

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, August 21, 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 August 20th, 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/82938434416?pwd=koBG576rTpxia7hRJ5E8JUkK8rrqWf.1>

Webinar ID: 829 3843 4416

Passcode: 095082

Or Telephone:

+1 669 444 9171 US

+1 720 707 2699 US

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

1. Planning Commission Meetings Dated June 19th and July 17th, 2024

PUBLIC HEARING

2. **VAR 1-24;** Application for a variance from the development standards to allow a decrease of the side yard setback from 4 feet (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii)) to 1 foot for an existing accessible structure converted from a garage to an accessory dwelling unit. The subject site is 6,534 square feet with a General Plan land use designation of Residential and a zoning designation Single-Family Residential District(R-1) located at 440 Nevada Street. (APN 010-012-007)

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on September 18th, 2024. This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on August 18th, 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.

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, June 19, 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.”

CALL TO ORDER

Chair Espino called the meeting to order at 6:00 pm.

ROLL CALL

Present: Wolfe, Espino, Adam, Jamison

Absent: Holland

COMMUNITY PARTICIPATION FORUM

The community participation forum was opened, and see no one was present to speak, was closed.

CONSENT AGENDA – None

PUBLIC HEARING

1. Planning Commission Meeting Minutes Dated April 17 and May 22, 2024

Motion to approve was made by Commissioner Adams, seconded by Commissioner Jamison.

ROLL CALL VOTE

Ayes: Wolfe, Espino, Adams, Holland; 4-0

2. CUP 2-24; An application for a conditional use permit to allow the construction of a 30 x 60 pavilion to hold events on a 0.40-acre parcel located at the northeast corner of Sycamore Street and Oregon Street. The site has a General Plan land use designation of Residential and a zoning designation of Single-Family Residential District (R-1); APN 009-181-005. The application for a conditional use permit will also memorialize and establish the existing Sacred Heart Roman Catholic Bishop of Sacramento/Roman Catholic Church activities located at 1560 and 1561 Hazel Street, APN 009-181-001(0.2-acre), 009-141-009(0.28-acre), 009-141-008 (0.1-acre), and 009-141-001(0.38-acre). The Sacred Heart Church has been established prior to the requirement of a conditional use permit.

City Planner Donna Decker gave a staff report overview of the project. Planning Commission deliberations resulted in no concerns of the project other than weather some Commissioners

needed to recuse themselves from voting if they lived within 300 ft. City Staff confirmed since there is no potential for financial gain, they would be able to vote.

Keith Gebhardt states he was not against the project but was only concerned about the potential noise.

Father Rolland provided an overview of the project with respect to an internal policy to reduce noise after 8 pm and concluded by thanking City Planner Decker.

Motion to amend the conditions of approval to include the City Municipal Codes that addressed noise and approve after was made by Commissioner Adams, seconded by Vice Chair Wolfe.

ROLL CALL VOTE

Ayes: Wolfe, Jamison, Espino, Adams; 4-0

3. Housing Element Update 2022-2030

City Planner Donna Decker gave an update on the House Element and presented the Housing Element survey scheduled to be mailed to each resident for input with the next utility billing. There was brief Commission deliberations of the standards and requirements of lot coverage, setbacks, density and the support of accessory dwelling units.

The Housing Element Update discussion will continue at the regular meeting of July 17th, 2024.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None

ADJOURNMENT

With no further items left to discuss, the meeting was adjourned to the next meeting on July 17th, 2024.

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, July 17, 2024; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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CALL TO ORDER

Vice Chair Wolfe called the meeting to order at 6:00 pm.

ROLL CALL

Present: Wolfe, Adams, Holland, Jamison

Absent: Espino

COMMUNITY PARTICIPATION FORUM

The forum was opened and seeing no one was present to speak, was closed.

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)

City Planner Donna Decker requested the Planning Commission accept the Conditional Use Permit application that would allow St. Timothy’s Episcopal Church to install an electric sign to display the various activities open to the public.

Dan Boeger addressed the Planning Commission and explained to them the types of activities held that would be announced on the sign.

Motion to approve was made by Commissioner Jamison, seconded by Commissioner Adams.

ROLL CALL VOTE

Ayes: Jamison, Adams, Wolfe, Holland; 4-0

2. Housing Element Update 2022-2030

Vice Chair Wolfe re-opened the discussion related to the Housing Element Update 2022-2023. City Planner Donna Decker requested input from the community and the Planning Commission. Decker explained that the submission schedule was revised, which HCD accepted.

Steve Stapley, SnS Construction, addressed the commission to review specific items in the Housing Element.

The Housing Element Update for 2022-2030 will be updated with the comments from the meeting as well as incorporate the Housing Element survey responses and be forwarded to HCD.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None

ADJOURNMENT

With no further items left to discuss, Vice Chair Wolfe adjourned to the next meeting scheduled for August 21, 2024.

Planning Commission Item #2
Staff Report

Date: August 21, 2024
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **VAR 1-24;** Application for a variance from the development standards to allow a decrease of the side yard setback from 4 feet (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii)) to 1 foot for an existing accessible structure converted from a garage to an accessory dwelling unit. The subject site is 6,534 square feet with a General Plan land use designation of Residential and a zoning designation Single-Family Residential District(R-1) located at 440 Nevada Street. (APN 010-012-007)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A; and,
3. Approve Variance No. 1-24 with Conditions of Approval as shown in Exhibit B.

Summary

The applicant is requesting a variance from the development standards to decrease the side yard setback from four feet to one foot. The applicant has submitted an application for a second residential unit/accessory dwelling unit that will convert an existing garage into a dwelling unit.

Site Description

The subject site is located in the west area of the city. It is an interior lot located on the east side of Nevada Street between Magnolia Street and Sycamore Street. The lot is 6,534 square feet in size (0.15-acre) and has a 1,130 sq ft residence. The garage is approximately 484 square feet which will be converted to a second residential unit/accessory dwelling unit. The site meets does not currently meet all development standards. The home is dated in the Assessor's information as being constructed in the early 1900's.

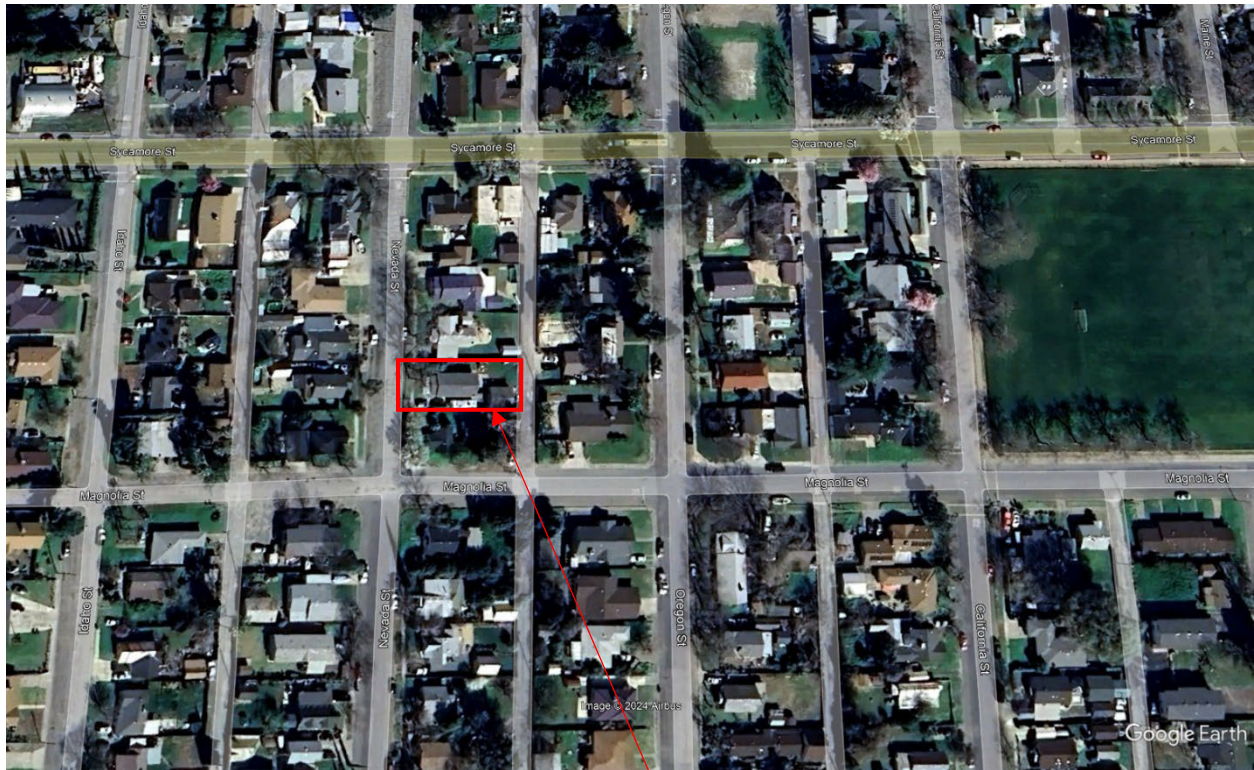


Figure 1: Site Location

Subject Site

Discussion

Land Use

The project site is zoned R-1, Single Family Residential zone with a General Plan land use designation of Residential. The current required setbacks per the Gridley Municipal Code are:

Front Yard:	20'	
Interior Side Yard:	5'	4' per Gov. Code, § 65852.2
Rear Yard:	5'	4' per Gov. Code, § 65852.2
Street Side:	20'	
Rear Yard at alley:	5'	4' per Gov. Code, § 65852.2

Recent legislation in support of housing, Gov. Code, § 65852.2, subd. (a)(1)(D)(vii)), provides a further reduction of the side yard setback to four feet. The request for a variance is from the allowed four feet to one foot for accessory dwelling units. When a municipal code is not in compliance with legislation, the city automatically accepts the government code that overrides its own code.

Proposed Project

The applicant proposes to convert a 21' x 21' existing garage into a dwelling unit. It meets the city alley setback of 5 feet; however, it is located one foot from the south property line. There is no increase the lot coverage because the structures and pavement are existing. The lot coverage calculation is approximately 35 percent based on both structures and paving. The

intent of the lot coverage restriction is to be sure that neighborhoods maintain adequate light

and air around parcels so no one is impacted by over building a site.

The existing structures have been there for some time; the garage was likely constructed prior to a setback requirements; hence, considered legal non-conforming. To convert the garage, the applicant has submitted an application for a second unit. The applicant has submitted an application for a second residential unit which is a staff level approval. The Planning Department will approve the request contingent on the approval of the variance by the Planning Commission.

Findings:

The Planning Commission will need to make the findings that are supported by staff as described within Exhibit A.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, mailed to residences within 300 feet of the site, posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

The project to be categorically exempt in accordance with Section 15305, Class 5, of the California Environmental Quality Act (CEQA).

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Attachments –

- 1. Exhibit A Variance Findings
- 2. Exhibit B Conditions of Approval
- 3. Exhibit C Plans/Second Unit application

Exhibit A

Variance Findings (17.09.030)

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to lands, structures or buildings in the same district.**

There are no features that create special circumstances; however, the applicant purchased the property with the current structures on it and would like to convert the existing garage into a second residential unit; it creates a special circumstance in that these are existing circumstances, therefore this finding can be made.

- B. That literal application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.**

The request to convert the structure to a dwelling unit is common and is specifically allowed by state legislation to increase housing units; therefore this finding can be made.

- C. That the granting of such application will not, under the circumstances of the particular case materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

Granting the variance will not adversely affect the neighborhood nor detrimental to the public welfare, therefore this finding can be made.

Exhibit B
Draft Conditions of Approval
Variance No. 1-24
(APN 010-012-007)

1. The approved Variance No. 1-24 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 approval may be allowed subject to the review and approval by the City Administrator or designee, if the request is in substantial conformance to this approval.
2. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
3. The applicant/owner shall submit an application for a building permit with plans drawn to scale to the Butte County Building Department to determine all applicable improvement and fee requirements. Plans shall be provided for submittal to the Fire Department. The applicant shall pay the required building permit and inspection fees.
4. This variance approval will lapse within one (1) year from the date of approval unless a building permit has been obtained. The City Administrator or designee may grant an extension if no modifications to the approval are requested, otherwise, the request for extension may be forwarded to the Planning Commission for action.
5. All other code requirements shall be met and the applicant shall pay all required development impact fees as required by the City of Gridley.

CITY OF GRIDLEY
Community Development
Department


685 Kentucky Street, Gridley, CA 95948
 Tel. (530) 846-3631 Fax. (530) 846-3229

SECOND UNIT PERMIT APPLICATION

PROJECT INFORMATION

Project Address/Location 440 Nevada St Gridley CA 95948	
Assessor Parcel Number 010-012-007	Size of the parcel (in square feet if less than one acre)
General Plan Land Use Designation	Zoning
Size of the Existing Primary Unit in square feet (excluding the garage) 1,047 sqft	
Size of the Proposed Second Unit in square feet (excluding the garage)	Will the proposed second unit be: <input type="checkbox"/> Attached to the primary unit <input checked="" type="checkbox"/> Detached from the primary unit
Additional Project Purpose and Description	

APPLICATION CONTACT INFORMATION

Name Arturo Bermudez		
Mailing Address 440 Nevada St Gridley CA, 95948		
Telephone (530) 565-6619	Fax N/A	Email barberart2022@yahoo.com
I hereby authorize this application and certify that all filing requirements have been satisfied for my application. I also acknowledge that any missing items may delay the processing of my application.		
Signature of Applicant 		Date

REPRESENTATIVE CONTACT INFORMATION

Name		
Mailing Address		
Telephone	Fax	Email
All communications concerning this request should be directed to the: <input type="checkbox"/> Applicant <input type="checkbox"/> Representative		

**ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY BY
APPLICANT**

(Project representative signatures will not be accepted.)

I acknowledge and certify that with this application I am financially obligated to the City of Gridley for all expenses related to the time and effort spent by the employees, agents, consultants, and legal representatives that are used to process this/these applications. I understand that once an application processing deposit has been depleted, additional deposits will be required prior to continuing work on this/these applications.

Arturo Bermudez
Printed Name

[Signature]
Signature

Date Signed

Billing Address: 440 Nevada St
Address

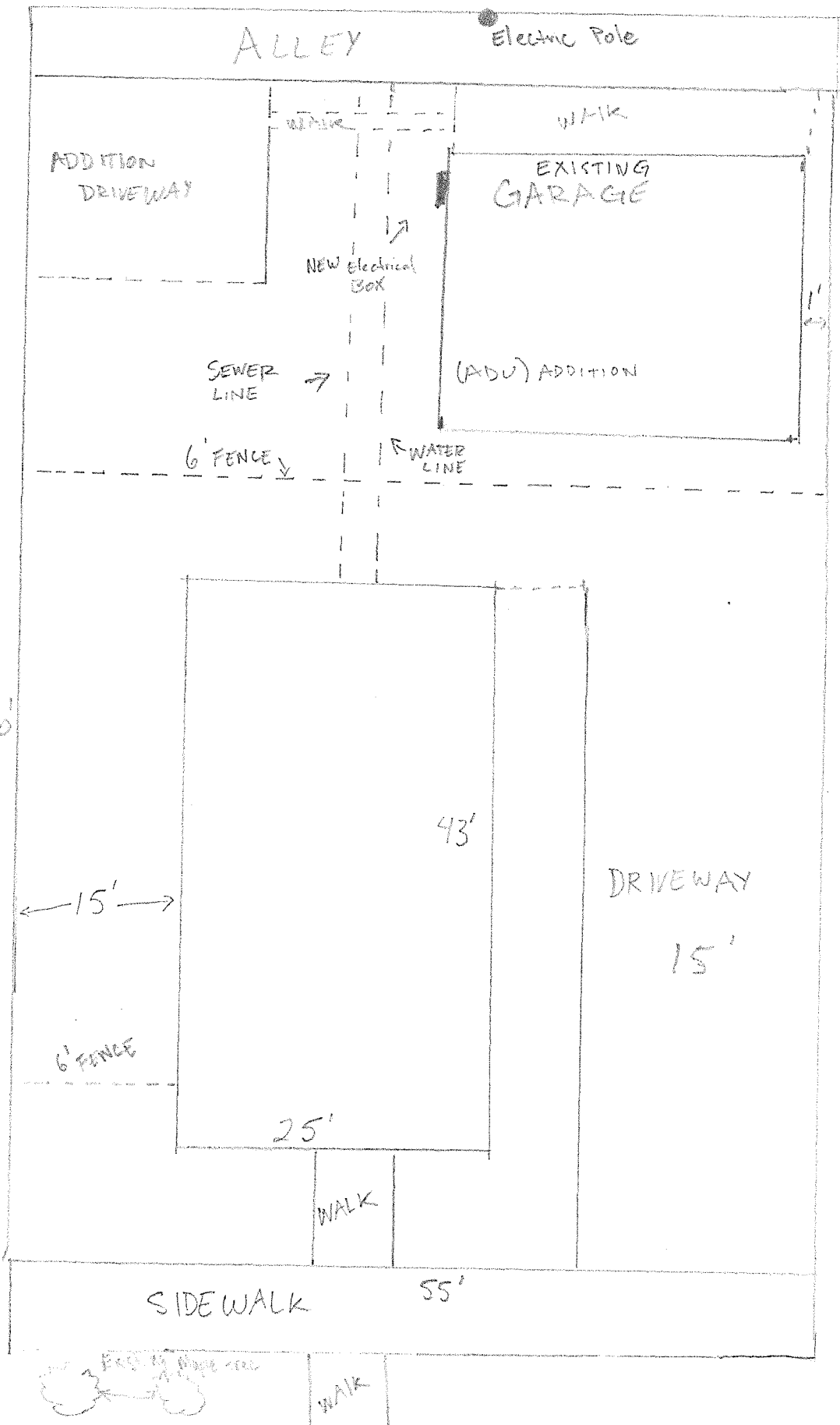
Gridley
City

CA
State

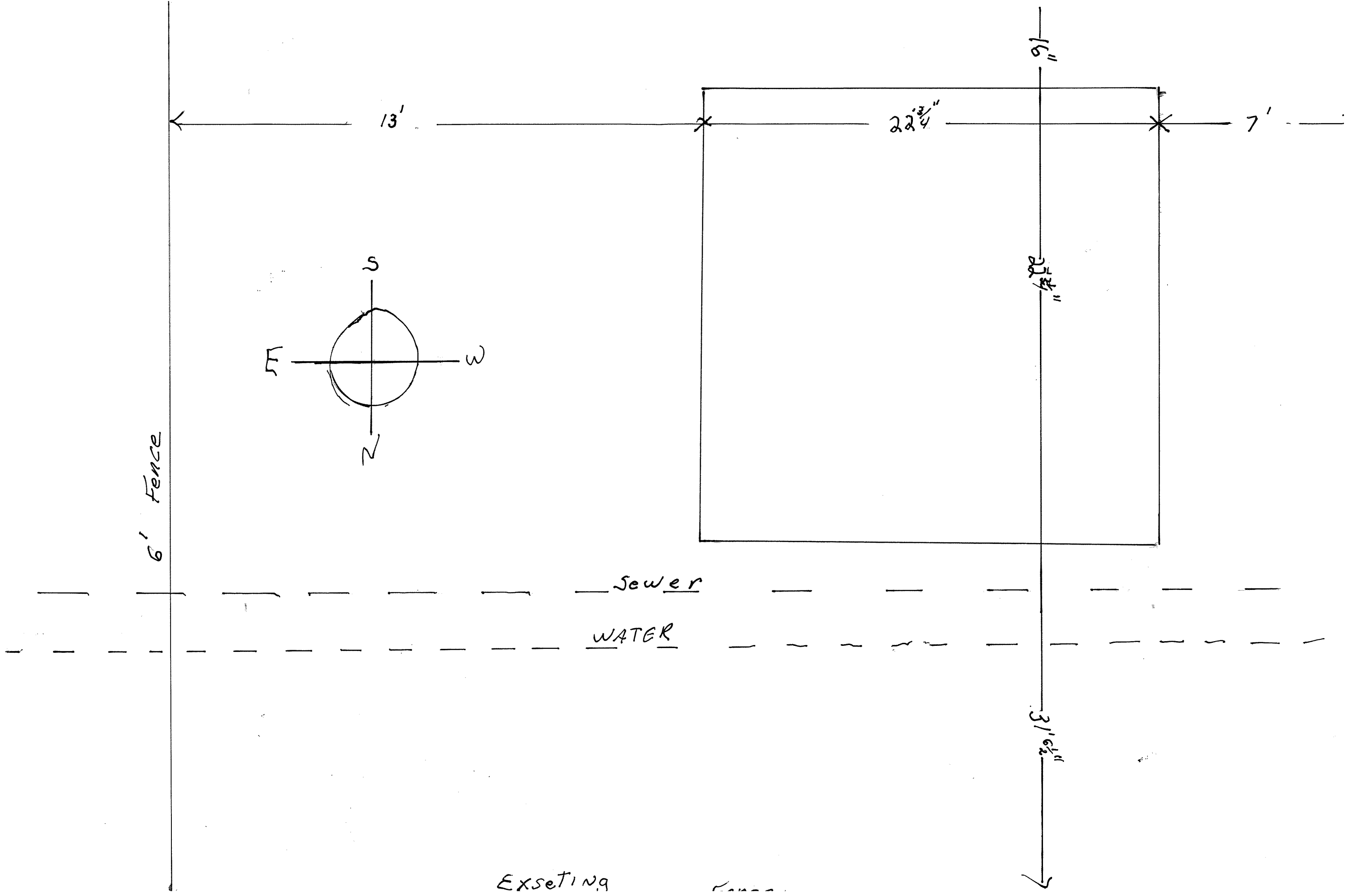
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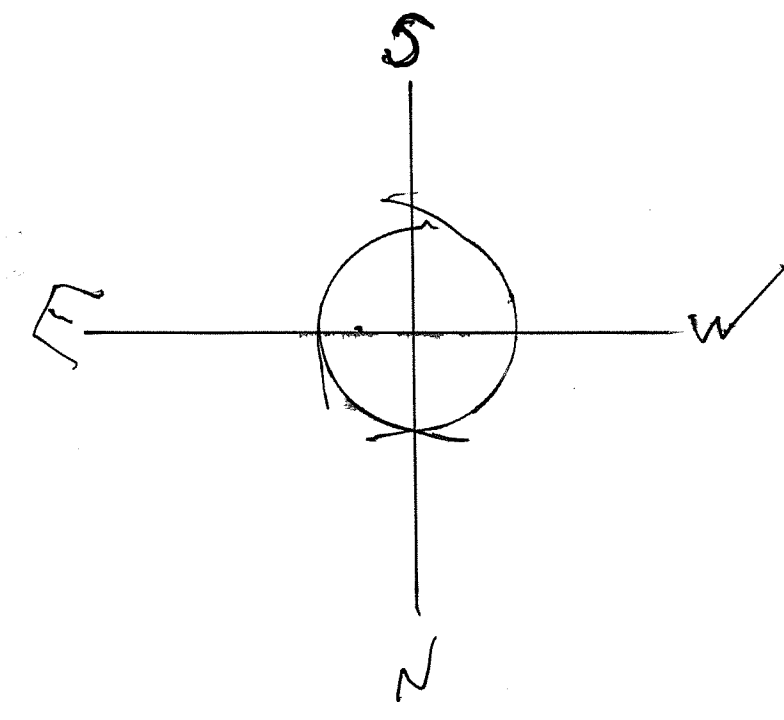
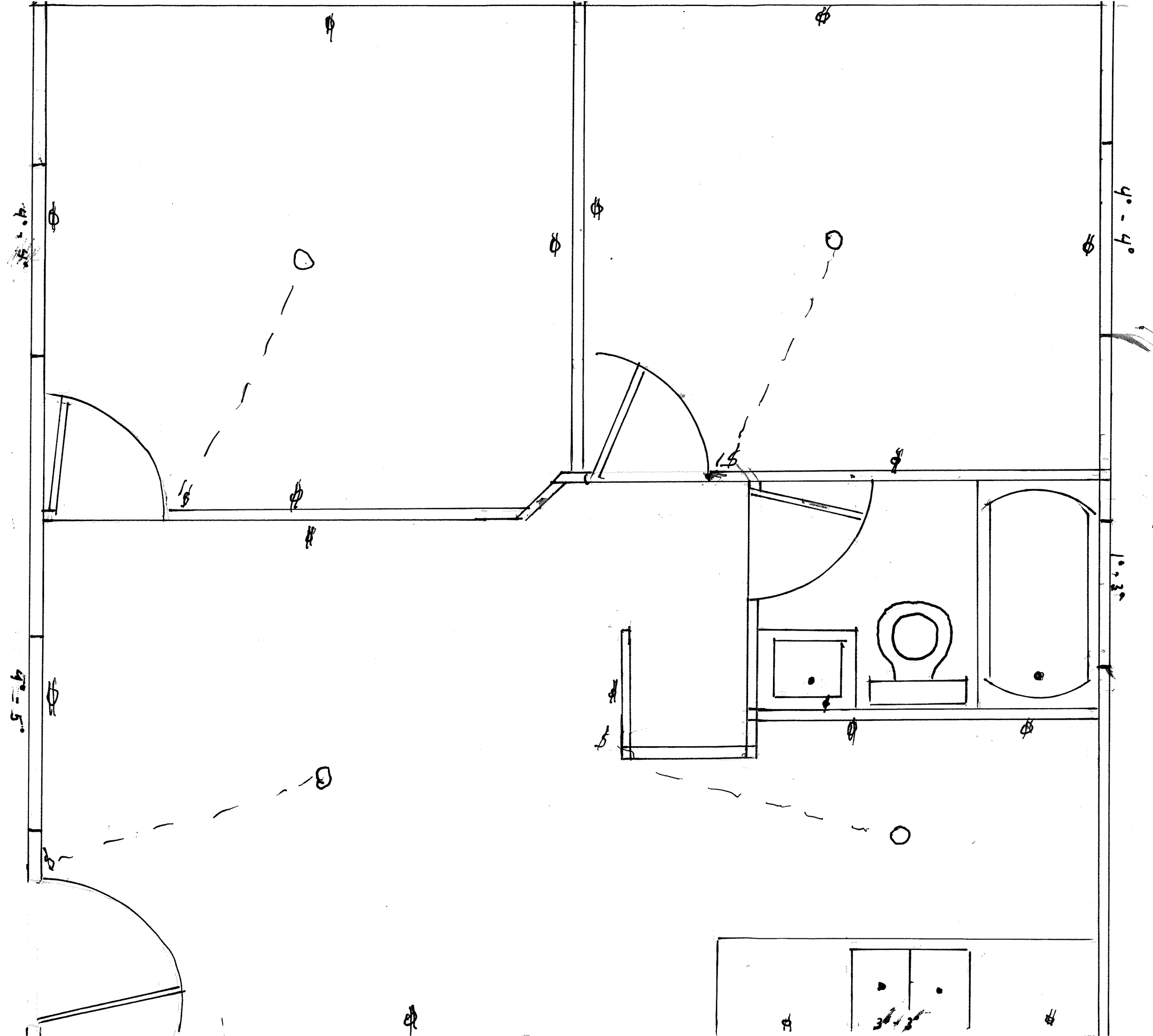
E-mail Contact Information: barberart2022@yahoo.com

Telephone Number: (530) 565-6619

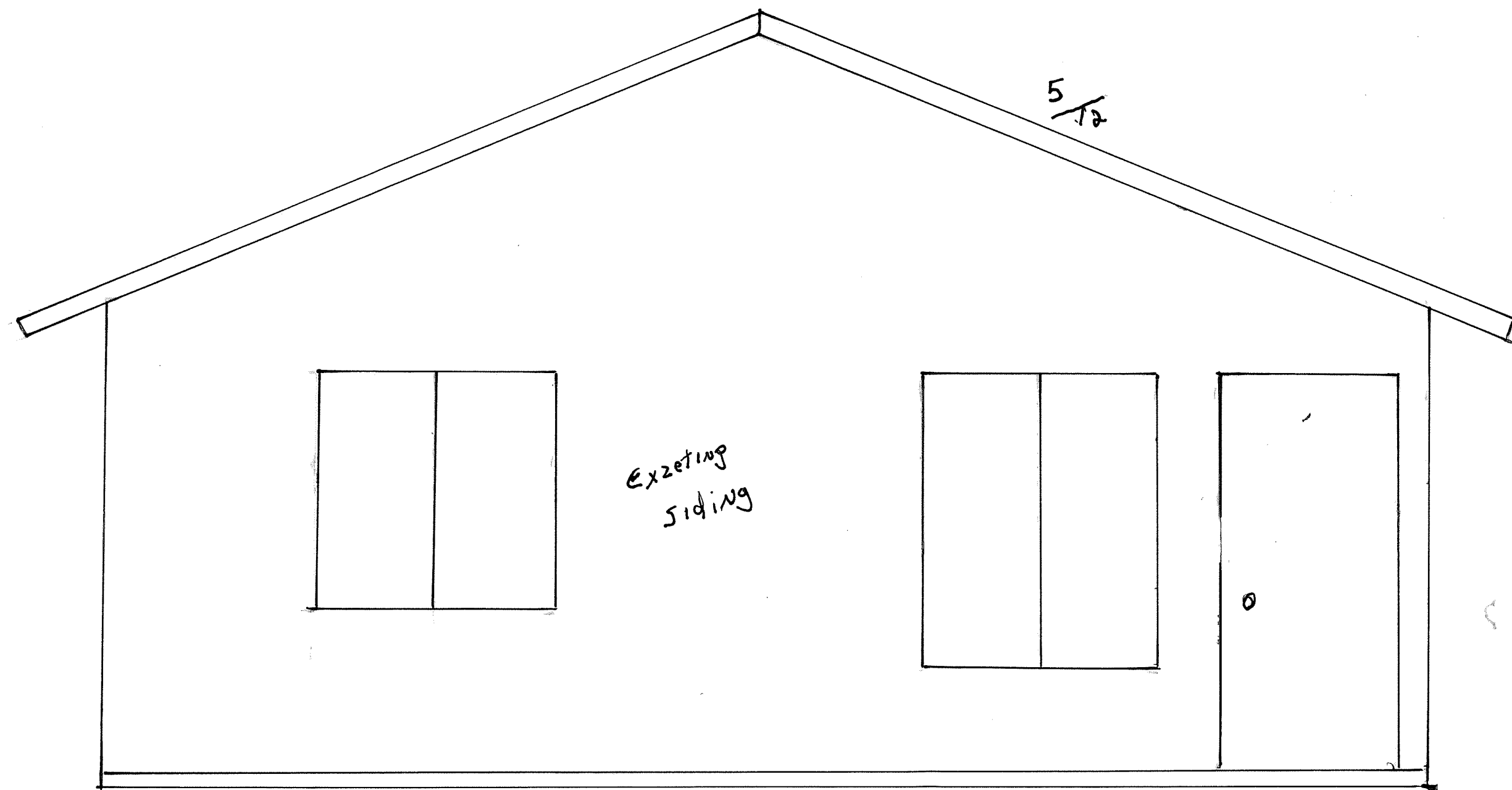


NEVADA ST.





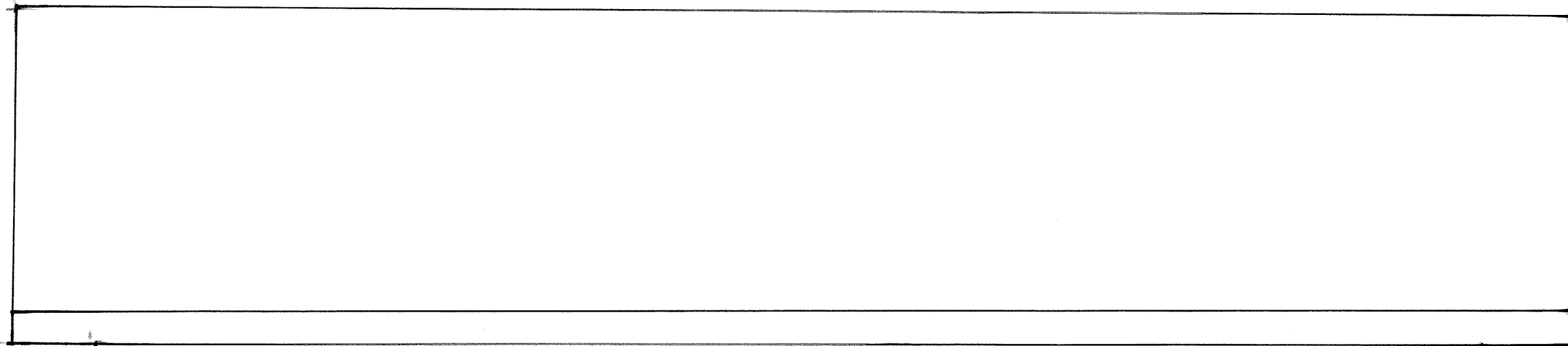
East side
of Building



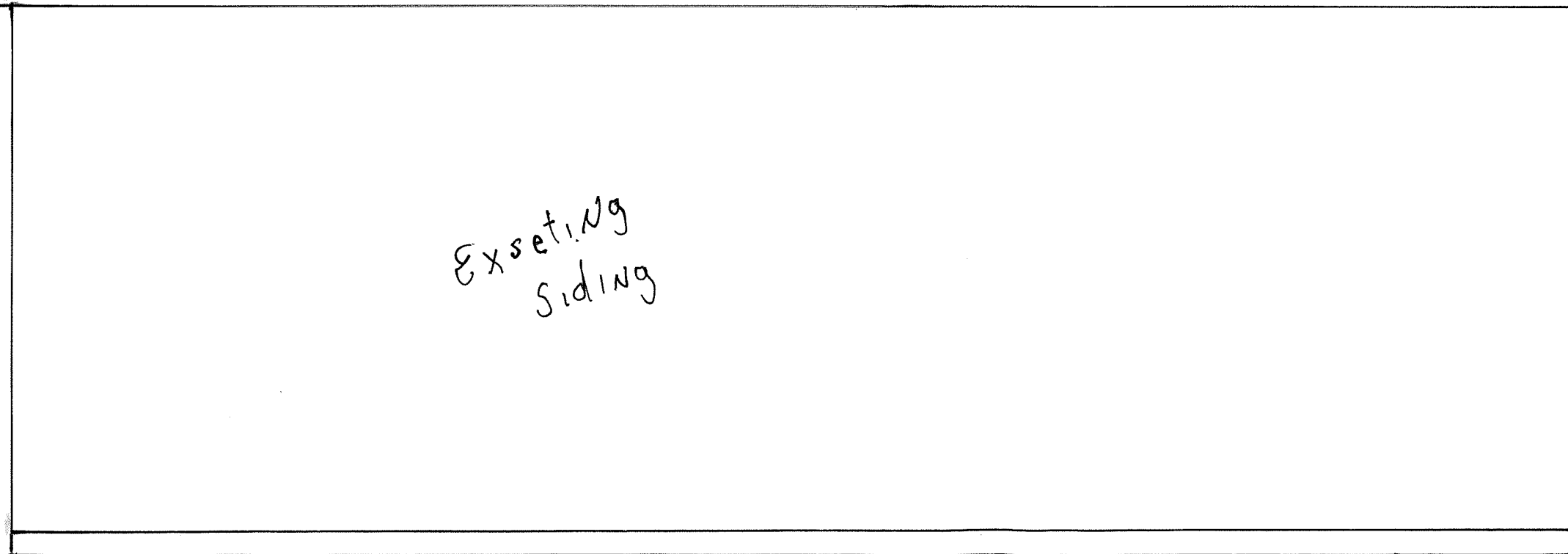
5/12

Exterior
siding

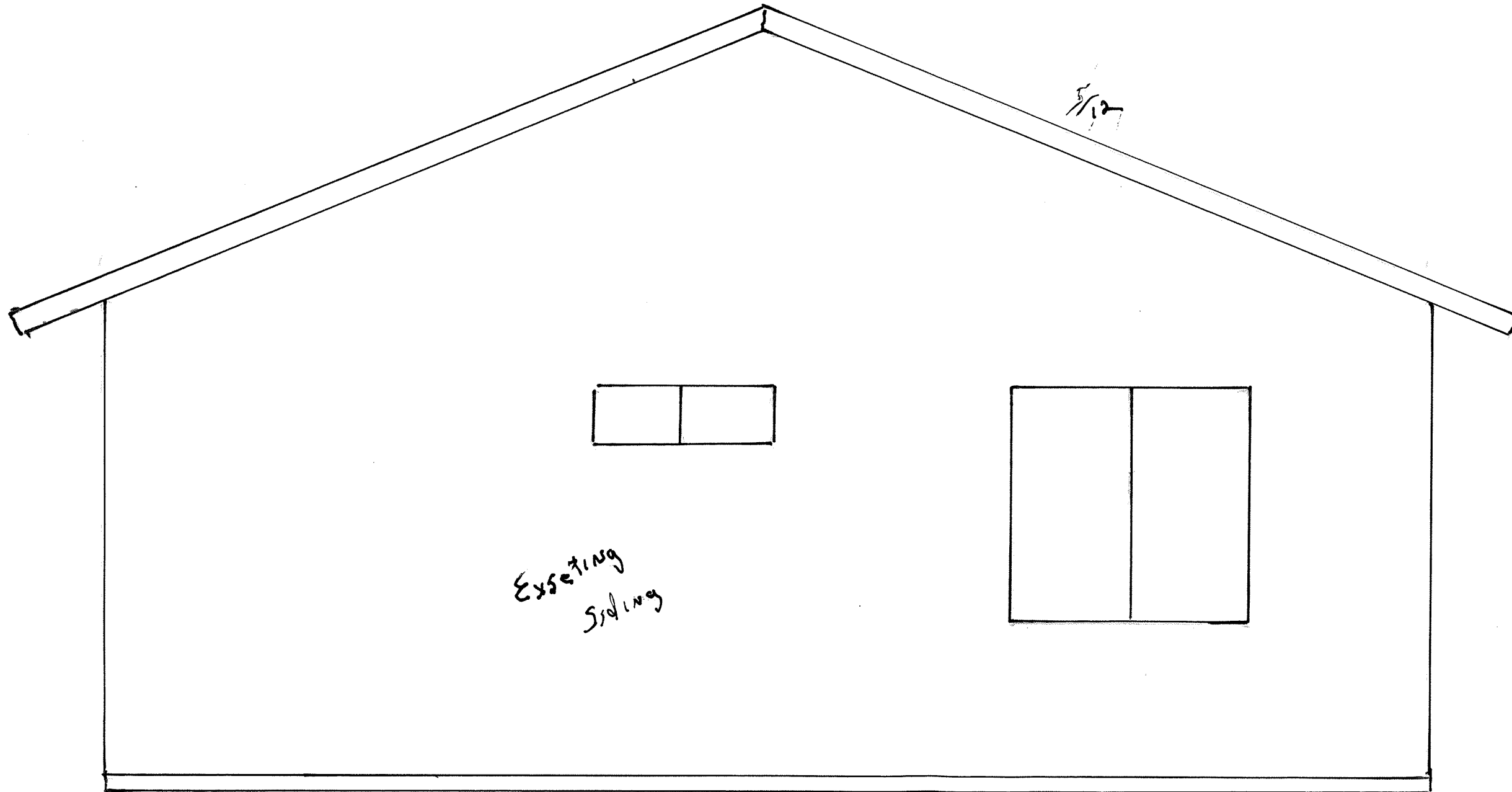
South side
of Building



Existing
Siding



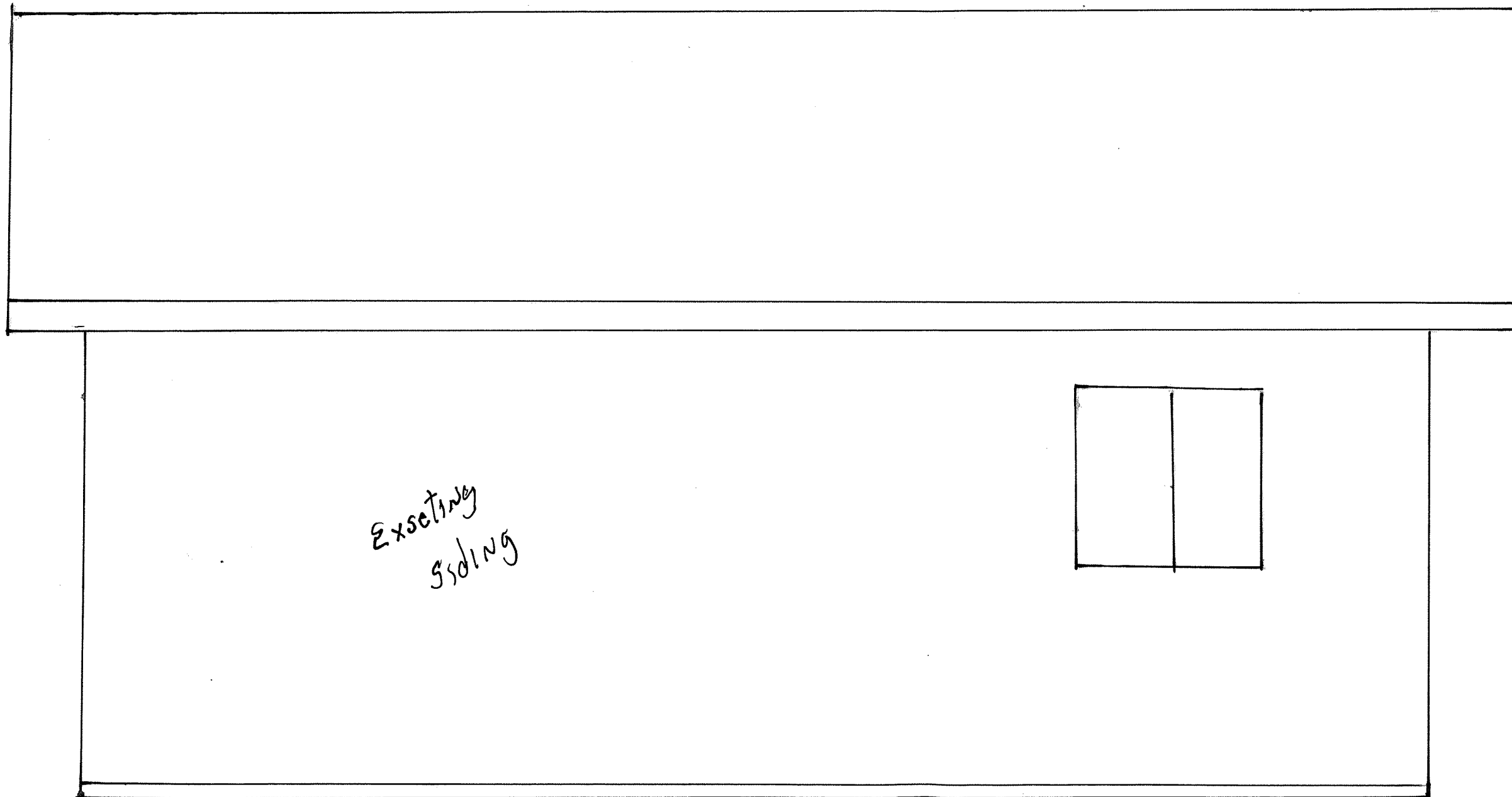
West side
of Building



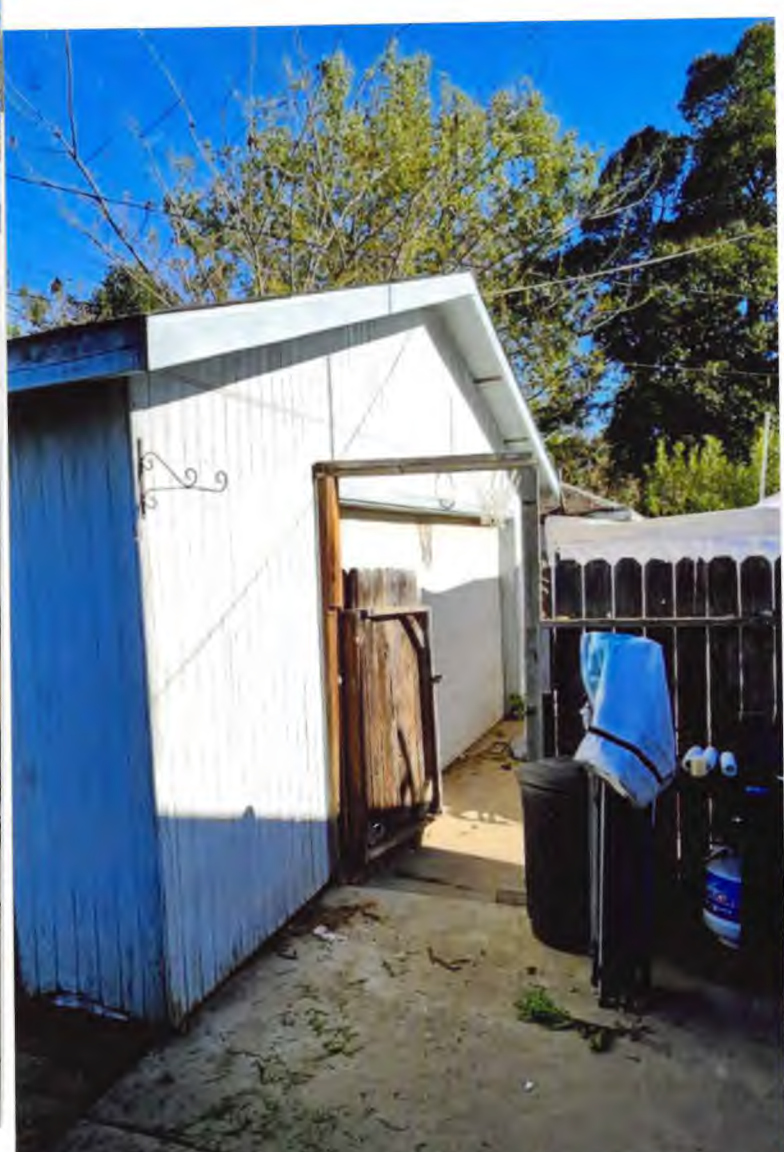
5/12

Exposed
Siding

North Side
of Building



Existing
siding



G8-3
 DYNASTY MARQUEE ONE-COAT
 Rainmaster MQ5-22^M
 Bedroom walls

W2-7
 Shoelace OR-W13^U
 Living Space
 Kitchen
 Bathroom
 All Ceiling

W9-6
 Winds Breath GR-W06^U
 Exterior Walls
 Black trim (black Mocha)

BN5-7
 DYNASTY MARQUEE ONE-COAT
 Black Mocha PPU24-01^P

