

Gridley City Planning Commission – Special Meeting Minutes

Tuesday, October 25, 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** – at 6:02 p.m. the meeting was called to order by Chairman Robert Thomas.

2. **ROLL CALL**

Planning Commissioners

Present: Robert Thomas
Robert Wise
Mary Espino
Ishrat Aziz Khan
Shirley O’Brien

Arriving post roll call: None

Absent: None

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

3. **COMMUNITY PARTICIPATION FORUM** – There were no members in the audience that wished to approach Planning Commission.

4. **CONSENT AGENDA**

A. **Planning Commission Minutes dated October 11, 2016**

MOTION BY WISE, SECOND BY KHAN, for approval of minutes dated October 11, 2016.

By unanimous vote, the motion passed 5-0

5. **PUBLIC HEARINGS**

A. Ordinance 820-2016: 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 provided a verbal review of the staff report summarizing the proposed text amendment and modifications that were made to the code per the direction of the Planning Commission. Ms. Decker closed her presentation with recommendations as summarized in the staff report.
- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – There was no audience present or testimony.
- 4) Close public hearing – Chairman Thomas closed the public hearing.
- 5) Commission discussion – There was discussion between the Planning Commission pertaining the zoning differences between residential, commercial and industrial. Chairman Thomas expressed he had reservations with required M1 & M2 comply with the requirement of providing screening because those containers needed to be visible should the business need to showcase for sale of containers. He inquired from Ms. Decker if from a Planning standpoint, should there be any reason to include M1 & M2 in section 17.40.90 Use and Maintenance Standards and Requirements. Ms. Decker explained that removing M1&M2 could not allow the City to enforce any maintenance of those properties relating to containers and as part of aesthetics it was recommended to have all zoning included to ensure the upkeep of the property so that it does not become a problem. Ms. Decker further elaborated as to the process for requesting conditional use permits on properties and what would be considered proper screening. Chairman Thomas expressed his concern for requiring M1 & M2 because those zones usually would have to showcase the container.

There was additional discussion between Planning Commissioners as to what type of uses are allow in M1/M2 zoning and what could code enforcement do in the event a property is not being maintained properly. After discussion it was suggested to exempt

M1/M2 from section 17.40.90, exception section 17.40.090, Section A, B, C2 and C3.

MOTION BY ESPINO, SECOND BY KHAN, 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 Ordinance No. 820-2016, with modification to section 17.40.90, to exempt M1/M2 (except for sections A, B, C2, and C3).

Roll call

Ayes: Khan, Espino, O'Brien, Wise, Thomas

Noes: None

Motion passes 5-0

B. Continued review 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 an amended Infill Design Guidelines section from the one previously distributed to Planning Commission. She provided a verbal summary of the staff report. She reviewed the modifications to the infill design guidelines, explaining the purpose, funding of the grant, and implementation and possible future modifications of the general plan. She closed her presentation with inviting Planning Commissioners to provide their input on the guidelines set forth.
- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – There was no public testimony.
- 4) Close public hearing – Chairman Thomas closed the public hearing.
- 5) Commission discussion – There was discussion among the Planning Commissioners relating to the newly distributed Infill Design Guidelines, utility hookup requirements for new construction. Planning Commissioner Wise expressed his concern that the infill design is not keeping the Gridley rural area charm with single story homes and did not want to see the small town charm gone. Ms. Decker explained that moving forward with small density lots will be more detailed and currently on R1 residential zoning, a two story can

be constructed. She explained the process for permits and check and balances for new development. Planning Commissioner Khan expressed she appreciated that the owners have the freedom to choose a design. Chairman Thomas asked for clarification relating to the rear alleyways mentioned in the guidelines. Ms. Decker explained it was optional. There was discussion relating to the duplex, single story duplex, ADA compliance, requirements of California Building Codes, and the differences between the two versions of the guidelines.

Chairman Thomas expressed his opinion that the row housing did not seem to be contributing to keeping the ambiance of Gridley. Ms. Decker replied that that was optional for the infill development. Chairman Thomas advised staff to comply with the Infill Design Guidelines however, it was imperative to consider keeping with the small town ambiance of Gridley. There was further discussion relating to row housing development, lot coverage requirements, off street parking requirements, and mother-in-law living quarters over garages.

After lengthy discussion and clarifications, Ms. Decker informed Planning Commission they need to utilize the handout that was distributed at the beginning of the meeting. Planning Commissioners O'Brien and Wise explained that there was some confusion with the new revised sections. Chairman Thomas expressed the need to have more time to review the new handout and understand the modification prior to taking action.

MOTION BY WISE, SECOND BY KHAN, to continue the item until the next meeting.

By unanimous vote, the motion passed 5-0.

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

- 1) Receive staff report – Planning Consultant Donna Decker reported that the City of Gridley has received a grant from the California Department of Conservation Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. She reported that the purpose of the grant was for the Development of a Climate Action/Greenhouse Gas Reduction Plan, Development Code and Public Works Construction Standards Update and Develop Infill Development Guidelines. Ms. Decker closed her presentation and

informed the Planning Commission if there were any questions please send her an email and do not include the entire Planning Commission to avoid a violation of the Brown Act.

- 2) Open public hearing – Chairman Thomas opened the public hearing.
- 3) Hear public testimony – No one from the audience wished to speak.
- 4) Close public hearing – Chairman Thomas closed the public hearing.
- 5) Commission discussion – There was discussion between Planning Commissioners and Donna Decker, Planning Consultant regarding the following; reduction levels outline, targets to successfully reduce emissions, benchmark dates, efficiency levels outlined in chapter 4, table 1 in the Executive Summary, and areas where the City could have greatest impact to reduce emissions.

MOTION BY O'BRIEN, SECOND BY KHAN, to continue the item until the next meeting.

By unanimous vote, the motion passed 5-0.

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Planning Commissioner Espino and Wise provided a verbal update on the Caltrans Highway 99 meeting.

There was brief discussion between Planning Commissioners regarding the need to schedule ethics training. Ms. Decker informed the Commission she would look into the matter further and report back to the Commission with an update.

8. ADJOURNMENT – at 8:20 p.m. the Planning Commission adjourned to the special meeting of the Planning Commission to be held on Tuesday, November 1, 2016, at 6:00 p.m.

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