

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, August 14, 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 pm. Chairwoman Espino called the meeting to order.

2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present: Maria Espino, Chairman
Ken Wolfe, Vice Chair
Sumran Khan, Commissioner

Arriving post roll call: None

Absent: Ishrat Khan-Aziz, Commissioner
Rukhsana Khan

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 were community participation comments.

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. Planning Commission Minutes dated July 10, 2019.

Motion by Wolfe, Second by Espino, for approval of Planning Commission minutes dated July 10th, 2019. By unanimous vote, the motion passed 3-0.

5. PUBLIC HEARINGS

A-D. Variance No. 1-19 to 4-19 Norcal Investors, Inc., Applicant/Owner; Application for a variance from Title 17 zoning code development standards to reduce the side yard setback area for four residential parcels from 20 feet to 15 feet located at 1900 Canvasback Ct (APN 009-240-035), 1905 Cinnamon Teal Ct (APN 009-240-001), 1905 Canvasback Ct (APN 009-240-016), and 1905 Gray Lodge Ct (APN 009-250-064) in the Heron Landing Subdivision. Zoning for the property is Single Family Residential (R-1) and Residential Low Density (RLD) General Plan land use designation.

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Donna Decker provided a verbal overview of staff report. She further elaborated as to setback requirements and designations and closed her verbal update summarizing the recommendations and stating that the request was not detrimental to the area.
2. Open public hearing - Chair woman Espino opened the public hearing.
3. Hear public testimony – Property Owner, Sunny Dhami, approached the Commission and provided a verbal update as to the request and added that the houses were being designed to match and blend in the existing neighborhood.
4. Close public hearing – Chairwoman Espino closed the public hearing.
5. Commission discussion - There was discussion among Planning Commissioners relating to the variance setbacks, review of the site described in the report, current land use designation and setback requirements under current code. There was brief overview of the conditions of approval “exhibit B” to the staff report. Planning Consultant Donna Decker reported that due to the irregular lot shape and desire to maximize the rear yard are limits the depth of the design to meet setback standards and review options available to the Commission for action.

Commissioner S. Khan inquired as to the noticing of the variance. Consultant Decker reported the notice was posted in City Hall, published in the Gridley Herald ten days before the hearing and mailed to residences within 300 feet of the site. No concerns were received to date.

Chairwoman Espino inquired if this type of variance request was common. Consultant Decker responded there have not been many requests as this is unique do to the irregular lot shape. She further clarified that it is a reasonable request because there is no impact to neighbors nor will it have a visual impact to the subdivision because it does not significantly encroach into the setback area.

There was brief discussion between Commissioner S. Khan and Decker relating to any concerns for the request to increase the setbacks to the street. Decker provided a history of the design of the lots to explain further the request for variance.

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 1-19** Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino Noes:None Absent: R. Khan, I. Khan Abstain: None
Motion passed 3-0

Motion by Espino, Second by Wolfe for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 2-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino Noes:None Absent: R. Khan, I. Khan Abstain: None
Motion passed 3-0

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 3-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino Noes:None Absent: R. Khan, I. Khan Abstain: None
Motion passed 3-0

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 4-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino Noes:None Absent: R. Khan, I. Khan Abstain: None

Motion passed 3-0

E. Conditional Use Permit 1-19 Branden Meyers, Applicant; Application for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one-year period located at 1431 Vermont Street on a 0.69 acre parcel. Zoning for the property is Single Family Residential District (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN 010-360-052)

1. Received Staff Report – Planning Consultant, Donna Decker reported the applicant Branden Meyers could not be in attendance for this meeting. He is applying for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one-year period to allow his father to live there while he is traveling to San Jose to a jobsite. This request is only for temporary use and the vehicle will not be visible from the street because it will be located by the shop. Ms. Decker closed her report with summarizing the conditional use permit findings attached to the staff report and recommendation of approving the conditional use permit.
2. Open public hearing – Chairwoman Espino opened the public hearing.
3. Hear public testimony - There was no public testimony.
4. Close the public hearing – Chairwoman Espino closed the public hearing.
5. Commission Discussion – There was discussion among Planning Commissioners. Commissioner S. Khan inquire as to the size of the recreation vehicle, safety requirements for utility connections, location of the vehicle on the property, and suggested modification to the Exhibit “B” to include the requirement of meeting the amperage demand of the recreational vehicle to the electrical service connected with the residence and that the vehicle can be towed to a dumping station or pumped at the site. Commissioner Wolfe concurred with the recommendation by Commissioner S. Khan to modify the Conditions of Approval Exhibit B.

Motion by S. Khan, Second by Wolfe, for the following:

1. Determine the project is categorically exempt per the California Environmental Quality Act, Section 15304, Minor Alterations to Land, Class 4 (e).
2. Make the required conditional use permits findings as described within Exhibit “A”, and
3. Approve Conditional Use Permit 01-19 subject to the conditions attached to the staff report as Exhibit B, including modification to #3 meeting the amperage demand of the recreational vehicle to the electrical service of the residence, and #4- The recreational vehicle can be towed to be pumped or pumped at the site.

Roll Call:

Ayes: Khan, Wolfe, Espino Noes:None Absent: R. Khan, I. Khan Abstain: None
Motion passed 3-0

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS –

Planning Commissioner Donna Decker provided a verbal update on the AM/PM project site.

8. ADJOURNMENT – at 6:50 p.m. the Commission adjourned to a special meeting to be held on September 18, 2019.

Approval: _____
Donna Decker, DES, LLC.