

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, July 10, 2019; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

1. **CALL TO ORDER** – At 6:00 p.m., Chairwoman Espino called the meeting to order.
2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present:

Maria Espino, Chairman
Ken Wolfe, Vice Chair
Ishrat Khan-Aziz, Commissioner

Arriving post roll call:

None

Absent:

None

Staff Present:

Donna Decker, City Planner/Consultant (DES,LLC)
Elisa Arteaga, Recording Secretary

3. **COMMUNITY PARTICIPATION FORUM** - *Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*

There was no public comment.

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

- A. **Approval of the Planning Commission Minutes dated February 12, 2018, June 18th, 2018, and August 8th, 2018.**

Motion by Wolfe, second by Khan, for approval of Planning Commission minutes dated February 12, 2018, June 18th, 2018, and August 8th, 2018.

Roll Call

Ayes: Khan, Wolfe, Espino Noes: None Absent: None Abstain: None **Motion Passes 3-0**

5. PUBLIC HEARINGS

A. Tentative Parcel Map No. 1-19; Application for a tentative parcel map to subdivide three parcels consisting of approximately 4.7 acres into twenty-one (21) parcels consisting of one 0.25 acre parcel for a detention basin and twenty (20) parcels for a residential housing development located at the northeast corner of Peach Street and West Biggs Gridley Road in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 022-230-022, -024 & -025)

1. Receive staff report

Staff report – Donna Decker reviewed the staff report and plans as submitted to Commission. She explained the differences in previous plans (originally submitted in 1993) and changes since the first submittal of the map. She explained the applicant is proposing a 21-parcel single-family residential subdivision on three parcels (4.7 acre). The proposed subdivision was initially proposed and approved in 1993 and 2005; both maps expired. The applicant is submitting a similar proposal as previously approved with slight differences in lot sizes, the connection to Bridgeford Avenue for future growth to the north. The tentative subdivision map will create 20 new single-family lots ranging in size from 5,050 to 6,565 square feet and one lot reserved for a storm water detention basin 11,200 square feet. She elaborated as to revised zoning codes and purpose to support infill design and legalize small parcels in town. She explained the City reduced lot sized and allowed for smaller lot designations under R1 zoning. She reviewed exhibit “A” Conditions of Approval and map as well as discussing the variety of zones and lot sizes within the map, proposed sidewalk improvements and deferred improvements as well as standards that need to be made for this subdivision. She closed that this is an opportunity for Commission to make recommendations to bring to City Council of this project. The project is categorically exempt and no environmental impacts.

Chairwoman Espino and Vice Chairman Wolfe asked for clarification of deferred sidewalk improvements. Decker reported it was for curb and gutter (north to south areas of the project with landscaping only). Espino and Wolfe both expressed concerns with conditions relating to the City entering into a deferred agreement relating to improvements located on the east one-half of West Biggs Gridley Road and costs associated to the improvements be passed onto the future property owners of those parcels. They both elaborated as to when other subdivisions have built along West Biggs Gridley Road, the improvements were included.

Commissioner Khan inquired if there are issues with archeological artifacts. Decker explained if found, the contractor is required to stop and inform the City and the owner will need to have an archeologist come out to the site. Decker reviewed the process of approval of the map and responsible parties for the project and development. Khan inquired what the term “slope” meant on the property map. Decker explained it’s part of the drainage information for the lots. The grading plans and improvement plans will be further submitted.

Chairwoman Espino inquired on the Bridgeford Ave proposed future street extension. Decker reviewed the future street extension (county) plan submittal and designation. She explained the future street extension on Bridgeford, required annexation due to county lines. The original proposal was not to have Glen Drive but due to safety personnel access concerns, this plan has been submitted.

Espino inquired about #11 condition. Decker explained it is to keeping the dust down for Butte County Air Quality. There was further discussion between Decker and Espino relating to the City providing the same type of maintenance of districts such as those of Heron Landing. Decker concurred and explained the process of the deed lot 21, detentions, landscaping and streetlights, as well as frontage improvements.

Commissioner Khan inquired if the building requirements included building to code for “earthquakes” criteria. Decker reported that they will need to meet the most current uniform building codes which include that criteria.

2. Open the public hearing – Chairwoman Espino opened the public hearing.

Curt Hilburs – 1555 Ackinson Court, Yuba City, owner of Hilburs Inc. introduced himself to the Commission. He explained there is a lot of interest to build especially after CampFire Disaster and would like to see the project built. The difference between them and other builders is that the project this is a much smaller project. Chairwoman Espino ask about project timelines. Mr. Hilburs explained they are working on a smaller project in Gridley, so it would be fast and they anticipate to be under construction this summer. They have much larger projects in other cities, this is a small project and it would move fast. There was discussion between Chairwoman Espino and Vice Chairman Wolfe relating to the deferred development of improvements and if the new owners would be made aware ahead of time before purchasing the project of those assessments. There was concern expressed of passing on the costs of the improvement to new homeowners.

Decker explained the owners would be notified of deferred improvement costs. It is best to design the entire road vs a short entire section of the road. She explained the theory for deferring improvements to ensure design conformity. Wolfe expressed concern of future costs for improvements could change over time. Decker explained control points and improvements and elaborated as to designing of small sections, pockets done if not right there could be problems with funding to tear out and rebuild improvements. There would be disclosures provided to owners and options to set up an assessment district.

Commissioner Khan ask Hilburs to confirm the other areas of improvements, lift station and retention basin. Hilburs confirmed per City Engineer and City requirements would have to be completed before homes are sold and all improvements should be in place and to code and prior to sale of homes.

Pat Coghlan – 852 Idaho Street, addressed the Commission and asked the Commission to reconsider the allowance of deferred improvements. The deferment of improvements only provides savings of costs to the developer. It puts the burden on new homeowners, the City and/or County. He reported that all other builders have provided improvement upfront and allowing deferment of improvements makes the future property owners jump through hoops take on the burden that should be on the developer. He urged the Commission to reconsider. He added that that the detention pond calls for 6 ft cyclone fence with flats, that will look very unattractive. His primary concern was the safety issues with the plot plan. He

deferred to other areas that are unsafe for pedestrians and cyclists. He suggested have a safety engineer look at the plot plan because it is not safe and the City do not allow deferred improvements on West Biggs Gridley Road.

There was brief overview of the map reassessing safety for pedestrians and cyclists. Decker reported if upon building the detention pond it is deep that would require fencing the instead of the cyclone fence it could be changed to an iron fence around Lot 21 detention basin with shrubbery.

3. Close Public Hearing - Chairwoman Espino closed the public hearing.

4. Commission Discussion -

Chairwoman Espino announced that new housing good idea for Gridley and Heron Landing Development has already set a standard to have improvements in place prior to the sale of homes. There will be more traffic and safety is a huge issue and she was not in support of the deferment of roadside improvements. She concluded she was in support of the development however, not the deferment of improvements along West Biggs Gridley Road as well as the extension to Bridgford Street.

Commissioner Khan announced she appreciated the interest in developing in Gridley but the sidewalk improvements should in place prior to the building of the development or if there is a deferment there should be a plan for deferred costs for future owners. There needs to be clarification for costs for proposal of deferred amounts to homeowners such as annual tax assessments.

Vice Chairman Wolfe expressed concern with deferment of improvements along West Biggs Gridley Road. He was in support of new housing but not deferring costs to homeowners.

Planning Consultant, Donna Decker suggested adding language to fencing conditions to the detention basin and deferment and cost plans. She explained the assessment process and plans.

MOTION BY ESPINO, for the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council with added two conditions of approval; if the detention basin requires fencing, it will not be cyclone fence, it will be iron/steel tubular fencing with shrubbery and the improvements along West Biggs Gridley Road and the Bridgford extension not be deferred.

For a lack of a second, motion did not pass.

Vice Chairman provided clarification that the Bridgford extension is County and is not included within the improvement limits of the project. He further elaborated that he did not agree with deferring of improvements.

MOTION BY WOLFE, SECOND BY KHAN for the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council with added two conditions; if the detention basin requires fencing, it will not be cyclone fence, it will be iron tubular fencing with shrubbery and the all improvements along West Biggs Gridley Road be included not deferred.
3. Direct staff to work with the Developer to define deferred improvement buildout costs and plans.

Ayes: Khan, Wolfe, Espino Noes: None Abstain: None **Motion passes 3-0**

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Donna Decker, Planning Consultant provided clarification of regular meeting schedule. They are scheduled to be held every 2nd Wednesday of the month. She added there will be an upcoming meeting with other items and provided a verbal update on the status of the AM/PM project.

- 8. ADJOURNMENT** – At 7:50 p.m. the Planning Commission adjourned to the next regular meeting of the Planning Commission to be held on Wednesday, August 14, 2019.

Approved: _____
Donna Decker, Planning Consultant