

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
Herman Sunderman

Absent:

Robert Thomas

Staff Present:

Donna Decker, City Planner/Consultant

1. CONSENT AGENDA

1.1 Approval of Planning Commission minutes continued to the next meeting dated March 17, 2015.

2. PUBLIC HEARINGS –

2.1 **Proposed General Plan Amendment (GPA 1-15), Rezone (RZ 1-15)**, and Negative Declaration/Initial Study for approximately 0.33 acre located at 735 and 745 Virginia Street. The General Plan Amendment would re-designate approximately 0.12 ac from Residential Low Density to Downtown Mixed Use; the rezone would re-designate approximately 0.12 ac Single Family Residential (R-1) Mixed Use Overlay and approximately 0.21 ac from Public Quasi Public (PQP) Mixed Use Overlay to Restricted Commercial (C-1).

A. **Receive staff report-** Donna Decker, City Planner, provided a brief staff report reviewing the application for a lot merger, the need to redesignate land uses compatible to the actual site use, and the need to have the Parking Overlay Zone revised to reflect the boundaries consistent to property boundaries. She noted the lot merger was not a part of the action by the Planning Commission; that approval is done by the City Engineer and the Planning Department.

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

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

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

2.2 Variance No. 1-15; Norcal Investors, Inc., Applicant/Owner; Application for a variance from Title 17 zoning code development standards to allow the use of the side and front yard setback areas area for parking located at 410 Sage Street on a 0.10 acre parcel. Zoning for the property is Single Family Residential (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN: 010-230-072)

C. Receive staff report- Donna Decker, City Planner, provided a brief staff report reviewing the proposed variance that the applicant requested. Ms. Decker noted that the lots within the subdivision appeared to have been constructed in the late 1970’s or 1980’s. Historical information provided a subdivision agreement dated in the early 1980’s. Commissioner Sunderman added that he believed the subdivision was older than that. He identified the different areas within the subdivision and the time period when they were built. Ms. Decker continued stating there is evidence of garage conversions to conditioned space in many of the homes; some of which had gained the appropriate permits, but not a planning entitlement, some had not gained either. She noted that the proposed variance is a result of an earlier conversion on the subject site that was not appropriately permitted. After presenting the scope of the project, Ms. Decker introduced three alternatives before the Planning Commission; 1) the findings for a variance as requested to allow uncovered parking for two spaces in the front setback area could be made and the variance approved, 2) a variance to not require two parking spaces, reducing the number to one space in the front setback area could be approved and the appropriate findings could be made and the variance approved, and, 3) deny the variance.

Commissioner Wise commented that the neighborhood has fairly narrow streets and that anything that could be done to get vehicles off the street would be a good thing. He noted concern related to the proposed parking pad and that if a vehicle were parked there as proposed, it would block the front door and believed that the front door ought to be relocated. He questioned if the parking for a two bedroom home was the same as a three bedroom home. Ms. Decker confirmed that the parking requirement was the same. Commissioner Sunderman expressed concerns; he wished to hear from the applicant.

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

C. Hear public testimony - Mr. Sandeep Dhama, Norcal Investors addressed the Planning Commission noting that his company had upgraded approximately 10-15 homes in Gridley and the plan for this home was to upgrade the structure and sell it. He noted the conversion was already there and only after the purchase and request for a building permit was informed that there was a problem and that he needed a variance from the Planning

Commission. He described how he wanted to make sure to do the project correctly and obtain all the required permits.

Commissioner Wise asked Mr. Dhami questions related to the size of the bedrooms and the anticipated changes. Mr. Dhami described the sizes that exist before the renovation and how the layout of the home is not straightforward and that the bedrooms are quite small. He noted that it will be more marketable when the renovations are completed; it will still be a small home, but the layout much improved. Commissioner Wise asked the applicant if the front door could be moved over to be out of the way of the parking area to which Mr. Dhami responded that it would not be a problem.

Commissioner Sunderman described concern related to the location of the front door as well and desired that it be moved particularly to ensure that life safety personnel have unimpeded access to the home. Furthermore, Commissioner Sunderman noted that he would like to continue the project until the plans had been revised to reflect the front door relocation. Mr. Dhami noted that it would hold up his permit. Ms. Decker described the approval process and outlined the effects of a Planning Commission decision. She noted that should the Commission wish, they could add a condition of approval as a requirement, thus leaving the responsibility of ensuring the change to the Building Official. The condition would be added to the Declaration of Acceptance by the applicant to ensure there is agreement to implement the change.

Discussion ensued between the applicant, Commissioner Wise and Commissioner Sunderman related to the best location of the door and the best location of the parking areas.

D. Close public hearing – Chair O’Brien closed the public hearing.

E. Commission discussion – The planning commissioners considered

MOTION BY SUNDERMAN, SECOND BY WISE, to approve Variance No. 1-15 subject to an additional condition requiring the front door to be moved far enough east and not in the driveway area for review and approval by the Building and Planning Departments.

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

2. INFORMATIONAL –

- a) Ms. Decker informed the Planning Commission that of the two CalRecycle Grants, one had been granted. The city was a recipient for the FY 2014-15 Rubberized Pavement Grant. She advised the city is waiting to hear if it was successful for the FY 14-15 Tire Derived Product Grant to receive materials to place in the play areas at Vierra Park and Railroad Park.

4. COMMUNITY PARTICIPATION FORUM - None

5. REGULAR AGENDA - None

6. REPORTS & COMMUNICATIONS –

- a) Commissioner Wise requested clarification of the funding of Daddow Park. Ms. Decker noted that the receipt of the grant is to be used specifically for Daddow Park based upon the submitted conceptual design approved by the City Council in 2010. She described components of the concept plan including the intersection corner

improvements at Hazel and Virginia Streets and Sycamore and Virginia Street. She noted they will not be as elaborate as the improvements constructed for the Hazel Street Improvement project but will mirror the design to continue the theme.

Ms. Decker informed the Planning Commission that she will be leading a study session with the City Council to discuss the park design, constraints, and the revisions to the design due to the location of the property line adjacent to the railroad right-of-way. She informed the Planning Commission that the study session would be held at 5:00 pm on March 16, 2015 and invited them to attend to express their ideas for the park.

- b) Commissioner Sunderman asked Ms. Decker if there was a “Dog Ordinance” in the city of Gridley. He noted that he will be writing a letter to the Gridley Herald regarding the residents lack of community pride by allowing their pets to defecate and urinate on city sidewalks without picking it up. He described an encounter with an individual where he informed her that she should pick up the feces whereby she advised him that it was the responsibility of the City to supply bags to do so. He noted that he responded by stating it was every resident’s responsibility to pick up after their animal and that it was not the city’s responsibility to provide bags.

Commissioner Wise advised that the city may be able to obtain a grant to provide “Bag Stations” for just such a situation. He noted that the city does have a responsibility to maintain its parks and perhaps stations should be placed at parks providing bags for the residents to ensure feces is picked up by dogwalkers.

Ms. Decker stated that she would create a Planning Commission follow up list and return with information.

- c) Ms. Decker did report back that the City Council had continued the amendments to Chapter 17.52, Nonconformities, until such time a discussion at a study session could be arranged to further discuss the issues prior to a decision being made. She noted that Councilmember Johnson had made the request with the Council continuing the item until later and no action was taken except to direct staff to present the code amendment to the next available study session. Ms. Decker advised that a study session had been scheduled for May 2, 2015 to discuss the Council’s questions and concerns.
- d) Commissioner Wise reported back that the condition of the restrooms in Railroad Park was improved.

- 7. **ADJOURNMENT** – At 7:40 p.m. the Planning Commission adjourned to the next special meeting to be held on Tuesday, March 17, 2015 at 6:00 p.m.

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