Gridley City Council – Regular City Council Meeting Agenda

Monday, November 21st, 2016; 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 collectedly develop, share, and are guided by a clear vision, values, and meaningful objectives."

- 1. **CALL TO ORDER -** Mayor Hall
- 2. **ROLL CALL** Recording Secretary
- 3. **PLEDGE OF ALLEGIANCE** Councilmember Borges
- 4. **INVOCATION** Reverend Dan Boeger, St. Timothy's Episcopal Church
- 5. **COMMUNITY PARTICIPATION FORUM -** Members of the public may address the City Council on matters not listed on the agenda. The City Council 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.
- 6. **CONSENT AGENDA -** All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the Consent Agenda and placed as the first item(s) under "Items for Council Consideration".
 - A. Council minutes dated November 7, 2016
 - B. Second Reading and Adoption of Ordinance No. 820-2016: An Ordinance of the City Council of the City of Gridley amending Title 17, Chapter 17.40, "Accessory Buildings", of the Municipal Code related to the location and type of accessory buildings. (Citywide)
 - C. City Services Update

7. OTHER ITEMS FOR COUNCIL CONSIDERATION

- A. Introduction and first reading of Ordinance No. 822-2016: An Ordinance of the City Council of the City of Gridley amending various chapters of Title 17, Zoning. (Citywide)
- B. Approval of Resolution No. 2016-R-034: A Resolution of the City Council of the City of Gridley adopting the Infill Design Guidelines
- C. Approval of Resolution No. 2016-R-035: A Resolution of the City Council of the City of Gridley adopting the Climate Action Plan/Greenhouse Gas Reduction Plan

- 8. **CITY STAFF AND COUNCIL COMMITTEE REPORTS -** Brief updates from City staff and brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.
- 9. **POTENTIAL FUTURE CITY COUNCIL ITEMS** (Appearing on the Agenda within 30-90 days):

12/05/16
12/05/16
12/05/16
12/05/16
12/05/16
12/05/16
12/19/16
12/19/16
12/19/16
12/19/16
12/19/16
12/19/16
01/16/17
01/16/17
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01/16/17

10. **CLOSED SESSION**

ADJOURNMENT – adjourning to the next regularly scheduled meeting on December 5th, 2016

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 4:00 p.m., November 18th, 2016, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA.

NOTE 2: REGARDING UNSCHEDULED MATTERS – In accordance with state law, it shall be the policy of this Council that no action shall be taken on any item presented during the public forum or on unscheduled matters unless the Council, by majority vote, determines that an emergency situation exists, or, unless the Council by a two-thirds vote finds that the need to take action arose subsequent to the posting of this agenda.

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, November 7th, 2016; 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 collectedly develop, share, and are guided by a clear vision, values, and meaningful objectives."

1. CALL TO ORDER

Mayor Hall called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Councilmembers

Present: Draper, Stiles, Johnson, Hall

Absent: Borges
Arriving post roll call: None

Staff present: Paul Eckert, City Administrator

Tony Galyean, City Attorney Matt Michaelis, Finance Director Donna Decker, Planning Consultant Daryl Dye, Electric Superintendent

Dean Price, Chief of Police

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Stiles

4. INVOCATION

No invocation was provided

5. **COMMUNITY PARTICIPATION FORUM**

Lynne Spencer gave an update on the activities of the Chamber of Commerce

6. **CONSENT AGENDA**

- A. Council minutes dated October 17, 2016
- B. Second reading and Adoption of Ordinance No. 821-2016: An Ordinance Amending Title 17 of the Gridley Municipal Code to Rezone Approximately 14.4 Acres from Residential-Suburban (R-S) to Residential-Suburban/Agricultural Overlay (R-S/A) Zoning Designation to Allow Commercial Agricultural Uses Until the Property is Developed on the 14.4 Acre Parcel Approved for 43 Single Family Detached Units (TSM 1-07, APN 010-270-121)
- C. City Services Update

Motion to approve the consent agenda by Councilmember Stiles, seconded by Vice Mayor Johnson

Motion passed, all in favor

7. OTHER ITEMS FOR COUNCIL CONSIDERATION

A. Introduction and first reading of Ordinance No. 820-2016: An Ordinance of the City Council of the City of Gridley amending Title 17, Chapter 17.40, "Accessory Buildings", of the Municipal Code related to the location and type of accessory buildings. (Citywide) (continued from October 17, 2016)

Donna Decker provided a review of the ordinance and the comments from the Planning Commission regarding the desired condition and placement of storage containers.

Introduction and first reading by Councilmember Stiles, seconded by Councilmember Draper

ROLL CALL VOTE

Ayes: Stiles, Hall, Johnson, Draper

Motion passed, 4-0

B. Introduction and Review of the Climate Action Plan: A plan designed to support the long term Greenhouse Gas Reduction efforts of the State of California

Donna Decker reviewed the staff report and provided a thorough introduction to the Plan.

This was informational, no action was taken.

8. CITY STAFF AND COUNCIL COMMITTEE REPORTS

There were no reports

9. **POTENTIAL FUTURE CITY COUNCIL ITEMS** - (Appearing on the Agenda within 30-90 days):

Record Retention Policy	12/05/16
2. Proactive Policing Ordinances	12/05/16
3. Review GHG Reduction Plan	12/05/16
4. Seating of New City Councilmembers	12/05/16
5. Introduction of Title 17 Code amendments	12/05/16
6. Adopt Infill Design Guidelines	12/05/16
7. Review Development Revised Street Standards	12/05/16
8. Annual Audit	01/16/17
9. Adopt Green House Gas Reduction Plan	01/16/17
10. Adopt Street Standards	01/16/17
11. Adopt remainder of Title 17 code amendments	01/16/17

12. Study Session – Building Code Resp, City vs. State	01/16/17
13. Cost Allocation/Fee Study Results	01/16/17
14. Swimming Pool Discussion update	01/16/17

10. **CLOSED SESSION**

A. Conference with Legal Counsel to discuss anticipated litigation pursuant to Government Code 54956.9 "Claim of Mickey and Gail Bennett vs. City of Gridley".

Council came out of closed session with no reportable action.

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With no further items for discussion,	Council adjourned	to the next meeting on
December 5 th , 2016		

Paul Eckert, City Clerk

City Council Agenda Item #6B

Staff Report

Date: November 21, 2016

To: Mayor and City Council

From: Donna Decker, Planning

Subject: Second reading and adoption of Ordinance No. 820-2016: An Ordinance of the

City Council of the City of Gridley amending Title 17, Chapter 17.40, "Accessory Buildings", of the Municipal Code related to the location and type of accessory

Regular Special

Closed Emergency

buildings. (Citywide)

Recommendation

City staff respectfully recommends the City Council:

- 1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
- 2. Adopt Ordinance No. 820-2016, by title only, and waive the second reading.

Summary

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The purpose of the grant consists of three tasks: Development of a Greenhouse Gas Reduction Plan, Development Code and Public Works Construction Standards Update and, Develop Infill Development Guidelines. This code amendment is a portion of the deliverables under "Development Code". The proposed text amendment addresses property maintenance issues that are related to the work to bring the Gridley Municipal Code into conformity with the adopted 2030 General Plan.

Discussion

On November 7, 2016 the City Council considered the proposed code amendment 820-2016. Staff reported additional new language that was added to the ordinance to address the concerns related to the location of shipping containers as accessory structures allowing them by right, without entitlement in the M-1 and M-2 zones. The Planning Commission had developed additional language and this was supported by the City Council on its November 7, 2016 meeting.

The ordinance is before the City Council for second reading to adopt the amendments becoming effective 30 days from the date of the second reading.

Conclusion

The proposed code amendment has been revised to reflect the concerns of the Planning Commission and City Council. No additional revisions were implemented from the first reading of the ordinance.

Public Notice

The consideration of this item was continued from the October 17, 2016 City Council meeting. Additionally, a notice was posted in the Gridley Herald 72 hours prior to the City Council 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 environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

Fiscal Impact

No additional fiscal impact is anticipated in the review of projects to comply with the ordinance.

Attachments:

1. Ordinance 820-2016

ORDINANCE AMENDING CHAPTER 17.40, ACCESSORY BUILDINGS OF TITLE 17, ZONING, OF THE GRIDLEY MUNICIPAL CODE RELATING TO THE TYPE AND LOCATION OF ACCESSORY STRUCTURES (Citywide)

WHEREAS, the City of Gridley received a California Sustainable Communities Planning Grant from the State of California, Department of Conservation/Division of Land Resource Protection to help the City bring its Municipal Code into compliance with the 2030 General Plan; and,

WHEREAS, the 2030 General Plan emphasizes opportunity to support the communities vision for a safe, clean, healthy and well-maintained community; and,

WHEREAS, Title 17, Zoning, Chapter 17.40,"Accessory Buildings" was found to need text amendments reflecting the 2030 General Plan;

WHEREAS, the City Council reviewed the proposed amendments and adopted ordinance by title only and waived the first reading;

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: Rescind portions of Ordinance 491 adopted May 19, 1986 related to the Title 17, Chapter 17.40, "Accessory Buildings"; and replace it with the following:

SECTION 2: Ordinance 820-2016 amending Chapter 17.40, "Accessory Buildings", of Title 17 "Zoning" of the Gridley Municipal Code is amended as follows:

Chapter 17.40 Accessory Structures

17.40.010	Intent
17.40.020	Applicability
17.40.030	Severability
17.40.040	Definitions
17.40.050	Connections to main building
17.40.060	Location in yard setbacks
17.40.070	Locations
17.40.080	Occupancy
17.40.090	Use and maintenance standards and requirements
17.40.100	Notification requirements for metal shipping containers
17.40.110	Removal of metal shipping containers

17.40.010 Intent

The following provisions to control the construction and use of accessory structures on residential, commercial and industrially zoned properties within the City for the preservation and protection of the aesthetic appearance of the community, property values, and the public health, safety and general welfare.

17.40.020 Applicability

In order to keep the City of Gridley clean, safe, and ensure a healthy environment, the provisions of this chapter shall apply to all property and structures within the city, including nonresidential lands and vacant lots. Where there is a conflict between a general requirement and a specific

requirement, the specific requirement shall govern. Where differences occur between this code and other standards, the provisions of the most restrictive shall govern. Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the currently adopted California codes for all trades as well as zoning code requirements.

17.40.030 Severability

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

17.40.040 Definitions

ACCESSORY STRUCTURE means a structure, metal/other container of any size, or building on the same lot and serving a purpose commonly incidental to the principal use, structure, or building.

DETACHED ACCESSORY STRUCTURE The accessory structure has no wall or portion thereof in common with the primary structure.

ATTACHED ACCESSORY STRUCTURE The accessory building has a wall or portion thereof in common with the primary structure.

METAL/OTHER CONTAINER means any container originally constructed to transport or store large quantities of goods by ship, rail, or truck not exceeding the dimensions of up to 8' x 8' x 40'.

17.40.050 Connection to main building.

Private garages, carports and other accessory buildings may be attached to and have a common wall with the main building or, when located as required by this title, may be connected by a breezeway.

17.40.060 Location in yard setbacks.

No accessory building shall be erected in any required yard setback except it may be located five feet from the rear property line within the rear yard setback area.

17.40.070 Location

No detached accessory building shall be erected within six feet of any other building with the exception of metal shipping/other containers as noted in "C" below.

Metal shipping containers may not be located in any zoning district except R-S, C-1, and C-2 with a conditional use permit in accordance with Chapter 17.54. The location of containers within these districts is further restricted:

- A. Containers shall not be located equal to or in front of the leading edge of the home or business closest to the street frontage;
- B. Container may not be placed within the driveway or parking area next to or in front of structures;

- C. Containers shall not be closer than 20 feet from any wall of a structure on the site.
- D. Containers shall not be placed in a location causing disruption to drainage, swales, or other public work improvements.

Metal shipping containers are allowed by right and do not require a conditional use permit in zoning districts M-1 and M-2. Sections 17.40.090 (A), (B) (C2) and (C3) shall be complied with in the M-1 and M-2 zoning districts.

17.40.080 Occupancy

Accessory structures whether attached or detached may not be used for habitable space/living quarters.

17.40.090 Use and Maintenance Standards and Requirements

- A. An accessory structure may not be allowed as the principle use in any allowed zone. No accessory structure shall be allowed to be placed on a vacant site without the primary use first established.
- B. All accessory structures of any size shall be maintained and in good condition, free of obvious deterioration, all exterior surfaces areas painted, doors and windows operable and structurally intact. Repairs shall be made and the integrity of the unit/structure shall be maintained.
- C. Metal Containers shall adhere to the following requirements:
 - 1. Metal containers where allowed shall be screened from view from any public right-of-way or easement. Any unit located closer than 100 feet from a residential use shall be screened from view. Screening shall consist of the use of materials such as fencing or dense landscaping.
 - 2. Metal container may not be used as animal habitation in any form.
 - 3. Metal containers shall not be connected to any utilities.
 - 4. Metal containers shall be painted the same color as the primary structure. Should the unit be defaced with graffiti, it shall be repainted the same color of the unit, or, the entire unit shall be repainted to be a uniform color. No paint patching will be allowed.

D. Temporary use of metal containers:

1. The City Administrator for the City of Gridley or his or her designee may issue a temporary conditional use permit to maintain a metal storage container provided such container is utilized for the storage of construction materials and uses incidental to construction and further provided that such structure is actually used for the storage of construction materials to be utilized on the site where the structure is located. If the location proposed is within the City right-of-way or easements, the applicant shall obtain an encroachment permit.

- 2. A temporary use permit may be issued for an original term not to exceed one year (and for a single extension not to exceed six months) only if all of the following criteria are met:
 - a. The storage container/structure is located on the site where construction is to occur, pursuant to a current and validly issued building permit.
 - b. At the time of application for a permit, the construction site consists of unimproved property (for purposes of this Section "unimproved" shall refer to property not then improved with buildings or other structures) or previously improved property proposed for redevelopment.
 - c. The applicant provides all requested information on forms as might be prescribed by the City of Gridley Fire Chief to demonstrate that the requirements for issuance of a permit have been met.
 - d. The applicant agrees, as a condition of issuance of the permit, to remove the storage container/structure at the earlier of the time the permit expires or construction is complete.
 - e. An applicant may apply for a temporary conditional use permit for property that has been improved with buildings or other structures to store construction materials for additions or remodel of the existing principal and/or accessory structures. The temporary use permit may be initially granted for a period of 6 months and allow 1 extension for 6 months.
 - f. For any particular parcel of improved property for which a temporary conditional use permit has been issued, no further permit applications or issuances shall occur for a period of 1 year after issuance of the original permit (by way of example, if a permit is issued pursuant to this Section allowing a storage container on improved property for the storage of construction materials, application may not be made for a new permit, nor shall an additional permit be issued until 1 year have elapsed following the issuance of the original permit. This requirement is intended to limit applications for permits under this Section with respect to improved property and to require applicants to organize their construction projects such that, to the extent storage containers are deemed necessary during construction, such projects occur simultaneously and are not spread out over an extended period of time).

17.40.100 Notification requirements for metal shipping containers

- A. No later than six months from the effective date of this chapter the legal property owner, or the person/s in control of such property, shall submit in writing, to the City, the property's Assessor Parcel Number (APN), the property's legal owner, a "property diagram" illustrating the distances between a container and primary structures, from property lines and conformity to all setback requirements along with definition of successful visual barrier efforts. Any person(s) in control of such property, who is not the property owner, shall notify the legal property owner/s that the requirements of this section and that they must be met.
- B. Failure on the part of the property owner, or the person/s in control of such property, to notify the City within the time frame set forth herein may result in code enforcement action.

C. Should a container exist on property that is not allowed as described herein, the container(s) shall be removed from the property within six (6) months from the effective date of this chapter.

17.40.110 Removal of metal shipping containers.

- A. All metal shipping containers shall be removed from all property prior to or upon the sale or transfer of residential property if located in zoning districts containers are not allowed in. Failure of the property owner, or individual in control of a property, to remove all containers from a residentially designated property in conformance to this chapter shall be in violation of the Gridley Municipal Code.
- B. It is the responsibility of the residential property owner, that prior to or upon the sale, transfer, or any change in ownership of residential property where a container(s) are located to remove all metal shipping containers from that residential property. Metal shipping containers not removed in accordance with the provisions of this section at the time of sale or transfer shall be, by the authority of this chapter, in violation of this chapter and be subject to removal at a date determined by the City. If the City is required to remove containers, the City will attempt to recover any costs thereof pursuant to the Gridley Municipal Code.

I HEREBY CERTIFY that the foregoing text amendments to Title 17 were approved and adopted at a regular meeting of the City Council of the City of Gridley, California, held on the 21st day of November, 2016, by the following vote:

AYES:	COUNCIL MEMBERS		
NOES:	COUNCIL MEMBERS		
ABSENT:	COUNCIL MEMBERS		
ABSTAIN:	COUNCIL MEMBERS		
ATTEST:		APPROVE:	
Paul Eckert, Ci	ity Clerk	Frank Hall, Mayor	
APPROVED A	AS TO FORM:		
Anthony Galye	ean, City Attorney		

City Council Agenda Item #6C

Staff Report

Date: November 21, 2016

To: Mayor and City Council

From: Paul Eckert, City Administrator

Subject: City Services Update

Х	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council review and accept the attached City Services Update.

Background and Compliance with City Council Strategic Plan or Budget Goals

The attached Update is provided to the Mayor and City Council in keeping with the Council's commitment to ensure that all members of our community are fully informed of all City activities and initiatives. The Update will soon be shared online at http://www.gridley.ca.us/. The Update is also shared timely with all City of Gridley coworkers.

Financial Impact

There are no financial impacts associated with this Agenda item. Council review and acceptance of the City Services Update is consistent with our ongoing efforts to transparently share all City financial and budgetary information.

Attachments:

City Services Update

City of Gridley

To: Mayor Hall and City Councilmembers

From: Paul Eckert, City Administrator

Subject: City Services Weekly Update

Date: November 14, 2016

This Weekly Update is intended to provide useful and timely updates to the Mayor and City Council, Community Members, and City staff. This Update will soon be available online at http://www.gridley.ca.us We regret if we have inadvertently omitted useful items from this report. As always, your input and guidance are appreciated. Please send any response to me directly and do not "copy all."

City Administrator/City Council/Information Technology

- Our Information Technology Director Mike Hensley continues to update various technology systems. Mike put a lot of effort into bringing up the Host Server and deploying strong back-up systems. Mike's also been involved with migrating electric meters to the Itron fixed network.
- Inter-Governmental Collaborations The City Administrator continues to meet with the County Administrator and other County staff to discuss potential collaborations. We plan to meet again in the next two weeks.
- New City Councilmember Orientation Staff continues to develop an informative orientation process for new Councilmembers. We hope to have each new Councilmember's orientation prior to the new City Council seating tentatively planned for December 19th. The Orientation Process will include tours of all City facilities.
- City Council Strategic Visioning Process Staff will begin the development of the Strategic Plan in November and hope to conduct City Council Strategic Planning Sessions in January and February. The new 2017-2020 City Council Strategic Plan will be adopted before April 17th.

Economic Development

- The City Administrator met again with Butte County Economic Development staff and continues to meet weekly with local retailers and business leaders.
- City Industrial Park The City recently contracted with TNT Real Estate to market and sell Parcel 2 located in the Industrial Park. We will keep the City Council informed of our progress.
- Business Retention, Expansion, and Attraction (BREA) Program Staff is developing the BREA Program for Council consideration in December. In the meantime, City staff continue to meet with 3-5 businesses weekly.

Finance and City Bus Service

- The Finance Department is very busy with: financial year end closing; preparation for the annual audit and onsite work of the independent auditors; organization of all work areas and file systems; and employee payroll and benefit changes.
- Expanded Online Payment Options The enhanced Online Payment System will be implemented in soon.
 We will run a marketing and outreach effort regarding for the new System. We will use our utility bills, website site, use the Chamber, use PD and Rec Facebooks and the local media to promote participation.
 We have set aggressive participation level objectives. We anticipate efficiencies through reduced customer counter time, late notice postage savings, and reduced costs for meter shut-offs.

Engineering/Planning/Building/Code Enforcement

- Planning Activities Planning will be very busy during November and December and will bring forward the
 following items for Council consideration including the Green House Gases Reduction Plan and Adoption of a
 portion of Title 17 Code Amendments.
- Code Enforcement Enhancements to our information tracking systems are currently underway. Evaluation of approaches and processes are also underway.

 Building staff are monitoring the roof replacement projects at City Hall, the Police Department, and the Gridley Museum.

Police

- Animal Control continues to provide proactive patrol and compassion for lost/stray animals.
- Police Incidents: Gridley-Biggs Police Department (GBPD) Detectives and Department personnel conducted a local search warrant on an on-going investigation into a Gridley (non-injury) shooting incident. The search resulted in some recovery of evidence and the issuance of an arrest warrant for an accomplice.
- The Gridley First Baptist Church invited Gridley Fire and Gridley-Biggs Police Department personnel to a public service appreciation service at their Church. The recognition included cookies, goodies, posters, cards and a recognition certificate for Gridley Fire and GBPD. We are very grateful to the Church and the community for their support.
- The Department continues in its goal to provide quality service in all aspects of public safety to the citizens we serve
- The October statistics are provided below:

Police Activity	October	Year Total
Adult Arrests	65	658
Juvenile Arrests	3	31
Misdemeanor Arrests	59	599
Felony Arrests	9	90
Felony Crimes Reported	12	154
Misdemeanor Crimes	68	722
Total Police Incidents*	1,117	11,319
Battery	10	72
Burglary	2	47
Deceased Person	0	6
Vandalism	9	78
Stolen Vehicle	2	20
Robbery	0	1
Public Intoxication	2	55
Patrol Request	20	137
Medical <i>Aid</i>	5	53
Area Checks	101	898
Pedestrian Checks	50	499
Disturbing the Peace	28	208
Total 911 Calls	206	2,917
Total Accidents	6	82
Name Exchanges	2	8
Total Traffic Citations	95	768
DUI Arrests	2	22
Traffic Stops	247	1918
Extra Help Hours	188	2,971
RSVP Hours	13	115

"Police Incidents" are those Police responses originating from telephone calls to the Dispatch Center, walk-ins at the Police lobby, Police Officer self-initiated activity and email or social media communications.

Electric

Gridley Electric Utility Crews continue tree trimming around the 12kv Distribution Lines.
 We expect the tree trimming in Gridley to be completed by the end of the week.

- The Crews worked hard to identify and collect items to be surplused. The following items were removed from service: 13 Pole Mounted Transformers; 17 Capacitors; 8 Kyle Switches; and 1 Pad Mounted Transformer.
- Crews replaced a street light at the ACE Hardware store at a billed cost of \$4,125.
- With the help of our outstanding Crews, the Electrical Department was able to invoice ATT for \$31,355.00 for Joint Pole work performed by the Electrical Crews during our pole Replacement Program.
- The ITRON metering Company provided on site meter training for our Crew Members. This transition has been very complex. We greatly appreciate the help of IT Director Mike Hensley.

Electrical Department Activity	Gridley	Biggs
Street light Repairs	3	1
Nonpayment shut off/turn on	0	1
Underground Service Alerts(USA's)	5	0
Sets and outs	10	2
Electrical related service calls	0	0
Trim/Remove tree	1	0
Discrepancy Report Items	40	0
After Hours Call out's	0	0
Solar Sets	0	0
Other	0	0

Public Works

The Public Works Department Leadership and Crewmembers are responsible for a broad array of important duties including: Water Distribution; Water Production; Sanitary Sewer Collection; the Wastewater Treatment Plant; Street and Sidewalk Maintenance; our Maintenance Districts; Parks Maintenance; City Building and Facility Maintenance. Recent work activity is as follows:

- Public Works Crews continue the aggressive tree trimming programs. Tree trimming will continue through the end of November.
- Crews are replacing sidewalks in the Downtown.
- Public Works Crews completed stump grinding after removing trees. Tree stumps are ground and wood chips are hauled off, and the holes are back filled with top soil.
- Crews sealed windows at the Recreation Department prevent insects from getting in.
- Public Works Crews picked up soccer goals from Sycamore School and returned them to storage at the Recreation Department.
- Crews have stripped the Spruce Well house roof and is prepping for new roof.
- Work continues at the main restroom at Vierra Park. Crews have stripped the roof and is prepping for the new roof. Crews removed the block wall partitions in preparation for handicap stalls. Installation of the new sink in the men's restroom has been completed.
- Weekly street sweeping was done.
- Crews hauled the final 2 loads of accumulated obsolete equipment to auction.
- Work continues at the Waste Water Treatment Plant (WWTP) office remodel; this project includes; repainting the interior, replacement of celling panels, installation of floor tiles and upgraded LED lighting. LED lighting and interior painting have been completed, and floor tiling is in progress.

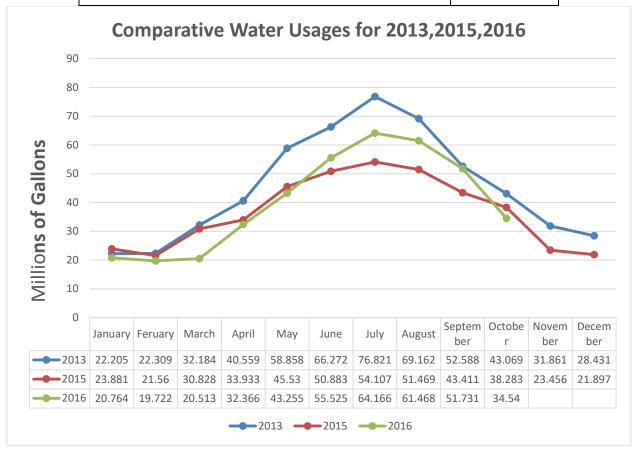
Department of Public Works Activity	Reporting Period Nov 4 -10 2016	
Water Leaks Repaired	0	
Water Encoder Receiver Transmitter installed/Replaced (ERT's)		
	0	
Sewer Plugs	0	
Tree Removal/Trimmed	1	
Water Related Service Calls	0	

Sewer Related Service Calls	1
Under Ground Service Alerts (USA's)	1
Park Related Service Calls	0
Other Service Calls	2

Production Well	Volume Pumped	Calc. Fl	Calc. Chl
Eagle Meadows	00.000 M.G.	.00 mg/l	.0000 mg/l
Spruce	14.742 M.G.	.85 mg/l	.2713 mg/l
Wilson	00.000 M.G.	.00 mg/l	.0000 mg/l
Little Ave.	0.000 M.G.	.00mg/l	.0000 mg/l
Liberty	10.021 M.G.	.74 mg/l	.2368 mg/l
Parkside	9.777 M.G.	.75 mg/l	.2603 mg/l

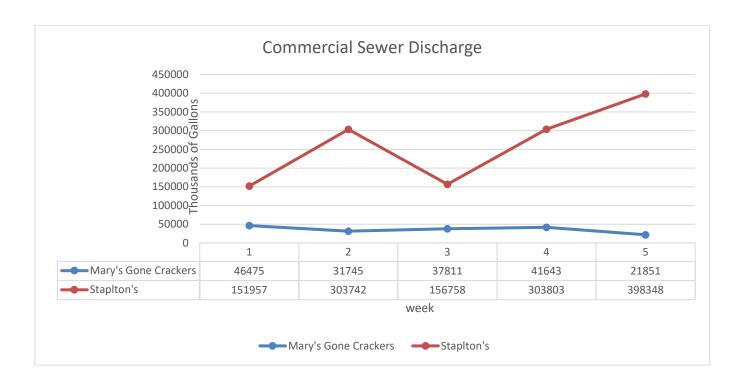
Water Production

October Monthly Production	
Total water pumped to system:	34.540 M.G.
Ave. chlorine residual in the system:	.18 mg/l
Ave. tested fluoride in the system:	.76 mg/l
Lab tested fluoride in the system:	.8 mg/l



Waste Water Treatment Plant

- Total flow to the Plant was 39.233
- Flow from Butte County Housing Authority was .782



Recreation

- The Division has begun preparation for several upcoming events including The Gridley Parade of Lights, Breakfast with Santa and Letters to Santa.
- Along with Victor Community Support Services, the Division is providing counseling services for Medical eligible youths. The class focus on offering mental and social services support for local, at risk children. Sessions are held during the week at various times.
- The Division offers its community center meeting rooms as rentals on evenings and weekends. The rental fee is \$100.00 per room, with an additional refundable \$50.00 cleaning deposit.

Fire

- We enhanced the Gridley Fire Training grounds on Kentucky Street with additional gravel.
- Our Gridley Fire Department assisted Sutter County Fire with calls and covers.
- The Fired Department was honored to participate in a recognition event at the First Baptist Church on Vermont Street.

• The Department participated in safety training and physical training.

Gridley Fire Station 74 - Weekly Emergency Responses	City	County
Medical Aids	9	2
Traffic Collisions	0	2
Structure Fires	0	0
Vegetation Fires	0	0
Vehicle Fires	0	1
Public Assist	1	1
Cover Assignments	0	0
Other (smoke checks, hazardous conditions, control burns, etc.)	1	1
Technical Rescues	0	0

City Council Formal Calendar

- The City Council will hold its next City Council meeting on November 21th at 6:00 pm at City Hall.
- The Butte County Board of Supervisors Agenda for the 9:00 am meeting on Tuesday, December 6th in Oroville can be accessed at the following

link: http://www.buttecounty.net/boardofsupervisors/BoardMeetings.aspx

Thank you for your ongoing support and guidance.

Respectfully,

paul

City Council Agenda Item #7A

Staff Report

Date: November 21, 2016

To: Mayor and City Council

From: Donna Decker, Planning

Subject: Introduction and first reading of Ordinance 822-2016: An ordinance

amending various chapters of Title 17 of the Gridley Municipal

Code.

Χ	Regular	
	Special	
	Closed	
	Emergency	

Recommendation

City staff respectfully recommends the City Council:

- 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 Ordinance 822-2016 and adopt by reading of title only.

Summary

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The amendments to Title 17 will implement the 2030 General Plan and is one of the deliverables of the grant funding.

Discussion

The proposed amendments implement the 2030 General Plan plus ensure consistency within the Title itself. The following amendments to the Zoning Ordinance are summarized as follows:

Title 17 Zoning Index Page

 The index to the zoning code is revised to group zoning topics together and to add new zoning designations to the code

I. General Information

 The purpose of the Zoning Ordinance is described within this section as an introduction to the code.

• Chapter 17.00 Administration and Enforcement

- Chapters 17.62, "Administration" and Chapter 17.64 "Enforcement" have been moved to the beginning of the code and retitled 17.00
- 17.00.020 Duties of City Council has been amended to "Act on appeals of decisions by the planning commission" and deleting two entitlements which do not encompass all decisions
- Added "D" Act on appeals or decisions by staff.
 - The City's code allows all decisions from a staff level and/or management level to be appealed to the Planning Commission.

• Chapter 17.02 General Provisions

o 17.02.020 (C)-this amendment clarifies the implementation of the code;

- o 17.02.030- this amendment removes entitlement provisions as it is a duplicate in the code and is unnecessary at this location.
- O 17.02.070(A)(B)- this amendment replaces planning director with City Administrator/designee consistent with other code amendments that have been adopted for the reasons: a) There is a mixture of the title Planning Director and Community Development Director within the code creating inconsistency, and, b) It is unclear which title is appropriate and in the future, the City Administrator/City Council will determine the functional organization of the city staff. The amendments in 17.02.070(B) are minor typographical revisions.

Chapter 17.03 Nonconformities

- Change Chapter numbering due to reorganization
- o Miscellaneous grammatical revisions, capitalization, etc.
- Revision of Chapter references

• Chapter 17.04 Definitions

- Revise minor spelling errors
 - **17.04.032**
 - **1**7.04.034
 - **17.04.036**
 - **17.04.042**
 - **17.04.062**
 - **17.04.143**

• Chapter 17.05 Planning Entitlement Processes

This chapter provides instruction for the application for a permit

• Chapter 17.06 Amendments or Rezoning

- Change Chapter numbering and references
- Clarification of application process for this entitlement
- Clarification of Action by the Planning Commission
- Clarification of Action by the City Council
- o Miscellaneous grammatical revisions, capitalization, etc.

• Chapter 17.09 RE Residential Estates District

 This amendment formally deletes this zoning district. It is unused, there are no lands so designated on the zoning map and it is not listed in Chapter 17.06
 Zoning Map and Districts. Therefore it is recommended to be deleted.

II Zoning Map and Districts

- Restructure organization
- Added the following zoning designations:
 - Urban Reserve
 - R-4 HDR, High Density Residential
 - M-3, Agriculture Industrial
 - Downtown Mixed Use
 - Neighborhood Mixed Use
- Amended zoning map adoption from 1984 to 2016 due to zoning changes that have taken place
- o Clarification of appeal process related to zoning interpretation
- Miscellaneous grammatical revisions, capitalization, etc.

• Chapter 17.12 AR-5 Agricultural Residential District

- o Change Chapter numbering due to reorganization
- o Miscellaneous grammatical revisions, capitalization, etc.
- Revision of Chapter references
- Amended the permitted uses to include small commercial agriculture uses
- Removed "mobile" home and provided types of structures that can be used
- Revised accessory uses
- Revised conditional uses
- Revised maximum building height to conform to the General Plan. In this case a restriction has been added for a residential structure to thirty feet
- Revised lot coverage from sixty percent to forty percent. The size of parcel is 5
 acres therefore if 40 percent of the site were covered with paving and structures
 that would equal 87,120 square feet, or 2 acres if a 5 acre site covered.

Chapter 17.33 Conditional Overlay Zone

- This zoning designation was applied to two properties; 125 Spruce Street and 1820 Highway 99. This was effected by Ordinances 660-1997 and 683-1998, respectively. The ordinances rezoned the properties from C-1 to C-2 and from C-2 to M-1, respectively. The notation of the use of the Conditional Overlay zone is inappropriately used in that no special conditions exist. The ordinances note that they may not be in compliance and other uses would have to be reviewed and approved by Planning or other.
- Any request to develop the parcels would continue to be required to meet the
 existing districts or request an entitlement if it is not allowed "by right" which
 means per the existing zoning the properties have.
- The district does not really provide for conditional uses; therefore it is recommended it be deleted from the code.

Planning Commission Action

The Planning Commission reviewed the proposed text amendments at the November 8, 2016 and November 15, 2016 public hearing and found minor revisions to be in order which have been completed. They recommended the City Council adopt Ordinance 822-2006.

Public Notice

A notice was 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 environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

Attachments:

- 1. Ordinance 822-2016
- 2. Amended Chapters of Title 17

ORDINANCE AMENDING VARIOUS CHAPTERS IN TITLE 17, ZONING, OF THE GRIDLEY MUNICIPAL CODE (Citywide)

WHEREAS, the City of Gridley received a California Sustainable Communities Planning Grant from the State of California, Department of Conservation/Division of Land Resource Protection to help the City bring its Municipal Code into compliance with the 2030 General Plan; and,

WHEREAS, the 2030 General Plan emphasizes opportunity to support the communities vision for a safe, clean, healthy and well-maintained community; and,

WHEREAS, Title 17, Zoning, was found to need text amendments reflecting the 2030 General Plan:

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: Rescind existing page one of Title 17 and replace with the following to provide the code restructuring:

TITLE 17 ZONING

I. General Information

Chapter 17.00 Administration and Enforcement

Chapter 17.02 General Provisions

Chapter 17.03 Nonconformities

Chapter 17.04 Definitions

Chapter 17.05 Planning Entitlement Processes

Chapter 17.06 Amendments or Rezoning

Chapter 17.07 Site Development Plan (SDP)

Chapter 17.08 Conditional Use Permits

Chapter 17.09 Variances

II. Zoning Map and Districts

Chapter 17.10 Agriculture District

Chapter 17.12 AR-5 Agricultural Residential District

Chapter 17.14 O-S Open Space District

Chapter 17.16 Urban Reserve

Chapter 17.20 Residential District

Chapter 17.21 R-S Residential Suburban District

Chapter 17.22 R-1 Single-Family Residential District

Chapter 17.25 R-2 MDR, Medium Density Residential District

Chapter 17.26 R-3 MFR, Multiple-Family Residential District

Chapter 17.27 R-4 HDR, High Density Residential District

Chapter 17.28 Residential Density Bonus

Chapter 17.30 Commercial District

Chapter 17.32 C-1 Restricted Commercial

Chapter 17.34 C-2 General Commercial

Chapter 17.36 Commercial Land Use by Zoning District

Chapter 17.40 Industrial, Manufacturing, Research and Development

Chapter 17.42 M-1 Limited Industrial

Chapter 17.44 M-2 Heavy Industrial

Chapter 17.46 M-3 Agriculture Industrial

Chapter 17.50 Combining District

Chapter 17.52 MUCZ Mixed Use Combining

Chapter 17.53 Downtown Mixed Use

Chapter17.54 Neighborhood Mixed Use

Chapter 17.55 PD Planned Development District

Chapter 17.56 AO Agricultural Overlay District

Chapter 17.58 SP Special Parking Combining Zones

Chapter 17.60 Public Use District

Chapter 17.62 PQP Public and Quasi-Public District

Chapter 17.70 Development Standards

Chapter 17.72 General Use Regulations

Chapter 17.74 Performance Standards

Chapter 17.76 Off-Street Parking

Chapter 17.78 Yards

Chapter 17.80 Miscellaneous and Special Situations

Chapter 17.81 Accessory Buildings

Chapter 17.82 Second Dwelling Units

Chapter 17.83 Temporary Occupancy of Mobile Homes and Recreational Vehicles

Chapter 17.84 Home Occupations

Chapter 17.85 At-Home Commercial Services in Residential Zones

Chapter 17.86 Satellite Antennas and Equipment

Chapter 17.87 Recycling Facilities

Chapter 17.88 Prohibiting Medical Marijuana Dispensary

Chapter 17.89 Special Situations

SECTION 2: Add "I. General Information" to the code as follows:

I. GENERAL INFORMATION

The purpose of Title 17 of the Gridley Municipal Code is to implement the City's General Plan through the adoption and administration of zoning laws, ordinances, rules, and regulations, this title:

- 1. Divides the city into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement;
- 2. Regulates the use of land, buildings, or other structures for residences, commerce, industry, and other uses required by the community;
- 3. Regulates the physical characteristics of buildings, structures, and site development, including the location, height, and size of buildings and structures; yards, courts, and other open spaces; lot coverage; land use intensity through regulation of residential density and floor area ratios; and architectural and site design;
- 4. Ensures the provision of adequate open space for recreational, aesthetic, and environmental amenities; and,
- 5. Establishes requirements for off-street parking.

SECTION 3: Rescind portions of Ordinance 491(part) 1986 and Ordinance 791-2010(part) 2010 related to the Title 17, Chapters 17.62 and 17.64 by revising the enumeration of the chapter and various text changes and replace it with the following:

Chapter 17.00 ADMINISTRATION AND ENFORCEMENT

- 17.00.010 Administrative standards.
- 17.00.020 Duties of City Council.
- 17.00.030 Duties of Planning Commission.
- 17.00.040 Zoning administrator.
- 17.00.050 Certificate of zoning compliance.
- 17.00.060 Certificate of occupancy.
- 17.00.070 Enforcement, investigations, penalties, and violations.
- 17.00.080 Nuisance designated abatement.

17.00.010 Administrative standards.

Whenever, in the course of administration and enforcement of this title, it is necessary or desirable to make any administrative decision, then, unless other standards are provided in this title, the decision shall be made so that the result will not be contrary to the spirit and purpose of this title or injurious to the surrounding neighborhood.

17.00.020 Duties of City Council.

The City Council shall:

- A. Render decisions on amendments to this chapter upon receipt of the recommendation of the Planning Commission;
 - B. Act on appeals of decisions by the Planning Commission.

17.00.030 Duties of Planning Commission.

- A. The City Planning Commission shall:
- 1. Interpret and administer the provisions of this title in such a way as to carry out the intent and purpose of the general plan as interpreted on the zoning map for the City;

- 2. Act on minor exceptions to and/or variances from the provisions of this title regarding the development of land and construction, enlarging, or alteration of any building or structure and to grant and revoke conditional use permits.
- B. It is the purpose of this section to observe that activities and affairs of the people and the government of the City shall not be restricted by law in any manner such that the effect of the law would not serve the intent of this title. It is, therefore, provided in this title that certain forms of relief from the regulations of this title may be applied by the Planning Commission.
- C. The Planning Commission shall, on the basis of all relevant information and under the standards of this title, make a finding in any matter of zoning relief. The Planning Commission may make any rules of procedure, consistent with law which may be necessary or convenient for carrying out its functions.
- D. Act on appeals of the decision of the City Administrator or designee.

17.00.040 Zoning administrator.

The office of zoning administrator is established. The zoning administrator shall administer the provisions of this title and shall have all administrative powers connected herewith which are not specifically assigned to some other officer or body. He shall have no power to vary or waive the requirements of this title.

17.00.050 Certificate of zoning compliance.

Hereafter, no land use shall be commenced or changed and no structure shall be erected or enlarged until such use or enlarging has been reviewed for zoning compliance by the zoning administrator. The zoning administrator shall sign all building plans certifying zoning compliance for each building permit issued by the City. No certification of zoning compliance shall be issued where it appears that a proposed use or improvement is not a principal permitted use or accessory or is not in compliance with the letter of intent of the regulations of this title, unless some form of zoning relief has been obtained as provided by Chapters , 17.08 and 17. 09. No building permit may be issued by the City without a certification of zoning compliance. Any certification of zoning compliance based on any materially false statement in application or supporting documents is absolutely void ab initio and shall be revoked. No certification of zoning compliance shall remain valid if the use or structure it authorized became nonconforming in the district in which it is located.

17.00.060 Certificate of occupancy.

Upon completion of any authorized use, building, structure or improvement, the zoning administrator shall affix to the pending building permit a seal certifying that such use, building, structure, or improvement complies with the applicable ordinances of the City and is suitable for occupancy. A temporary certificate of occupancy may be issued under circumstances where expressly permitted in Section 17.54.020.

17.00.070 Enforcement, investigations, penalties and violations.

- A. Investigations, penalties, abatement and enforcement of the provisions of this title shall be conducted or applied as specified and regulated in this code.
- B. All departments, officials, and public employees of the City vested with the duty and authority to issue permits or licenses shall conform to the provisions of this chapter, and shall issue no permit or license for uses, buildings, or purposes in conflict with the provisions of this chapter. Any such permit or license issued in conflict with the provisions of this chapter shall be null and void.
- C. The administration of this chapter 17.00.070 and 17.00.080 shall be the responsibility of the City Administrator/designee.

17.00.080 Nuisance--designated--abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and is declared to be unlawful and a public nuisance.

SECTION 4: Rescind portions of Ordinance 458 §1(part), 1984 and Ordinance 529, 1988 related to the Title 17, 17.02, "General Provisions" and replace it with the following:

Chapter 17.02 GENERAL PROVISIONS

17.02.010 Title.

17.02.020 Purpose.

17.02.030 Applicability.

17.02.040 Relationship to other laws.

17.02.050 Relationship to private restrictions.

17.02.060 Minimum requirements.

17.02.070 Appeal of discretionary interpretation.

17.02.010 Title.

The ordinance codified in this Title shall be known and may be cited as the zoning ordinance of the City of Gridley.

17.02.020 Purpose.

This Title is adopted:

- A. To provide reasonable protective regulations designed to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare; and,
- B. To protect the established character and the social and economic stability of existing residential, commercial, industrial and other types of improved areas: and
- C. To assist and guide development consistent with the General Plan and the objectives and standards set forth therein.

17.02.030 Applicability.

No structure and/or uses shall be constructed, erected, placed or maintained and no land use commenced or continued within the City except as specifically, or by necessary implication, authorized by this Title.

17.02.040 Relationship to other laws.

Whenever regulations or restrictions imposed by this Title are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule or regulation, the regulations, rules or restrictions which are more restrictive or which impose higher standards or requirements shall govern.

17.02.050 Relationship to private restrictions.

It is not intended that this Title shall interfere with or abrogate or annul any easement, covenant or other agreement now in effect: provided, however, that where this Title imposes greater restrictions than are imposed or required by a private restriction, provisions of this Title shall apply.

17.02.060 Minimum requirements.

In interpreting and applying the provisions of this Title, unless otherwise stated, they shall be held to be the minimum requirements for the promotion and protection of the public safety, health and general welfare.

17.02.070 Appeal of discretionary interpretation.

A. Whenever this Title vests discretionary-authority in the City Administrator or designee, a committee, or staff person to interpret any of the provisions of this Title, any applicant or other person affected by the interpretation thereof may appeal said discretionary decision directly to the planning commission provided that written notice of appeal is filed with the planning director not later than ten (10) days following the discretionary decision or other action taken.

Whenever this Title vests discretionary authority in the planning commission to interpret any provisions of this Title, any applicant or other person affected by the interpretation thereof may appeal said discretionary decision directly to the City council provided that written notice of appeal is filed with the City clerk not later than ten days following the discretionary decision or other action taken by the planning commission.

SECTION 5: Rescind portions of Ordinance 571 §2(part), 1991 and Ordinance 813-2015 related to the Title 17, 17.52, "Nonconformities" by revising the enumeration of the chapter and various text changes and replace it with the following:

Chapter 17.03 NONCONFORMITIES

- 17.03.010 Purpose.
- 17.03.020 Definition.
- 17.03.030 Unlawful buildings, structures and uses distinguished.
- 17.03.040 Types of nonconformities.
- 17.03.050 Construction approved prior to regulation.
- 17.03.060 Continuance of nonconformities.
- 17.03.070 Enlargement of nonconformities.
- 17. 03.080 Change from nonconforming use to another nonconforming use.
- 17.03.090 Repairs and alterations.
- 17.03.100 Change to nonconforming use.
- 17.03.110 Termination by discontinuance of use.
- 17.03.120 Termination by destruction.
- 17.03.130 Nonconforming uses--nuisance.

17.03.010 Purpose.

Existing uses, buildings and structures which do not conform to the regulations of the zoning district where located shall be subject to the regulations in this chapter, in addition to general regulations contained in other chapters of this Title, in order to permit the continued operation of such uses, buildings and structures, while providing for their eventual elimination. This chapter is intended to be administered in such a manner as to encourage the abatement of a nonconforming use or building, and the conformance of nonconforming lots.

17.03.020 Definition.

A nonconformity is a building, structure, use or lot which, when erected, established, developed or created complied with all the applicable provisions of this Title or prior planning and zoning regulations, but which presently fails to conform to one or more of the provisions of this Title. Nonconformity shall include a building, structure, lot or use legally existing and located in the unincorporated territory which,

upon annexation to the City, does not comply with the provisions of this Title. Refer to definitions in Sections 17.04.152 and 17.04.154.

17.03.030 Unlawful buildings, structures and uses distinguished.

Buildings, structures and uses which did not conform to the applicable provisions of this Title or prior planning and zoning regulations when established are violations of this Title and subject to the provisions of Chapter 17.00.070. No right to continue occupancy of property containing such a building, structure, or use is granted by this chapter, is allowed unless, such activity, use, or site development is lawfully permitted to continue and all permits and entitlements required by this Title are obtained.

17.03.040 Types of nonconformities.

Nonconformities include, but are not limited to, the following:

- A. Nonconforming buildings or structures.
- B. Nonconforming use or activity within a nonconforming building or structure.
- C. Nonconforming use or activity within a conforming building or structure.
- D. Nonconforming use or activity upon land containing no buildings or only structures incidental to the use of the land.
 - E. Nonconformance with development standards as defined in Section 17.04.051.
 - F. Uses which require a use permit which were not established in accordance with Chapter 17. 08.

17.03.050 Construction approved prior to regulation.

- A. A building, structure or part thereof which does not conform to the regulations for the zone in which it is situated, but for which a building permit, use permit, or variance was issued and exercised prior to the applicability of such regulations to the property, may be completed, provided that work is pursued continuously and without delay. Such building structure or part thereof shall be deemed to be a nonconformity and shall thereafter be subject to the restrictions set forth in this chapter.
- B. A right granted by a variance or use permit requiring a building permit shall be deemed exercised when the permit has been secured, continuous onsite construction activity such as the pouring of a foundation, installation of utilities or other similar substantial improvements have commenced, and the construction is being diligently pursued to completion. Grading of a site shall not constitute construction activity. For purposes of this section, a right "requiring a building permit" shall mean a right by which specific construction activity requiring a building permit is authorized, which construction activity could not be legally performed in the absence of the variance or conditional use permit granting the right.
- C. A right not requiring a building permit shall be deemed exercised when the activity permitted has commenced to the extent authorized by the variance or conditional use permit.

17.03.060 Continuance of nonconformities.

Nonconformities may be continued subject to the provisions of this chapter.

17.03.070 Enlargement of nonconformities.

Except as permitted in Section 17.03.110, a nonconformity shall not be enlarged, expanded, or intensified:

A. To occupy a greater area, either on the same or on any adjoining parcel of land.

- B. To other parts of a building when the nonconformity occupies a part of such building.
- C. To displace a conforming use.
- D. By use of non-adjoining land for parking, storage or other accessory or incidental uses.
- E. By any other change in the nonconformity which has a significant impact upon the use and enjoyment of any other property in the area.

17.03.080 Change from nonconforming use to another nonconforming use.

A Planning Commission conditional use permit is required to change from one nonconforming use to another nonconforming use. A conditional use permit must be granted prior to the change in nonconforming use or shall be subject to the provisions of Chapter 17. 00.070.

17.03.090 Repairs and alterations.

- A. Structural alterations shall be permitted in nonconforming buildings or structures with the granting of a conditional use permit. Only such repairs as are a part of normal, necessary maintenance shall be permitted in nonconforming buildings or structures without an entitlement.
- B. Such repairs shall not exceed fifteen percent (15%) of the replacement value of the building or structure in any one (1) year.
- C. Structural alterations shall not be permitted in buildings or structures in which a nonconforming use exists.
- D. Notwithstanding subsections A, B, and C of this section, all repairs or alterations otherwise required by law shall be permitted.

17.03.100 Change to nonconforming use.

- A. Notwithstanding any other provision of this chapter, the Planning Commission may issue a use permit to authorize an addition, enlargement or relocation of a nonconforming building, structure, or use, or to authorize a change of a nonconforming use to a similar or less intensive nonconforming use, upon a determination that the benefit to the public health, safety or welfare exceeds any detriment inherent in such change.
- B. The procedural and substantive requirements for any hearing to consider changes to a nonconformity as provided in this section shall be the same as those for a use permit provided in Chapter 17. 08. Both the standards in this section and the standards in Chapter 17. 08 must be satisfied before an application for a change to a nonconformity may be approved.

17.03.110 Termination by discontinuance of use.

- A. The discontinuance of a legal, nonconforming use for a continuous period of one (1) year shall terminate all rights in such conformity.
- B. The discontinuance of a legal nonconforming use on a parcel of land containing no buildings and containing only structures incidental to the use of such land for a continuous period of three (3) months shall terminate all rights in such nonconformity.
- C. The non-renewal of a business license establishes a presumption that the activity for which it was granted has been discontinued.
 - D. The abandonment of any nonconformity shall terminate all rights herein.

17.03.120 Termination by destruction.

If a nonconforming building or structure, or a conforming building or structure used for a nonconforming use, is damaged, destroyed, or demolished, the right to continue occupancy of the nonconforming building or structure, or to continue the nonconforming use shall cease; provided, however, that such building or structure may be repaired or rebuilt and reoccupied as follows:

- A. If the cost of repairing or replacing the damaged portion of the building or structure does not exceed seventy-five percent (75%) of the total replacement value of the building or structure prior to damage or destruction, the building or structure may be restored and the use continued if such restoration is started within one (1) year of the date of damage or destruction and is diligently pursued to completion.
- B. If the cost of repairing or replacing the damaged portion of the building exceeds seventy-five percent (75%) of the total replacement value of the building or structure prior to damage or destruction, a use permit shall be required to authorize the restoration of such building or structure and continue the use, upon a determination that the benefit to the public health, safety or welfare exceeds any detriment inherent in the restoration. The procedural and substantive requirements for any hearing to consider restoration of a nonconforming building or structure as provided in this section shall be the same as those for a use permit provided in Chapter 17. 08. The standards in Chapters 17.03 and Chapter 17.08 must be satisfied before an application allowing restoration of nonconformity may be approved.

17.03.130 Nonconforming uses--nuisance.

In the event that a legal nonconforming use or building is found to constitute a public nuisance, nothing in this chapter shall be construed to permit the retention of such nonconforming use or building. The City Attorney may, with the consent of the City Council, commence an action or proceeding for the abatement and removal of such nonconforming use or building.

SECTION 6: Rescind portions of Ordinance 458 §1(part), 1984 and Ordinance 671, 1997 related to the Title 17, 17.04, "Definitions" amending Sections 17.04.032, 17.04.034, 17.04.036, 17.04.042, 17.04.062, and 17.04.143 and replace it with the following:

17.04.032 Building, main.

"Main building" means a building in which is conducted the principal use of the lot upon which it is situated.

17.04.034 Structures, accessory.

"Accessory structure" means a subordinate building the use of which is incidental and accessory to-a principal use on the same lot.

17.04.036 Building, complex.

"Building complex" means any group of two or more detached buildings under one ownership on the same or adjoining lots.

17.04.042 Combining district.

"Combining district" means a district within which certain regulations and requirements may apply in addition to, or in lieu of, regulations and requirements of another zoning district to which the combining district has been attached.

17.04.062 Dwellings, multiple-family.

"Multiple-family dwelling" means a dwelling designed or used for residential occupancy by more than two families, with or without common or separate kitchen or dining facilities, including apartment houses,

dormitories, rooming houses, boarding houses, row houses, townhouses and similar housing types, but not including hotels, motels, hospitals, or institutional residences.

17.04.143 Manufactured home.

"Manufactured home" means prefabricated, kit, or modular or other manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq). Manufactured home does not include a recreational vehicle or commercial coach.

SECTION 7: Add Chapter 17.05 "Planning Entitlement Process" with the following:

Chapter 17.05 PLANNING ENTITLEMENT PROCESS

17.05.010 Intent.

17.05.020 Responsibility of applicant.

17.05.030 Applicability.

17.05.010 Intent.

The intent of this chapter is to identify the types of entitlements that are applied for in order to continue a use, develop property, develop property not in conformance with the development standards, or request confirmation of, deferment of, variance or conditional use, or any other review process prior to such development commencing.

17.05.020 Responsibility of an applicant.

The owner of real property, or the authorized agent of the owner, may submit an application for a permit, discretionary review, or legislative change request under this title relating to development on property. The application shall be in writing and shall be filed with the City.

- A. The application shall be accompanied by an application fee as established by City Council under "Master Fee Schedule" and by the plans, specifications, and other information required.
- B. The applicant shall attest by signature on the application that the information stated in the application is true to the best of the applicant's knowledge and belief.

17.05.030 Applicability.

No structure and/or uses shall be constructed, erected, placed or maintained and no land use commenced or continued within the City except as specifically, or by necessary implication, without the appropriate review by the City to allow such structures/uses.

SECTION 8: Rescind portions of Ordinance 491 (part), 1986 and Ordinance 695, 2000 related to the Title 17, 17.58, "Amendments or Rezoning" by revising the enumeration of the chapter and various text changes and replace it with the following:

Chapter 17.06 AMENDMENTS OR REZONING

17.06.010 Generally.

17.06.020 Initiation.

17.06.030 Public hearings.

17.06.040 Action by Planning Commission.

17.06.050 Action by City Council.

17.06.010 Generally.

This title may be amended by changing the boundaries of districts or by changing any other provisions thereof whenever the public health, safety and general welfare warrants such action.

17.06.020 Initiation.

- A. An application for a zoning amendment to property shall be accompanied by a fee established by resolution of the City Council and may be initiated by a property owner or the City.
- B. Only the City may initiate a text amendment to the Gridley Municipal Code and no other party has authority thereof.

17.06.030 Public hearings.

The Planning Commission shall hold public hearings as required by law on any proposed amendments, and shall give notice thereof in the following manner:

- A. Hearings on the amendment of the text of this title require at least one (1) publication in a newspaper of general circulation not less than ten (10) calendar days prior to the date of hearing.
- B. Hearings on a proposed rezoning of property require at least one (1) publication in a newspaper of general circulation not less than ten (10) calendar days prior to the date of the hearing. The City may post public notice of the rezoning not less than ten (10) calendar days prior to the date of the hearing along the streets and roads upon which the property proposed to be reclassified abuts and the vicinity thereof.

17.06.040 Action by Planning Commission.

The Planning Commission, shall forward its recommendations to the City Council relaying its findings, a summary of its hearings, and recommendations to the City Council for final action.

17.06.050 Action by City Council.

- A. The City Council shall consider the matter at a public hearing subsequent to the action of the Planning Commission and shall give notice thereof by one (1) publication in a newspaper of general circulation at least ten (10) calendar days prior to such review.
- B. The City Council may approve, modify or disapprove the recommendations from the Planning Commission.

SECTION 9: Rescind portions of Ordinance 491 (part), 1986 related to the Title 17, 17.56, "Variances" by revising the enumeration of the chapter and various text changes and replace it with the following:

Chapter 17.09 VARIANCES

- 17.09.010 Granting requirements.
- 17.09.020 Application procedure.
- 17.09.030 Action boy Planning Commission.
- 17.09.040 Appeal.
- 17.09.050 Revocation.
- 17.09.060 Permit signing.

17.09.010 Granting requirements.

A. Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this Title would result from the literal application of certain area, height, setback, or coverage regulations in this Title, variances may be granted as provided in this section.

B. The Planning Commission may grant a variance when it finds that the grant of a requested variance will cause no significant hazard, annoyance or inconvenience to the owners or occupants of nearby property; will not significantly change the character of the neighborhood or reduce the value of nearby property; will not impose any significant obstacle to implementation of this Title or of the General Plan. The Planning Commission may attach any conditions to the grant of a variance under this section which it may find necessary to insure that the intent and purpose of this Title are in all respects observed.

17.09.020 Application procedure.

- A. Application shall be made on appropriate forms provided by the Planning Department.
- B. Such applications shall be accompanied by a fee set by resolution of the City Council, no part of which shall be returned to any applicant.

17.09.030 Action by Planning Commission.

The Planning Commission shall not grant a variance unless findings can be made:

- 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;
- 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;
- 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.

17.09.040 Appeal.

Appeal from any finding of the Planning Commission in the matter of a variance may be made in writing within ten calendar days from the granting or denial of a variance. Such appeal shall be made to the City Council, which may overrule the findings of the Planning Commission, but may not grant a variance which differs from that specified in the written application to the Planning Commission.

17.09.050 Revocation.

- A. In any case where conditions attached to the granting of a variance have not been or are not complied with the zoning administrator shall give notice to the permittee of intention to revoke such variance at least ten calendar days prior to the public hearing before the Planning Commission thereon. After the conclusion of the hearing, the Planning Commission may revoke such variance.
- B. In any case where a variance has not been used within one year after the date of granting thereof, then without further action by the Planning Commission, the variance permit granted shall be null and void. The Planning Commission may approve a one-year extension upon written request by the permittee one month prior to the expiration date.

17.09.060 Permit signing.

The variance permit shall be deemed granted when the appeal period has lapsed and the permit has been signed by the applicant and City Administrator/designee. The applicant must sign the variance permit within thirty days of receipt of the permit by certified letter. Any variance permits approved that are not signed within the thirty-day period shall expire.

SECTION 10: Rescind portions of Ordinance 458 §1(part), 1984, Ordinance 459 §1(part), (part) 1984, related to Title 17, 17.06, "Zoning Map and Districts" by revising the enumeration of the chapter and various text changes, adding five zoning designations, and replace it with the following:

II. ZONING MAP AND DISTRICTS

- II.1 Establishment of districts.
- II.2 Zoning map--Adopted.
- II.3 Zoning map--Interpretation.
- II.4 Prezoning.

II.1 Establishment of districts.

The city is divided into the following zoning districts:

Agriculture District

- A. AR-5 Agricultural Residential District
- B. O-S Open Space District
- C. Urban Reserve

Residential District

- D. R-S Residential Suburban District
- E. R-1 Single-Family Residential District
- F. R-2 MDR, Medium Density Residential District
- G. R-3 MFR, Multiple-Family Residential District
- H. R-4 HDR, High Density Residential District

Commercial District

- I. C-1 Restricted Commercial
- J. C-2 General Commercial

Industrial, Manufacturing, Research and Development

- K. M-1 Limited Industrial
- L. M-2 Heavy Industrial
- M. M-3 Agriculture Industrial

Combining District

- N. MUCZ Mixed Use Combining
- O. Downtown Mixed Use
- P. Neighborhood Mixed Use
- Q. PD Planned Development District
- R. AO Agricultural Overlay District
- S. SP Special Parking Combining Zones

Public Use District

T. PQP Public and Quasi-Public District

II.2 Zoning map--Adopted.

The particular zoning map entitled "City of Gridley Zoning Map - 2016" together with its attachments, all being attached to the ordinance codified in this title is adopted as the official zoning map of the city.

II.3 Zoning map--Interpretation.

Where, due to the scale, lack of detail or illegibility of the official zoning map there is any uncertainty, contradiction or conflict as to the intended location of any zoning district boundary as shown thereon, the planning director shall make an interpretation of the map upon request of any person. Any person aggrieved by any such interpretation may appeal to the Planning Commission. The interpretation of the zoning map or deciding any appeal, shall apply the following standards:

- A. Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the centerlines of alleys, streets, rights-of-way or watercourses, unless such boundary lines are fixed by dimensions shown on the zoning map.
- B. Where zoning district boundary lines are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundary lines.
- C. Where a zoning district boundary line divides a lot, the location of any such zoning district boundary line, unless indicated by dimensions shown on the zoning map, shall be determined by the use of the map scale shown thereon.
- D. If, after the application of the provisions of this section, uncertainty still exists as to the exact location of a zoning district boundary line, the boundary shall be determined in a reasonable manner by appeal to the City Council, considering the history of uses of property and history of zoning ordinances and amendments in the City as well as all other relevant facts.

II.4 Prezoning.

When initiated by lawful petition, by recommendation of the Planning Commission or by action of the City Council, an area outside the city boundary but within the planning area may be prezoned under the provisions and regulations of this Title. The prezoned area will not be subject to the legal force or effect of this Title until such time as the prezoned area is annexed to the City as provided by law. Any and all prezoned areas shall be recorded on the zoning map of the city. The procedures for initiation, hearings and action shall be as provided for rezoning in Chapter 17.06.

SECTION 11: Delete Chapter 17.09 "R-E Residential Estates District" due to disuse and no properties are zoned this land use designation and reuse the chapter number for the code reorganization to be "17.09 Variances".

SECTION 12: Delete Chapter 17.33 "Conditional Overlay Zone" due to disuse and other entitlement processes are provided making this overlay zone obsolete.

I HEREBY CERTIFY that the foregoing text amendments to Title 17 were approved, and an ordinance was duly introduced at a regular meeting of the City Council of the City of Gridley, California, held on the 21st day of November, 2016, by the following vote:

AYES:	COUNCIL MEMBERS	
NOES:	COUNCIL MEMBERS	
ABSENT:	COUNCIL MEMBERS	
ABSTAIN:	COUNCIL MEMBERS	

ORDINANCE NO. 822-2016

ATTEST:	APPROVE:
Paul Eckert, City Clerk	Frank Hall, Mayor
APPROVED AS TO FORM:	
Anthony Galyean, City Attorney	

▼TITLE 17 ZONING

I. General Information

Chapter 17.00 Administration and Enforcement

Chapter 17.02 General Provisions

Chapter 17.52 Chapter 17.03 Nonconformities

Chapter 17.04 Definitions

Chapter 17.05 Planning Entitlement Processes

Chapter Chapter 17.5806 Amendments or Rezoning

Chapter 17.50 Chapter 17.07 Site Development Plan (SDP)

Chapter 17.08 Conditional Use Permits

Chapter 17.09 Variances

II. Zoning Map and Districts

Chapter 17.10 Agriculture District

Chapter 17.12 Chapter 17.08 AR-5 Agricultural Residential District

Chapter 17.14 Chapter 17.30 O-S Open Space District

Chapter 17.16 Urban Reserve

Chapter 17.20 Residential District

Chapter 17.21 R-S Residential Suburban District

Chapter 17.22 R-1 Single-Family Residential District

Chapter 17.25 R-2 MDR, Medium Density Residential District

Chapter 17.26 R-3 MFR, Multiple-Family Residential District

Chapter 17.27 R-4 HDR, High Density Residential District

Chapter 17.28 Residential Density Bonus

Chapter 17.30 Commercial District

Chapter 17.32 C-1 Restricted Commercial

Chapter 17.34 C-2 General Commercial

Chapter 17.36 Commercial Land Use by Zoning District

Chapter 17.40 Industrial, Manufacturing, Research and Development

Chapter 17.2442 M-1 Limited Industrial District

Chapter 17.26 44 M-2 Heavy Industrial District

Chapter 17.46 M-3 Agriculture Industrial

Chapter 17.50 Combining District

Chapter 17.52 MUCZ Mixed Use Combining

Chapter 17.50 Combining District

Chapter 17.52 MUCZ Mixed Use Combining

Chapter 17.53 Downtown Mixed Use

Chapter 17.54 Neighborhood Mixed Use

Chapter 17.55 PD Planned Development District

Chapter 17.56 AO Agricultural Overlay District

Chapter 17.58 SP Special Parking Combining Zones

Chapter 17.60 Public Use District

Chapter 17.2862 PQP Public and Quasi-Public District

Chapter 17.70 Development Standards

Chapter 17.3672 General Use Regulations

Chapter 17.3874 Performance Standards

Chapter 17.4676 Off-Street Parking

Chapter 17.4878 Yards

Chapter 17.80 Miscellaneous and Special Situations

Chapter 17.4081 Accessory Buildings

Chapter 17.4282 Second Dwelling Units

Chapter 17.4383 Temporary Occupancy of Mobile Homes and Recreational Vehicles

Chapter 17.4484 Home Occupations

Chapter 17.4585 At-Home Commercial Services in Residential Zones

Chapter 17.51 Chapter 17.86 Satellite Antennas and Equipment

Chapter 17.6087 Recycling Facilities

Chapter 17.88 Prohibiting Medical Marijuana Dispensary

Chapter 17.89 Special Situations

Chapter 17.08 AR-5 Agricultural Residential District

Chapter 17.09 R-E Residential Estates District

Chapter 17.10 R-S Residential Suburban District

Chapter 17.12 R-1 Single-Family Residential District

Chapter 17.14 R-2 Duplex Residential District

Chapter 17.16 R-3 Multiple-Family Residential District

Chapter 17.17 MUCZ Mixed Use Combining Zone

Chapter 17.18 C-1 Restricted Commercial District Chapter 17.20 C-2 General Commercial District Chapter 17.21 Commercial Land Use by Zoning District Chapter 17.24 M-1 Limited Industrial District Chapter 17.26 M-2 Heavy Industrial District Chapter 17.28 PQP Public and Quasi-Public District Chapter 17.30 O-S Open Space District **Chapter 17.31** AO Agricultural Overlay District **Chapter 17.32** PD Planned Development District **Chapter 17.33 Conditional Overlay Zone Chapter 17.34 Residential Density Bonus Chapter 17.36 General Use Regulations** Chapter 17.38 Performance Standards Chapter 17.40 Accessory Buildings **Chapter 17.42 Second Dwelling Units** Chapter 17.43 Temporary Occupancy of Mobile Homes and Recreational Vehicles **Chapter 17.44** Home Occupations Chapter 17.45 At-Home Commercial Services in Residential Zones **Chapter 17.46** Off-Street Parking **Chapter 17.47** SP Special Parking Combining Zones Chapter 17.48 Yards Chapter 17.49 (Repealed) **Chapter 17.54 Conditional Use Permits** Chapter 17.56 Variances **Chapter 17.58** Amendments or Rezoning **Chapter 17.60 Recycling Facilities**

I. GENERAL INFORMATION

The purpose of Title 17 of the Gridley Municipal Code is to implement the City's General Plan through the adoption and administration of zoning laws, ordinances, rules, and regulations, this title:

- 1. Divides the city into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement;
- 2. Regulates the use of land, buildings, or other structures for residences, commerce, industry, and other uses required by the community;
- 3. Regulates the physical characteristics of buildings, structures, and site development, including the location, height, and size of buildings and structures; yards, courts, and other open spaces; lot coverage; land use intensity through regulation of residential density and floor area ratios; and architectural and site design;
- 4. Ensures the provision of adequate open space for recreational, aesthetic, and environmental amenities; and
- 5. Establishes requirements for off-street parking

■ Chapter 17.62 00 ADMINISTRATION AND ENFORCEMENT

17.6200.010 Administrative standards.

17.6200.020 Duties of eityCity councilCouncil.

17.6200.030 Duties of planning commission Planning Commission.

17.6200.040 Zoning administrator.

17.6200.050 Certificate of zoning compliance.

17.6200.060 Certificate of occupancy.

17.00.070 Enforcement, investigations, penalties, and violations.

17.00.080 Nuisance designated abatement.

17.6200.010 Administrative standards.

Whenever, in the course of administration and enforcement of this title, it is necessary or desirable to make any administrative decision, then, unless other standards are provided in this title, the decision shall be made so that the result will not be contrary to the spirit and purpose of this title or injurious to the surrounding neighborhood.

(Ord. 491 (part), 1986).

17.6200.020 Duties of eityCity eouncilCouncil.

The cityCity councilCouncil shall:

- A. Render decisions on amendments to this chapter and rezonings upon receipt of the recommendation of the planning commission Commission;
- B. Act on appeals of denial of variances and/or denial or revocation of conditional use permits decisions by the planning commission Planning Commission.

(Ord. 491 (part), 1986)

17.6200.030 Duties of planning commission Planning Commission.

- A. The <u>cityCity planning commissionPlanning Commission</u> shall:
- 1. Interpret and administer the provisions of this title in such a way as to carry out the intent and purpose of the general plan as interpreted on the zoning map for the eityCity;
- 2. Act on minor exceptions to and/or variances from the provisions of this title regarding the development of land and construction, enlarging, or alteration of any building or structure and to grant and revoke conditional use permits.
- B. It is the purpose of this section to observe that activities and affairs of the people and the government of the <u>cityCity</u> shall not be restricted by law in any manner such that the effect of the law would not serve the intent of this title. It is, therefore, provided in this title that certain forms

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of relief from the regulations of this title may be applied by the planning commission Planning Commission.

C. The <u>planning commissionPlanning Commission</u> shall, on the basis of all relevant information and under the standards of this title, make a finding in any matter of zoning relief. The <u>planning commissionPlanning Commission</u> may make any rules of procedure, consistent with law which may be necessary or convenient for carrying out its functions.

D. Act on appeals of the decision of the City Administrator or designee.

(Ord. 491 (part), 1986)

17.0062.040 Zoning administrator.

The office of zoning administrator is established. The zoning administrator shall administer the provisions of this title and shall have all administrative powers connected herewith which are not specifically assigned to some other officer or body. He shall have no power to vary or waive the requirements of this title.

(Ord. 491 (part), 1986)

17.0062.050 Certificate of zoning compliance.

Hereafter, no land use shall be commenced or changed and no structure shall be erected or enlarged until such use or enlarging has been reviewed for zoning compliance by the zoning administrator. The zoning administrator shall sign all building plans certifying zoning compliance for each building permit issued by the eityCity. No certification of zoning compliance shall be issued where it appears that a proposed use or improvement is not a principal permitted use or accessory or is not in compliance with the letter of intent of the regulations of this title, unless some form of zoning relief has been obtained as provided by Chapters 17.52, 17.5417.08 and 17.5609. No building permit may be issued by the eityCity without a certification of zoning compliance. Any certification of zoning compliance based on any materially false statement in application or supporting documents is absolutely void ab initio and shall be revoked. No certification of zoning compliance shall remain valid if the use or structure it authorized became nonconforming in the district in which it is located.

(Ord. 491 (part), 1986)

17.<u>00</u>62.060 Certificate of occupancy.

Upon completion of any authorized use, building, structure or improvement, the zoning administrator shall affix to the pending building permit a seal certifying that such use, building, structure, or improvement complies with the applicable ordinances of the eityCity and is suitable for occupancy. A temporary certificate of occupancy may be issued under circumstances where expressly permitted in Section 17.54.020.

(Ord. 491 (part), 1986)

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17.00.070 Enforcement, investigations, penalties and violations.

- A. Investigations, penalties, abatement and enforcement of the provisions of this title shall be conducted or applied as specified and regulated in this code.
- B. All departments, officials, and public employees of the City vested with the duty and authority to issue permits or licenses shall conform to the provisions of this chapter, and shall issue no permit or license for uses, buildings, or purposes in conflict with the provisions of this chapter. Any such permit or license issued in conflict with the provisions of this chapter shall be null and void.
- C. The administration of this chapter 17.00.070 and 17.00.080 shall be the responsibility of the Planning Director City Administrator/designee.

(Ord. 791-2010 (part), 2010)

17.00.080 Nuisance-designated-abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and is declared to be unlawful and a public nuisance.

(Ord. 791-2010 (part), 2010)

NOTE: THIS SECTION HAS BEEN MOVED TO CHAPTER 17.00 ADMINISTRATION AND ENFORCEMENT

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Chapter 17.64 ENFORCEMENT--VIOLATION--PENALTY

<u>17.64.010</u> Enforcement, investigations, penalties and violations.

17.64.020 Nuisance-designated-abatement.

17.64.010 Enforcement, investigations, penalties and violations.

A. Investigations, penalties, abatement and enforcement of the provisions of this title shall be conducted or applied as specified and regulated in this code.

B. All departments, officials, and public employees of the city vested with the duty and authority to issue permits or licenses shall conform to the provisions of this chapter, and shall issue no permit or license for uses, buildings, or purposes in conflict with the provisions of this chapter. Any such permit or license issued in conflict with the provisions of this chapter shall be null and void.

C. The administration of this chapter shall be the responsibility of the Planning Director.

(Ord. 791-2010 (part), 2010)

17.64.020 Nuisance-designated-abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and is declared to be unlawful and a public nuisance.

(Ord. 791-2010 (part), 2010)

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Chapter 17.02 GENERAL PROVISIONS

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17.02.010 TitleTitle.

17.02.020 Purpose.

17.02.030 Applicability.

17.02.040 Relationship to other laws.

17.02.050 Relationship to private restrictions.

17.02.060 Minimum requirements.

17.02.070 Appeal of discretionary interpretation.

17.02.010 TitleTitle.

The ordinance codified in this title<u>Title</u> shall be known and may be cited as the zoning ordinance of the <u>cityCity of Gridley</u>.

(Ord. 458 § 1 (part), 1984).

№ 17.02.020 Purpose.

This title Title is adopted:

- A. To provide reasonable protective regulations designed to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare; and
- B. To protect the established character and the social and economic stability of existing residential, commercial, industrial and other types of improved areas: and
- C. To assist in providing a definite comprehensive plan for sound and orderly development in the future, and to and guide and regulate such developments in accordance consistent with the general pPlan and the objectives and standards set forth therein.

(Ord. 458 § 1 (part), 1984).

17.02.030 Applicability.

No structure structure and/or uses shall be constructed, erected, placed or maintained and no land use commenced or continued-within the eityCity except as specifically, or by necessary implication, authorized by this titleTitle. Conditional uses are allowed only on permit granted by the planning commission or the city council upon finding that the specified conditions exist or that their implementation is guaranteed by some legally binding assurance. Where a lot is devoted to permitted principal use, customary accessory uses and structures are authorized except as prohibited specifically or by necessary implication.

(Ord. 458 § 1(part), 1984).

17.02.040 Relationship to other laws.

Whenever regulations or restrictions imposed by this title <u>Title</u> are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule or regulation, the regulations, rules or restrictions which are more restrictive or which impose higher standards or requirements shall govern.

(Ord. 458 § 1(part), 1984).

17.02.050 Relationship to private restrictions.

It is not intended that this <u>titleTitle</u> shall interfere with or abrogate or annul any easement, covenant or other agreement now in effect: provided, however, that where this <u>titleTitle</u> imposes greater restrictions than are imposed or required by a private restriction, provisions of this <u>titleTitle</u> shall apply.

(Ord. 458 § 1(part), 1984).

17.02.060 Minimum requirements.

In interpreting and applying the provisions of this title <u>Title</u>, unless otherwise stated, they shall be held to be the minimum requirements for the promotion and protection of the public safety, health and general welfare.

(Ord. 458 § 1(part), 1984).

17.02.070 Appeal of discretionary interpretation.

A. Whenever this <u>Title Title</u> vests discretionary-authority in the <u>planning director City</u> <u>Administrator or designee</u>, a committee, or staff person to interpret any of the provisions of this <u>Title Title</u>, any applicant or other person affected by the interpretation thereof may appeal said discretionary decision directly to the planning commission provided that written notice of appeal is filed with the planning director not later than ten (10) days following the discretionary decision or other action taken.

Whenever this <u>Title Title</u> vests discretionary authority in the planning commission to interpret any provisions of this <u>Title Title</u>, any applicant or other person affected by the interpretation thereof may appeal said discretionary decision directly to the <u>eityCity</u> council provided that written notice of appeal is filed with the <u>eityCity</u> clerk not later than ten days following the discretionary decision or other action taken by the planning commission.

(Ord. 529 (part), 1988)

Chapter 17.52 03 NONCONFORMITIES

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17.5203.010 Purpose.
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- 17.5203.020 Definition.
- 17.5203.030 Unlawful buildings, structures and uses distinguished.
- 17.5203.040 Types of nonconformities.
- 17.5203.050 Construction approved prior to regulation.
- 17.5203.060 Continuance of nonconformities.
- 17.5203.070 Enlargement of nonconformities.
- 17. 5203.080 Change from nonconforming use to another nonconforming use.
- 17.5203.090 Repairs and alterations.
- 17.5203.100 Change to nonconforming use.
- 17.5203.110 Termination by discontinuance of use.
- 17.5203.120 Termination by destruction.
- 17.5203.130 Nonconforming uses--nuisance.

17.52<u>03</u>.010 Purpose.

Existing uses, buildings and structures which do not conform to the regulations of the zone zoning district where located shall be subject to the regulations in this chapter, in addition to general regulations contained in other chapters of this title Title, in order to permit the continued operation of such uses, buildings and structures, while providing for their eventual elimination. This chapter is intended to be administered in such a manner as to encourage the abatement of a nonconforming use or building, and the conformance of nonconforming lots.

(Ord. 571, § 2, 1991).

17.5203.020 Definition.

A nonconformity is a building, structure, use or lot which, when erected, established, developed or created complied with all the applicable provisions of this title<u>Title</u> or prior planning and zoning regulations, but which presently fails to conform to one or more of the provisions of this title<u>Title</u>. Nonconformity shall include a building, structure, lot or use legally existing and located in the unincorporated territory which, upon annexation to the City, does not comply with the provisions of this title<u>Title</u>. Refer to definitions in Sections 17.04.152 and 17.04.154.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.030 Unlawful buildings, structures and uses distinguished.

Buildings, structures and uses which did not conform to the applicable provisions of this title Title or prior planning and zoning regulations when established are violations of this title Title and subject to the provisions of Chapter 17.6400.070. No right to continue occupancy of property containing such a building, structure, or use is granted by this chapter, is allowed unless, such activity, use, or site development is lawfully permitted to continue and all permits and entitlements required by this title Title are obtained.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.040 Types of nonconformities.

Nonconformities include, but are not limited to, the following:

- A. Nonconforming buildings or structures.
- B. Nonconforming use or activity within a nonconforming building or structure.
- C. Nonconforming use or activity within a conforming building or structure.
- D. Nonconforming use or activity upon land containing no buildings or only structures incidental to the use of the land.
 - E. Nonconformance with development standards as defined in Section 17.04.051.
- F. Uses which require a use permit which were not established in accordance with <u>Chapter 17.</u> 5408.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.050 Construction approved prior to regulation.

- A. A building, structure or part thereof which does not conform to the regulations for the zone in which it is situated, but for which a building permit, use permit, or variance was issued and exercised prior to the applicability of such regulations to the property, may be completed, provided that work is pursued continuously and without delay. Such building structure or part thereof shall be deemed to be a nonconformity and shall thereafter be subject to the restrictions set forth in this chapter.
- B. A right granted by a variance or use permit requiring a building permit shall be deemed exercised when the permit has been secured, continuous onsite construction activity such as the pouring of a foundation, installation of utilities or other similar substantial improvements have commenced, and the construction is being diligently pursued to completion. Grading of a site shall not constitute construction activity. For purposes of this section, a right "requiring a building permit" shall mean a right by which specific construction activity requiring a building permit is authorized, which construction activity could not be legally performed in the absence of the variance or conditional use permit granting the right.
- C. A right not requiring a building permit shall be deemed exercised when the activity permitted has commenced to the extent authorized by the variance or conditional use permit.

(Ord. 813-2015; § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.060 Continuance of nonconformities.

Nonconformities may be continued subject to the provisions of this chapter.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991.)

17.5203.070 Enlargement of nonconformities.

Except as permitted in Section <u>17.5203.110</u>, a nonconformity shall not be enlarged, expanded, or intensified:

- A. To occupy a greater area, either on the same or on any adjoining parcel of land.
- B. To other parts of a building when the nonconformity occupies a part of such building.
- C. To displace a conforming use.
- D. By use of non-adjoining land for parking, storage or other accessory or incidental uses.
- E. By any other change in the nonconformity which has a significant impact upon the use and enjoyment of any other property in the area.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991.)

17.5203.080 Change from nonconforming use to another nonconforming use.

A Planning Commission conditional use permit is required to change from one (1) nonconforming use to another nonconforming use. A conditional use permit must be granted prior to the change in nonconforming use or shall be subject to the provisions of <u>Chapter 17</u>. 6400.070.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.090 Repairs and alterations.

- A. Structural alterations shall be permitted in nonconforming buildings or structures with the granting of a conditional use permit. Only such repairs as are a part of normal, necessary maintenance shall be permitted in nonconforming buildings or structures without an entitlement.
- B. Such repairs shall not exceed fifteen percent (15%) of the replacement value of the building or structure in any one (1) year.
- C. Structural alterations shall not be permitted in buildings or structures in which a nonconforming use exists.
- D. Notwithstanding subsections A, B, and C of this section, all repairs or alterations otherwise required by law shall be permitted.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.100 Change to nonconforming use.

- A. Notwithstanding any other provision of this chapter, the Planning Commission may issue a use permit to authorize an addition, enlargement or relocation of a nonconforming building, structure, or use, or to authorize a change of a nonconforming use to a similar or less intensive nonconforming use, upon a determination that the benefit to the public health, safety or welfare exceeds any detriment inherent in such change.
- B. The procedural and substantive requirements for any hearing to consider changes to a nonconformity as provided in this section shall be the same as those for a use permit provided in <u>Chapter 17.5408</u>. Both the standards in this section and the standards in <u>Chapter 17.5408</u> must be satisfied before an application for a change to a nonconformity may be approved.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.110 Termination by discontinuance of use.

- A. The discontinuance of a legal, nonconforming use for a continuous period of one (1) year shall terminate all rights in such conformity.
- B. The discontinuance of a legal nonconforming use on a parcel of land containing no buildings and containing only structures incidental to the use of such land for a continuous period of three (3) months shall terminate all rights in such nonconformity.
- C. The non-renewal of a business license establishes a presumption that the activity for which it was granted has been discontinued.
 - D. The abandonment of any nonconformity shall terminate all rights herein.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.120 Termination by destruction.

If a nonconforming building or structure, or a conforming building or structure used for a nonconforming use, is damaged, destroyed, or demolished, the right to continue occupancy of the nonconforming building or structure, or to continue the nonconforming use shall cease; provided, however, that such building or structure may be repaired or rebuilt and reoccupied as follows:

- A. If the cost of repairing or replacing the damaged portion of the building or structure does not exceed seventy-five percent (75%) of the total replacement value of the building or structure prior to damage or destruction, the building or structure may be restored and the use continued if such restoration is started within one (1) year of the date of damage or destruction and is diligently pursued to completion.
- B. If the cost of repairing or replacing the damaged portion of the building exceeds seventy-five percent (75%) of the total replacement value of the building or structure prior to damage or destruction, a use permit shall be required to authorize the restoration of such building or structure and continue the use, upon a determination that the benefit to the public health, safety or welfare exceeds any detriment inherent in the restoration. The procedural and substantive requirements for any hearing to consider restoration of a nonconforming building or structure as

provided in this section shall be the same as those for a use permit provided in <u>Chapter 17. 5408</u>. The standards in <u>Chapters 17.52 Chapters 17.03</u> and <u>Chapter 17.54 Chapter 17.08</u> must be satisfied before an application allowing restoration of nonconformity may be approved.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2, 1991).

17.5203.130 Nonconforming uses--nuisance.

In the event that a legal nonconforming use or building is found to constitute a public nuisance, nothing in this chapter shall be construed to permit the retention of such nonconforming use or building. The City Attorney may, with the consent of the City Council, commence an action or proceeding for the abatement and removal of such nonconforming use or building.

(Ord. 813-2015, § 2 (part), 2015; Ord. 571, §2 1991).

17.04.030 Building.

"Building" means any structure having a permanent foundation and roof or other covering supported by columns or walls and designed or used for the shelter or enclosure of any person, animal or property of any kind, or for use by commercial, industrial or other enterprises.

(Ord. 458 § 1(part), 1984).

17.04.032 Building main.

"Main building" means a building in which is conducted the principal use of the lot upon which it is situated.

(Ord. 458 §l (part), 1984).

17.04.034 BuildingzStructures, accessory.

"Accessory buildingstructure" means a subordinate, building, the use of which is incidental and accessory to-a principal use on the same lot.

(Ord. 458 § 1(part), 1984).

17.04.036 Buildinag complex.

"Building complex" means any group of two or more detached buildings under one ownership on the same or adjoining lots.

(Ord. 458 § 1(part), 1984).

17.04.038 Carport.

"Carport" means a structure designed and constructed to cover a parking space, having no more than two permanent walls and being attached to or standing apart from a main building.

(Ord. 458 § 1(part), 1984).

17.04.040 Club.

"Club" means any building or premises used for regular or periodic meetings of a group of persons organized for a nonprofit purpose, exclusive of groups organized to render a service customarily carried on as a business.

(Ord. 458 § 1(part), 1984).

17.04.042 Combining Combining district.,

"Combining district" means a district within which certain regulations and requirements may apply in-addition to, or in lieu of, regulations and requirements of another zoning district to which the combining district has been attached.

(Ord. 458 § 1(part), 1984).

sails, inboard or outboard motors in excess of eight feet in length, and any other vehicles for use on land or water which is self-contained and exceeds thirteen feet in length and eight feet in height. One-ton or smaller customized vans are not considered major recreational equipment under this title.

(Ord. 458 § 1(part), 1984).

17.04.143 Manufactured home.

"Manufactured home" means mobile, prefabricated, kit, or modular or other manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq). Manufactured home does not include a recreational vehicle or commercial coach. (Ord. 671, 1997).

17.04.144 Minor recreational equipment.

"Minor recreational equipment" includes, but is not limited to, one-ton customized vans, one-half ton pickups with campers, boats less than thirteen feet in length, off-road vehicles less than thirteen feet in length and eight feet in height. (Ord. 458 §1(part), 1984).

17.04.145 Mobile food vendors.

"Mobile food vendor" includes any motorized or non-motorized enclosed, partially enclosed, or enclosed vehicle, trailer, cooking unit, and/or grill, operated by any person, firm, representative, partner, associate, or employee who drives, operates, vends, prepares, processes, wraps and distributes foods and beverages which are "ready-to-eat/drink" or "prepared/cooked on-site" which are sold, or offered for sale, directly to any consumer excepting therefrom any food delivery vehicle delivering products ordered by home delivery customers. (Ord. 806-2012 §2, 2012).

17.04.146 Mobile home.

"Mobile home" means a housing structure transportable in one or more sections, designed and equipped to be used with or without a foundation system, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.). Mobile Home does not include a recreational vehicle or commercial coach. (Ord 671, 1997: Ord. 458 § 1(part), 1984).

17.04.148 Mobile home park.

"Mobile home park" means an area or tract of land where two or more spaces are rented or leased or held out for rent or lease to accommodate mobile homes.

(Ord. 458 § 1(part), 1984).

17.04.149 Monument sign.

A low profile freestanding sign erected with its base on the ground and designed to incorporate design and building materials which complement the architectural theme(s) on the site. Content of monument signs shall be organized in a clear and cohesive manner, avoiding individual

Forma Forma

Chapter 17.05 PLANNING ENTITLEMENT PROCESS

17.05.010 Intent.

17.05.020 Responsibility of applicant.

17.05.030 Applicability.

17.05.010 Intent.

The intent of this chapter is to identify the types of entitlements that are applied for in order to continue a use, develop property, develop property not in conformance with the development standards, or request confirmation of, deferment of, variance or conditional use, or any other review process prior to such development commencing.

17.05.020 Responsibility of an applicant.

The owner of real property, or the authorized agent of the owner, may submit an application for a permit, discretionary review, or legislative change request under this title relating to development on property. The application shall be in writing and shall be filed with the City.

- A. The application shall be accompanied by an application fee as established by City Council under "Master Fee Schedule" and by the plans, specifications, and other information required.
- B. The applicant shall attest by signature on the application that the information stated in the application is true to the best of the applicant's knowledge and belief.

17.05.030 Applicability.

No structure and/or uses shall be constructed, erected, placed or maintained and no land use commenced or continued within the City except as specifically, or by necessary implication, without the appropriate review by the City to allow such structures/uses.

Chapter 17.58-06 AMENDMENTS OR REZONING

<u>17.5806.010</u> Generally.

17.5806.020 Initiation.

17.5806.030 Public hearings.

17.5806.040 Action by Planning Ceommission.

17.5806.050 Action by eCity eCouncil.

17.5806.010 Generally.

This title may be amended by changing the boundaries of districts or by changing any other provisions thereof whenever the public health, safety and general welfare warrants such action.

(Ord. 491(part), 1986).

17.5806.020 Initiation.

An application for a zoning amendment to property shall be accompanied by a fee to be established by resolution of the eCity Ceouncil and may be initiated by a property owner or the City.

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B. Only the City may initiate a text amendment to the Gridley Municipal Code and no other party has authority thereof.

(Ord 695, 2000; Ord 491 (part), 1986).

17.58<u>06</u>.030 Public hearings.

The pPlanning eCommission shall hold public hearings as required by law on any proposed amendments, and shall give notice thereof in the following manner:

- A. Hearings on the amendment of the text of this title require at least one (1) publication in a newspaper of general circulation not less than ten (10) calendar days prior to the date of hearing.
- B. Hearings on a proposed rezoning of property require at least one (1) publication in a newspaper of general circulation not less than ten (10) calendar days prior to the date of the hearing. The commission-City may post public notice of the rezoning not less than ten (10) calendar days prior to the date of the hearing along the streets and roads upon which the property proposed to be reclassified abuts and the vicinity thereof.

(Ord. 491 (part), 1986).

₹17.5806.040 Action by pPlanning eCommission.

Following the hearings tThe pPlanning Ceommission, shall forward its recommendations to the City Council relaying shall submit a report of its findings, and a summary of its hearings, together withand its recommendations to the eCity eCouncil for final action.

(Ord. 491 (part), 1986).

(Ord. 491 (part), 1986).

17.5806.050 Action by eCity Ceouncil.

- A. Upon receipt of the report from the planning commission, the The eCity eCouncil shall set the consider the matter for at a public hearing subsequent to the action of the Planning Commission and shall give notice thereof by one (1) publication in at least one a newspaper of general circulation at least ten (10) calendar days prior to such review. hearing.
- B. The eCity eCouncil may approve, modify or disapprove the recommendations from of the pPlanning eCommission.

(Ord. 491 (part), 1986).

Chapter 17.56-09 Variances

<u>17.5609.010</u> Granting requirements.

17.5609.020 Application procedure.

17.5609.030 Action boy planning commission.

17.5609.040 Appeal.

17.5609.050 Revocation.

17.5609.060 Permit signing.

17.5609.010 Granting requirements.

- A. Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this <u>titleTitle</u> would result from the literal application of certain area, height, setback, or coverage regulations in this <u>titleTitle</u>, variances may be granted as provided in this section.
- B. The planning commission Planning Commission may grant a variance when it finds that the grant of a requested variance will cause no significant hazard, annoyance or inconvenience to the owners or occupants of nearby property; will not significantly change the character of the neighborhood or reduce the value of nearby property; will not impose any significant obstacle to implementation of this title Title or of the general plan Plan. The planning commission may attach any conditions to the grant of a variance under this section which it may find necessary to insure that the intent and purpose of this title Title are in all respects observed.

(Ord. 491 (part), 1986).

17.5609.020 Application procedure.

- A. Application shall be made on appropriate forms provided by the planning Planning department Department.
- B. Such applications shall be accompanied by a fee set by resolution of the City Council, no part of which shall be returned to any applicant.

17.5609.030 Action by planning commissionPlanning Commission.

The planning commission Planning Commission shall not grant a variance unless findings can be made:

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

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.

(Ord. 491 (part), 1986).

7.5609.040 Appeal.

Appeal from any finding of the planning commission Planning Commission in the matter of a variance may be made in writing within ten calendar days from the granting or denial of a variance. Such appeal shall be made to the ectyCity eCouncil, which may overrule the findings of the planning commission Planning Commission, but may not grant a variance which differs from that specified in the written application to the planning commission Planning Commission.

(Ord. 491 (part), 1986).

17.5609.050 Revocation.

- A. In any case where conditions attached to the granting of a variance have not been or are not complied with, the zoning administrator shall give notice to the permittee of intention to revoke such variance at least ten calendar days prior to the public hearing before the planning commission thereon. After the conclusion of the hearing, the planning commission may revoke such variance.
- B. In any case where a variance has not been used within one year after the date of granting thereof, then without further action by the planning commission Planning Commission, the variance permit granted shall be null and void. The planning commission Planning Commission may approve a one-year extension upon written request by the permittee one month prior to the expiration date.

(Ord. 491 (part), 1986).

17.56<u>09</u>.060 Permit signing.

The variance permit shall be deemed granted when the appeal period has lapsed and the permit has been signed by the applicant and planning director City Administrator/designee. The applicant must sign the variance permit within thirty days of receipt of the permit by certified letter. Any variance permits approved that are not signed within the thirty-day period shall be deemed invalid.expire.

(Ord. 491 (part), 1986).

II. ZONING MAP AND DISTRICTS

17.06.010 II.1 Establishment of districts.

17.06.020II.2 Zoning map--Adopted.

17.06.030 II.3 Zoning map--Interpretation.

17.06.040<u>II.4</u> Prezoning.

17.06.010II.1 Establishment of districts.

The city is divided into the following zoning districts:

Agriculture District

- A. AR-5 Agricultural Residential District
- B. O-S Open Space District
- C. Urban Reserve

Residential District

- D. R-S Residential Suburban District
- E. R-1 Single-Family Residential District
- F. R-2 MDR, Medium Density Residential District
- G. R-3 MFR, Multiple-Family Residential District
- H. R-4 HDR, High Density Residential District

Commercial District

- I. C-1 Restricted Commercial
- J. C-2 General Commercial

Industrial, Manufacturing, Research and Development

- K. M-1 Limited Industrial
- L. M-2 Heavy Industrial
- M. M-3 Agriculture Industrial

Combining District

- N. MUCZ Mixed Use Combining
- O. Downtown Mixed Use
- P. Neighborhood Mixed Use
- Q. PD Planned Development District
- R. AO Agricultural Overlay District
- S. SP Special Parking Combining Zones

Public Use District

T. PQP Public and Quasi-Public District (Ord 458 § 1(part), 1984).

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17.06.020 II.2 Zoning map--Adopted.

The particular zoning map entitled "City of Gridley Zoning Map - 19842016" together with its attachments, all being attached to the ordinance codified in this title is adopted as the official zoning map of the city.

(Ord 459 § 1, 1984).

17.06.030II.3 Zoning map--Interpretation.

Where, due to the scale, lack of detail or illegibility of the official zoning map there is any uncertainty, contradiction or conflict as to the intended location of any zoning district boundary as shown thereon, the planning director shall make an interpretation of the map upon request of any person. Any person aggrieved by any such interpretation may appeal to the Planning Ceommission. The planning director and the planning commission, in interpreting interpretation of the zoning map or deciding any appeal, shall apply the following standards:

- A. Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the centerlines of alleys, streets, rights-of-way or watercourses, unless such boundary lines are fixed by dimensions shown on the zoning map.
- B. Where zoning district boundary lines are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundary lines.
- C. Where a zoning district boundary line divides a lot, the location of any such zoning district boundary line, unless indicated by dimensions shown on the zoning map, shall be determined by the use of the map scale shown thereon.
- D. If, after the application of the provisions of this section, uncertainty still exists as to the exact location of a zoning district boundary line, the boundary shall be determined in a reasonable manner by appeal to the eCity eCouncil, considering the history of uses of property and history of zoning ordinances and amendments in the eity City as well as all other relevant facts

(Ord. 458 § 1(part), 1984).

17.06.040 II.4 Prezoning.

When initiated by lawful petition, by recommendation of the pPlanning Ceommission or by action of the eCity eCouncil, an area outside the city boundary but within the planning area may be prezoned under the provisions and regulations of this tTitle. The prezoned area will not be subject to the legal force or effect of this tTitle until such time as the prezoned area is annexed to the eCity as provided by law. Any and all prezoned areas shall be recorded on the zoning map of the city. The procedures for initiation, hearings and action shall be as provided for rezoning in Chapter 17.58Chapter 17.06.

(Ord. 458 § 1(part), 1984).

Chapter 17.09 R-E Residential Estates District

- 17.09.010 Intent
- 17.09.020 Principle permitted uses.
- 17.09.025 Accessory uses.
- -17.09.030 Conditional uses.
- 17.09.040 Minimum lot area.
- 17.09.050 Maximum building height.
- 17.09.060 Minimum lot width.
- 17.09.070 Maximum lot coverage. 00
- <u>17.09.080</u> Minimum yard requirements.
- <u>17.09.090</u> Parking requirements.
- <u>17.09.100</u> Fence and hedge requirements.
- <u>17.09.110</u> Sign requirements.
- 17.09.120 Livestock requirements.

17.09.010 Intent.

The R-E district is intended to establish and preserve single family residential neighborhoods characterized by very low densities of one dwelling unit or less per gross acre.

(Ord 647, 1995)

17.09.020 Principle permitted uses.

- Principal permitted uses in any R-E district shall be as follows:
- A. One single-family dwelling per lot. A mobile or other manufactured structure may be installed on a lot in lieu of a conventional single-family home, provided it meets all of the following criteria:
- 1. The structure is a mobile or other manufactured home as defined in this Chapter; and
- 2. It is placed on a foundation system pursuant to Section 18551 of the Health and Safety Code; and
- 3. It was not manufactured more than ten (10) years prior to the date of application for a permit to install it on the lot (Ord 671, 1997).
- B. Agricultural uses, excluding the commercial raising of livestock or the retail sale of any products on the premises;

C. Family day care homes, provided that family day care homes serving seven (7) to twelve (12) children shall be subject to the provisions of Chapter 17.36 (Ord 647; 1996).

17.09.025 Accessory uses.

- The following accessory uses shall be allowed in any R-E district:
- A. Home occupations, pursuant to Chapter 17.44
- B. Private stables and corrals;
- C. Other structures and uses customarily appurtenant to permitted uses.

17.09.030 Conditional uses.

- Conditional uses in any R-E district shall be as follows:
- A. Public and quasi-public uses;
- B. Second dwelling units, pursuant to Chapter 17.42
- -C. Temporary sales tract office.
- D. Small scale professional offices
- E. Other uses which are determined to be of similar character to those listed herein, and of similar impact on the surrounding residential area.

17.09.040 Minimum lot area.

- Minimum gross lot area in an R-E district shall be one acre.

17.09.050 Maximum building height.

No building in an R-E district shall exceed a height, of thirty-five feet.

17.09.060 Minimum lot width.

- Minimum lot width in an R-E district shall be one hundred twenty (120) feet.

17.09.070 Maximum lot coverage.

In an R-E district, the aggregate coverage of a lot with structures and required parking area shall no exceed 30% of the lot.

17.09.080 Minimum yard requirements.

- In an R-E district, yard requirements shall be as follows:
- A. Front yards; thirty (30) feet.
- B. Side yards; ten (10) feet.
- C. Rear yards; ten (10) feet.

- 17.09.090 Parking requirements.
- In an R-E district, the general provisions of Chapter 17.46 shall apply.
- 17.09.100 Fence and hedge requirements.
- In an R-E district, the general provisions of <u>Chapter 17.36</u> shall apply.
- 17.09.110 Sign requirements.
- Sign requirements in any R-E district are as follows:
- A. One temporary detached sign pertaining to the sale, lease or rental of the property, not to exceed four square feet in area;
- B. Signs may be erected in conjunction with a home occupation and shall not exceed three square feet in area and shall not be illuminated.
- 17.09.120 Livestock requirements.
- Livestock may be kept in R-E districts if the following criteria are met:
- A. No commercial raising of livestock.
- B. Livestock raising is for educational or personal recreation.
- —C. All areas and enclosures where livestock is kept are to be maintained in a clean and sanitary manner.

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Chapter 17.33 CONDITIONAL OVERLAY ZONE

- 17.33.010 Intent
- <u>17.33.020</u> Special zoning regulations modify or supersede primary zoning district regulations.
- <u>17.33.030</u> Copy of ordinance enacting special land use conditions shall be recorded and then filed in parcel files
- <u>17.33.040</u> Properties designated as conditional overlay zones.

17.33.010 Intent

This district is intended to be applied to properties that are subject to special land use conditions or limitations not applicable to other properties similarly zoned. The special conditions or limitations were imposed by Gridley City Council as a condition of approval of the underlying primary zoning designation. This secondary "overlay" zoning designation is intended to alert all persons who may consult a zoning map and applicable regulations for information about uses permitted on a property, to the fact that additional inquiries should be made to find out what limitations apply to use of a site that is designated as a "Conditional overlay" zone.

17.33.020 Special zoning regulations modify or supersede primary zoning district regulations.

For properties designated as "Conditional Overlay" zones, any conflicts between uses authorized by the underlying primary zoning designation and the restrictions or limitations imposed at the time of approval of that primary designation shall be resolved in favor of the land use restrictions or limitations imposed as a condition of approval.

17.33.030 Copy of ordinance enacting special land use conditions shall be recorded and then filed in parcel files.

- —If the zoning designation of any property was conditionally approved and is therefore subject to special land use restrictions or limitations that don't apply to other properties similarly zoned, then:
- A. A copy of the ordinance that conditionally applied the zoning designation and listed the restrictions and limitations to which the zoning is subject shall be recorded.
- B. A copy of the recorded ordinance shall be placed in the parcel file for the property subject to the special land use restrictions or limitations.

17.33.040 Properties designated as conditional overlay zones.

- Properties designated as "Conditional overlay" zones include the following:
- A. The property at 125 Spruce Street (Ord 660, 1997).
- B. The property at 1820 Highway 99 (Ord 683, 1998).

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City Council Agenda Item #7B

Staff Report

Date: November 21, 2016

To: Mayor and City Council

From: Donna Decker, Planning

Subject: Approval of Resolution Number 2016-R-034: A resolution of the City Council of

the City of Gridley adopting the Infill Design Guidelines. (Citywide)

Recommendation

City staff respectfully recommends the City Council:

- Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
- 2. Approve resolution number 2016-034 adopting the Infill Design Guidelines implementing the 2030 General Plan.

Regular

Special

Closed Emergency

Summary

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The Infill Design Guidelines (Guidelines) are one of the deliverables to implement the 2030 General Plan element, "Community Character and Design".

Discussion

The Infill Design Guidelines are an integral part of the implementation of the General Plan by establishing design guidelines for properties that will eventually be developed in mature neighborhoods and commercial areas.

Planning Commission

The Infill Design Guidelines were reviewed, discussed and considered at length on August 8, 2015, October 11, 2016, and October 25, 2016. On November 15, 2016 the Planning Commission forwarded the Guidelines to the City Council recommending adoption.

City Council

The City Council initially reviewed the preparation of the Guidelines April 4, 2016 with the Student City Council as well as October 17, 2016.

There have been no substantive revisions to the document and staff believes it is complete and ready for adoption by the City Council in accordance with the recommendations of the Planning Commission.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the City Council 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 environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

Fiscal Impact

The City would be able to recover reimbursement for infrastructure that has been in place for some time as infill sites are developed.

Attachments:

- 1. Resolution Number 2016-R-034
- 2. Infill Design Guidelines

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY ADOPTING THE INFILL DESIGN GUIDELINES IN ORDER TO IMPLEMENT THE GENERAL PLAN (CITYWIDE)

WHEREAS, Government Code Section 65300 requires that every city and county prepare and adopt a comprehensive, long-range General Plan complete with text and a map, to serve as a guide for the physical development of that community and to implement the adopted plan, and is then required to amend or adopt other documents as is necessary to implement the General Plan; and,

WHEREAS, the 2030 General Plan identified goals and policies in the chapter, "Community Character and Design" outlining the components to be implemented as projects are submitted to the City; and,

WHEREAS, the City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant to develop the Infill Design Guidelines to implement the General Plan; and,

WHEREAS, the Infill Design Guidelines implement the 2030 General Plan, Community Character and Design Element by providing the public with direction to construct infill developments in the City also helping to streamline the process; and,

WHEREAS, public involvement was diligently pursued by scheduling multiple public meetings including with the Planning Commission on August 8, 2015, October 11, 2016, October 25, 2016 and November 15, 2016 and public review with the City of Gridley Student Council and City Council occurred on April 4, 2016 and October 17, 2016. Articles were developed and printed in the local newspaper to invite the community to participate; and

WHEREAS, the Planning Commission has duly considered the Infill Design Guidelines and on November 15, 2016 forwarded to the City Council with a positive recommendation for adoption;

WHEREAS, in accordance with Section 15061 (b)(3) the project is Categorically Exempt of the CEQA Guidelines that it is not considered a project under the General Rule;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Gridley hereby resolves as follows:

Section 1: The City Council adopts the Infill Design Guidelines; and,

Section 2: The City Council affirms by this resolution that the Infill Design

Guidelines implement the 2030 General Plan Element, "Community Character

and Design".

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 21st day of November, 2016 by the following vote:

AYES:	COUNCIL MEMBERS	
NOES:	COUNCIL MEMBERS	
ABSENT:	COUNCIL MEMBERS	

ABSTAIN:	COUNCIL MEMBERS	-	
ATTEST:		APPROVE:	
Paul Eckert, City	Clerk	Frank Hall, Mayor	
APPROVED AS	ГО FORM:		
Tony Galyean Cit	ty Afforney		

City of Gridley Infill Design Guidelines



ACKNOWLEDGEMENTS

CITY COUNCIL

Frank Hall, Mayor
Bruce Johnson, Vice-Mayor
Owen Stiles
Jeff Draper
Ray Borges

PLANNING COMMISSION

Robert Thomas, Chair Robert Wise, Vice-Chair Shirley O'Brien Maria Espino Ishrat Aziz-Khan

City Administrator

Paul Eckert

Prepared by Donna Decker DES

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CHAPTER 1 INTRODUCTION



This chapter introduces Infill Design Guidelines, including the opportunities and benefits of infill development as a strategy to enhance the quality of life and community character in Gridley.

1.1 INFILL DEVELOPMENT

Infill Development comprises a broad array of development consisting of residential, non-residential, new construction, reuse and/or rehabilitation of existing structures occurring on sites scattered throughout the city's developed area. Infill can be either a small scale or a large scale project depending upon the land area available for development¹.

Benefits of infill development include:

- Ability to use sites that have existing infrastructure available;
- Sites close to existing services;
- Transit ridership opportunity;
- Close to commercial services;
- Near to public spaces
- Abuts existing development providing variation in design elements
- Multi-modal opportunity for walking, bicycling, and transit use.

Infill development capitalizes on existing infrastructure and services in the community, minimizing the need for constructing new infrastructure to serve development and allowing finite city resources to be steered to other priorities. Infill growth also allows the community to use public services (schools, libraries, and emergency services [fire, police]) more efficiently, as generally, these services are already present in the community and do not require new facilities to serve infill uses.

Infill Development Design Guidelines implement the City's General Plan vision to grow within its urban service boundaries; prevent the premature conversion of agricultural and open space lands; and efficiently use limited resources to enhance the overall quality of life in the Gridley community. Infill development has been identified in the General Plan as a key growth strategy to maximize the use of existing infrastructure, before building on greenfield sites.

1.2 RELATIONSHIP TO THE GENERAL PLAN

The 2030 General Plan promotes infill and more compact development in the City as a growth strategy to use finite resources more wisely, reduce household transportation costs, and promote economic development and job creation.

Some of the goals and policies of the General Plan to optimize land use development are:

- To achieve orderly, managed urban growth with a compact development patter with high quality and efficient public infrastructure and services.
- To encourage compact development patterns that use land more efficiently and place homes in closer proximity to shopping, services, schools, employment, and other destinations.
- New development should minimize the amount of land required to meet parking and circulation needs.
- New development proposed in residentially zoned districts will work towards common accessible park, recreation, and open space in exchange for smaller yard areas.
- Buildings in new development should be built close to the sidewalk and front property line.
- Accommodate a variety and full range of housing types.
- Support a mixed use Downtown containing civic, cultural, entertainment, shopping, commercial, professional and residential uses.

1.3 GROWTH STRATEGY

Infill development supports "restricted" growth strategy and enhances the character and function of existing communities. Growth is supported first within areas having infrastructure to support it, thus slowing greenbelt development into undeveloped outlying areas.

Successful infill development also restores the spatial continuity of the built environment, strengthens existing neighborhoods, introduces compatible uses and buildings that complement the historic context of creating a sense of place.

RESPONDS TO COMMUNITY NEEDS

Infill development best serves communities when it can fulfill unmet community needs. In Gridley, there is demand for more housing for an increasing population which is not satisfied by the current housing market along all economic strata. There is also a great demand for smaller single-family homes on smaller lots for changing households whether they do not need, or do not wish to maintain larger homes on larger lots. A mix of well-designed owner and rental housing, unit sizes, and prices (i.e., market and non-market units) is targeted through the General Plan goals and policies to serve the community needs now and into the future.

IMPROVED IMAGE OF A PLACE

Well designed, high-quality construction injects new energy to established communities. New construction or rehabilitation of existing structures motivate neighbors to update their properties and support improved property values over time, without compromising the unique character of the community.

BETTER MULTI-MODAL ACCESS

Infill developments can improve community access and walkability by replacing vacant or underutilized sites with land uses and destinations that people can walk to, such as retail shops, services, and public facilities. New housing can be designed to integrate into the larger neighborhood context. Often, infill developments are accompanied by public improvements to adjoining sidewalks, trails, or other streetscape features that also improve community access in the neighborhood.

1.4 GRIDLEY COMMUNITY CONTEXT

The following provides an overview of the existing characteristics that support and define each of the City's districts. Figure 1-2 provides a snapshot summary of the existing conditions within each of these character districts.

DOWNTOWN GRIDLEY

Downtown Gridley is approximately one-quarter mile west of Highway 99. The Union Pacific Railroad bisects the Downtown in a north-south direction. This area includes single- and multifamily residences, parks, retail and commercial services, offices, civic, and industrial uses. Gridley's historic Downtown Core within Downtown includes the six-block area bound by Spruce Street, Virginia Street, Sycamore Street, and Vermont Street. However, there are areas outside the historic core that share similar characteristics, and where expansion of the urban design character in the



Downtown Core would be appropriate. This includes areas between RD 833 Lateral E7-A on the north, Jackson Street on the east, the southern boundary of Manuel Vierra Park on the south, and Indiana Street on the west.

Within the Downtown Core, there is a consistent and small block size of approximately 250 feet by 350 feet that is both walkable and bike-able from existing residential areas. Lot

depths and sizes are irregular in the Downtown district, depending on the land use. Alleys in the Downtown Core provide loading and service delivery.

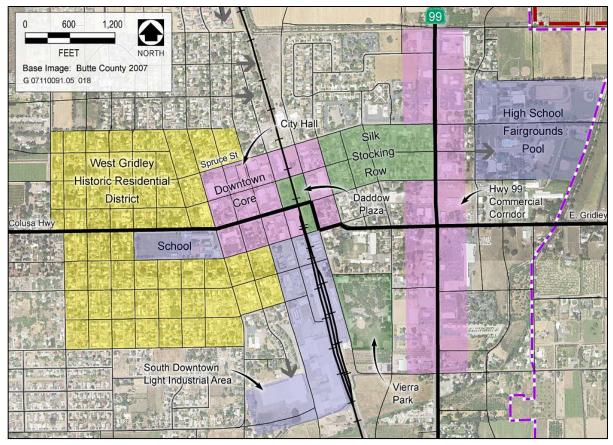
Two-story brick buildings, reminiscent of traditional 19th-century architecture, contribute to the charm and sense of place Downtown. Prominent architectural elements Downtown include covered arcades, false fronts on single-story commercial buildings, and parapets on commercial and mixed-use buildings. Architectural styles range from neo-Renaissance and Baroque styles to European Art Noveau styles. The rice mill and other agriculture-related buildings in Downtown along the railroad tracks are a reminder of the City's heritage, as a valley agricultural downtown with streets and

buildings laid out next to the railroad main line.

Two-story historic brick buildings, exhibiting traditional 19th century architecture, contribute to the sense of place in Downtown Gridley.



Consistent landscape treatment has been used to distinguish Downtown Gridley from the rest of the City. The Downtown Commercial Core has an urban streetscape pattern that consists of buildings built to the edge of the sidewalk, regularly spaced street trees, landscaped bulb-outs at intersections, street furniture, including decorative light fixtures and trash bins, and on-street parking, in parallel and diagonal configurations.



Key areas of Gridley, including the City's historical residential neighborhoods (shown in yellow and green) are denoted in the diagram above.

Figure 1-1: Gridley Community Character Districts

Downtown is the social and cultural heart of Gridley. It serves as a place for the community to meet, gather, and hold special events. Downtown consists of many historic buildings, including locally-owned businesses and agricultural-related structures that line the railroad tracks. Downtown possesses a pedestrian-friendly streetscape, with short walkable blocks consisting of wide sidewalks, tree-lined streets with landscaped and potted planters, and angled on-street parking that contributes to the "small town," rural character of Gridley.

Land Uses

- Commercial retail, office, restaurants, and service uses (i.e., financial institutions, day care centers, personal services)
- Industrial uses and structures
- Civic uses, i.e., City Hall, Fire Station, post office, and a theater
- Parks, schools, and open space

Issues

- Vacant sites in the Downtown commercial core used as parking lots
- Continuation of streetscape improvements needed, south of the commercial core
- Challenging vacant and underused properties, particularly the industrial properties, located adjacent to the railroad tracks
- Lack of cultural or entertainment use

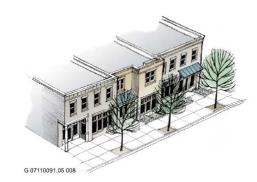
Opportunities

- Enhance the pedestrian quality of the Downtown, with guidelines that support pedestrian-scaled architecture, streetscape improvements, and pedestrian amenities, consistent with the existing character of Downtown.
- Continue urban streetscape improvements in the Downtown Core to provide more onstreet parking and bicycle and pedestrian connections.
- Enhance the visibility of Downtown with better gateway signage from Highway 99.
- Promote more vertical mixed-use development, with retail and common spaces on the ground floor and residential and office uses and reuse of older industrial buildings.
- Encourage outdoor dining opportunities.
- Improvements in the Downtown Commercial Core are encouraged to be extended to other areas of the Downtown district



Landscaping, site furnishings, lighting, and canopies present a pedestrian scale that is comfortable and inviting





Urban streetscape development examples suitable for the Downtown district.



Streets in Gridley Downtown Core are characterized with buildings built to the edge of the sidewalk, landscaped bulb-outs, and on-street parking

HISTORIC NEIGHBORHOODS

The Historic Neighborhoods district encompasses the stable residential neighborhood areas, with historic 19th and early 20th century residential architecture, that surround the Downtown. This district is bounded between Bridgeford Avenue and Ford Avenue on the north, Little Avenue on the south, West Biggs-Gridley Road and Randolph Avenue on the west, and Highway 99 on the east. The Historic Neighborhoods district is mostly comprised of single-family homes, as well as





duplexes and multi-family residential dwellings. Corner stores, churches, schools, parks, institutional, and other uses are mixed in with the neighborhood areas.

Architectural styles in this district vary from one- and two-story Victorian styles, as seen in the neighborhoods east of the railroad tracks to rural, agricultural, single story architecture, with small porches and street-facing garages. Most properties in these neighborhoods have

landscaped front yards and some form of fencing (i.e., wooden picket, ranch-style, hedge row, chain link, and etc.). These neighborhoods are landscaped with mature shade trees, turf grass, and flowering plants.

The residential neighborhoods that surround Downtown consist of short, walkable blocks (of approximately 330 feet by 430 feet) and mature street trees. Lot sizes in this district generally average in the range from 5,500 square feet to 7,000 square feet. The presence of sidewalks varies in this district. East of Downtown, sidewalks are provided on both sides of the street. West of the tracks, particularly along the peripheral edges of the district, sidewalks are provided only on one side of the street. On-street parking is generally available on both sides of the street and bike routes are shared with vehicular traffic on neighborhood streets.



The Historic Neighborhoods district consists of a mix of one- and two-story homes in a variety of architectural styles.

The Historic Neighborhoods district includes wellestablished and largely built-out residential neighborhoods. This area is characterized by a mix of different styles, designs, and housing types; and tree-lined streets with sidewalks and on-street parking.

The oldest neighborhoods in the City are centered on both sides the Downtown Core. Much of this area, including the historic residential neighborhoods, west of the tracks and the Silk Stocking Row, east of the Downtown Core (see figure below), were designed on a street grid with short, walkable blocks and shallow setbacks.

The walkable street grid pattern, diverse architecture, and quaint streets add to the small town charm in Gridley. The pedestrian scale of these neighborhoods should be preserved with improved connections between neighborhoods and public places.

Land Uses

- Variety of single-family, duplex, triplex, and multifamily residential uses
- Corner stores and small businesses
- Schools, churches, parks, and other publicinstitutional uses

Issues

- Older infrastructure, including sidewalks and roads in need of repair
- Street grid was not maintained in newer development

Opportunities

- Improved connections to Downtown, schools, parks, bike trails, and Highway 99.
- Small-scale businesses, live-work, and mixed-use development, intermixed with residential areas.



Infill example (home on the left) designed to respect the scale and features of adjacent homes in the Historic Neighborhoods district.



Small scale commercial development is encouraged within the City.

HIGHWAY 99 CORRIDOR

Most of Gridley's larger-scale commercial uses and services have located along Highway 99, the main north and south access into the City. In addition to serving as a critical regional and local travel route, the highway frontage presents the first impression of the City for travelers coming into the City.

Generally, auto-oriented commercial uses and community serving uses line the Highway 99 corridor. These uses vary from larger auto-sale outlets and hardware stores to smaller grocery and retail stores, and restaurants. Residential and civic land uses adjoin these commercial properties.

While a few blocks, such as those adjacent to Sycamore Street and Spruce Street, have a more pedestrian-scale, most blocks along the corridor are developed with long block lengths that range from 1,000-2,000 feet. Parcels along the Highway are relative deep and average around 225 feet, compared to the depth of residential parcels, which are approximately 100 feet deep.

Development along Highway 99 is mostly one-story, matchbox-style commercial development, generally from the 1960s and 1970s and set back from the highway, with a single or multiple rows of surface parking spaces in front of the buildings; although, more contemporary development can also be found along the corridor. Street trees and landscaping are limited on Highway 99, including no landscape



Larger-scale, community serving commercial development along Highway 99 is designed to cater to traffic along the corridor.



medians and no buffer between the generally narrow sidewalks along the highway and vehicular travel lanes. Wide travel lanes and extensive curb-cuts for convenient business access contribute to the unsafe pedestrian environment along the highway.

The Highway 99 corridor creates the first impression into the City. Infill development on the Highway 99 corridor will enhance it as a gateway into the City.

Land Uses

- Commercial retail and services
- Auto-oriented services
- Civic uses
- Multi-family residential
- Mixed use

Issues

- Lack of landscaping
- Lack of pedestrian infrastructure & amenities

Opportunities

- Use transportation financing to improve the image, multimodal access, and safety of the highway corridor for vehicles & pedestrians;
- Gateway and streetscape improvements.
- Design Highway 99 as an active, more pedestrian-friendly area, with trees, high quality architecture, and street furniture.
- Promote high quality development.
- Improve connections between commercial areas and adjacent residential streets.



1.5 INFILL OPPORTUNITIES

The City of Gridley completed a land inventory analysis for properties available and appropriately zoned for residential

Infill development concept for Highway 99

Source: Visitor Development Action Plan, 2007

development including all residential densities. They are also located in areas that are zoned commercial and may present additional opportunity as well (Refer to Figure XX). The infill sites represent an opportunity for exciting new residential and mixed use development supporting Gridley in its future growth. All of the sites inventoried can be served by City services; infrastructure is in place or in close proximity. The zoning designations for the sites include:

R-S	Residential Suburban	3 du/ac
R-1	Single Family Residential	4 du/ac
R-2	Duplex Residential	8 du/ac
R-3	Multiple Family Residential	15 du/ac
C-1	Restricted Commercial	#/use permit
C-2	General Commercial	#/use permit
M-1	Light Industrial	#/use permit

1.6 INFILL CHALLENGES

Infill development continues to be successful for communities on all levels; however, there are challenges for communities to overcome. Sometimes these challenges are perception only. There are generally six obstacles for successful infill to occur:

- 1. Infill projects may cost more to build than raw land;
- 2. Policy makers may overlook the cost savings strategy to the public;
- 3. Community resistance to developing sites that have been vacant and unoccupied with proposals of low quality construction;
- 4. Developers fear low marketability;
- 5. Financial barriers from lenders; and,
- 6. Continued use segregation instead of compatible mixed use development.

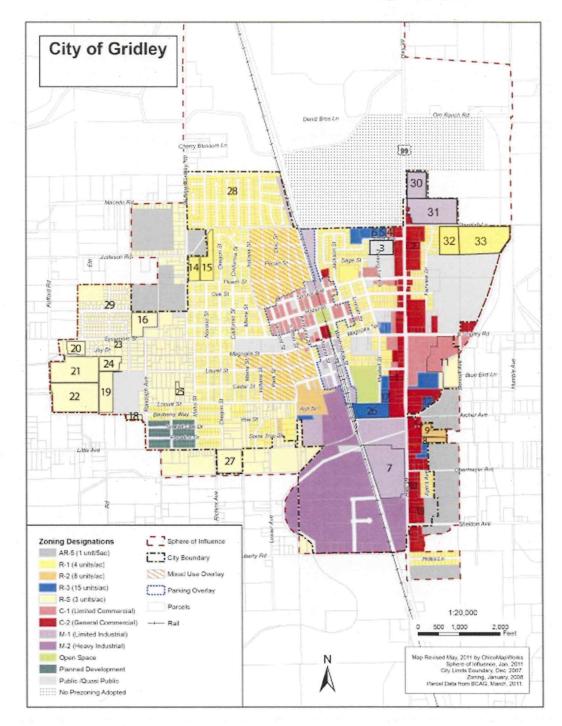
Table 1
Sites Available for Residential, Mixed Use, Commercial Infill Development

Site No.	Assessor's Parcel Number	Existing General Plan	Zoning	Allowable Density	Parcel Acreage	Unit Capacity	Existing Use	Location	Income	Infrastructure Capacity	Environmenta Constraints
1	010-200-041	С	C-2	8	1.05	8	Vacant	Hwy 99 S. Cherry St.	EL/VL/L	Yes	No
2	010-240-034	С	C-2	8	1.67	13	Vacant/Business Parking	Hwy 99 x Vista Del Rio	EL/VL/L	Yes	No
3	010-250-026	Р	PQP ¹	15	5	60*	Vacant	Ford Ave	EL/VL/L	Yes	No
4	010-250-014	С	C-1	6*	1.5	6	Church (0.5 ac to north available)	Ford Ave	EL/VL/L	Yes	No
5	010-250-030	RHD	R-3	15	1.09	12*	Vacant	Ford Ave	EL/VL/L	Yes	No
6	010-250-031	RHD	R-3	15	1.09	12*	Vacant	Ford Ave	EL/VL/L	Yes	No
7	021-240-025	Ī	M-1**	20	15	300	Vacant	Ptn of 23.64ac/Hwy 99	EL/VL/L	Yes	No
8	024-020-007	RMD	R-2	8	3.36	26	Vacant	Hwy 99 S Morrison Slough	EL/VL/L	Yes	No
9	024-020-008	RMD	R-2	8	5.43	43	Vacant	Hwy 99 S Morrison Slough	EL/VL/L	Yes	No
10	024-070-036	С	C-2	12*	1.05	12	Vacant	Hwy 99 S. Obermeyer	EL/VL/L	Yes	No
11	024-260-044	С	C-2**	10	17.32	150	Vacant	Hwy 99 x Gridley Biggs Rd	EL/VL/L	Yes	No
12	024-260-079	RHD	R-3*	15	1.98	24	Vacant SFR; not in use	Hwy 99	EL/VL/L	Yes	No
13	024-270-004	С	C-2	8	1.62	12	Vacant; Ag use- orchard	Hwy 99 N. Sheldon Ave	EL/VL/L	Yes	No
Total nur	mber of unit capacity for m	oderate and a	bove moder	ate income ho	usina	678					

Total number of unit capacity for moderate and above moderate income housing	678
Total number of units required per RHNA for extremely low, very low, and low income housing	<457>
Excess buildable unit capacity	221

Site would need to be rezoned from PQP to R-3

INTRODUCTION Infill Design Guidelines



^{*} Represents realistic capacity at 12 du/ac based on the location of the parcel

^{**} Requires a conditional use permit

^{***} The deficit for moderate and above moderate income units is met utilizing Units approved or under construction depicting the number of lots available

Table 1 Sites Available for Residential, Mixed Use, Commercial Infill Development

Site No.	Assessor's Parcel Number	Existing General Plan	Zoning	Allowable Density	Parcel Acreage	Unit Capacity	Existing Use	Location	Income	Infrastructure Capacity	Environmental Constraints
14	009-260-022,-024,-025	RLD	R-1	4	3.94	15	Vacant	Valley Oaks Ests	M/AM	Yes	No
15	009-260-026,-027,-028,- 029	RLD	R-1	4	7.36	29	Vacant	Pecan St	M/AM	Yes	No
16	009-290-066	RVLD	R-S	3	10.2	31	Vacant	Sycamore St	M/AM	Yes	No
17	010-200-043	RHD	R-3	15	1.48	22	Vacant	Haskell St/Qumar Est	M/AM	Yes	No
18	010-270-051	RVLD	R-S	3	1.34	4	Vacant	W of Bayberry St	M/AM	Yes	No
19	010-270-076	RVLD	R-S	3	8.41	25	Vacant	Elder Ests/Laurel St	M/AM	Yes	No
20	010-270-120	RVLD	R-S	3	4.4	13	Vacant	Dusa Ests Dev.	M/AM	Yes	No
21	010-270-121	RVLD	R-S	3	16.63	- 50	Vacant	Butte Country Homes Unit	M/AM	Yes	No
22	010-270-122	RVLD	R-S	3	19.51	70	Vacant	Butte Country Homes Unit	M/AM	Yes	No
23	010-290-002	RLD	R-1	3	0.78	3	Vacant	Sycamore St	M/AM	Yes	No
24	010-290-041	RVLD	R-S	3	4.42	13	Vacant	W of Laurel St	M/AM	Yes	No
25	010-310-057	RVLD	R-S	3	1.32	4	Vacant	Laurel x Cedar	M/AM	Yes	No
26	021-110-039	RHD	R-3	15	6	90	Vacant	Btw Haskell x Hwy 99	M/AM	Yes	No
27	021-250-008	RVLD	R-S	3	8.81	28	Vacant	Steffan Ests Dev	M/AM	Yes	No
28	Multiple lots	RLD	R-1	4	n/a	32	Vacant	Heron Landing	M/AM	Yes	No
29	Multiple lots	RLD	R-1	4	n/a	78	Vacant	Eagle Meadows	M/AM	Yes	No
30	025-200-118	1	M-1**	8	9.81	78	Vacant	Hwy 99, east side	M/AM	Yes	No
31	025-260-008	1	M-1**	8	17.54	140	Vacant	Hwy 99 east sode	M/AM	Yes	No
32	025-200-053	RLD	R-1	4	7.46	29.84	Vacant/Sport field	Hwy 99 east side	M/AM	Yes	No
33	025-*200-054	RLD	R-1	4	18.5	74	Vacant/Sport field	Hwy 99 east side	M/AM	Yes	No
Total nu	umber of unit capacity for mo	derate and a	bove mode	rate income h	ousing	828					
Total nu	umber of units required per Ri	HNA for hou	sing moder	ate and above	e moderate	<600>	1				

Total number of unit capacity for moderate and above moderate income housing	828
Total number of units required per RHNA for housing moderate and above moderate housing	<600>
Excess buildable unit capacity	228

Represents realistic capacity at 12 du/ac based on the location of the parcel

The property identified in Table 1 are not exhaustive in locating infill development opportunities. These parcels represent lands available to construct housing to meet the General Plan Housing Element requirements.

Additional commercial property exists along the Highway 99 corridor and the Industrial Park.

Requires a conditional use permit

^{***} The deficit for moderate and above moderate income units is met utilizing Units approved or under construction depicting the number of lots available

CHAPTER 2 GOALS & OBJECTIVES



CHAPTER SUMMARY:

This chapter presents the goals and objectives of infill design and the implementation of guidelines.



2.1 OBJECTIVES

The Infill Design Guidelines (Guidelines) are intended to achieve a number of objectives that have been articulated through the needs of the City, Smart Growth Policies, the 2030 General Plan and the development industry.

The objectives provide direction for the implementation of the Guidelines. They are relevant to both the City as a whole and to the neighborhoods in which infill projects occur. It is intended that the application of the Guidelines will contribute to the achievement of these objectives as well as the fundamental goals of pursuing residential, commercial, and mixed use infill. These goals are:

- 1. To contribute to the existing mature neighborhood that is livable and adaptable.
- 2. To foster residential infill that contributes to ongoing neighborhood renewal and revitalization.
- To encourage infill that contributes to the social, economic, and environmental sustainability of mature neighborhoods and to the overall sustainability of the City.

The Residential Infill Guidelines are intended to provide a consistent set of planning and design guidelines that will contribute to the achievement of the goals and objectives detailed.

CITY

The City objectives work towards infill being compatible with mature neighborhoods, ensure a timely permit process, support resident's needs to have flexibility in the use and development of their property.

- To contribute to the creation of livable mature neighborhoods through residential infill by:
 - a. Developing animated and secure streets and open spaces;
 - b. Promoting high quality development, building materials, and design;
 - c. Providing for the inclusion of on-site and off-site amenities;
- 2. To reduce delays in the review of applications for residential infill due to conflict and a lack of clear policy direction.
- 3. To strive to secure community support and acceptance for residential intensification in mature neighborhoods:
 - a. By minimizing traffic and parking impacts that may result from intensification;
 - b. By ensuring that infill is compatible in terms of scale and architecture with existing and adjacent development.
- 4. To make more efficient use of existing infrastructure and community facilities.
- 5. To contribute to the physical renewal and revitalization of older neighborhoods through:
 - a. New and/or upgraded infrastructure, including storm and sanitary sewer, roads, lanes and sidewalks, boulevard landscaping and lighting;
 - b. Additional amenities such as green space, recreational facilities, and landscaping.
- 6. To achieve housing forms that contribute in the long term to:
 - a. Increased housing choice in neighborhoods;
 - b. An increased supply of housing for all economic needs.

Neighborhood objectives include a need to create infill projects that appear as a part of the mature development around it, provide a variety of housing sizes to meet the needs of the community, and to allow a diversity of design that fits within an existing neighborhood. Filling in vacant lots in neighborhoods will also support the success of existing schools.

NEIGHBORHOOD

- 1. To maintain a balanced mix of housing within each neighborhood and to distribute density amongst mature neighborhoods.
- 2. To protect the neighborhood stability.
- 3. To develop safe public streets for children to and from school.
- 4. To minimize vehicular traffic and parking impacts that may result from intensification.
- 5. To use infill as an opportunity for the community by:
 - a. To secure improvements to neighborhood infrastructure.
 - b. Improving involvement in infill development process,
 - c. Improving community interaction.
- 6. To use residential infill as a way of improving levels of service and amenities through:
 - a. Gaining commercial retail services;
 - b. Making improved transit service viable; and,
 - c. Developing additional park and recreation facilities.
- 7. To provide additional housing opportunities that:
 - Allow seniors to "age in place" in their communities;
 - b. Make more homes available for families; and,
 - c. Provide more affordable housing.
- 8. To retain existing, good housing stock which provides affordable and family housing, or replace it with an equivalent amount of housing which is equally affordable.

The development community—those investing into existing neighborhoods -- have objectives centered around the time required to process application and the costs of development.

1. To provide certainty on what infill development will be permitted in order to facilitate the identification of infill opportunities and the approval of planning applications.

DEVELOPMENT COMMUNITY Comment economics of

- 2. To recognize the challenges inherent in the development economics of residential infill projects.
- 3. To provide flexibility in the regulation of residential infill projects to deal with the context within which projects occur by developing infill guidelines that:
 - Can be applied universally but will cover a range of situations; and, a.
 - b. Are performance based guidelines rather than detailed regulations.
- 4. To recognize that some older neighborhoods are already more intensively zoned and developed.
- 5. To ensure that any requirements to provide for family housing or other forms of housing reflect the market demand for that housing.
- 6. That the City provide incentives to the industry to include particular amenities or to build in particular areas (for example, reduce parking requirements to encourage the construction of high rise residential at transit stations).

2.2 INFILL DEVELOPMENT FORM

There are many different forms infill development can take:

Single Family Detached:

 Single Family detached unit fitting into the existing Surrounding area

Second Units:

- Detached single family unit no larger than 1,200 square feet
- Attached unit over a garage
- Attached unit to primary unit

Small Scale Multi-Family Units:

- a. Duplex Units:
 - Side by side units
 - Up and down units
- b. Three and Four Plex Units:
 - Two story units
- c. Row Housing:
 - Single story attached
 - Two story attached

Mixed Use Units:

• Multiple use areas or structures

Small Lot Subdivision

- Acceptance of existing non-conforming lots
- Ability to subdivide into smaller lots within the City Core area
 - o 2,500 sf to 4,000 sf

2.3 DEFINITIONS

There are many different forms infill development can take:

Single Family Detached:

 A home, house, or dwelling unit designed for residential occupancy with one or several rooms connected together constituting separate, independent housekeeping quarters containing independent cooking and sleeping facilities occupied by a family or families who may or may not be related, and may be either an owner(s) or renter(s).

Second Unit:

- A home, house, or dwelling unit that is separate from a primary single family detached home on one lot which includes a maximum of 1,200 square feet and is occupied by a family or families, who may or may not be related, and may be either an owner(s) or renter(s) with provisions for living, sleeping, eating, cooking and sanitation (not including tents or recreational vehicles).
- A second dwelling unit may be attached to the primary dwelling unit but may not be larger than 30% of the habitable floor area of the primary unit.
- A second dwelling unit may be attached to a detached garage or constructed above an existing detached or attached garage.

Small Scale Multi-Family Units:

Duplex:

Two dwelling units attached together with a common wall or floor each with living, sleeping, eating, cooking and sanitation designed for use by one or more families, related or not, in each dwelling unit.

- Side by side: a duplex attached together with a vertical wall separating each unit
- Up and down: a duplex attached together with a horizontal floor or ceiling separating each unit.

• Three and Four Plex Units:

Three or four dwelling units attached vertically or horizontally having single story units or two story units attached and are designed to generally appear similar to a very large home.

• Row housing:

Multiple dwelling units either single or two story units connected at a vertical wall with five or more units each having independent with living, sleeping, eating, cooking and sanitation facilities designed for use by one or more families, related or not, in each dwelling unit.

Mixed Use Units:

 The use of a building, set of buildings or a neighborhood in close proximity on a single or multiple parcels for more than one use providing connectivity to commercial, retail, residential, industrial or open space use utilizing both vertical and horizontal or detachment as separation.

Small Lot Subdivision

 The land division of an existing lot reducing the required minimum lot size, yard setback, parking, and street setback and frontage requirements allowing flexibility in an existing neighborhood allowing smaller homes attached or detached compatible within the neighborhood context providing opportunity for more space efficient compact homes implemented by ordinance.

CHAPTER 3 COMMUNITY CHARACTER



This chapter identifies the design criteria for site planning, streetscape/landscape, multi-modal access, loading and parking, and building design to support the unique needs of the community.



3.1 DESIGN CONSTRUCT

The integration of the best design concepts to support infill development and ensure the harmonious relationship of new development within existing community districts will help facilitate and streamline the implementation process. The design criteria outlined below are organized by compatibility, transportation, streetscape enhancement, infrastructure and parking:

- 1. **Neighborhood Compatibility.** Infill developments should be integrated into the community. Critical to the successful integration of infill development is compatibility with adjacent buildings and uses, building form, massing, and design and relationship to the street.
- 2. Multi-modal Access, Connectivity, and Streetscape Improvements. A livable community supports a balanced mix of transportation modes (for pedestrians, bicyclists, and automobiles) that contribute to a sense of place and identity in the community. Infill projects should be designed to improve community connectivity by integrating with existing circulation networks, including roadways, sidewalks, and bicycle paths.
- 3. **Buffers and Screening.** Two major transportation corridors, Highway 99 and the Union Pacific Railroad, bisect the community. New infill sites, particularly those adjacent to these features may require buffers to transportation and related noise.
- 4. Infrastructure and Energy Conservation Design. City services and infrastructure may need to be upgraded which can provide opportunities to integrate energy conserving design features. Landscaping, stormwater management design features, water conservation devices, and parking lot shading help reduce long-term operational costs associated with new development.
- 5. **Parking Measures**. Infill developments are often rendered infeasible due to parking standards. The infill design guidelines will provide flexible design approaches to off-street parking requirements

3.2 NEIGHBORHOOD COMPATIBILITY

Each district has unique characteristics. Infill development, building renovation and/or repurposing should support the quality of design; the criteria for the design characteristics and vision are described below.

Design Intent

Compatibility with urban development in existing mature neighborhoods in terms of building orientation, land use adjacencies, and harmony with existing architecture, building form, and setbacks can support the successful integration of infill projects into an existing community.

District Identity

- Infill development should be designed to reinforce the community's design vision for each district and contribute to its identity and urban design concepts. This includes the scale, orientation, and setback of buildings and use of architectural styles and treatments.
- Infill development should contribute to improvements in the surrounding community through the provision of open space, interconnected walkways or trails, adjoining other open space or trail networks and the provision of small parks, plazas, or other similar features.
- The preservation, restoration, and renovation of historic buildings are encouraged in Gridley. Property owners should work with the City to identify funding and other incentives that can be used to improve historic buildings in the context of reuse and redevelopment in a way that preserves their integrity.



Site and Land Use Compatibility

- When possible, high-density or medium-density housing types (e.g., apartments, townhomes, clustered multi-family units, lofts, live-work, duplex, and triplex buildings) should be used to help transition development intensity, particularly between the commercial uses on Highway 99 and existing singlefamily residential neighborhoods.
- Multi-family projects that provide neighborhood transition shall not be walled off from the surrounding neighborhood, but relate to its surroundings with multiple pedestrian and street connections.
- New infill development should be designed to ensure the security and privacy of adjoining properties by:
- Orienting windows and entrances towards the street or public spaces to ensure "eyes on street" and maintain surveillance of public areas while activating common community spaces;



New infill should be oriented to provide "eyes on the street" (or in the case in the image, on public open space)

- Building frontage in infill development Downtown and along Highway 99 is encouraged with zero-foot or reduced setbacks that allow buildings to be built to the edge of the sidewalk. However, building insets are encouraged to support outdoor activity space and pedestrian amenities, such as seating or outdoor dining areas, corner plazas, or other public spaces.
- Respecting the privacy of neighboring properties by providing

appropriate screening between private yards and areas

Building Form and Massing

- Buildings on infill sites should include pedestrian-scaled design features that ensure a pedestrian scale along the street and should be stepped down to respect the scale and height of surrounding development, when greater than the height of adjacent development by two or more stories exist.
- Infill sites within the Historic Residential district should use a similar rhythm of horizontal and vertical architectural features, setbacks, and compatible architectural styles and landscape approaches to existing developments along the street.
- In the Downtown and Historic Residential districts, where traditional design features are emphasized, new or renovated development should use building styles, scale, and massing detail, including similar design ratios for fenestration details (i.e., the placement, height, and width of doors and windows) similar to adjacent or nearby buildings.
- Architectural design and construction materials, (wood, stone, brick, architectural metals, etc.)



To support pedestrian activity, building massing should be stepped down along the street.



New infill in the Historic Residential district should apply a similar development pattern and compatible architectural styles as other existing homes in the neighborhood.

- should be chosen to ensure resulting buildings are of high quality and compatible to existing building styles and scales in the vicinity of the project site.
- New multi-family housing or residential subdivisions should include diverse unit sizes, floor plans, colors, and building materials. Garages serving these units should be deemphasized along the street, over other home features, such as porches, stoops, entrances, and windows.

3.3 MULTI-MODAL ACCESS, CONNECTIVITY, AND STREETSCAPE DESIGN

Design intent

Infill developments should be designed to help fill gaps in multi-modal access and connectivity, where a nexus exists with the development of infill sites.



with the existing circulation networks and help improve connectivity and access in the community.

Highway 99 Corridor

 When siting new retail, office or civic buildings, provide pedestrian and bicycle entries to the site from the side streets rather than the primary vehicular street frontage or highway especially when adjacent to residential neighborhoods.

Improve Connectivity

- Maximize the potential for access and connectivity between adjacent properties.
- New infill development should be designed to integrate with the existing circulation networks in the community.



The Highway 99 street frontage should be landscaped and designed to enhance pedestrian connectivity along the corridor.

- Street frontage along Highway 99 should be adequately landscaped, shaded with street trees, and designed to enhance pedestrian connectivity along the corridor.
- Limit curb cuts by using shared vehicular access driveways and shared parking lots for two or more adjacent properties, when feasible.
- Adjoining commercial uses should share service areas, when feasible.
- Limit curb-cuts, particularly along Highway 99, and provide secondary entries and exits from side streets, where feasible, to improve the safety and walkability of the corridor from the surrounding residential community. However, this guideline should only apply when secondary access does not negatively impact adjacent neighborhoods. Reduction of curb cuts can also help improve level of service standards, without the need to expand roadways.

 New development adjacent to the envisioned gateways into the Downtown, along Spruce and Hazel Street should be designed with a landscape character

that complements the Gridley archway and Downtown entryway signage.

Downtown

- Outdoor plazas, seating areas, and other pedestrian-oriented activies are encouraged along pedestrian paths and sidewalks at keydestinations and should be designed to integrate with streetscape improvements and themes in the Downtown Core.
- Street furnishings and signage should be compatible with the historic character and landscape themes and materials, prevalent in the Downtown Core.
- Pedestrian and bicycle safety, convenience, and comfort should be prioritized in the Downtown district.



Outdoor plazas, seating areas, and other outdoor pedestrian features are encouraged along pedestrian paths and sidewalks.





3.4 BUFFERS & SCREENING

Property available for infill development is located throughout the City near transportation corridors such as:

- Near or adjacent to Highway 99;
- Near or adjacent to the Union Pacific Railroad corridor; and,
- Near or adjacent to primary truck routes through the Downtown core area and surrounding historic residential neighborhoods.

Design solutions for addressing transportation noise are needed to ensure new development complies with noise standards as well as supporting an aesthetically pleasing and comfortable environment.

Infill properties adjacent to residential neighborhoods should pay careful attention to methods visual and noise barriers near loading, services, and utility areas.

Transportation Noise Buffer

- Commercial development or mixeduse buildings, placed along Highway 99 or a major arterial street can serve as a buffer to street noise for internal outdoor spaces, such as private residential yards and public courtyards. They may also serve as a development buffer for noisesensitive receptors, such as homes, hospitals, and senior facilities.
- Within vertical mixed-use buildings, residential units and offices are encouraged to be located on upper floors, to abate some of the traffic noise on the street.



Surface parking should be screened with landscaping and low walls.

Source: Streetscape Design Plan for Highway 99, 2002

- While orienting building functions, consider putting the living areas and kitchens fronting higher noise-generating sources, e.g., Highway 99, and the railroad tracks, as a buffer to areas that require quieter functions (e.g. sleeping areas).
- Acoustical treatment of building façades and acoustical glazing (through use
 of thicker glass or increased air space between panes) can be used to reduce interior
 noise.
- Noise transmitted through walls can be reduced by increasing wall mass (using stucco or brick in lieu of wood siding), isolating wall members by the use of double or staggered stud walls, or mounting interior walls on resilient channels. Noise control of exterior doorways can be provided by using solid-core doors and acoustically sealing door perimeters.

 Vegetation can be used to acoustically "soften" the intervening ground between a noise source and a receiver, increasing the ground absorption of the sound. Planting trees and shrubs provides aesthetic and psychological relief, when it comes to separating from noise-generating sources.

Visual Screening

- Infill development should be designed to screen vehicle headlights from parked cars or loading trucks from adjoining properties with landscaping, fencing, or other design features.
- In existing development, surface parking along the highway should be screened with landscaping, wrought iron fencing, and low walls to enhance the character and appearance of Highway 99, to form a street wall along the corridor, over time.
- Where feasible, to screen loading and parking areas use the following strategies:
 - Plant hedges.
 - Provide wood fencing or masonry wall as a backdrop for vegetated cover.
 - Maximize loading area access from side streets or alleys to avoid vehicular conflicts on highway volume roadway, especially on Highway 99.



Parking, loading, and service areas should be screened, as suggested by the design approaches shown in the above images.





- Consider use of enclosed loading areas, which can also double as parking spaces during non-loading periods, to maximize site utilization, while screening loading areas from adjacent uses.
- Industrial properties adjacent to any land use, and commercial properties adjacent to residential properties, should provide fencing and landscape treatments, such as large trees or high hedges or rows of shrubs along the edge of the property line to separate and screen activities on-site, such as, parking and loading functions.

3.5 INFRASTRUCTURE AND ENERGY CONSERVATION DESIGN

Design intent

Infill developments in existing neighborhoods are sometimes challenged by outdated and inadequate infrastructure. This can become an additional financial burden to property owners or developers. More natural drainage solutions to treat stormwater runoff should be integrated into the site and landscape areas of new development, to help reduce the load on storm drainage systems. With upfront planning in targeted infill areas, the City can initiate a demonstration project that sets an example for creative best

management practices for managing stormwater

run-off.

- Existing mature trees and other significant natural features on-site should be preserved and incorporated into the landscape design, to the extent feasible.
- Planting of native and drought tolerant trees and plants, appropriate to the climate in Gridley are encouraged when these do not conflict with existing landscape development on-site.



Natural attributes of the landscape should be integrated into the site design.

- Native, low water use groundcovers and ornamental plants are encouraged as alternatives to the use of turf grass.
- Low Impact Design (LID) techniques, such as filter strips and vegetated swales within parking lots and landscaped areas, are encouraged, when feasible. Drought-tolerant native species, such as spike rush grass works well in infiltration areas.
- Direct roof run-off to bio-retention planters and landscape strips, whenever feasible.
- Disconnect sidewalks from housing with landscaping to support local infiltration on-site and places for shade trees to provide shade to development.



Example stormwater management treatment features, which have been incorporated in surface parking lots.



Creation of permeable hard surfacing filters water into the ground removing it from storm drainage systems

3.6 PARKING MEASURES

Another common challenge for infill development is reconciling the need for viable development yield with parking requirements, designed for typical suburban largelot developments, rather than for small infill sites or type of users and may not account for available on-street parking.

Design Guidelines

Consider the availability of on-street parking spaces to reduce parking required

on-site, devoting these area to development, instead.

- Angled on-street parking is encouraged to be extended on wide Downtown streets, to accommodate the parking demands in the district.
- Surface parking Downtown should be provided as shared public parking and located at the periphery of the Downtown

core or adjacent to underutilized property along the railroad tracks. Parking areas should be clearly marked with paint and

signage, to be visible to drivers.

- Surface parking for new development, particularly along Highway 99, should be distributed into smaller parking area, when possible, and/or clustered on-site and located behind buildings along the highway frontage.
- When locating projects adjacent to other land uses, consider employing shared parking to reduce the negative impact of required parking spaces on individual sites.

available for development.

- Promote parking areas for alternatives to single-occupancy vehicles, such as motorcycle and bicycle parking and encouraging carpool parking to accommodate maximum efficiency of the site and
- reducing the overall footprint of the parking area. When feasible and the market demand permits, consider accommodating parking in structured parking areas to reduce the surface parking footprint and make the land
- Parking lot should be provided with shade trees to reduce the urban heat island effect during warm summer months.



The example above shows a combination of a public garage and angled on-street parking to serve the parking demand for Downtown.



Consider providing motorcycle and bicycle parking, in addition to, and as an alternative to convenient vehicular parking.

CHAPTER 4 DESIGN GUIDELINES



CHAPTER SUMMARY:

This chapter describes the minimum standards for the design of residential, commercial, and mixed use infill development.



4.1 GENERAL INFORMATION

The following design guidelines are intended to define the minimum standards for infill development:

- Single family detached
- Second units
- Small scale multi-family
 - o Duplex
 - Three and Four plex units
- Row housing
- Mixed use development
- Small lot subdivision

These guidelines apply to all new development in established neighborhoods on infill parcels. Infill parcels are parcels that have either been bypassed, are vacant, and/or are parcels that are largely surrounded by urban uses.

Overall, design measures should include variations of the building footprints with indentations, projections and offsets. Exterior walls should utilize a variety of materials, colors, fenestration and features such as balconies, bay windows, verandas and entryways and varied roof forms with slopes, ridges and valleys.

When more than one structure is being developed or a mixed use row development and/or reuse of existing structures, repetitive visual exterior treatments will not be supported.

The following guidelines shall be incorporated, to the extent feasible, into each proposed project, unless determined by the City to be inappropriate in the context of the existing surroundings.

While these guidelines are intended to provide some flexibility, all other applicable city policies, ordinances, and regulations shall be complied with.

4.2 PLAN APPLICATION SUBMITTAL INFORMATION

- Property lines & easements
- APN Number
- Utility pole(s)/fire hvdrant(s)
- North arrow and scale
- Proposed building area (include all buildings, delineated by first and second floors)
- Legal description
- Sidewalk(s)
- Setbacks (dimensioned)
- Lot area
- Proposed lot coverage
 Existing and proposed
- Address
- Drive approach
- Building height
- Building materials
 - Existing and proposed improvements (i.e. paving, curb, gutter & sidewalk dimensioned to the center line of

The following shall also be provided in order to help evaluate the proposed design to existing conditions:

- Color photographs of the subject property and the immediate surrounding area taken from each property line. Each photograph shall be clearly labeled (i.e. location and orientation).
- Itemized list of building materials to be used for the project (i.e. roofing, siding, etc.).

4.3 DESIGN CRITERIA

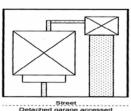
1. Entrances/Front Porches

- a. The main entrance (i.e. front door) shall be visible from the public right-of-way and shall have an easily identified address.
- b. All porches shall be consistent with the style of the proposed home and the neighborhood.
- c. For parcels greater than 25 feet in width, the porch shall have a minimum dimension of eight feet (width) by six feet (depth).
- d. For parcels 25 feet in width or less, no porch is required.
- e. Vertical supports (i.e. posts, columns) shall be architecturally compatible with the building and shall be no less than six inches in dimension/diameter. For craftsman style architecture, the lower four feet of the base shall be no less than 12 square inches.

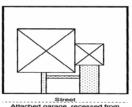
2. Pedestrian and Vehicular Access/Garages

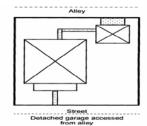
- a. Garages shall not dominate the streetscape.
- b. Should the proposed garage be attached, it shall be recessed a minimum of five feet from main structure. Should a porch be provided the garage shall be recessed a minimum five feet from the vertical support closest to the front property line (see Figure 2).
- c. On a block where there is a prevailing pattern of residences that access their garage via an alley, new homes shall be required to access their garage from the alley unless otherwise approved by the Director (see Figure 2).

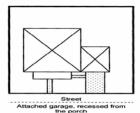
- d. Should the garage be accessed via the alley and no driveway approach/driveway is provided from the front yard, a pedestrian walkway shall be provided from the public right-of-way (i.e. street) to the residence. Pedestrian paths shall be delineated by stamped concrete, paving stones, brick, flagstone, or other paving material to clearly demarcate the path. Identify path and material on the plan.
- e. Garages shall be similar to the home in terms of design, materials and color.
- f. The width of the garage doors (should the garage be attached to the residence) when facing the street are as follows:
 - Should a lot be 60 feet or greater in width, the maximum width of the garage door shall not exceed 50 percent of the total width of the structure.
 - For lots less than 50 feet in width, the allowable maximum visible garage door shall not be greater than 20 feet in width, unless otherwise approved by the Director.
- g. On corner parcels, drive approaches shall be placed the furthest distance possible from the intersection.



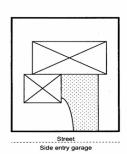








h. Side entry garages (i.e. swing, side loading, etc.) and tandem garages (i.e. one behind the other, however no more than two cars may be parked behind one another) are encouraged. Side entry garages shall not be counted towards the garage door widths described above and shall have walls with decorative features facing the public right-of-way



- a. If a carport is proposed it shall be similar to the house in terms of design, materials and color and shall include the following:
 - Roof pitch shall be compatible to home; no or low pitch carports shall be reviewed and approved via an administrative permit.
 - Supports shall be at least six inches in diameter.

3. Visual Image

- a. More than one roof gable or hip must be visible from the public right-of- way.
- b. Roof-mounted mechanical equipment shall be located below the roof ridge line and shall not be visible from the public right-of-way or shall be placed on the ground outside of required side yard setbacks.
- c. Include color and materials schedule on elevations. A minimum of two colors shall be provided.
- d. Exterior lighting fixtures shall be complementary to the architectural style of the house and shall be depicted on elevation plans.
- e. There shall be a minimum of two windows facing the public right-of-way. Credit for up to one of the required windows may be given for decorative windows on doors, garage doors and/or dormers.
- f. There shall be no "blank" walls. All sides shall contain design features and variation.
- g. Roof mounted vents shall be painted to match the color of the roof.
- h. Fascia boards shall be a minimum of two inches by eight inches.

4. Landscaping

- a. Landscaping shall be installed in all front yards prior to final occupancy. Depict landscaping, both existing and proposed on site plan.
- b. A minimum of 25 percent of all front yards (excluding driveways) shall be developed with planter areas other than turf. These areas shall contain shrubs, plants, flowers, ground cover, etc. Depict on the site plan.
- c. All single family residences must provide a minimum of one medium size trees (30 to 60 feet at maturity and a minimum of 15-gallon). Depict trees, including species, on the plan.
- d. Should there be an existing park strip, the City shall be contacted for the genus and species of tree to plant. Parkways are required to be maintained by the property

owner. Should the landscaping die the property owner is responsible for the replacement of all vegetation.

- e. All new single family residences shall provide automatic irrigation systems for the front yard. Depict on the site plan *or* separate landscape plan.
- f. All yards shall comply with the water efficient landscape standards in accordance with the Gridley Municipal Code.

5. Fencing

- a. Should a fence be proposed, it shall be constructed of one of the following materials (depict location and material on the plan).
 - Wood
- Wrought iron
- Masonry
- Stucco
- Vinyl
- Other materials, as approved by the City
- b. Fence height and location shall comply with the Gridley Municipal Code.
- c. Chain link fences shall not be visible from the public right-of-way.

6. Menu of features (note: each home must incorporate a minimum of five features from the following list)

- a. Vinyl, wood, and/or rock and brick veneer siding
- b. Garage doors with decorative features (including windows)
- c. Side entry (i.e. swing) garages or tandem garages. Under this scenario, the garage door shall be perpendicular with the public right-of-way.
- d. Window types and styles consistent with the neighborhood
- e. Decorative windows sidelights, fan windows, bay windows, single and double hung windows
- f. Window trim polyfoam with stucco, shutters, wood and shall not be flush with the pane of the home (minimum of one inch by four inches)
- g. Decorative attic vents
- h. Decorative front doors
- i. Dormers, cornices, etc.
- i. Porches
- k. Decorative columns
- I. A pedestrian walkway from the public right-of-way (i.e. street) to the residence. Pedestrian paths shall be delineated by stamped concrete, paving stones, brick, flagstone, or other paving material (other than a conventional concrete or painted walkway) to clearly demarcate the path and to provide a safe walking area. Identify path material on the plan.
- m. A decorative driveway made of stamped concrete, paving stones, brick, flagstone, or other paving material (other than conventional concrete driveways or painted driveways).
- a. Rain gutters.

City Council Agenda Item #7C

Staff Report

Date: November 21, 2016

To: Mayor and City Council

From: Donna Decker, Planning

Subject: Approval of Resolution Number 2016-R-035: A resolution of the City Council of

the City of Gridley adopting the Climate Action Plan/Greenhouse Gas Reduction

Regular Special

Closed Emergency

Plan. (Citywide)

Recommendation

City staff respectfully recommends the City Council:

- Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
- 2. Approve resolution number 2016-035 adopting the Climate Action Plan/Greenhouse Gas Reduction Plan.

Summary

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The Climate Action Plan/Greenhouse Gas Reduction Plan (Plan) implements the 2030 General Plan "Safety" element and is one of the deliverables of the grant.

Discussion

The development of the Climate Action Plan (CAP) is related to the implementation of the 2030 General Plan. The CAP is a review of the State legislation to reduce greenhouse gas emissions to certain levels at benchmark dates of 2020 and 2050. The proposed Climate Action Plan prepared for the City of Gridley analyzes potential reductions for the years 2020 and 2035, a midway point between the State's date of 2050.

The City of Gridley has developed implementation measures that will successfully reduce emissions by targeting improved efficiencies within its community boundaries as well as relying upon improved efficiencies the State has and will further develop. The Plan has outlined measures that are achievable, measureable and gives the community a way to review the list of measures in the Executive Summary. These measures are attainable and will help the City of Gridley help the State implement emission reductions.

Planning Commission

The proposed Plan has been reviewed by the Planning Commission on October 25, 2016, November 1, 2016 and November 8, 2016 culminating in a recommendation to forward the document to the City Council for adoption.

City Council

The City Council reviewed the draft document on October 17, 2016 and November 7, 2016.

No substantive changes have been requested during the review period. Staff recommends the City Council adopt resolution number 2016-R-035 approving the Climate Action Plan/Greenhouse Gas Reduction Plan.

Public Notice

A notice was published ten days in advance of this 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 environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

Attachments:

- 1. Resolution Number 2016-R-035
- 2. Excerpts

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY ADOPTING THE CLIMATE ACTION PLAN/GREENHOUSE GAS REDUCTION PLAN IN ORDER TO IMPLEMENT THE GENERAL PLAN. (CITYWIDE)

WHEREAS, Government Code Section 65300 requires that every city and county prepare and adopt a comprehensive, long-range General Plan complete with text and a map, to serve as a guide for the physical development of that community and to implement the adopted plan, and is then required to amend or adopt other documents as is necessary to implement the General Plan; and,

WHEREAS, the 2030 General Plan element "Safety", identified goals and policies outlining the greenhouse gas reduction strategies to be implemented as directed by the General Plan; and,

WHEREAS, the City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant to develop the Climate Action Plan/Greenhouse Gas Reduction Plan; and,

WHEREAS, the Climate Action Plan/Greenhouse Gas Reduction Plan implements the 2030 General Plan, Safety Element by providing implementation strategies designed to reduce the greenhouse gases identified as produced within the City of Gridley; and,

WHEREAS, public involvement was diligently pursued by scheduling multiple public meetings including with the Planning Commission on October 25, 2016, November 1, 2016 and November 8, 2016 and public review with the City of Gridley City Council on October 17, 2016, November 7, 2016 and November 21, 2016; articles were developed and printed in the local newspaper to invite the community to participate; and,

WHEREAS, the Planning Commission has duly considered the Climate Action Plan/Greenhouse Gas Reduction Plan and on November 8, 2016 forwarded to the City Council with a positive recommendation for adoption;

WHEREAS, in accordance with Section 15061 (b)(3) the project is Categorically Exempt of the CEQA Guidelines that it is not considered a project under the General Rule;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Gridley hereby resolves as follows:

Section 1: The City Council adopts the Climate Action Plan/Greenhouse Gas Reduction

Plan; and,

Section 2: The City Council affirms by this resolution that the Climate Action

Plan/Greenhouse Gas Reduction Plan does implement the 2030 General Plan

Element, "Safety".

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 21st day of November, 2016 by the following vote:

AYES:	COUNCIL MEMBERS	-
NOES:	COUNCIL MEMBERS	
ABSENT:	COUNCIL MEMBERS	

Resolution No. 2016-R-035

ABSTAIN:	COUNCIL MEMBERS		
ATTEST:		APPROVE:	
Paul Eckert, City	Clerk	Frank Hall, Mayor	
APPROVED AS	ГО FORM:		
Tony Galyean, Ci	ty Attorney		