

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, July 17, 2024; 6:00 pm

Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on June 16th, 2024, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/81193405498?pwd=OxQh8RIi9i5bzI5RUr4FnC5fB9Fqi7.1>

Webinar ID: 811 9340 5498

Passcode: 983277

Or Telephone:

+1 669 444 9171 US

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CALL TO ORDER – Chair Espino

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA – None

PUBLIC HEARING

1. CUP 3-24; an application for a conditional use permit to allow the installation of an electronic sign located at *410 Jackson Street* at the northeast corner of Jackson Street and Magnolia Terrace. The site has a General Plan land use designation of Residential and a zoning designation of Single-Family Residential District (R-1). The application for a conditional use permit will also memorialize and confirm the existing St. Timothy’s Episcopal Church activities established prior to the requirement of a conditional use permit. (APN 010-162-012)
2. Housing Element Update 2022-2030

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on August 21st, 2024. This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on July 14th, 2024. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and/or at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

Planning Commission Item #1
Staff Report

DATE: July 17, 2024
TO: Planning Commission
FROM: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

SUBJECT: **CUP 3-24;** an application for a conditional use permit to allow the installation of an electronic sign located at 410 Jackson Street at the northeast corner of Jackson Street and Magnolia Terrace. The site has a General Plan land use designation of Residential and a zoning designation of Single-Family Residential District (R-1). The application for a conditional use permit will also memorialize and confirm the existing St. Timothy’s Episcopal Church activities established prior to the requirement of a conditional use permit. (APN 010-162-012)

Recommendation

The Planning Commission is recommended to:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15311, Accessory Structures, Class 11(a); and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 3-24 subject to the conditions attached to the staff report as Exhibit A.

Summary

The applicant is requesting a conditional use permit in order to construct an electric sign that will have easy copy change for activities. The existing sign is small and does not provide good visibility. The proposed sign will be constructed as a part of the existing sign.

Site Description

The subject site is located on the northeast corner of Jackson Street and Magnolia Terrace. The proposed area consists of approximately 0.33-acres.



Figure 1: Location Map

Conditional use permits (CUP) are entitlements that once activated, are tied to the property without expiring unless so conditioned. When a proposed use is not listed in Title 17, the Planning Commission may consider the request and take action on it.

The applicant is requesting to construct an electronic sign to list upcoming community religious services and other activities.

Approval of this conditional use permit will allow the church to construct an electronic sign 6' x 4' in size, located below the existing sign, and to memorialize the existing uses as a part of the conditional use permit. St. Timothy's was established in the early 1960's and as such a conditional use permit was not required to operate.

St. Timothy's provides ministry to the community along with:



Figure 2: Proposed sign

a food bank program, partners with Rotary International to provide clean water to rural communities, maintains a sister city in Liberia, provides facilities for Narcotics Anonymous to meet, supports Heifer International, Pennies for Chicks program, implemented a community garden, and supports the senior residents in the Hazel Hotel. The church has also had past child care and education facilities. Granting this conditional use permit will allow existing uses to continue. St. Timothy's utilizes its site to support and provide outreach to the community and its community groups. Approving the conditional use permit to allow the electronic signage will provide a more efficient way to advertise services that are provided. The General Plan land use designation is Residential and the property is zoned Single-Family Residential District (R-1); therefore, the land use designations require a conditional use permit.

Public Notice

Notices were mailed to the surrounding property owners within a 300-foot radius of the subject site. A notice was also published in the Gridley Herald, posted at City Hall, and on the city website. At the time this report was prepared, no comments had been received.

Findings

The Planning Commission is required to make the following Findings of Fact for quasi-judicial actions:

Conditional Use Permit Findings:

- 1. The proposed use is in accordance with the objectives of the General Plan land use designation and the zoning district.**

Approval of a conditional use permit will allow St. Timothy's to continue its existing uses,

allow for future educational uses, and to allow the addition of an electronic sign below the existing sign; therefore this finding can be made.

- 2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.**

The proposed use of the property will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use; therefore this finding can be made.

- 3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.**

The use of the property will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan; therefore, this finding can be made.

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15311, Accessory Structures, Class 11(a).

Conclusion

Planning supports the proposal and provides conditions of approval for the proposed sign and existing uses.

ATTACHMENTS:

1. Exhibit A, Draft Conditions of Approval

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
Conditional Use Permit No. 3-24
(APN 010-162-012)

Approved Use:

A conditional use permit to allow the construction of a 6 ft. x 4 ft. electronic sign and memorialize the existing uses at St. Timothy's Church.

Conditions of Approval:

1. The approved use for CUP 3-24 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department. Staff may recommend changes to be reviewed by the Planning Commission.
2. The applicant/lessee shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
3. The conditional use permit shall run with the land on all parcels. Any additional uses or modifications of time, services or educational programs shall be reviewed for conformance to this and past approvals.
4. The applicant will submit an application for a sign permit to the City of Gridley Planning Department.
5. The applicant shall submit plans to the Butte County Building Department for the proposed electronic sign permit.

{End}

Planning Commission Item #2
Staff Report

Date: July 17, 2024
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department
Subject: Housing Element Update 2022-2030

X	Regular
	Special
	Closed
	Emergency

Recommendation

Planning Commission to review the existing Housing Element, discuss, and hear public testimony.

Summary

The State of California, Department of Housing and Community Development (HCD) has outlined a process by which local governments need to update housing elements to maintain compliance with the legislative statutes. The planning period for the City of Gridley is eight years coinciding with the Butte County Association of Government's 6th cycle planning period.

The purpose of the public review is to gain feedback from the community and the decision-making bodies of the City to revise, and ultimately submit a plan that provides measurable implementation strategies supporting housing development.

Discussion

The Housing Element is a required section of the General Plan. The City of Gridley adopted the 2030 General Plan in 2010 followed by adoption of the 2009-2014, and the 2014-2022 Housing Element(s). The General Plan had prepared an Environmental Impact Report (EIR) to consider CEQA impacts. There are no changed circumstances with the 6th cycle update, therefore no additional environmental review has been done.

Each planning cycle changes the allocation of required available land for development. This is due to a changing population, the changing economic and demographic information of that population, and the forecasting of where the increases may occur. The City of Gridley receives the regional housing needs allocation numbers (RHNA) from the Butte County Association of Governments (BCAG) who in turn receive the allocation from the State of California Housing and Community Development Department. The quantity of housing needed is determined also by income affordability levels and to insure that housing can be provided for very low, low, moderate, and above moderate income levels. Any unmet need from the previous cycle is also required to be met. The Housing Element analysis has confirmed there is an adequate land inventory available to meet the previous RHNA allocation.

The review and update to the Housing Element consists of:

- Updating census data correctly reflecting population demographics;
- Employment characteristics;

- Available housing and condition assessment;
- Housing affordability, tenure, and age;
- Special Housing needs;
- Energy efficiency and conservation;
- Housing needs projections, land inventory, and housing allocation;
- Constraints inhibiting the development of adequate housing related to government and non-government restrictions;
- An evaluation of the 2014-2022 Housing Element implementation strategies, and,
- The development of a new Housing Plan.

The resulting analysis for the existing Housing Element indicated the City of Gridley had an adequate inventory of developable land to meet the 5th planning cycle housing needs. The analysis will review what additional land if any, would be needed to meet the 6th planning cycle.

State of California Housing and Community Development

The City has been in contact with the State to confirm a projected schedule to complete the update to the Housing Element. The requirements include adequate public outreach. The initial kick-off for public review consisted of:

4/12/2024 Public Outreach in Gridley Herald
 4/17/2024 1st review at Planning Commission

The presentation to the Planning Commission on April 17, 2024 provided an opportunity to review the existing document and begin the discussion of any amendments to reach new and existing goals. The City will continue on its course to complete the Housing Element Update with the following anticipated schedule:

5/22/2024 2nd review to Planning Commission

At the May 22, 2024 Planning Commission meeting, the Planning Commission requested the opportunity to review the survey that would be mailed. The proposed survey is Attachment 2 available for the public and Planning Commission to review and provide comment prior to mailing out.

6/19/2024 Redline to Planning Commission re: comments received

At the June 19, 2024 Planning Commission meeting, a redline of the proposed Housing Plan was reviewed. The city received comments from Mr. Matthew Bowen, Legal Services of Northern California. His comments requested the City continue its policies HP-1.3, HP- 2.1, HP-2.4, HP-2.5, HP-2.6, HP-4.1, HP-4.2, HP-4.3, HP-4.4, HP-4.5, HP-5.1, and HP-6.2, with a focus on increasing the supply of low income and extremely low income housing. These policies were highlighted and only minor revisions were made to the policy language.

The Planning Commission also reviewed the survey that had been prepared to be mailed out to the public for comment. There were no changes made and the survey was mailed out June 24, 2024.

The Planning Commissioners discussed the redline Housing Plan and noted that they would further review and provide more feedback to the city at its July 17, 2024 meeting.

The proposed schedule remains the same with a minor amendment to the date that the draft will be forwarded to HCD. This submittal is dependent on received comments therefore, the submittal date has been moved back to August 5, 2024 to allow additional time for public comment. The schedule will be amended to follow the revised schedule below:

Revised Schedule:

8/5/2024	Draft sent to HCD
10/1/2024	HCD comments received
11/1/2024	HCD redline comments incorporated and resubmitted for review
12/2/2024	City Council Adoption

Conclusion

The city is continuing its efforts to complete the 2022-2030 Housing Element Update and the revised schedule will support additional time for public comment as needed.

Public Notice

A notice was advertised in the Gridley Herald, posted at City Hall, and available at the Administration Counter, and placed on the City website. At the time this report was prepared, no comments had been received.

Environmental Review

The City of Gridley has determined in accordance with Section 15162 of the CEQA Guidelines, that the 6th cycle planning update of the Housing Element, 2022-2030, constituting a text amendment to the 2030 General Plan, does not involve new significant effects beyond those analyzed for the 2030 General Plan Final Environmental Impact Report, therefore no additional CEQA review is required and action may be taken on this item.

Attachments

1. Exhibit A-Redline Housing Plan



CITY OF GRIDLEY, CALIFORNIA
Table 50 - 2014-2022 Housing Plan
Housing Policy and Implementation Strategies
(Govt. Code Section 65588)

Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
Housing Quality		
<i>Housing Goal 1: To promote the development of a variety range of housing types throughout the City that is safe and complements the surrounding neighborhood.</i>		
<p>HP-1.1: The City will maintain <u>develop additional and enforce development performance</u> standards and building standards that provide for housing <u>development</u> and safe neighborhoods for housing all income levels.</p> <p>Timing: 2015-2016 <u>Annually</u></p> <p>Responsibility: Planning Department</p>	<p>HIS 1.1: On a request basis, the Building Department <u>The City t</u> will continue to inspect buildings for Health and Safety Standards and Building Code violations. Buildings found in violation of Health and Safety Standards and/or Building Codes will be required to be rehabilitated to current Codes and <u>evaluate the Gridley Municipal Code to develop more performance standards for -new and existing housing</u> Standards. Informational brochures shall be developed to inform residents of this service. The City will continue its current program to maintain a code violations database and notice property owners of code violations. The City will research options for addressing code violation problems with absentee property owners, including surveying other cities' approaches. The Planning Department will bring a recommendation and/or options for addressing this situation to the City Council for consideration and action, including, but not limited to revisions to the City's nuisance abatement procedures.</p>	<p>1. Analyze other city's programs and what programs are in place for absentee owners.</p> <p>1. Provide information on the city website related to what a code violation is, what the community can do about nuisances, and what the abatement process is.</p> <p>update/develop a database of code violations.</p> <p><u>1.</u></p>
<p>HP-1.2: The City will encourage the development and redevelopment of neighborhoods that include a variety of housing types and sizes.</p> <p>Timing: 2015-2016 <u>Annually</u></p> <p>Responsibility: Planning Department</p>	<p>HIS 1.2: The City will analyze the results of the Housing Conditions Survey conducted in 2014 to help prioritize and apply the City's efforts and <u>outreach for residents to apply for</u> application of funding for housing rehabilitation.</p>	<p>1. Develop community outreach to encourage better exterior energy/aesthetic maintenance and loan programs for roofing, painting, and window replacement.</p> <p>2. Outreach related to water conservation, better yard plantings that require less maintenance to improve general curb appeal.</p>

<p>HP-1.3: The City will encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.</p> <p>Timing: Annually</p> <p>Responsibility: <u>City</u></p> <p>Administration: Planning Department</p>	<p>HIS 1.3: In coordination with the Regional Housing Authority of Sutter and Nevada Counties, the City will continue the Gridley Housing Rehabilitation Program to provide financial assistance to owner and renter lower-income households for housing rehabilitation during this planning cycle. The Housing Rehabilitation Program will be publicized in brochures made available at City Hall, the library, and electronically on the City's website <u>on the city website.</u></p>	<ol style="list-style-type: none"> 1. Provide financial assistance to 30 property owners <u>owner and renter lower-income households</u> for housing rehabilitation <u>funding</u> during this planning cycle. 2. The Housing Rehabilitation Program will be publicized in brochures, made available at City Hall, the library, and electronically on the City's website.
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CITY OF GRIDLEY, CALIFORNIA
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(Govt. Code Section 65588)

Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
<p><u>Housing Quantity</u> <u>Housing Goal 2: To facilitate the preservation and construction of housing to meet the needs of Gridley residents, including all household types and incomes.</u></p>		
		<p>3. An article will be published 2 x per year to inform the community of the opportunity to apply for housing rehabilitation funds.</p>
<p>HP- 2.1: The City will encourage infill development, through reduced or delayed payment of impact fees, priority in-entitlement review, or other methods.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 2.1: The Planning Department will prepare and maintain information on vacant infill properties designated by the City for urban development. The objective of this program is to make readily available data that is helpful to builders and land developers in preliminary research that could lead to redevelopment and infill development that forwards the City's planning goals. The City will survey builders, developers, and experts in real estate to determine the types of information that would be most helpful in making property investment decisions, and the City's property database should report on the same information as feasible. The information on vacant available properties could take the form of an online database or it could take other formats.</p>	<p>1. Provide data on the website depicting vacant sites that could be built upon.</p> <p>2. Provide data on the website related to building permits issued.</p> <p>3. Contact builders/agencies for site opportunities.</p>

<p>HP-2.2: The City will encourage the construction of <u>second accessory dwelling</u> units within existing and proposed residential lots.</p> <p>Timing: Biannually, odd years<u>Annually</u></p> <p>Responsibility: Planning Department</p>	<p>HIS 2.2: The City will identify a range of incentives that could encourage development of vacant and underutilized properties in and near downtown Gridley. The City will specifically consider incentives that would encourage housing development, including affordable housing development. Develop a range in alternative zoning districts of incentives to encourage development of vacant and under-utilized properties in and near downtown Gridley. The City will survey builders and developers to determine which incentives would be most effective in inducing infill housing development. In surveying developers and builders, the City will make a specific effort to gather input from local developers and builders and those with experience developing affordable housing, multi-family housing, small lot single family housing, and infill development of all types. City staff will also collect and analyze relevant programs from other cities and counties that have had success with infill development. Staff will present City Council with options for incentives, which could include, but is not limited to reduction of fees, delay in payment of impact fees, reduced processing times for infill development consistent with the General Plan.</p>	<p>1. City staff would meet with developers informally or via telephone conferencing related to incentives for infill development and new housing opportunities.</p> <p><u>1. City staff will review and develop programs developed in other cities of similar size that could be informative and provide innovative ideas that would stimulate development.</u></p> <p><u>2. The City will develop information outlining SB9 and mail out to the property owners at least one time per year and add information on its website.</u></p>
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Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
<p>HP-2.3: The City will encourage compact development, the use of drainage swales for stormwater conveyance, multi-use public facilities and lands, and other planning and design strategies to reduce the cost of infrastructure to serve new housing.</p> <p>Timing: 2015, 2016 <u>Annually</u></p> <p>Responsibility: Planning Department: <u>City Engineering</u>; <u>Public Works</u></p>	<p>Based on this approval of changes to the Municipal Code or other necessary actions to create incentives for infill development, including infill housing development. The City will collect and analyze relevant programs from other cities and counties that have had successful infill development.</p> <p>HIS 2.3: The City will <u>develop design standards to streamline infill development and drainage design.</u> encourage the construction of second units housing to meet future housing needs in Gridley. The City will provide educational materials regarding second units to those seeking building permits for housing and those wishing to subdivide land for housing. The City will reduce development impact fees for second units, as necessary, to encourage their development. The City will follow adoption of a comprehensive General Plan Update with a Nexus Fee Study and Impact Fee Update. The City has described the intent for this program throughout the General Plan.</p> <p>The Fee Update will be tailored according to the City's infill and compact development objectives and affordable housing objectives. Please refer to the 2030 General Plan, including Public Facilities Implementation Strategy 1.2, Land Use Implementation Strategy 2.3, and Circulation Implementation Strategy 1.2 for more information.</p> <p>As a part of the Fee Update, the City will analyze the costs and public services demand for second units, and align impact fees to better represent actual public costs. For second units, development impact fees would be expected to be substantially lower than the typical single-family detached home.</p>	<p>1. Encourage production of at least 10 second units in this housing element planning horizon.</p> <p>2. The City will encourage second units <u>the construction of accessory dwelling units</u> to meet housing needs. Educational materials and community outreach will be —conducted at least one time per year. Additionally, information will be placed on the City website.</p> <p>3.1. The City will revisit the Nexus Fee Study and Impact Fee update in 2016. A review of the previous recommendations will be considered if they are appropriate at that time.</p>

<p>HP-2.4: The City will encourage infill development in meeting the housing needs required by expanding populations.</p> <p>Timing: 2016, 2017 <u>Annually</u></p> <p>Responsibility: Planning Department, Planning Commission, City Council</p>	<p>HIS 2.4: The City will consider a range of incentives to induce the rehabilitation of existing multi-family housing, adding bedrooms to existing housing, and conversion of existing nonresidential buildings to serve the <u>housing</u> needs of Gridley's larger families. The City will also-encourage <u>support</u> development of new rental housing that accommodates larger- household needs, providing more than 1- and 2- bedroom units.</p> <p>City staff will consult with local housing authorities on Gridley's desire to rehabilitate building to</p>	<p>1. Facilitate production of 3- larger rental units per year following the City Council's approved program- implementation.</p> <p><u>2.1.</u> Conduct community outreach for funding programs available that could be used to enlarge existing residences; newspapers, website,</p>
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Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
	<p>provide multi-family housing with three or more bedrooms per unit.</p> <p>The City will consult with local housing authorities regarding applications for grant funding to rehabilitate housing, add a 3rd bedroom, and convert buildings for multi-family residential use.</p> <p>The City will consider collaborative the development of a revolving loan program through a local housing authority, other public programs <u>in support of rehabilitation and addition costs.</u>, or the City's Redevelopment Agency.</p> <p>City staff will report to the City Council a recommended set of actions to encourage rehabilitation of housing and conversion of existing nonresidential building stock for larger, multi-family housing. The City will revise the Municipal Code, fees, and standards, as appropriate, to provide the selected combination of incentives.</p>	<p>community meetings.</p> <p>3. Conduct outreach to the Builder's community to determine the viability of the conversion of large homes to multi-family homes.</p> <p>4. Continue partnering with local housing authorities.</p>
<p>HP-2.5: The City's infill and new growth housing incentives should be designed to achieve not only the City's housing goals, but also economic, social, and environmental goals of the City through programs identified in the 2030 General Plan.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 2.5: City staff will <u>consult with local support</u> developers to construct mixed use development with infill opportunities</p>	<p>1. Meet with developers to encourage the development of infill sites, mixed use developments, and housing renovation opportunities.</p>
<p>HP-2.6: The City will maintain adequate sites with appropriate zoning, development standards, access to public infrastructure and facilities needed to facilitate a variety of types of housing for the needs of all income levels and special needs groups, including rental housing,</p>	<p>factory built or manufactured</p>	<p>HIS 2.6 The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals to the General Plan and its compliance with State Laws.</p> <p>Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions</p>

that apply to other residential dwellings of the same type in the same zone.

1. The City will ensure the sites identified for development to meet RHNA ' allocation. Development standards shall be in conformance to the requirements at the time of development.
2. The City shall encourage a mixture of income housing type with developments that are proposed.

CITY OF GRIDLEY, CALIFORNIA
Table 50 - 2014-2022 Housing Plan
Housing Policy and Implementation Strategies
(Govt. Code Section 65588)

Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
<p>housing, mobile home, emergency shelters, and transitional housing.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department, Planning Commission, City Council</p>		
<p><u>Remove Constraints to Housing</u></p> <p><u>Housing Goal 3: To reduce and remove constraints to development and redevelopment of housing.</u></p>		
<p>HP-3.1: The City shall maintain a zoning ordinance, Municipal Code, and development review process that is free of constraints for development of housing to achieve the City's regional share of estimated future housing needs for all housing types and incomes.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department, Planning Commission, City Council</p>	<p>HIS 3.1: The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals to the General Plan and its compliance with State Laws.</p> <p>Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<ol style="list-style-type: none"> 1. Ensure zoning achieves General Plan goals. 2. Ensure the zoning code is consistent with the Housing Plan Policies and the General Plan. 3. Amend the code to reflect transitional, emergency, and supportive housing as a residential use and to define one site that will allow emergency shelter on a year-round basis. Refer to HP 3.3 and HP 3.4 below.
<p>HP-3.2</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department, Planning Commission, City Council</p>	<p>HIS 3.2: The City will review the Housing Element on an annual basis to determine the effectiveness in achieving goals and objectives.</p> <p>The City will provide annual reports as to the implementation of the Housing Element to the Planning Commission, City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400.</p> <p>The City will consider revisions to Housing Element programs, if necessary, to address issues of efficacy relative to goals and objectives.</p> <p>The City will monitor its development and processing/review procedures on an ongoing basis to minimize the time required for review by the City.</p>	<ol style="list-style-type: none"> 1. Ensure Housing Element is achieving goals and objectives. 2. Ensure City's design review and entitlement process does not impede higher-density housing and mixed-use development.

The City will consider measures to reduce the plan review time needed by City staff by prioritizing review of permit applications for affordable housing projects, when proposed.	
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~~HP-3.3~~

~~HIS 3.3: The City will amend the zoning ordinance~~

~~1. Amend the code to reflect~~

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Table 50 - 2014-2022 Housing Plan
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Housing Policy	Housing Implementation Strategy (HIS)	Objective Quantified/Qualified
<p>Timing: 2015 Responsible Agency/Department: Planning Department, City Council.</p>	<p>to allow emergency shelters in the PQP and M-1 zone for year-round use without the need for a conditional use permit or other discretionary action. The City currently allows emergency shelters conditionally in the PQP zone. However, because there are a limited number of vacant sites with this zoning designation, emergency shelters will also be allowed by right in the M-1 zone, which has 17 acres of vacant land and additional land that would be considered underutilized.</p> <p>Transitional, emergency, and support housing will be permitted as a residential use subject to restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>sites that can be used on a year round basis without requiring a use permit. 2. Evaluate the 2011 code amendment to ensure it meets the state legislation.</p> <p>3. Amend the code to reflect emergency housing as a residential use and to define one site that will allow emergency shelter on a year round basis.</p>
<p>HP-3.4 Timing: 2015 Responsible Agency/Department: Planning Department, City Council.</p>	<p>HIS 3.4: The City will amend the zoning ordinance to define and allow transitional and supportive housing in all residential zones, subject to the same development standards as would apply to a residential structure of the same housing type. The City may require a reasonable design review process for housing proposed to provide 7 or more units, or as required by the City's zoning ordinance for other types of higher density housing. The City may require that operators provide evidence of applicable state licensing, where appropriate.</p>	<p>1. Facilitate development of transitional and supportive housing. Comply with current state law requirements.</p> <p>2. Evaluate the 2011 code amendment to ensure it meets the state legislation.</p> <p>3.1. Amend the code to reflect transitional and supportive housing as a residential use and to define one site that will allow emergency shelter on a year round basis.</p>

Affordable Housing

Housing Goal 4: To promote development and redevelopment of affordable housing.

<p>HP-4.1: The City will promote the preservation of subsidized affordable housing developments.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 4.1: The City will coordinate with the Butte County Housing Authority, Community Housing Improvement Program (CHIP), Regional Housing Authority of Sutter and Nevada Counties, and other non-profit affordable housing organizations, along with property owners of privately-owned, government-subsidized affordable housing projects to maintain the affordability status of affordable housing units in Gridley.</p> <p>The City will contact property owners of such affordable housing projects at least one year in advance of the date where properties could convert to market rate. The <u>City</u> will coordinate with area</p>	<p>1. Preservation of affordable rental housing units.</p>
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	<p>agencies and nonprofits to examine options for maintaining affordability status. The City will assist in identifying funds to maintain the affordability of rental units. If the owner expresses an interest in selling or converting their properties, the City will notify potential operators of subsidized affordable housing to determine interest in acquisition and operation of such properties, or will get assistance in seeking another interested investor or nonprofit housing corporation to acquire and continue operating the rental development for low-income households.</p>	
<p>HP-4.2: The City and will require replacement housing per state law (or relocation of displaced residents) within the housing rehabilitation projects for subsidized housing. Timing: Ongoing-through 2014</p> <p>Responsibility: Community Development Department <u>Planning Department</u></p>	<p>HIS 4.2: Contact possible sources of self-help housing, such as Community Housing Improvement Program (CHIP), the area housing authorities, or Habitat for Humanity. Coordinate with these groups to identify incentives or resources needed to facilitate self-help housing development. The City will consider incentives, such as fee reductions, delay in development impact fee payments and planning or zoning permit fees until occupancy, and streamlining of the entitlement review process to encourage development of self-help housing. The City will help promote the self-help housing to the public through information made available at City Hall and on the City's website.</p>	<p>1. Facilitate 5 new self-help housing units within the City by 2014.</p>
<p>HP-4.3: Seek and support housing needs of special groups such as seniors, handicapped persons, farmworkers, those in need of temporary shelter, single-parent families, and large families.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>HIS 4.3: The City will coordinate with the Regional Housing Authority of Sutter and Nevada Counties to administer a First-Time Homebuyer Program.</p>	<p>1. Support first time homebuyers.</p>

<p>HP-4.4: Assist in the development of housing affordable to extremely low, very-low, and low-income households through financial and/or technical assistance to affordable housing developers.</p>	<p>HIS 4.4: The City will consult with local housing authorities and non-profits regarding opportunities for financing programs, such as mortgage credit and bond financing, as feasible, to provide assistance to lower- and moderate-income homebuyers and first-time homebuyers.</p> <p>The City will determine the feasibility of participating</p>	<p>1. Research funding mechanisms to increase for affordable housing projects.</p> <p>2. Develop target activities that can be met.</p>
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<p>Timing: Report to City Council on discussions with other public agencies on the feasibility of consortiums for affordable housing bond financing by June 2016</p> <p>Responsibility: Planning Department, Finance Department</p>	<p>in a consortium with other public agencies to take advantage of tax- exempt bond financing for affordable housing and for assistance to lower- and moderate-income households. Feasibility will be based on the amount of funding that could be used within the City in relation to the cost of participation and the attractiveness of these certificates to first-time homebuyers. The City will also need to consider administrative capacity for any management responsibility for financing programs.</p> <p>The availability of financing for affordable housing should be advertised locally through brochures, quarterly newsletters, the City's website, local newspapers, civic buildings, and local finance agencies and real estate offices.</p>	
<p>HP-4.5: The City should proactively identify and apply for funding to expand affordable local housing opportunities.</p> <p>Timing: Meet annually or more frequently as appropriate.</p> <p>Responsibility: Planning Department, Finance Department</p>	<p>HIS 4.5: The City will cooperatively pursue funding for affordable housing projects with the Consolidated Area Housing Authority of Sutter County and the Butte County Housing Authority.</p> <p>A representative of the City will meet annually and additionally during the year as needed with representatives of each housing authority to determine their interest in, and plans for, constructing affordable housing in Gridley.</p> <p>The City will consult with the State Department of Housing and Community Development for assistance in identifying the most appropriate state and/or federal funding sources for the affordable housing most needed in Gridley and with the housing authorities to administer affordable housing development.</p>	<p>1.Pursue at least one funding opportunity for affordable housing construction every other year.</p>

Equal Housing Opportunity

Housing Goal 5: To ensure equal opportunity and access to housing for all residents.

<p>HP-5.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>HIS 5.1: The City will refer interested persons to the appropriate agencies, such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California for assistance in fair housing matters.</p> <p>The City will act as an independent third-party to discrimination complaints, as they arise. The City will continue to provide informational fair housing brochures in English and Spanish available to the public at City Hall, the library, the U.S. Post Office, Butte County Family Services, Gridley Family Health Center, and on the City's website.</p>	<p>1. Assist in referral for fair housing matters.</p>
<p>HP-5.2: The City will encourage universal design</p>	<p>HIS 5.2: The City will adopt a written reasonable accommodation ordinance to provide exception in</p>	<p>1. Research a universal design ordinance for</p>

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<p>in new housing construction, as well as integration of accessibility features in existing housing structures</p> <p>The City will promote awareness of accessibility requirements and opportunities for builders, developers, and residents.</p> <p>Timing: End of 2015<u>End of 2026</u></p> <p>Responsibility: Planning Department</p>	<p>zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee. Community Development Department staff will use the following or similar criteria in approving reasonable accommodations:</p> <p>The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.</p> <p>The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.</p> <p>The requested accommodation would not impose an undue financial or administrative burden on the City.</p> <p>The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.</p> <p>The City will either revise<u>update</u> the Municipal Code or adopt stand-alone rules, policies, and procedures for reasonable<u>creating a section in Title 17 for -universal design</u> accommodations. The City's procedures will specify exceptions to zoning and development standards and exceptions to building regulations<u>standards</u> needed to accommodate housing access for persons with disabilities. The City's amended procedures shall specific targeted timeframes for approval of reasonable <u>accommodations.</u></p>	<p>adoption by City Council.</p>

Natural Resources and Energy Conservation

Housing Goal 6: *To reduce household costs and conserve natural resources and energy in housing production.*

<p>HP-6.1: In order to reduce long-term household utility costs, the City will promote new housing construction and retrofits designed to consume less energy, produce and use renewable energy, consume less water.</p> <p>Timing: Annually</p> <p>Responsibility: Building Department</p>	<p>HIS 6.1: Project applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p> <p>The Building Department will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.<u>The City will encourage new development to construct homes with greater efficiency standards than required.</u></p>	<p>1.Ensure new development is designed to reduce ongoing building energy costs to future residents.</p> <p>—</p>
<p>HP-6.2: In order to reduce household transportation costs, the City will promote housing development in mixed-use settings near</p>	<p>HIS 6.2: Continue to provide rebates for the installation and use of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.</p>	<p>1. Facilitate installation of energy efficient appliances in 20 units; facilitate energy efficiency retrofits in 10 units.</p>

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<p>commercial and public services and in areas served by public transit.</p> <p>Timing: Annually</p> <p>Responsibility: Building Department</p>		<p>2. Encourage energy efficiency investments in new housing development</p>
<p>HP-6.3: Consider Fee increases/decreases to stimulate development</p>	<p>HIS 6.3: The City will re-evaluate the 2011 Nexus Fee Study and will update impact fees if it appears the economy is stronger and could support it. The City's Nexus Fee Study and update to impact fees should analyze energy procurement and distribution costs. The City will examine whether reduced impact fees would be appropriate and feasible for housing projects that include energy conservation techniques beyond those required by building codes</p>	<p>1. Re-evaluate existing nexus study for adoption if appropriate.</p>