

ORDINANCE NUMBER 810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A REZONE (ZONE CHANGE) FOR PROPERTIES LOCATED AT 354 NORTH CHURCH STREET, 1784 RIDGE ROAD & 457 BRUNSWICK ROAD (21PLN-08, 21PLN-12 & 21PLN-21).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

A. The City of Grass Valley Planning Commission held a public hearing at its regular meeting of August 17, 2021, and recommended the City Council find the project Statutorily Exempt and approve the Rezones of 354 North Church Street, 1784 Ridge Road and 457 Brunswick Road.

1. 354 North Church Street – A Rezone of ±0.6-acres from the Single Family (R-1) Zone to the Multiple Family (R-3)(6,500) square foot per dwelling unit combining Zone as shown in **Exhibit A**.

2. 1784 Ridge Road – A Rezone from Public to the Residential, Single-family (R-1) Zone for Lot A of . ±26,927 square feet as shown in **Exhibit B**.

3. 457 Brunswick Road – A Rezone of ±3 acres from the Office Professional (OP) Zone to the Central Business (C-2) Zone as shown in **Exhibit C**.

B. The City of Grass Valley City Council held a public hearing at its regular meeting of September 14, 2021, to consider a recommendation from the Planning Commission on the Rezones;

C. The City Council has considered all the evidence submitted into the administrative record which includes, but is not limited to:

1. Staff report prepared by the Community Development Department for the August 17, 2021, and September 14, 2021, meetings;

2. Planning Commission recommendation at the August 17, 2021, Planning Commission hearing;

3. Exhibits and Plans submitted by the applicants;

4. Staff presentation at the public hearing held on September 14, 2021, including the determination that the project is Statutorily Exempt in accordance with CEQA;

5. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request;

6. All related documents submitted at or prior to the public hearing;

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7. The City of Grass Valley General Plan, Development Code, and all other applicable regulations and codes;

D. In compliance with the City Development Code, the City Council adopts the following findings in support of the Rezones.

1. The amendments are internally consistent with all other provisions of the General Plan and any applicable specific plan.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

3. The sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

4. The proposed amendments are internally consistent with other applicable provisions of the Development Code.

5. The site is physically suitable for the type of development.

E. In view of all of the evidence in the record and based on the foregoing findings, the City of Grass Valley City Council further finds the following:

F. All documents and materials relating to the proceedings for rezones are maintained in the City of Grass Valley Community Development Department; 125 East Main Street; Grass Valley, CA 95945;

G. In view of all of the evidence and based on the foregoing findings, the City of Grass Valley City Council hereby determines the rezones Statutorily Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines. The City Council finds, on the basis of the whole record before it (including the revised initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that Statutory Exemption reflects the lead agency's independent judgment and analysis;

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THE CITY COUNCIL OF THE CITY OF GRASS VALLEY DOES ORDAIN AS FOLLOWS:

Section One: The City of Grass Valley City Council adopts the Rezones, which are shown on "**Exhibits A - C**" attached hereto.

Section Two: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Three: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code Section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

Section Four: Should any provision of this Ordinance, or its application to any person, parcel or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person, parcel or circumstance and, to that end, the provisions hereof are severable.

INTRODUCED and first read on the 14th day of September 2021

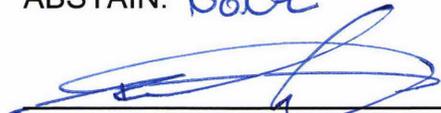
PASSED AND ADOPTED this 28th day of September, by the following vote:

AYES: *Council Member Branstrom, Hodge, Iuy, Arbuckle, & Mayor Aguilar*

NOES: *None*

ABSENT: *None*

ABSTAIN: *None*



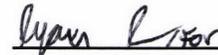
Ben Aguilar, Mayor

ATTEST:



Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

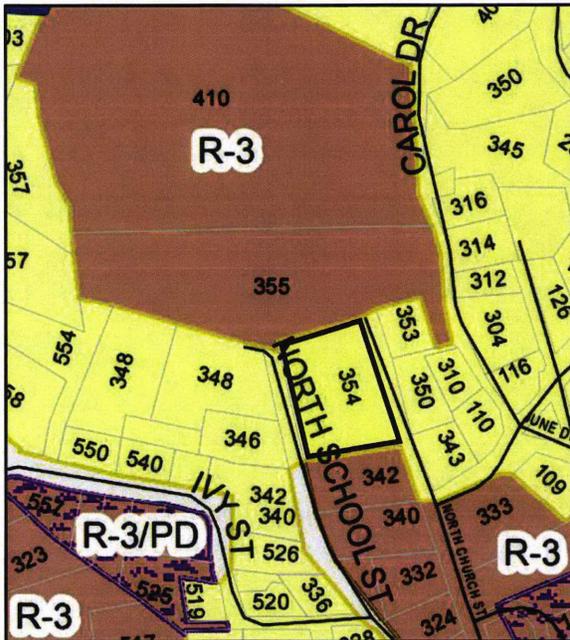


Michael Colantuono, City Attorney

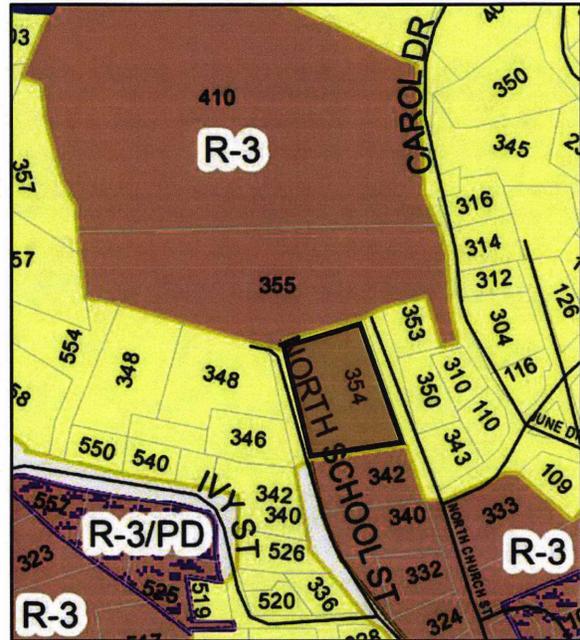
PUBLISH DATE: _____

354 N Church Street

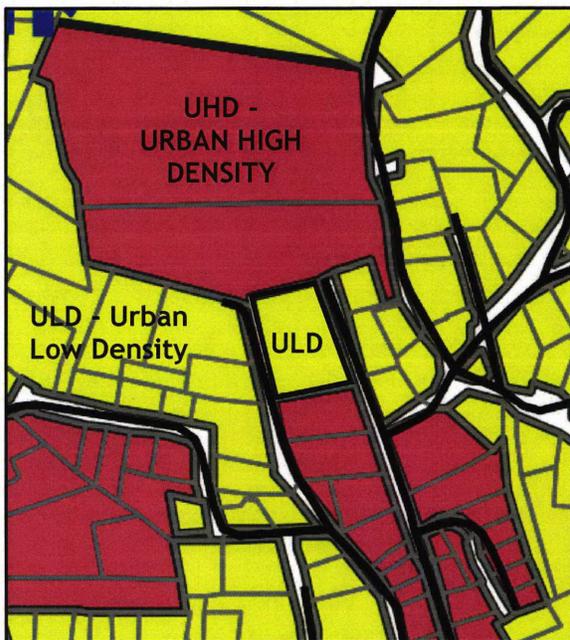
Existing Zoning
(R-1 Single Family Residential)



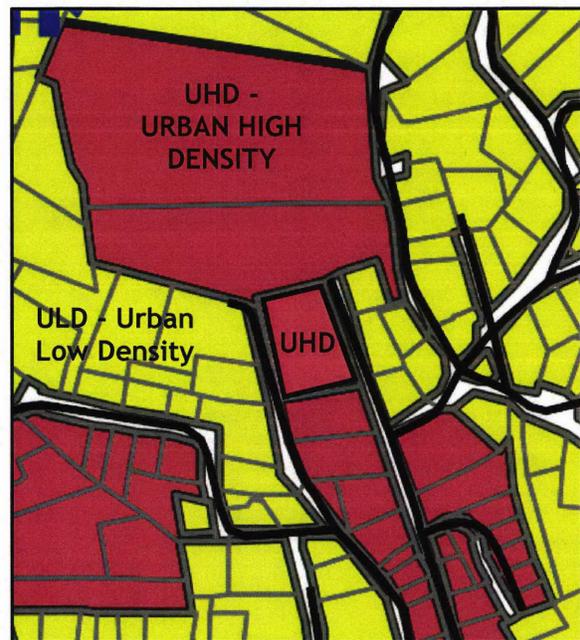
Proposed Zoning
(R-3 Multi Family Residential)
(6,500 Combining Zone)



Existing General Plan Designation
(ULD-Urban Low Density)

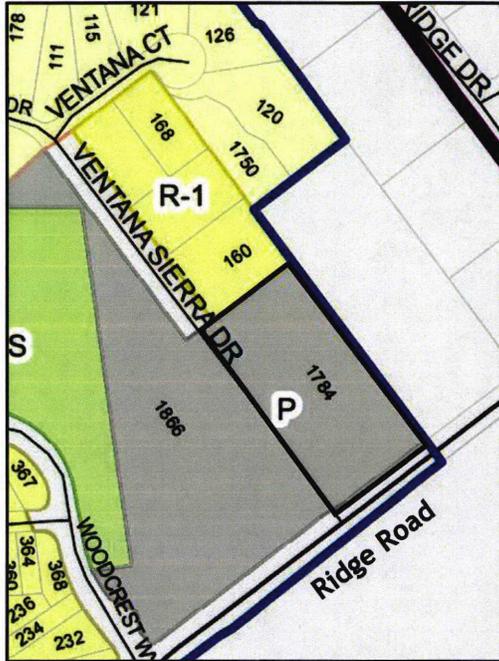


Proposed General Plan Designation
(UHD-Urban High Density)

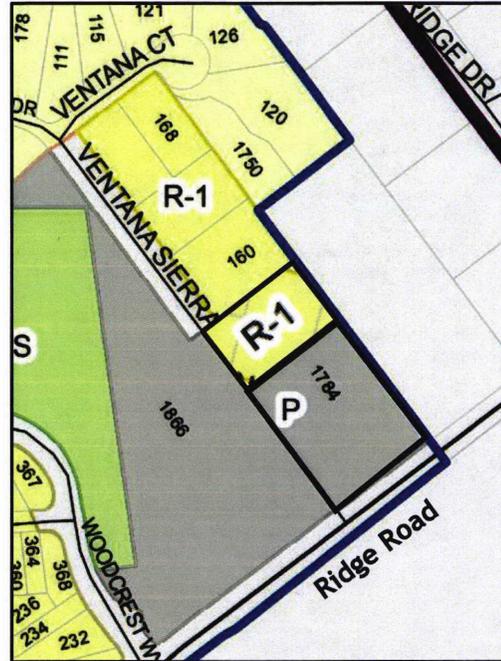


1784 Ridge Road

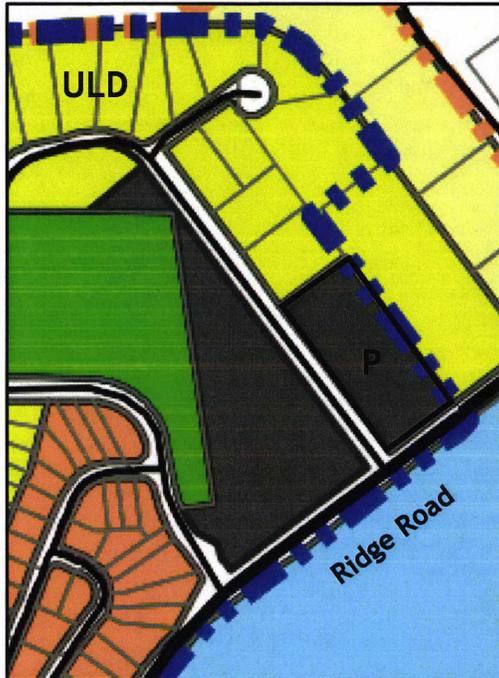
Existing Zoning
(Public)



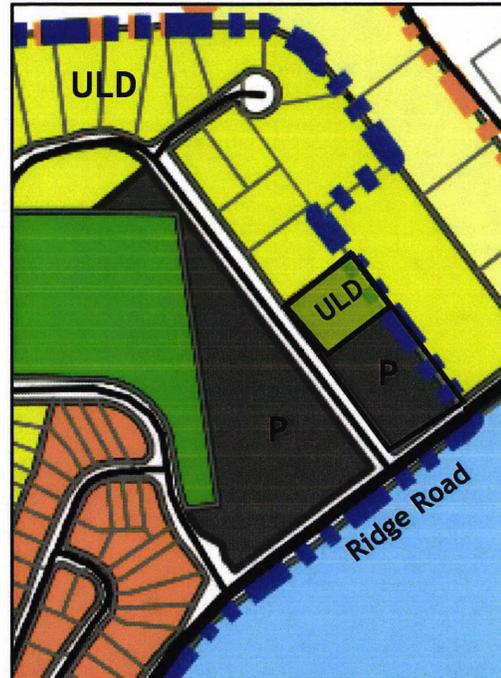
Proposed Zoning
(R-1 Single Family Residential)



Existing General Plan Designation
(P - Public)

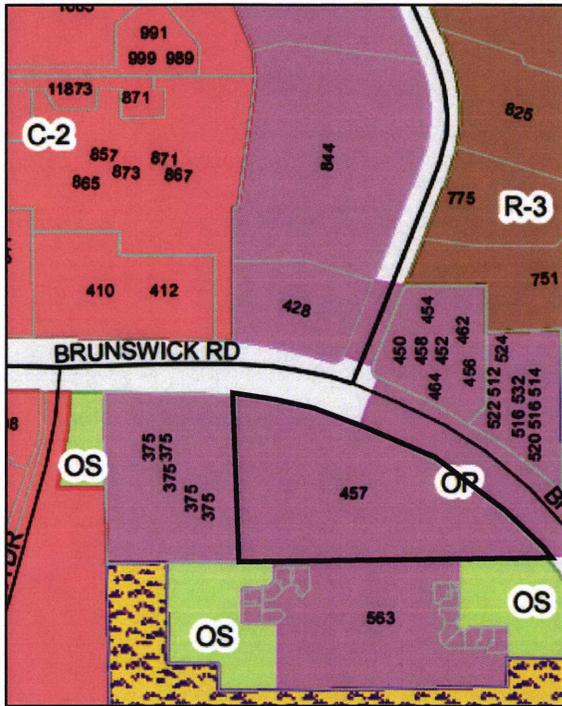


Proposed General Plan Designation
(ULD-Urban Low Density)

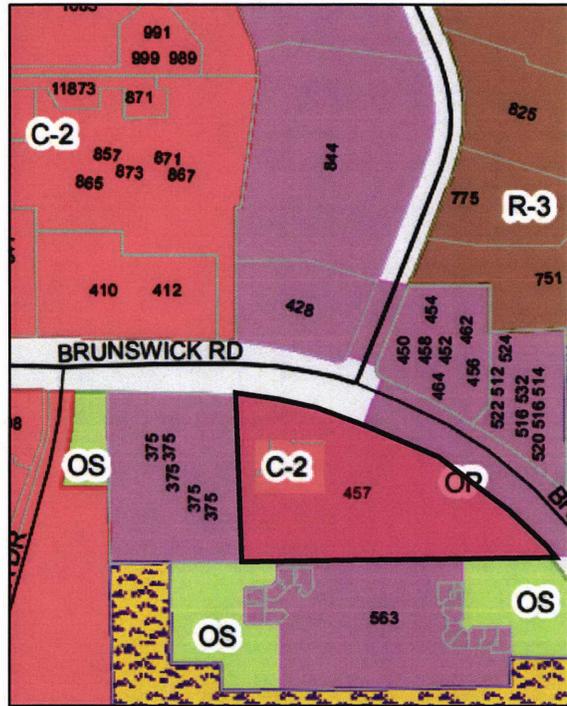


457 Brunswick Road

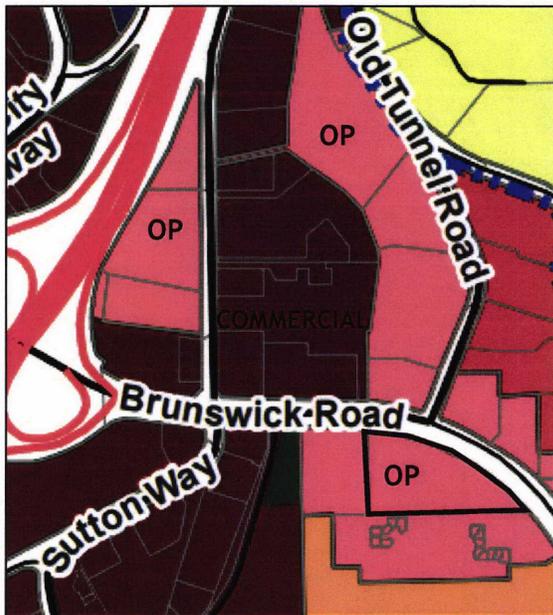
Existing Zoning
(OP - Office Professional)



Proposed Zoning
(C-2 - Central Business)



Existing General Plan Designation
OP - Office/Professional



Proposed General Plan Designation
C - Commercial

