

Gridley City Planning Commission – Regular Meeting Agenda

Monday, October 9, 2017; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives."

1. **CALL TO ORDER** – Chairman Wise
2. **ROLL CALL** – Recording Secretary
3. **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 take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*
4. **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".*
 - A. **Approval of Planning Commission Minutes dated May 9, 2017 and June 7, 2017.**
 - B. **Continue Planning Commission Minutes dated July 24, 2017 and August 14, 2017.**
5. **PUBLIC HEARINGS**
 - A. **Conditional Use Permit No. 5-17; Alonzo Alcantar Robles; Application for a conditional use permit to allow single family residential use on a 0.28 acre parcel located at 18 Obermeyer Avenue located in the General Commercial (C-2) zoning district and Commercial (C) General Plan land use designation. (APN No. 024-070-005**
 1. Receive staff report
 2. Open public hearing
 3. Hear public testimony
 4. Close public hearing
 5. Commission discussion

Recommendation

City staff respectfully recommends the Planning Commission:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 5-17 subject to the conditions attached to the staff report as Exhibit A.

B. Zoning Text Amendment 3-17; Zoning Text amendment to Chapter 14, Development Impact Fees, to establish reduced development impact fees for second residential units.

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Commission discussion

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
2. Recommend the City Council introduce an ordinance to reduce impact fees for second residential units.

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS – None

8. ADJOURNMENT - to the regular meeting of the Planning Commission to be held on Monday, November 13, 2017 at 6:00 p.m.

General Notes:

This agenda was posted on the public bulletin board in the foyer of City Hall at or before 4:00 p.m. on October 6, 2017, in accordance with Government Code Section 54954.2. 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 in order to accommodate your request. For questions about this agenda, please call the Recording Secretary, Elisa Arteaga, at (530) 846-5695.

Gridley City Planning Commission – Special Meeting Minutes

Tuesday, May 9, 2017; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives.”

1. **CALL TO ORDER** – At 6:01 p.m. Chairman Wise called the meeting to order.

2. **ROLL CALL**

Planning Commissioners

Present:
Bob Wise
Maria Espino
Ishrat Aziz Khan

Arriving post roll call: None

Absent: None

Staff Present: Donna Decker, City Planner/Consultant

A. **Swearing in of appointed Planning Commissioner’s Ken Wolfe and Zachary Torres.**

Kenneth Wolfe and Zachary Torres were sworn in as Planning Commissioners by Mayor Frank Hall.

ROLL CALL

Planning Commissioners

Present:
Bob Wise
Maria Espino
Ishrat Aziz Khan
Ken Wolfe
Zachary Torres

3. **COMMUNITY PARTICIPATION FORUM** - None

4. **CONSENT AGENDA**

A. Planning Commission Minutes dated March 21st, 2017.

Motion by Wise and second by Espino for approval of Planning Commission Minutes dated March 21, 2017.

By unanimous vote, the motion passes 5-0.

5. PUBLIC HEARINGS

- A. Conditional Use Permit No. 3-16 and Site Development Plan Review 01-17;** Iglesia Gentil de Cristo; Application for a conditional use permit and site development plan to establish/reestablish a church use in a residential zone to allow an expansion of the facilities located at 1133 Locust Street in the Residential Suburban District (R-S) zoning district and the Residential Very Low Density (RVLD) General Plan land use designation. (APN: 010-360-041)

1. Receive staff report – Donna Decker, Planning Consultant reviewed the staff report which outlined the summary of the Application for a conditional use permit and site development plan to establish/reestablish a church use in a residential zone to allow an expansion of the facilities located at 1133 Locust Street. Ms. Decker explained that the applicant is requesting to formally recognize a conditional use permit on the subject site along with a modification to expand the existing structure and to construct additional improvements on the site. The site currently zoned R-S and has one existing structure built in the mid-1950's which is also approximately 1,530 square feet. She explained that the surrounding properties are single family residential on the west, south, east, and north.

The property has been developed with a church from the mid-to late 1950's and existed when the property was annexed into the City. Research from records in Butte County did not provide verification if a conditional use permit was issued; the City of Gridley records do not reflect entitlements transferred at the time of annexation accepting the church use as a "grandfathered" use, nor does it appear that a new conditional use permit was processed for the site. That being said, the historical use of the property with a church/sanctuary structure clearly denotes the use as a church. Ms. Decker added that the applicant proposes to enlarge the existing building from its 1,530 square feet to 3,306 square feet for an office area, kitchen, and restroom facilities for men, women, and family. The purpose of the expansion is to provide for an elevated musician's platform, pulpit, and baptistry. A mobile home is located to the south of the structure. Ms. Decker explained that the proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-S, Residential Suburban zoning district. Approval to establish the conditional use permit and an expansion of the church facility will continue an existing use and the use is allowed with the provision of a conditional use permit. Ms. Decker further explained that the continued use of the property with a religious facility 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. This use has been established for several years and the City has not received complaints from the

historical use of the property as a church and a public notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting and no complaints were received.

2. Open public hearing – Chairman Wise opened the public hearing.
3. Hear public testimony – None
4. Close public hearing – Chairman Wise closed the public hearing.
5. Commission discussion – There was brief discussion between Commissioners pertaining to current use and anticipated renovations, with no concerns or objections the Commission took action for approval.

Motion by Torres, second by Wolfe for approval of the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15301(c), Class 1, Existing Facilities.
2. Make the required conditional use permit findings as described within the staff report.
3. Approve Conditional Use Permit 3-16.

Roll Call

Ayes: Wolfe, Torres, Khan, Espino, Wise Noes: None Abstain: None Motion passes 5-0

B. Site Development Plan Review 02-17; Application for a site development plan to develop an approximately 1.98 acres to a 37 unit senior housing residential apartment unit located on the east side of Highway 99. (024-260-079 and 024-260-080)

1. Receive staff report – Ms. Donna Decker, Planning Consultant cited her staff report. She summarized the 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 by AMG & Associates, LLC. Decker reported that the General Plan land use designation is Residential, High Density 2, and zoned High Density Residential (HDR R-4) located on the east side of Highway 99. Previously, on March 21, 2017 the Planning Commission reviewed and considered a General Plan Amendment and Rezone of the proposed project area. The Planning Commission voted unanimously to recommend to the City Council to amend the land use designations. Ms. Decker reviewed the general plan and zoning and added that the City is in the process of concluding the amendments to the land use designations for the General Plan and Zoning. The concurrent processing provides consistency of the existing properties and the proposal for this project. She explained that the General Plan designation for the parcel outlined in red on the maps will be High Density Residential 2 (HDR 2) and the zoning will be High Density

Residential (R-4). Decker reviewed the site design she explained that 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 parking is 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. Ms. Decker reviewed the building design which will be 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

There will also be a 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. The building 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. The landing scaping of the project will be conditioned to submit landscape and irrigation plans and water use calculations prior to permit issuance. Ms. Decker closed her presentation by informing the Planning Commission that a public 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. To date no comments had been received.

2. Open public hearing – Chairman Wise opened the public hearing.
3. Hear public testimony - There was no public present only the project representative from AMG & Associates, LLC who outlined and answered questions from the Planning Commission related to the senior housing, elevator and use of the building. There was brief discussion between Planning Commissioners and Representative as

to meeting the senior housing needs in the community and senior friendly building being important.

4. Close public hearing – With no further questions from Commissioners to the applicant, Chairman Wise closed the public hearing.
5. Commission discussion – After brief deliberation between Planning Commissioners related to the proposed project, ADA requirements and concerns and clarifications from Staff as to senior friendly use of the project, the Commission acted.

Motion by Espino, second by Khan for approval of the following:

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 02-17.

Roll Call

Ayes: Wolfe, Torres, Khan, Espino, Wise Noes: None Abstain: None Motion passes 5-0

6. INFORMATIONAL

A. Change Planning Commission meeting day

Discussion to change the Planning Commission day to the 2nd Monday each month. If the day falls on a holiday, it would move to Tuesday.

Motion by Wolfe, second by Torres to move the Planning Commission meetings to be held on the 2nd Monday of each month (if the day falls on a holiday, it would move to Tuesday).

By unanimous vote, the motion passes 5-0

7. REPORTS & COMMUNICATIONS – None

8. ADJOURNMENT - to the regular meeting of the Planning Commission to be held on Monday June 12, 2017 at 6:00 p.m.

Approved: _____
Donna Decker, Planning Consultant

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, June 7, 2017; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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1. **CALL TO ORDER** – At 6:00 p.m., Chairman Wise called the meeting to order.

2. **ROLL CALL**

Planning Commissioners

Present:
Bob Wise
Maria Espino
Ishrat Aziz-Khan
Kenneth Wolfe
Zachary Torres

Arriving post roll call: **None**

Absent: **None**

Staff Present: **Donna Decker, City Planner/Consultant**

3. **COMMUNITY PARTICIPATION FORUM** - None

4. **CONSENT AGENDA**

A. **Planning Commission Minutes dated May 9, 2017** - *This item was continued to next meeting.*

5. **PUBLIC HEARINGS**

A. **Site Development Plan Review No. 3-17;** Application for a site development plan to demolish the existing structure and redevelop an approximately 1.7 acres site with a new to a drive-in fast food restaurant (McDonalds) located at 1513 Hwy 99 on the west side of Highway 99, south of Cherry Street. (010-200-050)

1. **Receive staff report** – Donna Decker, Planning Consultant reviewed the staff report which outlined the site development plan review process and detailed information of the project. She explained that the project located at 1513 Highway 99 (McDonalds) consisted of demolition and removal of the existing facility and replacement of site with a new structure, additional parking, and

another driveway to the restaurant. Decker provided an overview of the mixed uses of the surrounding properties.

2. **Open public hearing** – Chairman Wise opened the public hearing.
3. **Hear public testimony** - McDonalds Project Representatives, Alex, Eric, Mark and Griff Williamson reviewed the project details. They provided an overview of the new McDonalds project. They stated the new restaurant will be bigger, more appealing earth tone façade, more landscaping, two drive-thru lanes, entry and exit points to avoid traffic backup and circulation. The ADA compliance will consist of a third-party surveyor and they anticipate the rebuilding will take 120 days, providing more employment opportunities for the community.
4. **Close public hearing** – With no further comments, Chairman Wise closed the public hearing.
5. **Commission discussion** – There was exchange of ideas between Commissioners as to design features of the project. There was brief discussion of the following: accessibility of parking, drive-thru, “Tow-away zone & no big rig parking” signage, landscaping foliage, noise barrier/masonry wall and clarification of design for the entry/exit relating to the benefits of having two entries and whether it would reduce traffic backup along the highway corridor. After review of parking and building design the Commission reviewed exhibit “A” conditions of approval the commercial, service industry and residential properties next to the proposed project and concerns of the noise barrier wall height.

The concerns brought forward from Vice-Chairman Espino was the use of roses with thorns. The Planning Commission was informed that there would only be carpet roses and would be maintained to avoid overgrowth.

The concern brought forward from Chairman Bob Wise was the noise and light from vehicles to adjacent residential senior apartment complex. There was brief deliberation and it was suggested to add the additional condition to have a barrier wall in place.

Planning Commissioner Khan inquired about the grease line location. The Planning Commissioners expressed that they agreed with the new McDonalds development providing a benefit to the Community.

Motion by Espino, second by Khan, for approval of the following:

1. Determine the project is Categorical 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 03-17.
3. Two amendments to "Exhibit A" Conditions of Approval; additional conditions for the storm water and requirement of a block wall on the property line between senior housing if required by the Planning Building Department.

Roll Call Vote

Ayes: Wolfe, Torres, Khan, Espino, Wise Noes: None Abstain: None Motion passes 5-0

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Chairman Wise reported that there would be a celebration of life for Aly Yeoman at the park. It was a nice gesture for the community to come together and remember Aly.

Donna Decker, Planning Consultant reported that there was a letter of opposition received and there will be a meeting to discuss the land use along the highway corridor on Tuesday, June 13th at 2:30 p.m. at City Hall.

- 8. ADJOURNMENT** – At 7:48 p.m. Planning Commission adjourned to the regular meeting of the Planning Commission to be held on Monday, July 10, 2017 at 6:00 p.m.

Approved: _____
Donna Decker, Planning Consultant

Planning Commission Agenda Item #5A
Staff Report

DATE: October 9, 2017 2017

TO: Planning Commission

FROM: Donna Decker, Planning Department

SUBJECT: **Conditional Use Permit No. 5-17;** Alonzo Alcantar Robles; Application for a conditional use permit to allow single family residential use on a 0.28 acre parcel located at 18 Obermeyer Avenue located in the General Commercial (C-2) zoning district and Commercial (C) General Plan land use designation. (APN No. 024-070-005)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 5-17 subject to the conditions attached to the staff report as Exhibit A.

SUMMARY

The applicant is requesting a conditional use permit in order to continue the use of the property as an existing single family residence and second residential unit in the General Commercial (C-2) zoning district. The property was developed with a single family residential uses in the late 1940's. A second unit has been constructed after that. The applicant has requested a separate meter for the unit.

SITE DESCRIPTION

The subject site is located on the east side of Highway 99 on Obermeyer Avenue; an area that was annexed into the City after its incorporation.

DISCUSSION

Conditional use permits (CUP) are entitlements that once activated are tied to the property without expiring unless so conditioned. In order to maintain the ability to continue to reside and/or legally alter or rebuild the structures on the site, a conditional use permit is required to establish the use in the C-2 zoning district. Should the Planning Commission vote favorably, this entitlement will allow the continued residential use.

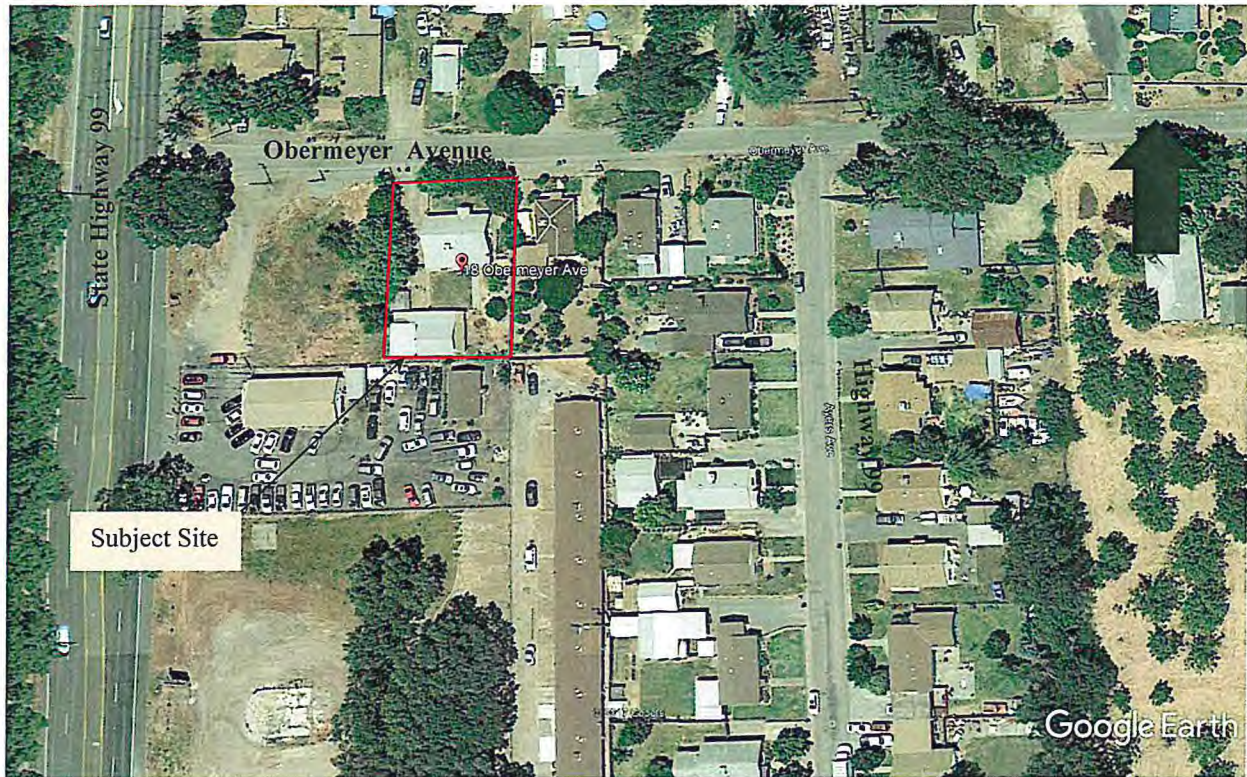


Figure 1: Location Map

PUBLIC NOTICE

Notices were mailed to the surrounding property owners within a 100-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 Findings of Fact for quasi-judicial actions of which this is.

Conditional Use Permit Findings:

- 1. The proposed use is in accordance with the objectives of the Commercial (C) General Plan land use designation and General Commercial (C-2) zoning district.**
Approval of a conditional use permit will create an allowable use for this parcel in the land use district noted; 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 continued use of the property with a single family residential and second unit uses 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 as a single family 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; 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 15301, Existing Facilities, Class 1.

CONCLUSION

Approving a conditional use for continued single family residential use will allow the site to continue its historical use and will allow the reconstruction and general maintenance and improvement of the structures should they be destroyed by fire or other calamity.

ATTACHMENTS:

1. Exhibit A, Draft Conditions of Approval

DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit No. 5-17
18 Obermeyer Avenue
(APN 024-070-005)

Approved Use:

Conditional Use Permit to allow residential use located at 18 Obermeyer Avenue. Zoning for the property is General Commercial (C-2) and Commercial (C) General Plan land use designation.

Conditions of Approval:

1. The approved use for CUP 5-17 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. Staff may recommend changes to be reviewed by the Planning Commission.
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 arrange to have Gridley Electric inspect the electrical at the site to insure they meet the current standards established at such time to ensure the proper loads and metering are in place.
4. Any modifications to the existing structures in the future for replacement or enlargement are required to conform to the currently adopted building code applicable at the time of work.

{End}

Planning Commission Agenda Item # 5B
Staff Report

Date: October 9, 2017

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

Subject: **Zoning Text Amendment 3-17:** Zoning text amendment to Chapter 14, Development Impact Fees, to establish reduced development impact fees for second residential units.

X	Regular
	Special
	Closed
	Emergency

RECOMMENDATION

Staff respectfully requests the Planning Commission:

1. Review and provide comment related development impact fee structure; and,
2. Recommend the City Council adopt an ordinance establishing reduced development impact fees for second residential units.

DISCUSSION

The City has adopted development impact fees for new projects; the fees for the projects differ related to whether it is residential, commercial, or industrial.

Single Family residential development impact fees that have been adopted by the City Council are as follows:

Table 1: Existing Development Impact Fees

Description	Development Impact Fee	Collection/Distribution	Connection
Sewer	\$10,970	\$1,750	\$1,850
Water	\$2,325	\$746.01	\$1,955.54
Electric	\$998 (Up to 200A)	\$900.00	\$900.00
Fire	\$1,601.00		
Police	\$119.00		
Parks & Recreation	\$3,659.00		
Streets & Roads	\$1,461.00		

The purpose of second residential units is to provide affordable housing for family or as a rental. These units have often been constructed on the site already in the form of garage conversions. The sizes of the units are generally much smaller than the existing home on the site. The Gridley Municipal Code allows second residential units to be up to 1,200 square feet in size. This is typical of a standard single family unit.

The City of Gridley General Plan Housing Element and the Infill Design Guidelines support second residential units as infill housing supporting the community goals. Although these units are expected to be smaller, the use of public facilities is likely to be similar. Staff believes it is appropriate to establish reduced fees in support of second residential unit development.

Fees can be developed as a flat fee for the units or as a percentage of the cost depending upon size. Considering a flat rate, the fee structure could look like the following:

Table 2: Flat Fee for Second Unit Development Impact Fee

Description	Development Impact Fee (A)	Flat Fee (15%)(B)	Collection/Distribution (C)	Connection (D)
Sewer	\$10,970	\$1,645	\$1,750	\$1,850
Water	\$2,325	\$348.75	\$746.01	\$1,955.54
Electric	\$998 (Up to 200A)	\$149.70	\$900.00	\$900.00
Fire	\$1,601.00	\$240.15*		
Police	\$119.00	\$17.85*		
Parks & Recreation	\$3,659.00	\$548.85		
Streets & Roads	\$1,461.00	\$219.15		
Subtotal	\$21,133.00	\$3,169.45	\$3,396.01	\$4,705.54
Total (existing) A+C+D	\$29,234.55			
Total (proposed) B+C+D	\$11,271.00			

The largest impact for a second unit is in the use of life safety, recreation, and roads. Preliminary discussions may consider the following:

Fire	50% of the existing fee (\$800.50)
Police	100% of the existing fee (\$119.00)
Parks	15% of the existing fee (\$548.85)
Streets	50% of the existing fee (\$730.50)

It is recommended that the collection and connection fees be reduced from the existing fee to 50% of the existing fees for sewer and water with electrical remaining the same fees. The development impact fees from Table 2 as amended would be:

Table 3: Proposed reduced Development Impact Fee for Second Units

Description	Development Impact Fee	Flat Fee (15%)	Collection/Distribution	Connection
Sewer	\$10,970	\$1,645	$\$1,750 \times .5 = \875	$\$1,850 \times .5 = \925
Water	\$2,325	\$348.75	$\$746.01 \times .5 = \373.00	$\$1,955.54 \times .5 = \977.77
Electric	\$998 (Up to 200A)	\$149.70	\$900.00	\$900.00
Fire	\$1,601.00	\$800.50*		
Police	\$119.00	\$119.00*		
Parks & Recreation	\$3,659.00	\$548.85*		
Streets & Roads	\$1,461.00	\$730.50*		
Subtotal	\$21,133.00	\$4,342.30 (80% reduction)	\$2,148.00	\$3,100.77
Total (existing) A+C+D	\$29,234.55			
Total (proposed) B+C+D	\$9,591.07 (68%)			

CONCLUSION:

The reduction of fees is appropriate for second residential units. Not all of the fees would be applicable at the time of the building permit issuance. For example, if the unit were not to separate sewer service, the connection fees would not be collected. The collection and distribution fees would be because those offset the increased loads for an additional residential unit.

The proposed reduction reflects an overall fee reduction of 68% for a second unit.

PUBLIC NOTICE

A notice was advertised 10 days prior to the regularly scheduled Planning Commission meeting in the Gridley Herald, posted at City Hall, noticed to property owners 100 feet from the subject site, 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 environmental review pursuant to the California Environmental Quality Act.