

MINUTES

GRIDLEY PLANNING COMMISSION

REGULAR MEETING
6:00 P.M., TUESDAY
January 20, 2015



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
Robert Wise
Robert Thomas

Absent:

Herman Sunderman

Staff Present:

Donna Decker, City Planner/Consultant

1. CONSENT AGENDA

1.1 Approval of Planning Commission minutes for November 18, 2014.

MOTION BY WISE, seconded by THOMAS, for approval of Planning Commission minutes dated November 18, 2014.

Ayes: Wise, Thomas, O'Brien Noes: None Abstain: None

Motion passes 3-0

2. PUBLIC HEARINGS –

2.1 Zoning Text Amendment No. 2-14; An ordinance to amend Title 17, Chapter 17.52, “Nonconformities”, of the Gridley Municipal Code related to the nonconforming uses, buildings, and development standards. (Citywide)

A. Receive staff report- Donna Decker, City Planner, provided a brief staff report reviewing the actions of the Planning Commission at its November 18, 2014 meeting. The Planning Commission continued the item requesting minor amendments be made prior to action. One of the amendments requested was the development of a definition for “development standards” which would help the understanding of nonconformity.

Ms. Decker reviewed the previous text amendments consisting of eliminating Section 17.52.030, renumbering the sections, adding language to clarify section 17.52.040, types of

nonconformities, requirements to change from one type of nonconformity to another in section 17.52.080, and the addition of a conditional use entitlement to repair structural components of a nonconforming structure to section 17.52.090 along with the addition of the definition. Commissioner Thomas requested clarification of the use of the term “aesthetic”. A discussion ensued related to whether the addition of this term as a development standard could become limiting.

Ms. Decker recommended that if the text amendment were acceptable after review and discussion, to have the code amendment forwarded to the City Council for action.

B. Open public hearing – The public hearing was opened for public comment. Chair O’Brien requested comments from the public.

C. Hear public testimony - None

D. Close public hearing –With no public comments, Chair O’Brien closed the public hearing.

E. Commission discussion – The planning commissioners considered the text amendments and reviewed the specific language reflecting types of nonconformities, the definitions of nonconformities as well as questioning whether a definition for development standards should be considered.

MOTION BY THOMAS, SECOND BY WISE, to recommend approval to the City Council.

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

3. INFORMATIONAL – None

4. COMMUNITY PARTICIPATION FORUM - None

5. REGULAR AGENDA - None

6. REPORTS & COMMUNICATIONS –

1. Commissioner Wise brought photos and recommendations to be forwarded to the appropriate department related to the restrooms located at Railroad Park, north of Daddow Park on the east side of the railroad right-of-way. He believes the city should be able to do a better job at maintaining the restrooms and believes that the fixtures should be reviewed and perhaps replaced. He noted the paper dispenser did not appear to meet standards, noted that the walls and floor of the units should be painted and cleaned, and that urinals should be added to the men’s room. He described units that do not need to be attached to plumbing and were relatively easy to maintain. He asked Ms. Decker to whom the information would be submitted to and she responded by advising the Planning Commission that the matter would be brought forward at the Monday morning staff meeting. Commissioner Wise stated that he did not intend to relay that maintenance staff were not doing a good job, but that these were conditions that he felt could be improved. Ms. Decker assured the Commission that she would bring it to the attention of the Public Works staff at the Monday morning meeting.

2. Chair O'Brien requested additional information related to access to the "Lion's Den" building and the Portugese Hall. She informed staff that a disabled individual in a motorized or unmotorized chair is required to go to access ramps that are difficult to get to and that there is no direct sidewalk access. She requested staff look into the situation and report back.
3. Commissioner Wise noted that the development of Daddow Park should look at vehicular access and limiting such access for events such as the Farmer's Market. He believes that if the city expends the effort to upgrade the park that we should provide for better access than driving over it and potentially impacting the new improvements.
4. Ms. Decker presented additional information related to nonconformities and the types of projects that the Planning Commission may see in the future particularly as they related to variances. She noted the city is currently reviewing Title 17 to reorganize it and it will be a good opportunity to review the standards.
5. Commissioner Thomas described his desire to have variances more limited and felt that some of the applications that had come before the commission were difficult to consider and that those approved didn't seem to meet the findings that are required.
7. **ADJOURNMENT** – At 7:40 p.m. the Planning Commission adjourned to the next special meeting to be held on Tuesday, February 24, 2014 at 6:00 p.m.

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