

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, January 20, 2021; 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.”

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2pm on January 20, 2021, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER – Chair

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 - All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.

1. December 16, 2020 Commission meeting minutes

PUBLIC HEARINGS

2. **Site Development Plan Review 1-21(2-17);** AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development consisting of a single 12,986 square foot structure with a 1,813 square foot shared community area, 44 parking spaces with a density of 18.68 du/ac, and landscaped open space. The General Plan land use designation Residential, High Density 2, and zoned High Density Residential (HDR R-4) located on the east side of Highway 99. (024-260-097)
 - a) Receive Staff Report
 - b) Open Public Hearing
 - c) Close Public Hearing
 - d) Commission Discussion
3. **Conditional Use Permit 1-21;** S & S Construction; Proposed single family home to be constructed on a 0.21-acre (9,147 sf) lot as a model home for The Village at Eagle Meadows. The unit will be developed on the model home site at 1611 Ban Drive. The property is zoned R-S/PD having a General Plan land use designation of Residential Very Low Density. (009-300-061)
 - a) Receive Staff Report
 - b) Open Public Hearing
 - c) Close Public Hearing
 - d) Commission Discussion
4. **Continued to February 17, 2021 - Consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20**

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT - to the regular meeting of the Planning Commission dated February 17, 2021.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on January 15, 2021. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and 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, December 16, 2020; 6:00 pm
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CALL TO ORDER

Chair Espino called the meeting to order at 6:07 pm

ROLL CALL

Commissioners

Present: Espino, Wolfe, Dewsnap, S. Khan
Absent: R. Khan
Arriving after roll call: None

Staff present: Donna Decker, Planning Director

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA

1. November 18, 2020 Commission meeting minutes

Motion to approve the consent agenda by Vice Chair Wolfe, seconded by Commissioner Dewsnap.

ROLL CALL VOTE

Ayes: S. Khan, Espino, Dewsnap, Wolfe

Motion passed, 4-0

PUBLIC HEARINGS

2. **Continued to January 20, 2021** - Consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20; Darryl & Sue Bernard, Applicant; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres. The applicant proposes to annex the property into the City of Gridley and amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1). The property is located on the east side of West Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision. (022-210-092)

This item is continued to the January 20, 2021 meeting, no action was taken.

3. **Tentative Parcel Map 4-20;** Sandeep Dhami, Applicant; Application for a proposed Tentative Parcel Map to subdivide a 0.24-acre parcel into two 0.12-acre parcels located at 1480 Pecan Street. The property is zoned R-1 Single-Family Residential District and a General Plan land use designation of Residential, Low Density. (009-053-002)

Planning Director Donna Decker reviewed the staff report detailing the request. There was no discussion among the Commission. The public comment portion was opened and Patrick Coghlan of 852 Idaho Street expressed his concern over the reduction in setbacks.

Decker answered a few questions from Chair Espino and then a motion to approve item #3 with recommendations from Staff and edits to conditions #9 and #21 was made by Vice Chair Wolfe, seconded by Commissioner Dewsnap.

ROLL CALL VOTE

Ayes: Wolfe, Dewsnap, S. Khan, Espino

Motion passed, 4-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

There were no updates.

ADJOURNMENT

With no items for further discussion, the Commission adjourned to the next regular meeting on January 20, 2021.

Donna Decker, Planning Director

DRAFT

Planning Commission Item #2
Staff Report

Date: January 20, 2021

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Site Development Plan Review 1-21(2-17);** AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development consisting of a single 12,986 square foot structure with a 1,813 square foot shared community area, 44 parking spaces with a density of 18.68 du/ac, and landscaped open space. The General Plan land use designation Residential, High Density 2, and zoned High Density Residential (HDR R-4) located on the east side of Highway 99. (024-260-097)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15303(d), Class 3, New Construction or Conversion of Small Structures and Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 1-21.

Summary

This application is the same as the one approved in 2017 to develop the site with a 37-unit senior housing development. Condition number 4, of the Conditions of Approval stated the following:

“The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval. The application shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date. If no permit has been secured, the applicant/owner or his/her successor may apply for an extension of the Site Development Plan review. The proposed extension will meet all current requirements at the time of the request and shall be reviewed and approved by the Planning Commission.”

The condition created a time certain expiration if a building permit was not obtained. The applicant has been working diligently to obtain financing and State approvals in order to obtain building permits. It is anticipated construction will begin in 2021. The purpose of this review is to re-establish the previous approval with the previous conditions of approval, modified, to allow the project to proceed to the building permit application phase.

Discussion

Previous approvals

On March 21, 2017 the Planning Commission reviewed and recommended to forward the proposed General Plan Amendment and Rezone for the project to the City Council.

On May 9, 2017, the Planning Commission reviewed and approved the site development plan that is reflected in this staff report. The site development plan review was unanimously approved.

On September 18, 2017, the City Council reviewed the proposed General Plan Amendment and Rezone. A resolution was adopted on that date by City Council to amend the General Plan. The ordinance, 830-2017 to rezone the property was introduced as a first reading.

On October 2, 2017, Ordinance No. 830-2017 was submitted to the City Council as a second reading for adoption. The City Council approved the ordinance and it became effective November 2, 2017.

The site development plan review provides detailed information of the project related to the location, size, unit development, parking and access.

Location

The subject site is an approximately 1.98-acre parcel located on the east side of Highway 99 south of the Dollar General, north of Archer Street. The use of the surrounding properties is commercial adjacent to the west, north and east boundaries with a single-family residential parcel to the south.

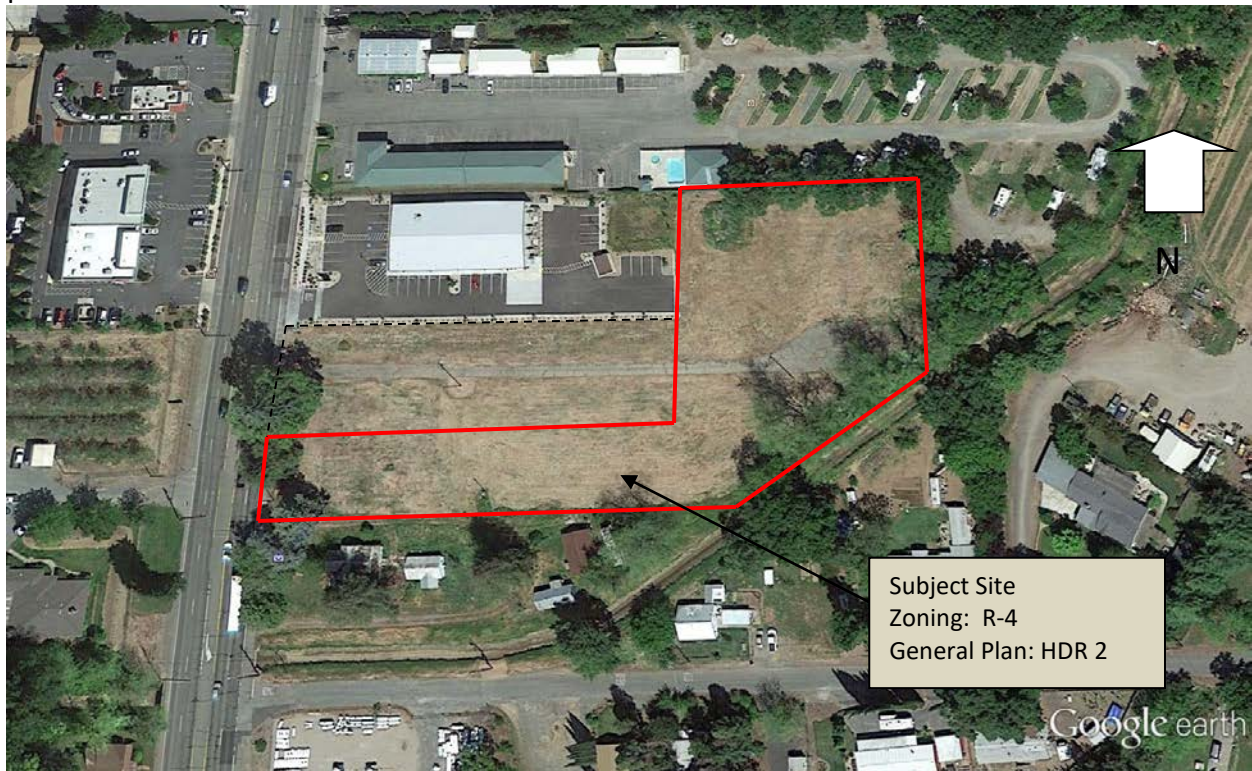


Figure 1: Location Map

Site Design

The site is entered from Highway 99 to a 25-foot paved entry drive. The drive lies in an approximately 80-foot access strip which provides a sidewalk on the north side from the building to Highway 99 and a detention basin and landscaping on the south side of the entry. The sidewalk connecting the development to Highway 99 also has a loop for walking around the building. A crosswalk from the walking loop connects to a picnic area and pergola, a small dog park, and a community garden in the northeast corner with raised planters. These amenities provide an opportunity for exercise, enjoyment of the surrounding area and gardening.

The site is configured with the following constructed elements:

• Building Footprint	12,986 Sq. Ft.	15.04%
• AC Paving	32,708 Sq. Ft.	37.88%
• Site Amenities	1,141 Sq. Ft.	1.32%
• Walkways and pads	6,667 Sq. Ft.	7.72%
• Landscape, Open Space	32,841 Sq. Ft.	38.04%

Total Area (1.98 Ac)	86,343 Sq. Ft.	100%
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The areas described above may vary when actual construction drawings are prepared for submittal.

Parking

In accordance with Chapter 17.76, the code requires a minimum of one space for each 1-bedroom unit and one and one-half spaces for each 2-bedroom unit due to the project is a senior housing development a reduction in the number of spaces is allowed. The project is providing 44 total spaces; 40 required and 4 additional guest parking spaces.

Building Design

The development will construct a single three-story structure that will have a unit mix as follows:

No.	Bedroom	Square Footage
• 27	1-Bedroom	607
• 4	1-Bedroom	755
• 3	2-Bedroom	799
• 3	2-Bedroom	805

The shared community area is located at the entry to the building and is 1,813 square feet. These units and the community area provide 26,034 square feet of building area.

Building Exterior

The exterior design is attractive and has proposed various siding treatments utilizing cultured stone, horizontal siding, shake style, and vertical board and batten siding. The gable end vents are triangular louvered vents that match the roof pitch. Corbel brackets are also shown on the gable ends and corners providing additional architectural detailing. The proposed roofing is a 30-year composition shingle.

The exterior treatments are visually pleasing; however, the use of vinyl may not be the best choice for the long-term life of the project. The summer heat in the area has been shown to melt vinyl sidings; therefore, the project is conditioned to provide the same aesthetics but to use James Hardi fiber cement siding or equal. The proposed color palette varies from sage to cream with a dark roof.

Landscaping

The project will be conditioned to submit landscape and irrigation plans and water use calculations prior to permit issuance.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, 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 proposed project is categorically exempt from CEQA.

Attachments –

1. Exhibit A- Draft Conditions of Approval
2. Exhibit B- Project Plans.

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 1-21(2-17)
1464 Hwy 99
APN 024-260-097

Approved Use:

Site Development Plan review for an approximately 1.98 acres to construct a 37-unit senior housing development consisting of a single 12,986 square foot structure with a 1,813 square foot shared community area, 44 parking spaces with a density of 18.68 du/ac, and landscaped open space. The General Plan land use designation Residential, High Density 2, and zoned High Density Residential (HDR R-4) located on the east side of Highway 99.

Conditions of Approval:

General

1. The approved use for SDP 1-21 (02-17) 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.
2. Review of the project for revisions to the third story balcony, if modified, due to considerations of fire/hazard safety requiring the enclosure of the balconies, shall be reviewed and approved by the Planning Department.
3. The applicant shall submit for review and approval details, materials, and design of the balcony railing for all units prior to building permit submittal.
4. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
5. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes; including but not limited to the Plumbing Code, Mechanical Code, Electrical Code, and the California Green Building Standards Code. An operable solar system shall be designed for the development. The size of the system shall be coordinated with Gridley Electric.
6. The applicant shall coordinate with the Gridley Municipal District Electrical Department, the City Engineer, and the Public Works Director for all utilities. The applicant proposes to construct an electrical loop and have service provided by the City of Gridley.
7. The applicant/owner shall submit an electronic file along with two (2) sets of plans for all work to the City of Gridley Planning Department to review for conformance to the Gridley Municipal Code prior to submittal to the County of Butte for building permit review.

8. Prior to construction, the applicant shall have all required approvals and an encroachment permit from Caltrans prior to performing any work within the state right-of-way.
9. Prior to construction, the applicant shall obtain an encroachment permit or other instrument to work on City utilities within the state right-of-way. All work on utilities shall be coordinated with the Gridley Municipal Utility Department.
10. An exterior lighting plan shall be submitted for review and approval prior to permit issuance. The plan shall ensure that lighting is shielded or recessed to prevent direct glare and reflection is confined to the maximum extent possible to the site and does not go beyond the property boundaries. Exterior lighting shall be considerate of "Dark Sky" design and direct all lighting downward. Light foot-candles shall be at the lowest levels allowed and shall be placed on photovoltaic cells and sensor switches in conformance to the Green Building Code.
11. Plans for submittal shall incorporate all required 2016 California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
12. Decorative lighting in conformance to the Highway 99 corridor lighting requirements shall be provided and installed as determined by the City of Gridley Electrical Superintendent.
13. A sign permit application shall be submitted to the City of Gridley for review and approval by the Planning Department prior to signage being placed on any structure or site location.
14. The property owner shall enter into a written agreement with Caltrans/State of California for the installation and maintenance of landscaping in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. All plants shall be maintained in a healthy, disease free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and growth rate. Weak or broken branches shall be removed by pruning. Dropped or faded flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Dead plant materials shall be replaced with healthy plants promptly throughout the life of the project development. Annual and perennial planting beds shall be weed and litter free. Independent agreements shall be for the State and for the City of Gridley.
15. The property owner shall enter into a written agreement for the maintenance of the building, site, and site amenities, paving, and walkways in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. This agreement, at a minimum, shall state that all facilities and related equipment, including lighting, fences building facades, and materials shall be maintained in good repair, free from trash, debris, litter and graffiti,

and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. All pavement markings shall be maintained so as to be clearly visible throughout the life of the development. Trash, debris, litter or graffiti shall be removed from the site and any facility or equipment as soon as practicable and in no instance more than forty-eight hours from the time of notification by the City. The agreement shall acknowledge that any costs incurred by City staff due to non-responsiveness by the owner or manager of the site will be the responsibility of the property owner not taken care of, the costs of any cleanup by City staff will be a fee born by the owner and his/her successor(s) in interest. Independent agreements shall be for the State and for the City of Gridley.

16. Outdoor refuse collection areas location and design shall comply with 17.72.100. A cover shall be provided the design of which shall be reviewed and approved by the Planning Department.
17. Bicycle racks and an enclosed bicycle storage area shall be provided for the residents.
18. The project shall ensure that all interior noise levels are met by construction practices.
19. A minimum of five feet of landscaping shall be provided from the property line to the back of sidewalk within the State right-of-way.
20. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer and Caltrans prior to permit issuance. Off-site improvements shall be submitted for review and approval by the City of Gridley and Caltrans and shall include the construction of curb, gutter, sidewalk, plan and profile of in right-of-way utilities being tied into (sewer, water, and storm drain, manholes as required), landscaping buffer, irrigation components, fire hydrants, and all electrical connections. Relocation of the utility pole shall also be shown on the plan; show existing location and the proposed new location.
21. Plans shall be submitted for review and approval for all open space, landscaping, irrigation, fencing, pergola, picnic area, dog park fencing, and community garden areas for review and approval by the Planning Department of the City of Gridley and the Butte County Building Department prior to permit issuance.
22. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser location on the plans for review and approval. A minimum of two fire hydrants are required; one shall be located at the entry to the development within the Caltrans right of way, and one shall be located west side of the proposed three-story structure. Locations shall be established by the Gridley Fire Department/CalFire.
23. Plans shall reflect the placement of all gutters and downspouts and depict the direction of flow to the detention basin.

24. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
25. Provide a Mechanical Plan for duct layout, system equipment requirements that conform to ACCA Manual J, S, and D analysis and calculations for heat loss and gain.
26. During construction, all Butte County Air Quality mitigation measures shall be complied with.
27. Prior to construction, a WDID and SWPPP for storm water pollution control shall be in place. The applicant shall provide verification of all General Construction Permit requirements are met and in place, and provide copies of weekly and rain event inspections as required.
28. The siding type and style shall be as depicted on the plans. The material shall be modified from vinyl siding to Hardie cement fibre board or equal. Roofing shall be upgraded from 30-year composition shingle to at least 50-yr comp, presidential, or Madera 900 concrete tile "shake". The applicant will work with the Planning Department for the approval of the exterior aesthetic components.
29. Landscaping and irrigation plan meeting Chapter 13 of the Gridley Municipal Code shall be submitted for review and approval prior to building permit issuance.
30. Plans shall depict all existing features 100 feet outside of the project boundary, including all structure, fences, trees, pools, utilities, etc. and shall clearly show what elements will be removed and/or demolished.
31. Provide a drainage plan and direction of flow and preliminary hydrology analysis. Post development flows shall not exceed pre-development flows. Coordinate with the Reclamation District.
32. Show 100-year overland release to natural drainage in the event any on-site drainage inlet is plugged.
33. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers.
34. Provide a preliminary grading plan.
35. Provide a conceptual pad grading detail.
36. Show proposed street grades.
37. Provide a conceptual sewer plan.
38. Provide a conceptual water plan.

{End}

39. Provide a geotechnical report.
40. Provide a current Title Report.
41. Provide a legal description sufficient to define the boundary of the existing parcel.
42. All drainage and sewer lines shall be designed in accordance with the state water main separation requirements of Chapter 22 section 64572 of the California Code of regulations.
43. Approval of the City Engineer is required prior to any onsite, or off-site work being done.
44. Add the City of Gridley "Engineer of Work's Certificate" below to Civil Cover Sheet.

ENGINEER OF WORK'S CERTIFICATE I, _____,
hereby declare that I am the Engineer of Work for this project, that I have exercised
responsible charge over the design of the project as defined in Section 6703 of the
Business and Professions Code, and the design is consistent with current standards of
the City of Gridley and Special Districts having jurisdiction within the City. I understand
that the check of project drawings and specifications by the City of Gridley and /or its
contract City Engineer or their representative is confined to a review only and does not
relieve me of responsibilities for project design. Signed

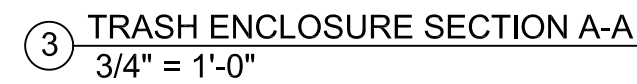
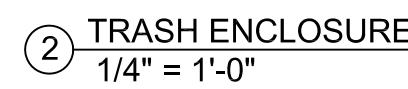
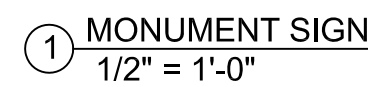
_____ Date _____ R.C.E. No.
_____ Exp. _____ Firm

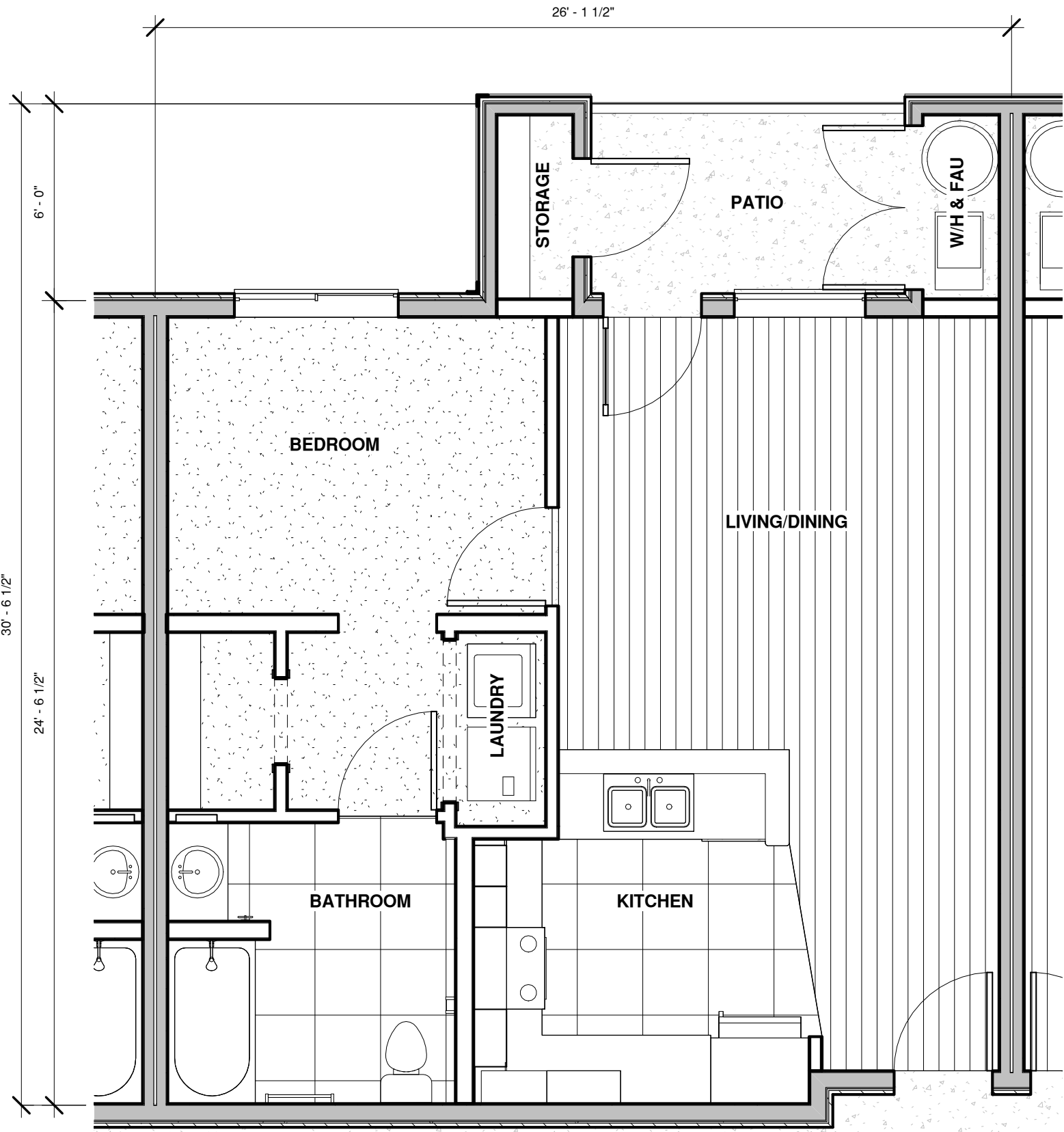
Address _____
Telephone: _____

45. Add the following to the site plan:

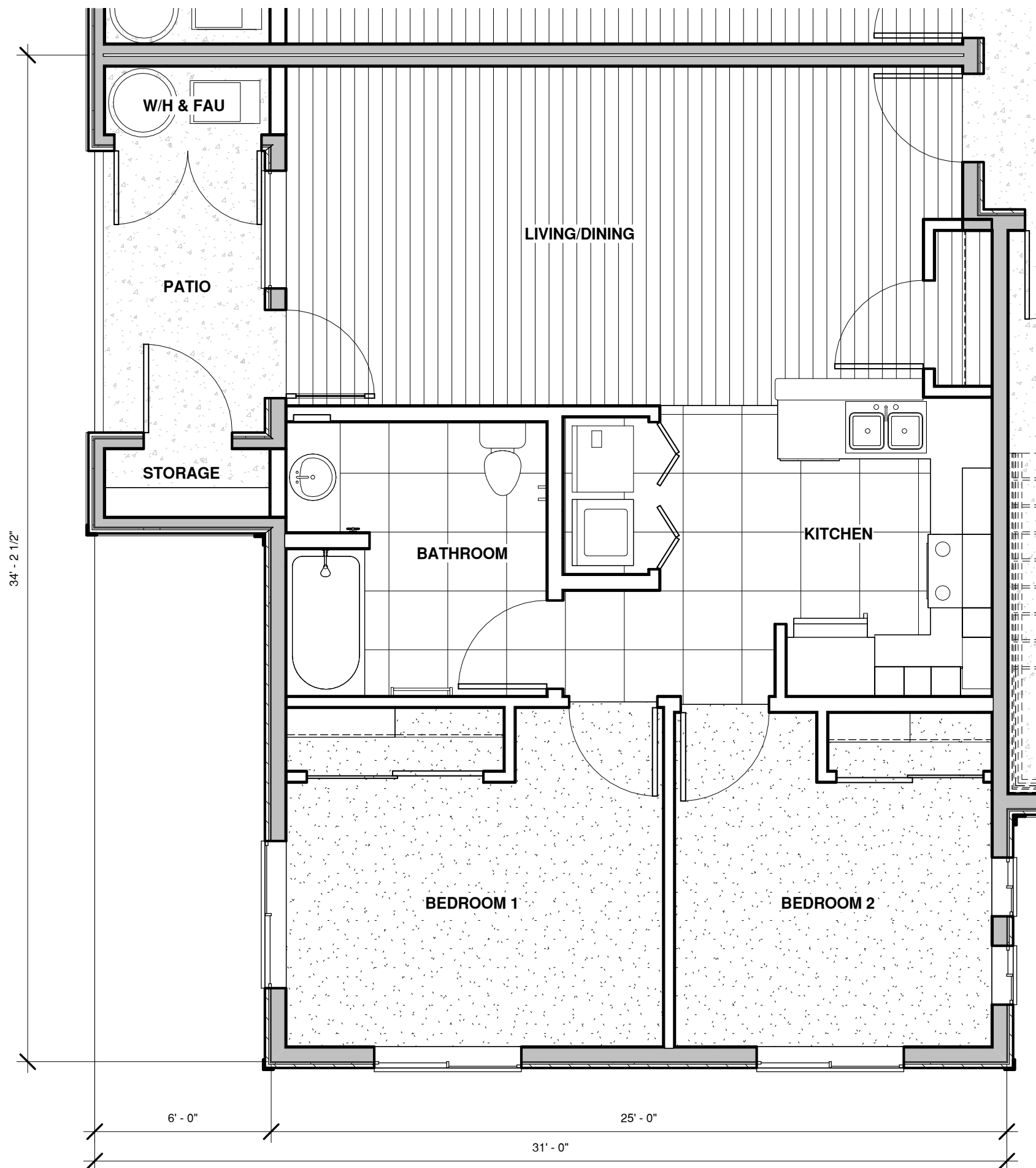
Reviewed by:
Reclamation District 2056 Engineer

Jeff Spence, PE. Date:

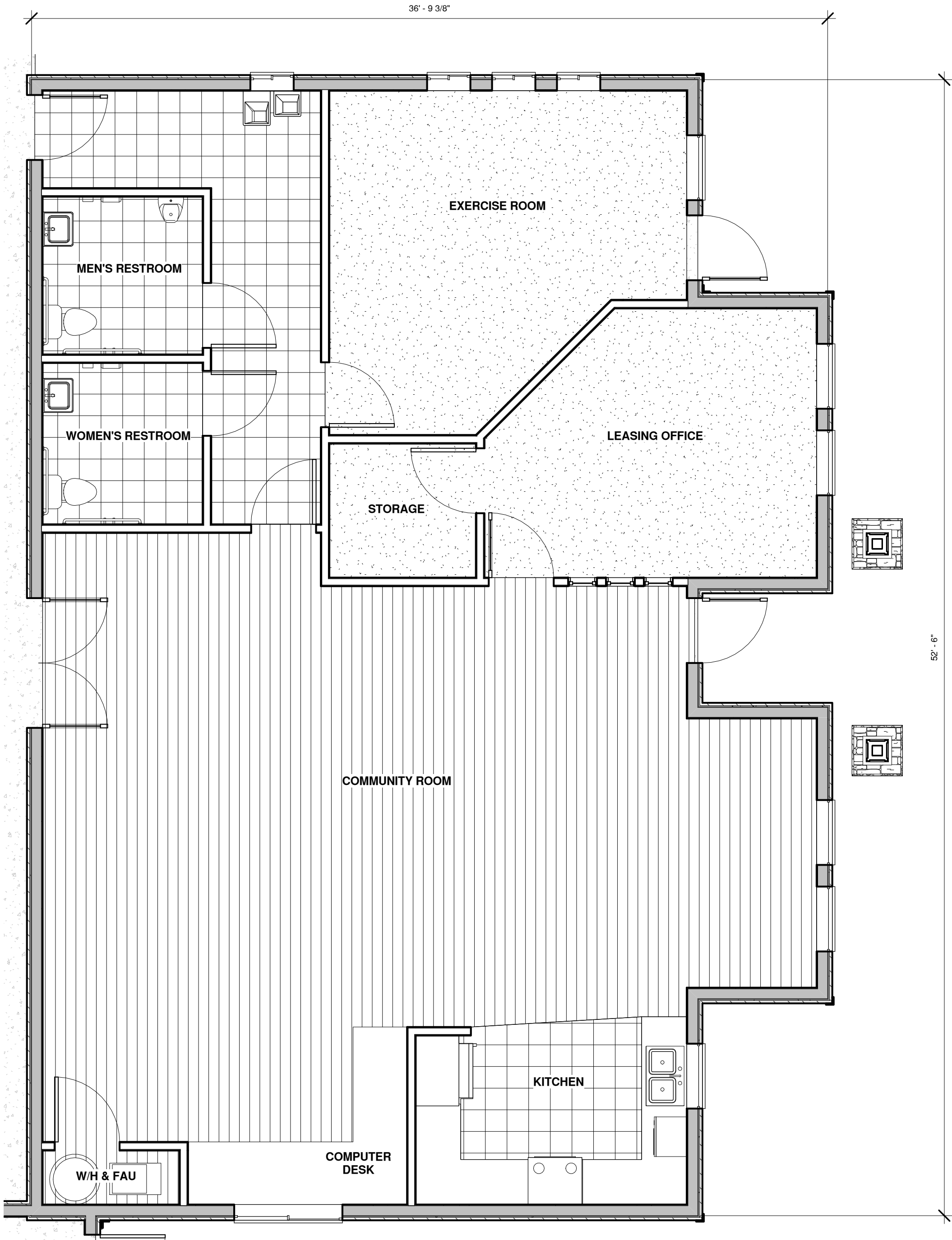




1 GROUND FLOOR PLAN
1/4" = 1'-0"



2 GROUND FLOOR PLAN
1/4" = 1'-0"



3 GROUND FLOOR PLAN
1/4" = 1'-0"



Pacific West Architecture

PROJECT
**SUNRISE VILLAGE SENIOR
APARTMENTS**

A2.1

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 451-3267
fax (208) 451-3267

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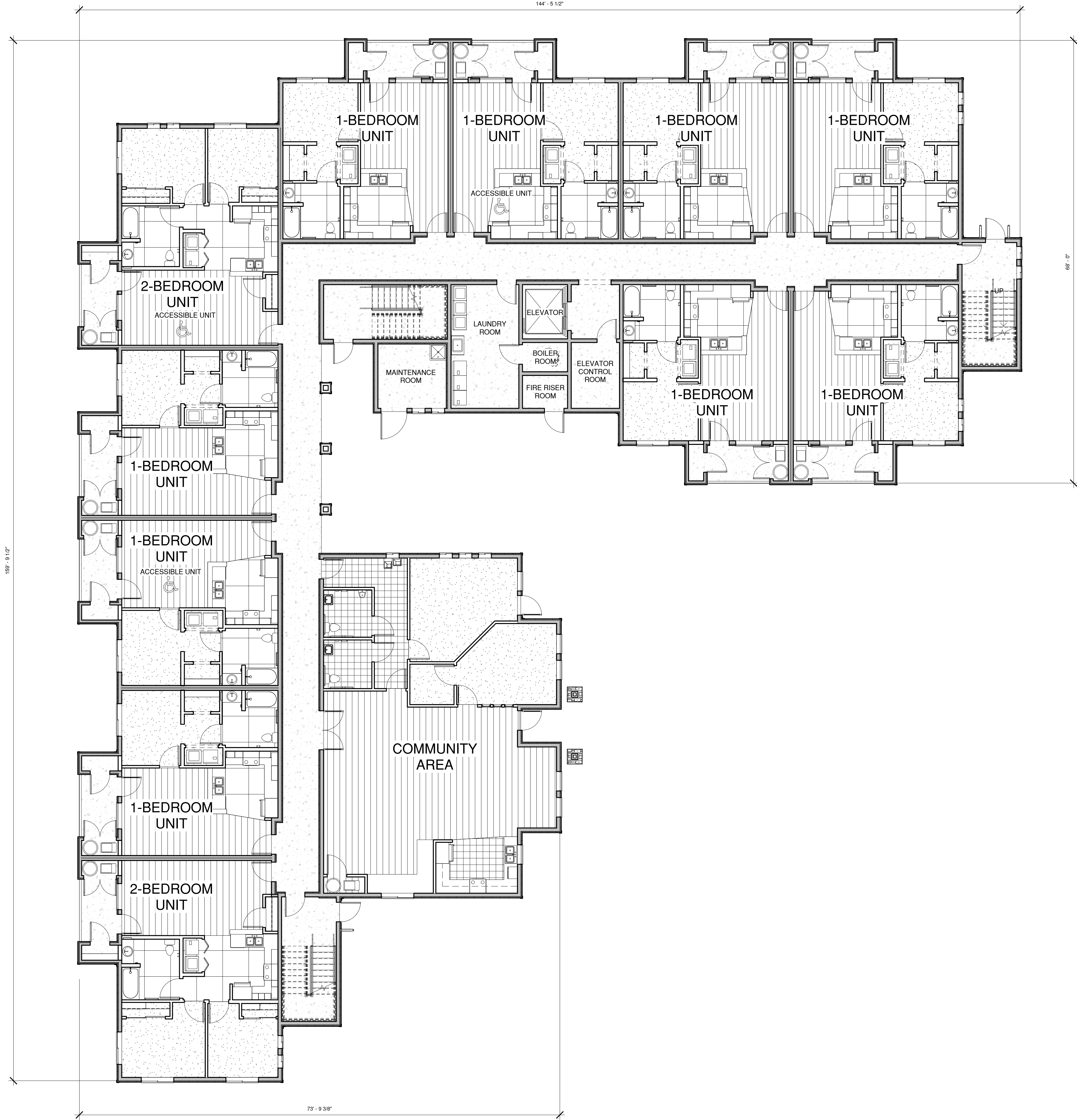
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SCHEMATIC SET / NOT FOR CONSTRUCTION



1 GROUND FLOOR PLAN
1/8" = 1'-0"

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PROJECT

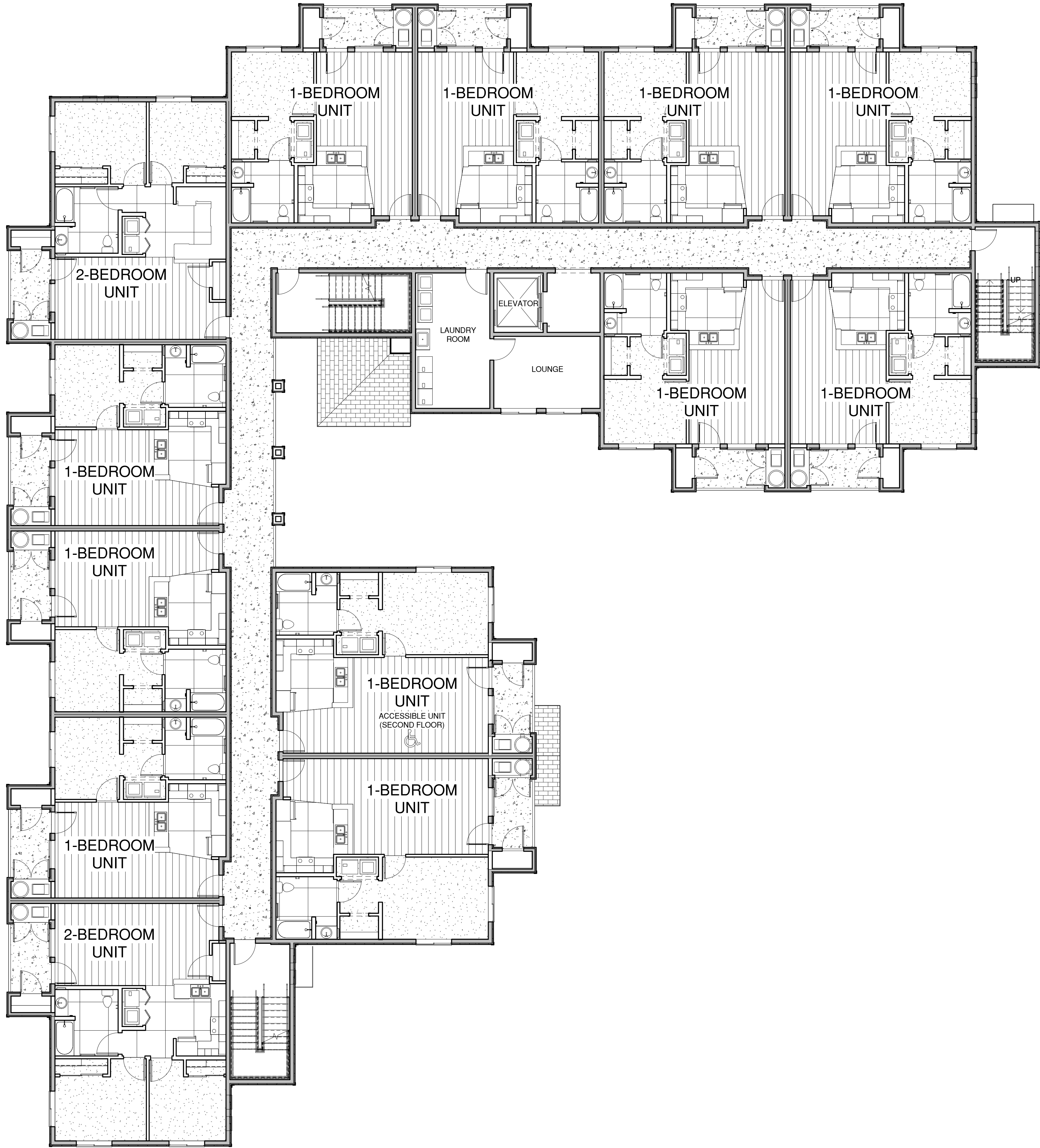
SUNRISE VILLAGE SENIOR
APARTMENTS

Enter address here

CITY, STATE

A3.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 SECOND AND THIRD FLOOR PLAN
1/8" = 1'-0"

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04/18/17

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AMG17-5

PACIFIC WEST ARCHITECTURE

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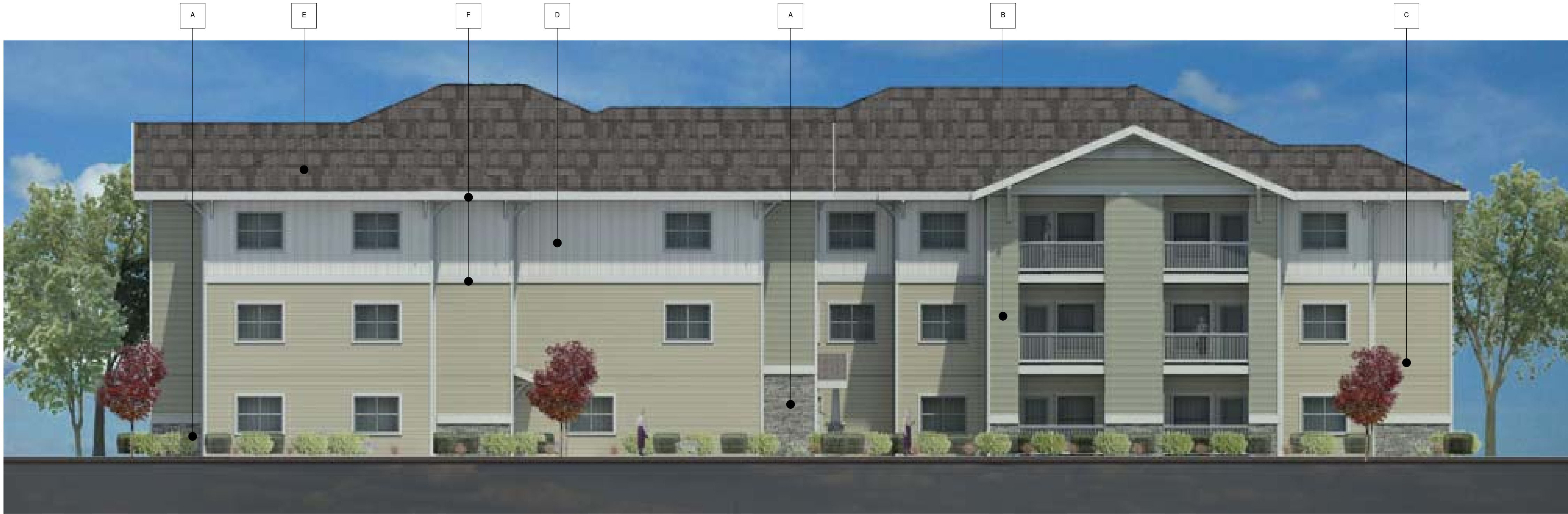
SUNRISE VILLAGE SENIOR APARTMENTS

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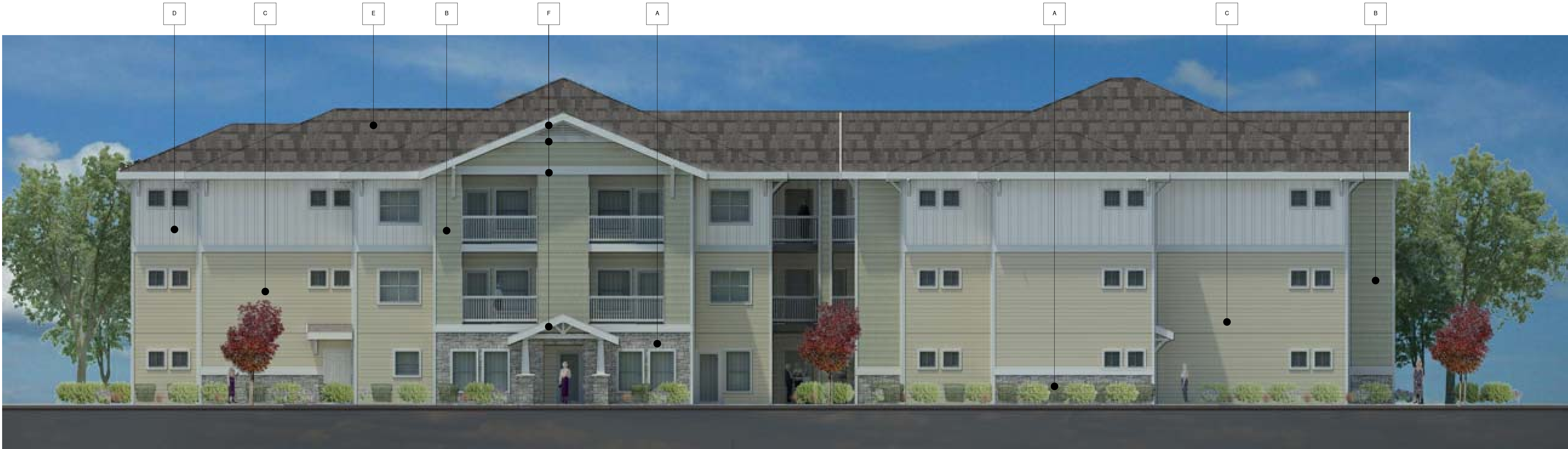
CITY, STATE

A3.2

SCHEMATIC SET / NOT FOR CONSTRUCTION



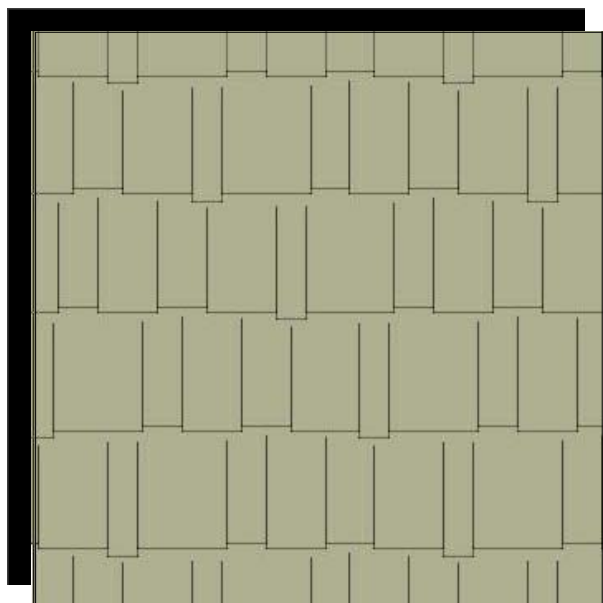
1 SOUTH ELEVATION
N.T.S.



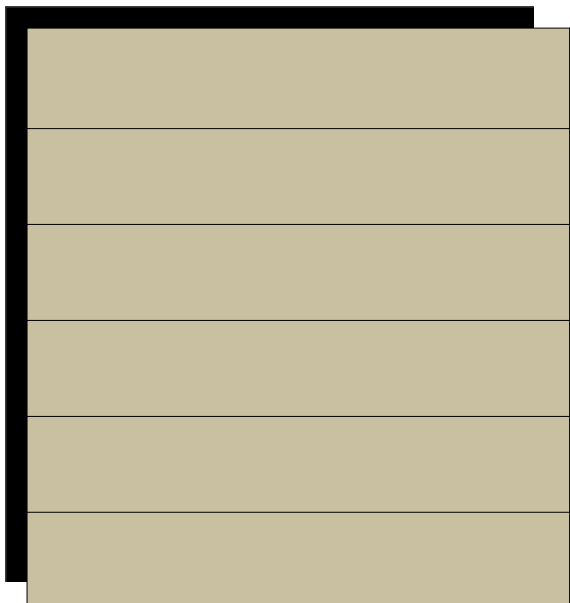
2 EAST ELEVATION
N.T.S.



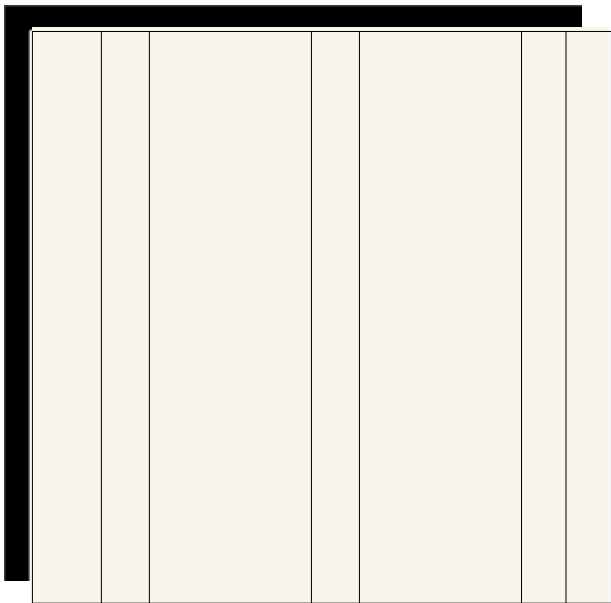
A LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



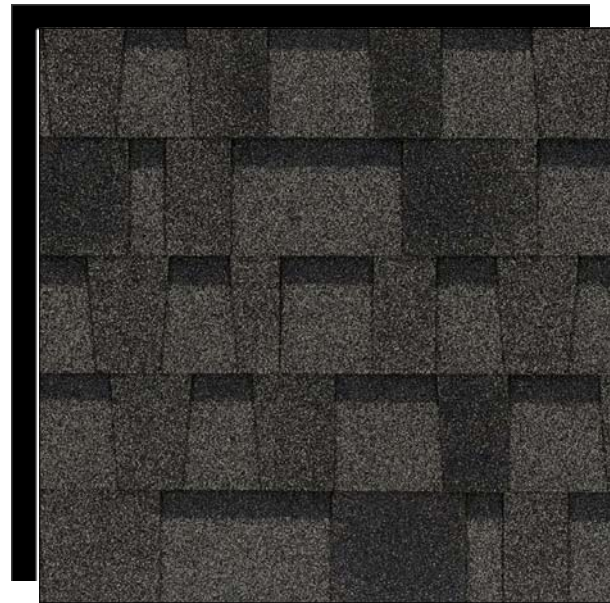
B VINYL SHINGLE SIDING
ALSIDE SHINGLE JUNIPER RIDGE WITH INSULATION



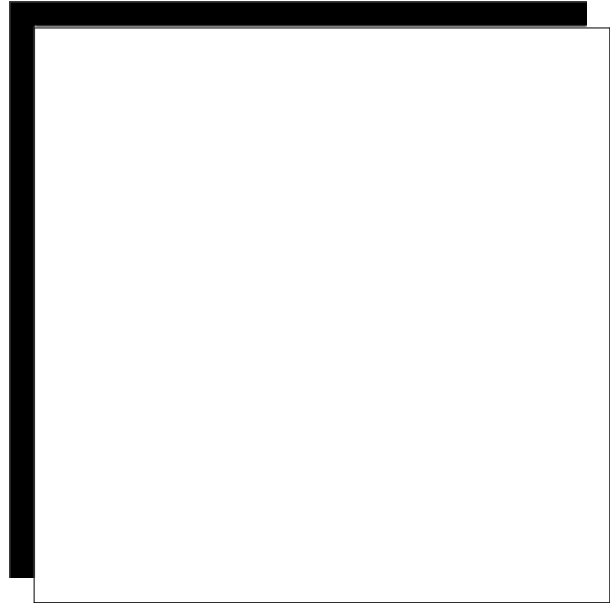
C VINYL CLAPBOARD SIDING
ALSIDE INSULATED 7" CLAPBOARD VINTAGE WICKER



D VINYL BOARD & BATTEN SIDING
ALSIDE INSULATED 7" PROFILE WITH 1 1/2" BATTEN STRIP ANTIQUE PARCHMENT



E 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



F TRIM
WHITE



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PROJECT
SUNRISE VILLAGE SENIOR
APARTMENTS

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-3267
fax (208) 461-3267

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1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

KEY NOTES

- 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- PRODIGY HORIZONTAL VINYL SIDING OR APPROVED EQUAL.
- AL SIDE PRODIGY SHINGLE/ SHAKE STYLE VINYL SIDING OR APPROVED EQUAL.
- ALSIDE BOARD & BATTEN OR APPROVED EQUAL.
- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT, COLOR AS NOTED, DOWNSPOUT TO MATCH.
- PRE-MANUFACTURED VINYL OUTRIGGER, COLOR AS NOTED.
- 2x HORIZONTAL TRIM BY FRAMER W/ METAL WRAP. ALIGN TRIM AS SHOWN.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
- VINYL RAILING SYSTEM, COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED, SEE SPECIFICATIONS.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.

MATERIAL FINISHES:

- | | |
|---|---|
| A | BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE |
| B | ALSIDE VINYL SHINGLE SHAKE SIDING JUNIPER RIDGE |
| C | ALSIDE VINYL CLAPBOARD SIDING 7" VINTAGE WICKER |
| D | ALDIDE VINYL BOARD & BATTEN SIDING 7" ANTIQUE PARCHMENT |
| E | PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY |
| F | TRIM PAINTED WHITE |

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY
EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL
SURFACE.

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① PERSPECTIVE AT ENTRY LOOKING NORTHEAST
3/4" = 1'-0"

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Planning Commission Item #3

Staff Report

Date: January 20, 2021

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Conditional Use Permit 1-21;** S & S Construction; Proposed single family home to be constructed on a 0.21-acre (9,147 sf) lot as a model home for The Village at Eagle Meadows. The unit will be developed on the model home site at 1611 Ban Drive. The property is zoned R-S/PD having a General Plan land use designation of Residential Very Low Density. (009-300-061)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is categorically exempt per the California Environmental Quality Act, California Environmental Quality Act, Section 15303, New Construction or Conversion of Small Structures, Class 3 (a); and,
2. Make the required conditional use permit findings as described within Exhibit A; and,
3. Approve Conditional Use Permit 1-21 subject to the conditions attached to the staff report as Exhibit B.

Summary

The applicant is requesting a conditional use permit to allow the construction of a model home for development for The Village at Eagle Meadows. The Village at Eagle Meadows is located on the south side Sycamore Street. The subject site was formerly used as the model home sale site for Eagle Meadows and would have been developed with one of the original Eagle Meadows homes. The applicant requests this change to help expedite home sales for the new subdivision on the south side of Sycamore Street, The Villages at Eagle Meadows.

Site Description

The subject site is located on the southwest corner of Ban Drive and Sycamore Street in the Eagle Meadows subdivision. It is a large corner lot with access from Ban Drive.



Subject site for
development of model
home for "The Villages"

Figure 1: Aerial Location Map

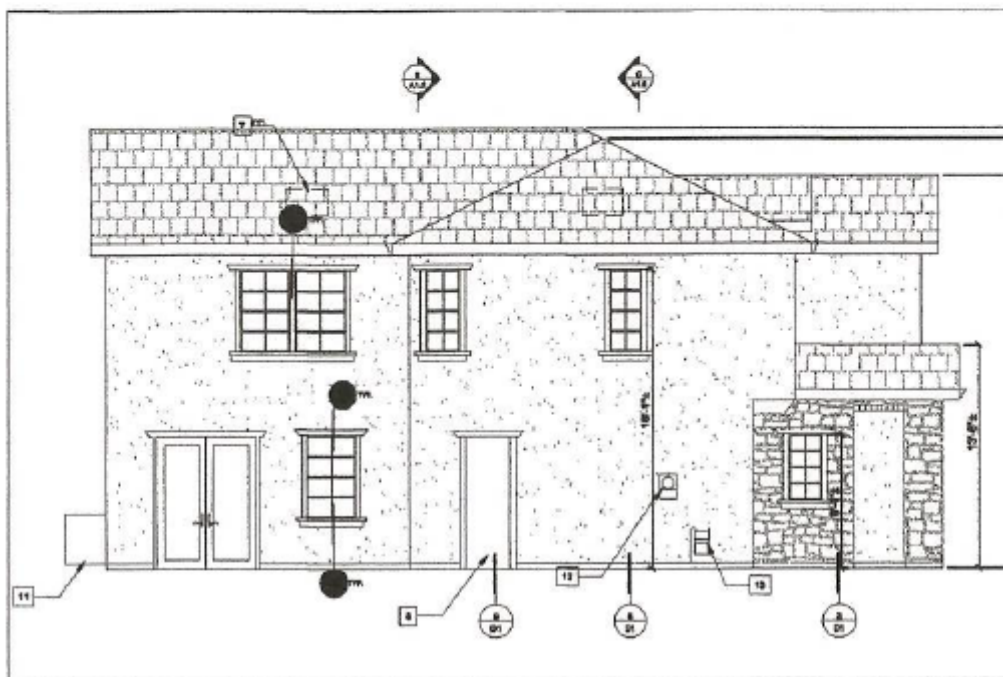
The site is the last lot available for development in the Eagle Meadows subdivision. The lot size is quite large and provides a setback from the north property line of 20 feet, west rear yard setback of 30.6 feet, the south corner setback of 34 feet, and the east setback of 20 feet.



The proposed development is zoned Residential Suburban/Planned Unit Development(PUD). The Eagle Meadows PUD allowed deviations from the zoning district site development standards. The subdivision was developed prior to code changes to the lot coverage requirements in 2016. Under the current requirements, the lot coverage would not be in conformance because concrete driveways, patios and walkways are calculated as a part of the lot coverage. Under the current requirements, the lot coverage is 43%. Under the approved subdivision, the lot coverage does not calculate those elements and therefore would be in compliance with a 40% lot coverage. Staff believes it is appropriate to analyze the site under the original apporvals for site coverage that were adopted at the time and under the Zoning Code and the PUD established for the development.



1 FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Figure 3: Left Elevations

The elevations shown reflect the type, style and materials that have been used in the Eagle Meadows subdivision. The garage is shown on the left side instead of the right side as reflected in the plan. The use of stucco, stone, and window treatments are consistent and will blend into the neighborhood.

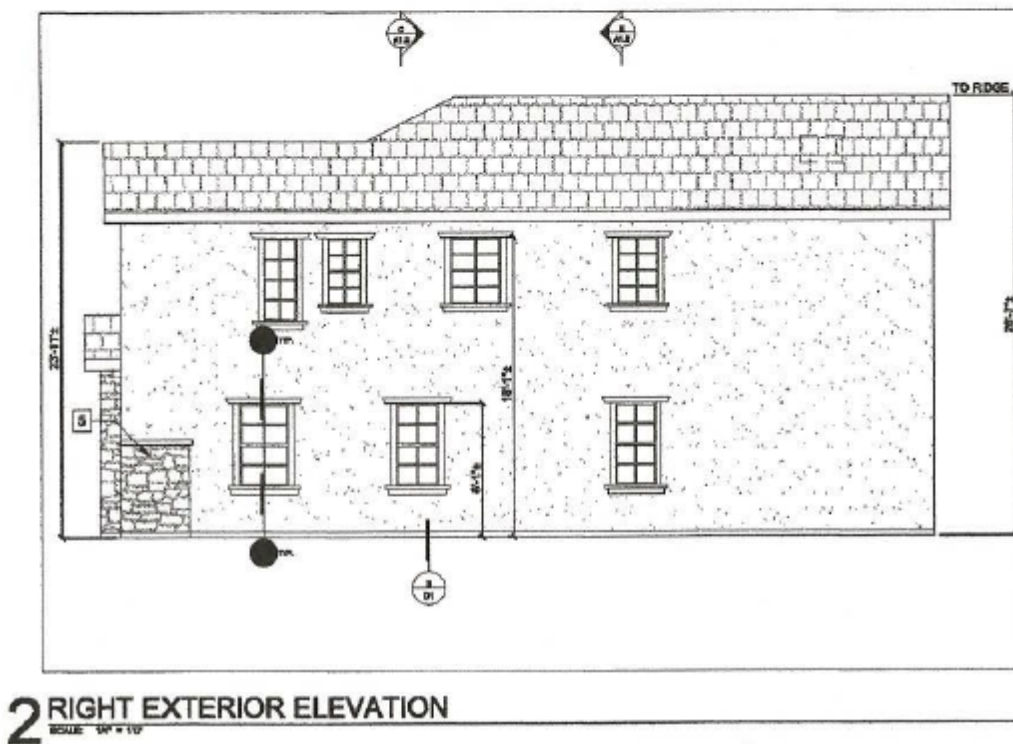


Figure 4: Right Elevations

The resident adjacent to the site had concerns related to the consistency of materials and design for the proposed model home. Staff sent a comparison of the proposed model home showing the general scale of the home to the adjacent home along with a street view depicting design, style, and materials used. The street view is an image from Google Earth and does not reflect the build out of the subdivision.



Figure 5: **Simulation of model home adjacent to north property owner**

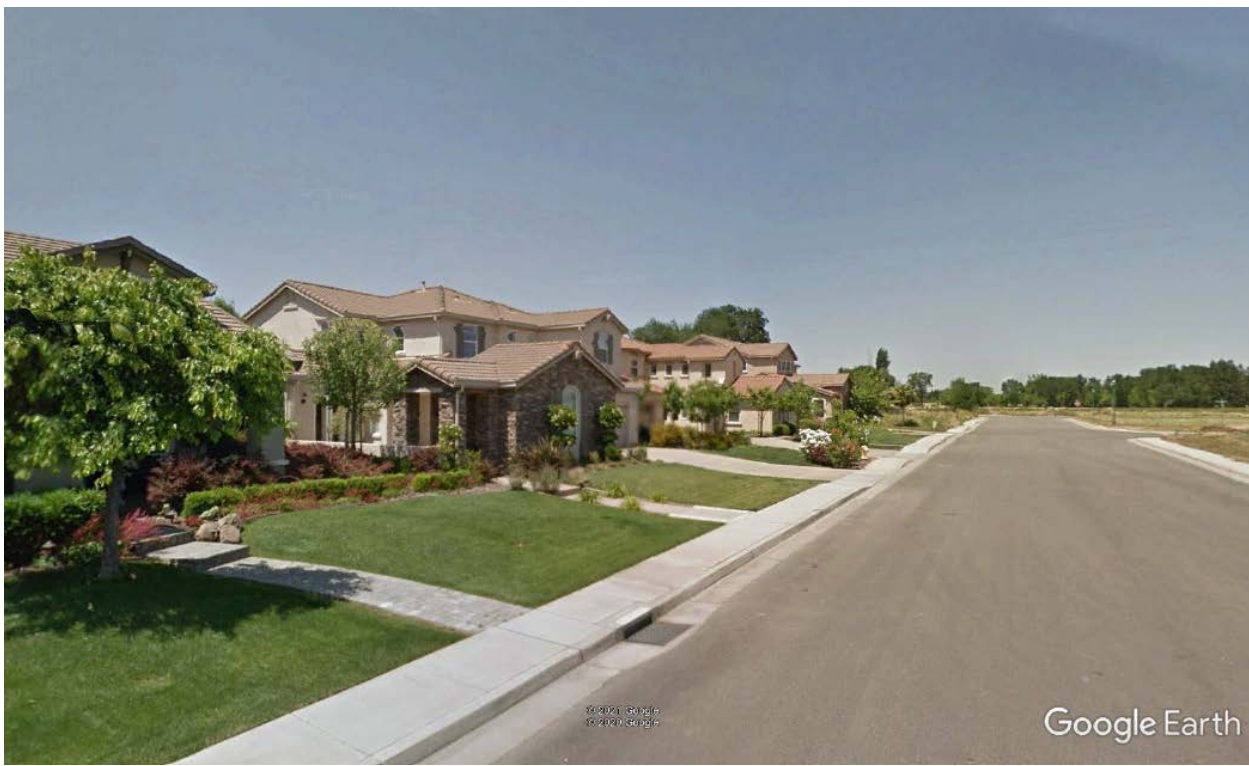


Figure 6: **Street View of west side of Ban Drive**

After review of Figures 4 & 5, the resident believed it would blend well into the neighborhood; however, he did express some displeasure that he would be the only single-story on the street and have two, two-story residences on both the north and the south side of his residence. Further to these conversations, Mr. Joseph Fontes and Ms. Anita Dominguez expressed concern that the location of the model home, albeit fitting into the neighborhood, may bring more traffic, or other people into the neighborhood disrupting the residents as a whole. They

expressed the belief that a home should be constructed and sold immediately and not be a model home. The difference lies with the number of cars that may park in front of homes, disturbance by potential buyers to their homes in looking for the model home, and a potential for the model home to bring individuals to the subdivision that may not be buyers, rather to target the neighborhood for the potential of criminal activity.

Additionally, concerns were expressed that as a model home, these disruptions would continue until the build-out of “The Villages” on the south side of Sycamore Street was complete. This could be a period of up to two years depending upon the sales of the homes in the new subdivision.

Conditional Use Permit Findings (17.08.040(b))

The Planning Commission must make the following conditional use permit findings prior to granting an approval:

Conditional Use Permit Findings:

1. The proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-1, Residential Low Density zoning district.
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.
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.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, mailed to 22 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. Staff received comments from two residents expressing that it would be inappropriate to have continued disruption as the subdivision builds out to the south.

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15303, NewConstruction or Conversion of Small Structures, Class 3 (a).

Attachments –

- | | |
|--------------|---------------------------------|
| 1. Exhibit A | Conditional Use Permit Findings |
| 2. Exhibit B | Conditions of Approval |
| 3. Exhibit C | Application, plans |
| 4. Exhibit D | Letters from Residents |

Exhibit A

Conditional Use Permit Findings:

- 1. The proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-1, Residential Low Density zoning district.**

The proposed use is compatible with the General Plan and zoning land use designations provided a conditional use permit is granted. 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.**

This use would not be detrimental to the general welfare of the residents, is a temporary use and would not be detrimental to the surrounding neighbors. 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 proposal will not be detrimental to the general welfare of the city. Therefore, this finding can be made.

Exhibit B

Draft Conditions of Approval Conditional Use Permit 1-21

1. The approved use for CUP 1-21 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 approved operation 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 shall provide signage directing model home viewers to the model home.
4. The model home will be limited to viewing between the hours of 9:30 am and 4:30 pm.
5. Viewing of the model home shall be by appointment only as is practicable to ensure a limited number that may park shall utilize the street area in front of the model home or the driveway.
6. This conditional use permit approval will be in effect for a period of one year from the date of the Planning Commission approval and may be extended by submitting an application to the City a minimum of 30 days prior to the expiration date. The application to extend the temporary use shall be determined by the Planning Commission.

{end}

REQUEST TO BUILD THE VILLAGE PLAN 4C ON LOT 61 AT EAGLE MEADOWS

Dear Donna,

Consider this letter a Formal Request to amend the Architecture as it exists to build the Village Plan 4C on Lot #61 of the Eagle Meadows subdivision.

Included herein is: the Plot Plan, the Elevations of the 2597 Living Square Foot plan 4C and a color rendering of the Front Elevation.

Please let me know if you need anything further for the Planning Commission meeting on December 16, 2020.

Sincerely,

A handwritten signature in blue ink that reads "Hal Stauff". The signature is written in a cursive, flowing style.

Hal Stauff
Vice President Operations
S&S Construction, LLC



Exhibit D

From: Joe Fontes

Sent: Wednesday, January 13, 2021 10:14 PM

To: Planning Dept. <Planningdept@gridley.ca.us>

Subject: Attention: Donna Decker / Gridley planning department

01-13-2021

I am writing this letter in regards to the empty property "1611 Ban Dr" that I've been notified is going to be the next model home for potential buyers in the new "Village at Eagle Meadows." I purchased the original model home 1617 Ban Drive here at Eagle Meadows on March 19, 2009. I have lived through 12 years of construction in this subdivision. I believe that the best interest would be to build a single-story family home, sell & close the "Eagle Meadows" Subdivision. During my time here I've had many people stop and knock on my door asking to see the model home, my current home, and where the office is located. If a model home is constructed next-door, there's no designated parking area therefore that leaves heavy traffic & people wondering around. The crime in this neighborhood has only increased over the years, and I feel it is only going to get worse with a model home built next door.

I Joseph Fontes disagree with a model home for "The Village at Eagle Meadows" being built next-door to my home. The whole "Village" project should be developed across the street. "Model home & all".

I would be happy to answer any questions.

Thank you,

Joseph Fontes.

Exhibit D

Attn: Donna Decker

This is Sheri Kimbrough, resident of Eagle Meadows fo 13 years.

I am writing to object to a "model" home being built at 1611 Ban Dr., Eagle Meadows subdivision. I believe that model should be built on the property proposed for the new "Village at Eagle Meadows ." We have a large subdivision here in Eagle Meadows which increases the traffic, we don't need more! Also, we are starting to be plagued with increasing thefts in our neighborhood, please.. we don't need more !!!

If there is going to be a new house built on that property, it should be a single story home to coincide with the house next door, to be sold , NOT. a model for new homes being built across the street.

I SHERI KIMBROUGH, 2023 Eagle Meadows Dr., oppose building a model home on 1611 Ban Dr.

Thank you for you attention to this matter.