

MINUTES

GRIDLEY PLANNING COMMISSION

SPECIAL MEETING
6:00 P.M., TUESDAY
JUNE 30, 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 6:00 p.m. the meeting was called to order by Chair O'Brien.

ROLL CALL

Planning Commissioners Present:

Shirley O'Brien
Robert Thomas
Robert Wise
Herman Sunderman

Absent:

None

Staff Present:

Donna Decker, City Planner/Consultant

1. CONSENT AGENDA

- 1.1 Approval of Planning Commission Minutes** dated January 20, 2015, February 24, 2015, and April 21, 2015.

The minutes dated January 20, 2015, February 24, 2015, and April 21, 2015 were passed by unanimous vote.

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

Motion passes 4-0

2. PUBLIC HEARINGS –

- 2.1 Variance No. 2-15; Demeyer Marital Trust, Applicant/Owner;** Application for a variance from Title 17 zoning code development standards to allow an existing accessory structure to remain that has been constructed over the side and rear yard setback areas located at 1898 Magnolia Street on a 0.24 acre parcel. Zoning for the property is Residential Suburban District (RS) and Residential Very Low Density (RVLD) General Plan land use designation. (APN: 010-300-061)

A. Receive staff report - Chair O'Brien introduced Item 2.1, then recusing herself from the proceedings because she resides within 300 feet of the project site.

Ms. Decker provided a brief presentation related to the history of the project and the reason why a variance is being requested. She noted that the applicant had constructed an accessory structure over the side and rear yard setback areas and desired that the structure be allowed to remain in place. Ms. Decker noted that the structure has been in its location for approximately 18-20 years; the applicant believed they had obtained all necessary approvals, however, no permit requests for the structure can be found in the city historical data. Other permits for roofing and repairs were found, but not one for the accessory structure.

City staff was in the process of inspecting another residence in the area, when they discovered repairs were being made to the carport and the accessory structure at the Demeyer residence. The Building Official requested work stop until it could be determined if it had been permitted and if a variance for the location within the setback area had been granted.

The work being done when the Building Official stopped work was an expansion of the accessory structure and repairs to the carport. The carport repairs did obtain a building permit after being notified. If the variance is granted, a permit will need to be issued to continue work

on the accessory structure to complete it.

The Planning Commissioners discussed various points related to the history and asked for clarification from Ms. Decker.

A. Open public hearing - Chair O'Brien opened the public hearing for comment.

B. Hear public testimony – Ms. Diane Wilkerson, daughter of Dell Demeyer, addressed the Planning Commission stating there was no intent to deliberately not obtain permits. She noted that her father had constructed the unit and believed that he had obtained the necessary approvals. She noted that it was clear that the unit is nearly on the property line and that they are aware that the north and east walls may need to have fire rated construction because it is within the rear and side yard setback areas. She also noted to the Commission that the home had been constructed far into the property to the north and east which reduced the amount of rear yard area with which to place an accessory structure. She requested the Planning Commission look favorably upon the request.

The Commissioners Sunderman and Thomas both asked if they had good relations with their neighbors and if they believed there would be support for a contractor to enter on their property to remove the fence and construct the walls as required. Furthermore, they both were concerned that the fence would need to be replaced at the applicants expense.

Ms. Wilkerson responded that neither would be an issue and that she would be happy to get authorization from them.

C. Close public hearing - Chair O'Brien closed the public hearing.

E. Commission discussion - The commissioners discussed the project, the conditions, and whether there should be any amendments to the conditions of approval. Two amendments were proposed; one to obtain written authorization from the neighbors for access into their property to do the work, and two, to have the fence rebuilt in kind or better.

MOTION BY THOMAS, SECOND BY SUNDERMAN, to approve VAR 1-15 amending Exhibit A to add conditions of approval to obtain access authorization from the neighbors and to rebuild the fence in kind.

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

Motion passes 4-0

3. INFORMATIONAL – None

4. COMMUNITY PARTICIPATION FORUM - None

5. REGULAR AGENDA - None

6. REPORTS & COMMUNICATIONS – None

7. ADJOURNMENT – At 7:00 p.m. the Planning Commission adjourned to the next regularly scheduled meeting to be held on Tuesday, July 21, 2015 at 6:00 p.m.

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