

MINUTES

GRIDLEY PLANNING COMMISSION

SPECIAL MEETING
6:00 P.M., TUESDAY
OCTOBER 21, 2014



GRIDLEY CITY HALL
685 KENTUCKY STREET
GRIDLEY, CA 95948

MEETING CALLED TO ORDER:
ROLL CALL

CHAIR O'BRIEN
RECORDING SECRETARY

CALL TO ORDER: At 6:10 p.m. the meeting was called to order by Chair O'Brien.

ROLL CALL

Planning Commissioners Present:

Shirley O'Brien
Herman Sunderman
Robert Thomas
Robert Wise
David Talley

Absent:

None

Staff Present:

Donna Decker, City Planner/Consultant
Elisa Arteaga, Deputy City Clerk

A. SWEARING IN of new Planning Commissioners, Mr. Robert Wise and Mr. David Talley.

Elisa Arteaga, Deputy City Clerk, conducted the swearing in of the newly appointed Planning Commissioners, Mr. Robert Wise and Mr. David Talley. Both commissioners were welcomed by Chair O'Brien, Vice Chair Thomas and Commissioner Sunderman.

1. CONSENT AGENDA

1.1 Approval of Planning Commission minutes for September 30, 2014.

MOTION BY THOMAS, SECOND BY THOMAS, for approval of Planning Commission minutes dated September 30, 2014.

Ayes: Sunderman, Thomas, O'Brien Noes: None Abstain: Wise, Talley **Motion passes 3-0**

2. PUBLIC HEARINGS –

2.1 Information Report HRP Program Award – Daddow Plaza

Chair O'Brien introduced Item 2.1 and noted this hearing item was informational only.

A. Receive staff report- Donna Decker, City Planner, provided a brief staff report describing the Daddow Plaza grant that had been awarded to the City in the amount of \$400,650. She explained that the grant amount was based upon low income housing that had been rehabilitated or constructed in the city over the last five years. The purpose was

to recognize communities that have endeavored to ensure affordable housing. She noted that the city could have chosen a project specific to a development such as Washington Court Apartments or to use a park which serves the entire community.

Ms. Decker briefly reviewed the project and the history of the concept plan approval by the City Council considered as Option B. She noted that other alternatives were considered at the time the concept plan was approved. One option considered keeping the gazebo and modifying the planting design, however, it was determined at that time that the gazebo would require considerable cost to salvage it due to its construction methodology; wood columns deeply set into concrete, open roof exposing timber structural members, etc. She noted that the removal of the gazebo and construction of the stage may include re-dedications. She also offered ways to salvage or replace the “family” bricks that are located and a part of the gazebo.

Ms. Decker reviewed the approved concept plan referring to its historical promenade routes, the creation of a band and stage reflecting an historical train depot style, the enlargement of the entry at Virginia Street and the focal point the stage would create through the existing mature palms. She noted that some of the trees may need to be removed due to age and that an arborist could determine if they could/should be saved and pruning that could be done. She discussed the surfacing that was shown and discussed various options.

Chair O’Brien offered to open the discussion to the Planning Commissioners and noted that any members of the public could ask questions since this was an information only item.

B. Commission discussion – Commissioner Sunderman began the discussion by stating his opposition to the removal of the gazebo and noted that a bandshell/stage was not needed at the location and if desired, should be constructed in Rotary Park. He noted that the gazebo was very important to the community and has had various discussions with residents who have asked him questions and noted that they too, were opposed. Commissioner Sunderman believed the gazebo could be repaired, that the budget was at approximately.

Commissioner Wise opined that the gazebo could possibly be restored by replacing the wood members with all steel. He noted that the surfacing should be concrete; it is a long lasting material. He also commented that the palm trees are very large and perhaps be removed, but that the fir trees should remain.

Commissioner Talley commented that many of the trees have probably expended their life span and some should be removed due to the potential of limbs falling off. He also noted that any existing trees if they remain should be pruned and lightened. He expressed

Chair O’Brien noted that some trees may be dangerous similar to the trees that were removed in the City of Chico plaza when it was renovated.

Commissioner Thomas wished clarification if site lighting were to be provided. Ms. Decker responded affirmatively that there would be lighting on the corners likely and within the park itself. She noted that the site lighting has not been done yet.

Commissioner Sunderman noted that city staff is being reduced to such a level that maintenance should be a consideration and that the trees that are located on the edges should not be in the lawn area. He expressed an interest in the design ensure that it is easy for staff to be maintained.

Commissioner Wise noted that the electrical that is on the site is not good and that staff should take a look at that and clean it up.

Commissioner Thomas questioned the role of the Planning Commission since the concept plan has been approved by City Council. Ms. Decker responded that the design has been approved and that financial management would not be a part of the Commission's responsibilities. She noted that the design will be refined from the concept plan and staff can bring information reports to the Planning Commission for updates. Commissioner Thomas continued that he believed that an assessment of the existing electrical was of imminent importance and that the safety and health of the trees should be evaluated before a design is completed around them. He noted that site lighting was very important for safety. He noted that the community has an attachment to the gazebo and that this was an opportunity to reconsider its removal. Furthermore, he noted that of primary concern was the management of work to get the most for the funds that we have from the grant and that saving the bricks would be time consuming and expensive. He also commented that the renovation of the park to create a community focal point for activities should be carefully considered since it was located adjacent to the railroad. He noted it was not uncommon for up to three trains within 45 minutes to travel through Gridley. He believed that this may be a concern where children and activities were so close. He noted that the city should reach out to the public for comment about the park.

Commissioner Wise agreed that the train route adjacent to the park could be an issue. He recommended that the city consider contacting the rail authority to find out if the trains could be required to travel at a slower rate of speed through Gridley in response to safety concerns.

Commissioner Talley noted that sound walls could be considered as well. A general discussion ensued related to trains being required to sound the horn, when, how long and the locations they are required to do so.

Ms. Decker was requested to find out next steps and to report back to the Planning Commission.

NO ACTION – INFORMATION ONLY.

- 3. REGULAR AGENDA - None**
- 4. REPORTS & COMMUNICATIONS –**
- 5. COMMUNITY PARTICIPATION FORUM - None**
- 6. ADJOURNMENT –** At 6:45 p.m. the Planning Commission adjourned to the next regularly scheduled meeting to be held on Tuesday, November 18, 2014 at 6:00 p.m.

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