

Gridley City Planning Commission Minutes – Special Meeting

Tuesday, October 11, 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives.”

1. **CALL TO ORDER** – Chair Thomas called the meeting to order at 6:03 p.m.

2. **ROLL CALL** –

Planning Commissioners

Present: Robert Thomas
Robert Wise
Maria Espino
Ishrat Aziz Khan

Absent: Shirley O’Brien

Staff Present: Donna Decker, City Planner/Consultant
Elisa Arteaga, Recording Secretary

Media: Lisa Van De Hey, Gridley Herald

3. **COMMUNITY PARTICIPATION FORUM** - There were no comments or participation.

4. **CONSENT AGENDA**

- A. Planning Commission Minutes dated September 20, 2016 and
- B. September 27, 2016;

MOTION BY ESPINO, SECOND BY KHAN, for the approval of Planning Commission Minutes dated September 20, 2016, with spelling correction on page 5 (xeriscape).

By unanimous vote, the motion passes 4-0.

MOTION BY WISE, SECOND BY KHAN, for approval of the Planning Commission minutes dated September 27th, 2016.

Roll call Ayes: Khan, Wise, Thomas Abstain: Espino Motion passes 3-0

5. PUBLIC HEARINGS

A. RZ 1-16: Application to add the Agricultural Overlay (AO) district as a secondary zoning to the existing Residential Suburban (R-S) zoning district 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).

- 1) Receive staff report – Planning Consultant, Donna Decker provided a brief overview of the application to add the Agricultural Overlay zoning designation to allow commercial agricultural uses until the property is developed.
The property was approved for a 43 lot subdivision (Gridley Unit 1) located at the west quadrant of the City. On February 2, 2009, the City Council passed a resolution that approved of the tentative subdivision map. Ms. Decker further explained that the applicant plans to submit a request for an extension to maintain the map because it will be expiring February 2, 2017. If the agricultural overlay is approved, this will allow for the land to be farmed until the owner decides the market is favorable and develops the land. Ms. Decker reviewed the access streets to the property and adjacent property to the south that is being farmed, it was clear that the best access was from Palm Drive or Butte View Drive. There was brief discussion relating to the map handout and clarification of the location of the property, and as to what type of noticing this public hearing required. Ms. Decker informed the Planning Commission that it needed to be posted and published in the newspaper. Ms. Decker closed verbal report by reviewed recommendations as listed on the staff report.
- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – Property Owner, Patrick Laughlin 591 Colusa Ave, Yuba City, CA 95991 and Davinder Heer 1847 Josephine Way, Yuba City, CA 95993 approached Planning Commission and provided a brief background of their intent with the property. Mr. Heer reported he would be planting peach crop until the housing market became favorable for development. He added he would also be requesting an extension of the map.

- 4) Close public hearing – Chairman Thomas closed the public hearing.
- 5) Commission discussion –

Chairman Thomas referenced the intended secondary zoning designation and the intent, “the AO district is intended to be applied as a secondary zoning designation, for purposes of allowing commercial agricultural uses to be conducted on properties that are designated on the general plan and zoning diagrams for eventual residential and/or non-residential urban uses, until those urban uses are actually developed,”. There was brief Planning Commission discussion relating to the noticing, infill requirements, current zoning and extension of the zoning map, crop farming timeline and limits. After deliberation and no objects to the use of the land the following motion was made:

MOTION BY WISE, SECOND BY ESPINO, for approval of the following;

1. Determine the project is Categorical Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
2. Recommend the City Council adopt RZ 1-16.

By unanimous vote, the motion passed 4-0.

B. Introduction of the Infill Design Guidelines: Development of design guidelines to provide realistic recommendations for infill development in the City of Gridley.

- 1) Receive staff report – Donna Decker, Planning Consultant provided a verbal overview of the staff report and infill guidelines.
- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – No one wished to address the Planning Commission.
- 4) Close public hearing – Chairman Thomas closed the public hearing.
- 5) Commission discussion -

The Planning Commission reviewed the proposed Infill Design Guidelines and expressed concern that some of the language had a negative effect related to the wide right-of-way found in the City. There was input from Planning Commission as to the intent of narrow roadways vs. wider roadways and accepting chain link fencing. Planning Commission Chair Robert Thomas expressed the need to keep the farming rural character of the town. Planning Commissioner Wise concurred and Commissioner Espino expressed that although the document mentions cultural and entertainment in the beginning it was not found throughout

the document. Furthermore, more language was needed throughout the document related to how the infill design guidelines could reference the importance of the cultural and entertainment in the Downtown. Commission expressed the clarification on how better signage should be provided as an opportunity on Highway 99 as well and asking staff to ensure that the design guidelines are not restrictive in meeting energy efficiency in construction. Chairman Thomas recommended Ms. Decker research other guidelines that have the ambiance of rural town. Ms. Decker was asked to further research and consider ways to have Development Impact and other fees reduced to encourage infill development.

There was brief discussion relating small lot subdivision, re-legalize the non-conforming lots in the City allowing smaller lots, the potential for smaller lots to create more diversity in housing to meet the community's needs; and, whether to create more pedestrian friendly amenities along the Highway 99 corridor when infill development is considered. Ms. Decker informed the Commission that the Infill Design Guidelines will return to the for further discussion, and asked the Planning Commission to forward recommendations and concerns via email. The recommendations will be reviewed by Planning Commission on October 25th, 2016 with additional text amendments based upon the comments received October 11, 2016 and the comments received by the City Council on November 7, 2016.

MOTION BY ESPINO, SECOND BY KHAN, to continue to the next meeting for further review and consideration.

By unanimous vote, the motion passed 4-0.

C. Zoning Text Amendment 3-16: A zoning text amendment to modify Chapter 17.40, "Accessory Buildings", of the Gridley Municipal Code related to the health, safety, and welfare, and quality of life in the City of Gridley (Citywide)

- 1) Receive staff report – Donna Decker, Planning Consultant reviewed the staff report and recommendations.
- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – There was no testimony or audience.
- 4) Close public hearing- Chairman Thomas closed the public hearing.
- 5) Commission discussion - Chairman Thomas expressed the need to research and access how many properties currently have containers before moving forward with requiring property owners to remove containers that do not currently meet requirements. Planning Commissioners concurred with the recommendation. The matter would be researched further and continued.

MOTION BY WISE, SECOND BY ESPINO, to continue to the next meeting for review and consideration.

By unanimous vote, the motion passed 4-0

6. **INFORMATIONAL – None**
7. **REPORTS & COMMUNICATIONS – None**
8. **ADJOURNMENT** – at 8:06 p.m. the Planning Commission adjourned to the next special meeting of the Planning Commission to be held on Tuesday, October 25, 2016 at 6:00 p.m.

Approval: _____
Donna Decker, City Planner/Consultant, DES LLC