

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, December 16, 2020; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2pm on December 16, 2020, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

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

CALL TO ORDER – Chair

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor 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.

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

1. November 18, 2020 Commission meeting minutes

PUBLIC HEARINGS

2. **Continued to January 20, 2021** - Consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-

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

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

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT - to the regular meeting of the Planning Commission dated January 20, 2021.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on December 11, 2020. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

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

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, November 18, 2020; 6:00 pm
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CALL TO ORDER

Chair Espino called the meeting to order at 6:02 pm.

ROLL CALL

Planning Commissioners

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

Staff present: Donna Decker, Planning Director

COMMUNITY PARTICIPATION FORUM

Chair Espino opened the forum and seeing no one present wishing to speak, it was closed.

CONSENT AGENDA

1. June 17 and September 16, 2020 Commission meeting minutes

2. **Variance 2-20**; John Casaulong, Applicant; An application for a variance from the lot coverage development standards to allow reduce of the required side yard setback from 5 ft to 3 ft, and to reduce the allowable distance between a primary and accessory structure from 6 ft to 3 ft located at 1150 Vermont Street in the Single Family Residential District/Mixed Use Combining District 1 (R-1/MUCZ-1) and Residential, Low Density General Plan land use designation. (APN 009-013-011)

The Commission voted separately on the above items.

Motion to approve consent agenda item #1 by Vice Chair Wolfe, seconded by Commissioner R. Khan.

ROLL CALL VOTE

Ayes: Espino, Wolfe, Dewsnap, R. Khan

Motion passed, 4-0

Motion to approve consent agenda item #2 by Vice Chair Wolfe, seconded by Commissioner Dewsnap.

ROLL CALL VOTE

Ayes: Dewsnap, R. Khan, Wolfe, Espino

Motion passed, 4-0

PUBLIC HEARINGS

3. **General Plan Amendment GPA 3-20, Rezone RZ 3-20, and Tentative Parcel Map 3-20; Mitigated Negative Declaration 3-20**; Sandeep Dhami, Applicant; Application for a proposed General Plan Amendment, Rezone, Tentative Map, and Mitigated Negative Declaration of approximately 1 acre. The applicant proposes to subdivide the property into two parcels; one having 0.3 acre and one 0.6-acre parcel. The project proposes to maintain the existing single-family residence and to create the 0.6-acre parcel for the development of a multi-family residential development. The property division will amend the General Plan land use designation of Commercial to Commercial and High Density Residential 1, and rezone the property from Commercial to Commercial and Multi-Family Residential. The property is located at 1296 Highway 99. (024-270-001)

Planning Director Donna Decker reviewed the staff report and the purpose and proposed use of the two parcels. The public hearing was opened and there were no public comments made.

After brief discussion, motion to approve item #3 with recommendations by staff as stated by Commissioner R. Khan, seconded by Vice Chair Wolfe.

ROLL CALL VOTE

Ayes: R. Khan, Espino, Wolfe, Dewsnap

Motion passed, 4-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

There were no updates.

ADJOURNMENT

With no items for further discussion, the Commission adjourned at 6:33 pm to December 16, 2020.

Donna Decker, Planning Director

DRAFT

Planning Commission Item #3
Staff Report

Date: December 16, 2020
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

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

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15315, Minor Land Divisions; and,
2. Approve a Tentative Parcel Map to subdivide an approximately 0.24-acre parcel into two parcels consisting of a 0.12-acre parcel each subject to the conditions of approval, Exhibit A.

Summary

The applicant, Sandeep Dhmi, Norcal Investors, Inc., submitted an application for a tentative parcel map to create two parcels of equal size approximately 0.12 acre each.

Site Description

The subject site is an approximately 0.24-acre parcel located at 1480 Pecan Street. The parcel currently has an existing home on the west side of the property.

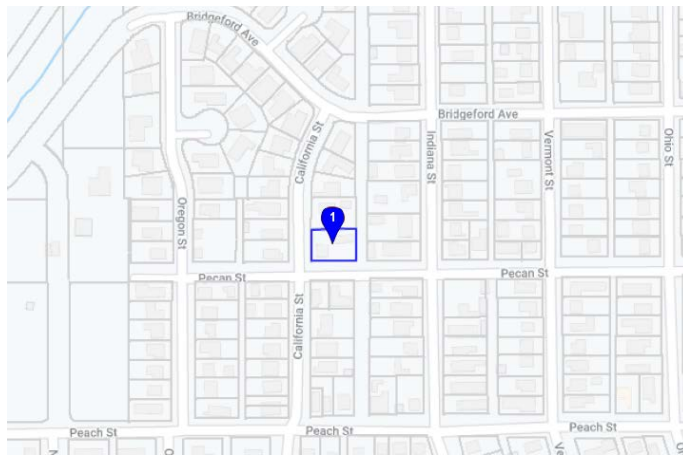


Figure 1: Site Location

There is also a garage on the south property line. Located on the east side of the parcel is a concrete slab and garage. These will be demolished to construct a new home.

It is bounded on the south and west by local roads Pecan Street and California Street, respectively. The north side is single family residential. The east property boundary abuts the alleyway.

Discussion

Proposed project

The site is currently used as a single-family residence with a garage. The applicant proposes to construct another single-family home on the east one-half of the parcel. The existing lot is 10,454 square feet (0.24 acre). The division of the lot will create two 5,227 square foot parcels.

General Plan and Zoning



Figure 2: Proposed Parcel Division

The subject site is zoned Single-Family Residential District. Within this zoning designations, parcels are further defined by the lot size. The existing lot being 10,454 square feet is a lot in conformance to the R-1 designation. When the original lot is subdivided into two, the zoning will be R-1B. The R-1B designation is for lots between 3,501 square feet and 5,999 square feet. The lot coverage is increased from 40% to 60%. Additionally, interior yard setbacks are reduced from 5 feet to 0-3 feet. Although the setbacks are reduced, additional building requirements for fire resistive construction are required due to the reduced interior side yard setback. The General Plan land use designation is Residential, Low Density.

Tentative Map

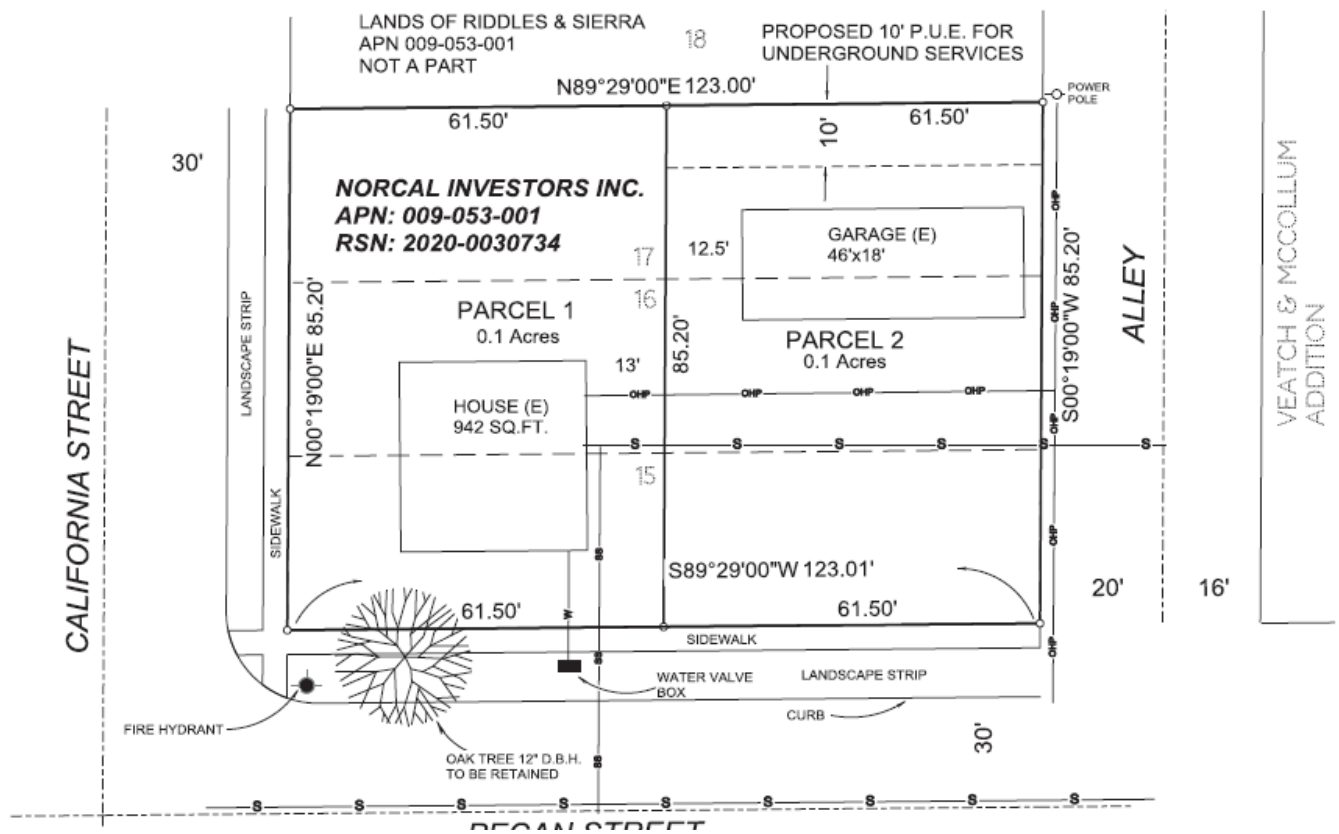


Figure 2: Proposed Tentative Map

If the Planning Commission approves the Tentative Map, the utilities will need to be moved. The City will ensure separate services that do not cross property lines.

Public Notice

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

Environmental Review

The project to be categorically exempt in accordance with Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA).

Attachments –

- Exhibit A- Draft Conditions of approval
- Exhibit B- Tentative Parcel Map

Exhibit A

Conditions of Approval TPM 4-20 (APN 009-053-002)

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Parcel Map 4-20.
2. The Tentative Parcel Map 4-20 shall expire after a two (2) year period. An extension by the is allowed under the Subdivision Map Act; the applicant would need to apply 30 days prior to the expiration of the Tentative Parcel Map.
3. If the Tentative Parcel Map expires, a new application to develop the site would be required.
4. Any development of the site shall submit an application for review and approval to the City of Gridley and gain all necessary permits prior to construction.
5. The project shall be required to pay all applicable impact fees for the development of the project.
6. Minor changes may be approved by the Planning Director upon receipt of a request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
7. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and

approved by the City, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.

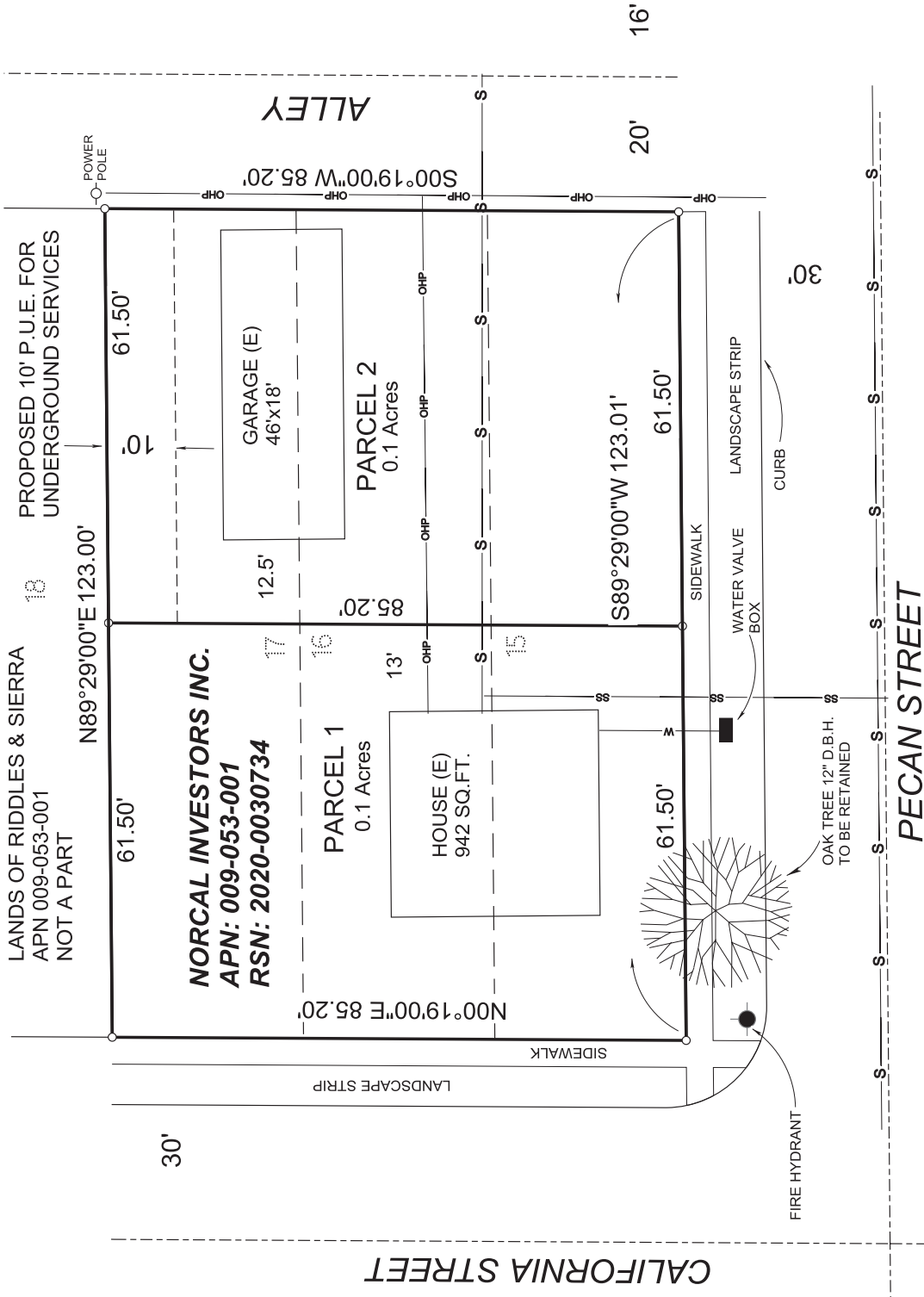
8. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
9. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
10. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
11. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
12. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
13. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages. Additional easements may be required into the site to serve the development.
14. Prior to approval of a Final Map all the following requirements shall be completed:

A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:

- a. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed facilities to be constructed to serve the parcels created by this subdivision.

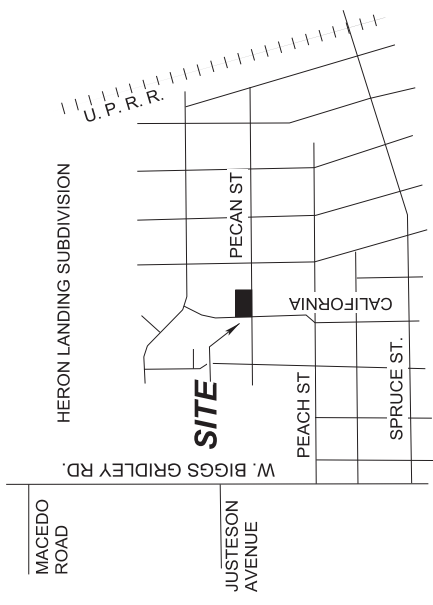
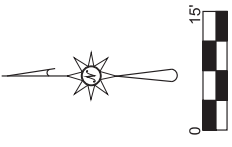
15. Telephone, cable television, electric, and gas service shall be provided to all parcels and shown on plans in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services. Existing facilities shall be relocated as directed by the City Engineer, Electric Utilities, and the Department of Public Works.
16. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
17. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the City Engineer for review and approval prior to the start of any work.
18. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative parcel map or any environmental or other documentation related to approval of this tentative subdivision map.
19. Provide existing topography 50 feet beyond boundary and proposed finish grade contour lines both at 0.5-foot contour intervals.
20. Provide the utility locations on the plans and coordinate with the City.
21. Determine and install a fire hydrant and locate in accordance with the requirements of the Gridley Fire Department.
22. Develop conceptual sewer utility service and tie in locations.
23. Provide Landscape and Irrigation Plan for lots at the time of development including the site with the existing home.
24. All overhead utilities shall be underground within subdivision.
25. Coordinate with the City to determine if a streetlight is required.

VAN DEMARK HOMES
UNIT ONE



NOTES

1. THE SUBJECT PARCEL IS WITHIN THE CITY LIMITS.
2. THE EXISTING HOUSE ON PROPOSED PARCEL 1 IS CONNECTED TO MUNICIPAL UTILITIES. ELECTRICAL TO BE MOVED UNDERGROUND.
3. THE SEWER LINE OF THE EXISTING HOUSE ON PARCEL 1 IS PROPOSED TO REMAIN IN OPERATION UNTIL SUCH A TIME THAT DEVELOPMENT AND BUILDING PERMITS ARE PURSUED FOR PARCEL 2. AT THAT TIME, OWNER UNDERSTANDS CONNECTION WILL BE REQUIRED TO MAIN LINE IN PECAN ST. AND WILL REMIT PAYMENT TO CITY FOR FEES INCURRED.
4. THE SUBJECT PARCEL IS LEVEL WITH A SLOPE OF LESS THAN 1%. THE PROJECT SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD ZONE MAPS. NO GRADING IS PROPOSED AS PART OF THIS TENTATIVE PARCEL MAP.



TENTATIVE PARCEL MAP

BEING A LAND DIVISION OF LOTS 15, 16 & 17 OF "GRIDLEY BUNGALOW ADDITION," AS FILED IN BOOK 7 OF MAPS PAGE 32 IN BUTTE COUNTY RECORDS. LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 EAST, M.D.M.

CITY OF GRIDLEY, BUTTE COUNTY, CALIFORNIA
GENERAL PLAN : RESIDENTIAL, LOW DENSITY
ZONING: R1 - SFR

OWNER/APPLICANT:
NORCAL INVESTORS INC.
SANDEEP S. DHAMI
824 SANTI COURT
YUBA CITY, CA 95993

APN 009-053-002 - NOVEMBER 2020 - SHEET 1 OF 1

SANNAR LAND SURVEYING

RICHARD F. SANNAR, PLS
556 LITTLE AVENUE
GRIDLEY, CA 95948
PHONE: (530) 680-7212