



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

*Chairman, Greg Bulanti*

*Vice Chair, James Arbaugh*

*Liz Coots*

*Tom Ivy*

*Terry McAteer*

**TUESDAY, July 21, 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

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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 3<sup>rd</sup> 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](http://www.cityofgrassvalley.com/agendas-minutes-meetings). 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](mailto: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](http://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](http://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 – May 19, 2020**
- 6.0 PUBLIC COMMENT - There is a time limitation of five minutes per person.**

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto: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 Development Review and Minor Use Permit (20PLN-08)** for the development of a mixed-use project consisting of ±4,203 square foot of commercial space on the first floor and five apartment units on the second floor. A Minor Use Permit is required to expand a legally non-conforming building with a rear setback less than 10 feet. The site is located at 152 South Auburn Street (APN: 008-372-006) in the Town Core (TC) Zone. Environmental Determination: Categorical Exemption.

**7.2 Development Review Permit (20PLN-12)** for the construction of a 10,000 square foot office building and related improvements for Chapa-De Indian Health Center. The project is located on Sierra College Drive (APNs: 035-260-074, 035-330-015, 016) in the Central Business (C-2) Zone. Environmental Determination: Initial Study/Mitigated Negative Declaration.

**7.3 Tentative Subdivision Map (19PLN-24)** for the division of a ±6.35-acre parcel into 24 single family lots. The project site is located at 2418 Ridge Road and 1030 Deeken Court (APNs: 008-050-005 & 008-060-016) in the Single Residential (R-1) Zone. Environmental Determination: Initial Study/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 August 18, 2020.

NOTE: ANY HEARING NOT STARTED FOR AN APPLICATION BY 11:00 P.M. WILL BE CONTINUED TO THE NEXT AVAILABLE PLANNING COMMISSION AGENDA. AGENDA ITEMS WILL NOT BE HEARD UNLESS THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION MAY HAVE CONCERNING THE PROJECT.

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

7/15/2020 10:00a.m. by: \_\_\_\_\_  
Date Time Clerk to Planning Commission

Approved for posting

Thomas Last \_\_\_\_\_  
Thomas Last Date 7/13/20  
Community Development Director