Bulanti

Eric Robins

TUESDAY, April 20, 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

<u>E-Mail: info@cityofgrassvalley.com</u> 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-Grass meetings. the City of Valley Youtube channel https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bI7SCuPQ. 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@cityofgrassvallev.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 March 16, 2021
- **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 Use Permit Amendment (16PLN-47) for David Krikorian's 1849 brewpub and wine tasting room, including outdoor beer garden located at 468 Sutton Way in the Central Business (C-2) Zone (APN: 035-480-003). The amendment is to allow an extension in the hours of operation from 6 a.m. to 10:00 p.m. Sunday through Thursday and 6:00 a.m. to 11:00 p.m. on Friday and Saturday. The applicant is also requesting an expansion of the outdoor seating area. Environmental Determination: Categorical Exemption.
- 7.2 Tentative Parcel Map and side yard setback Variance (21PLN-09) for the division of a ±4,496 square foot parcel into two parcels of ±2,126 and ±2,368 square feet each containing historic residences. The property is located at 410 and 414 Neal Street in the Neighborhood General 2 (NG-2) Zone (APN: 008-335-014). The side yard setback Variance would allow a less than 5-foot setback for the 414 Neal Street property. Environmental Determination. Statutory Exemption.
- 7.3 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 regular scheduled meeting on May 18, 2021.

This agenda is hereby certified	to have been posted at City Hall as follows:
4/15/2021 (Z:00pm.	by:
Date Time	Clerk to Planning Commission
Approved for posting	
Pares that	
Thomas Last	Date
Community Development Director	