

MINUTES

GRIDLEY PLANNING COMMISSION

SPECIAL MEETING
6:00 P.M., TUESDAY
JULY 28, 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 6:05 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 June 30, 2015 was continued to the next meeting dated August 18, 2015.

2. PUBLIC HEARINGS –

2.1 Conditional Use Permit No. 01-15; Steve & Jayda Moore, Applicant/Owner; Application for a Conditional Use Permit to allow a single family residential use within an existing structure located at 545 Ohio Street on a 0.21 acre parcel. Zoning for the property is Restricted Commercial (C-1) and Downtown Mixed Use (DMU) General Plan land use designation.
(APN: 009-192-006)

A. Receive staff report - Chair O'Brien introduced Item 2.1. Ms. Decker provided a brief presentation related to the history of the project and the reason why a conditional use permit is required. She noted that the applicant had received a conditional use permit for residential use in the commercial zone in 2008. She related that the development impact fees per the agreement with the City Council were not paid and therefore the conditional use permit was vacated.

She noted the amount due had reduced amounts of the fees which City Council had agreed to at the time and provided the payment of the fees if paid in 3, 4, 5, or 6 years. At the time of 6 years the full amount was required. None of the reductions were taken advantage of and therefore the total amount due should be paid.

She noted the conditions of approval attached as Exhibit A required payment of the fees in the amount of \$17, 841.64 for the 2008 Development Impact Fees. She noted that the condition required payment of the fees were due in 45 days; this allowed the 30 day time period to return the Declaration of Acceptance and an additional 15 days to pay the 2008 Development Impact Fees or the request before the Planning Commission of CUP 1-15 would be activated.

She noted that the request is compatible with the surrounding area and believed that the project and findings could be supported.

Commissioner Thomas had various questions related to the history of the use of the structure prior to the Moore's use. Ms. Decker noted that a conditional use permit, CUP 4-96, had been approved to allow a church use at the location. She noted that a condition of approval for the current request (number 5) was a requirement to rescind the church use CUP. Commissioner Thomas had questions related to the use if approved and what other fees would be required. Ms. Decker outlined the conditions and the requirement for the payment of a deposit of \$350

for staff to conduct a code compliance assessment since the structure was improved under the 2008 building code.

The Planning Commission discussed the history of the site, the cost of the 2008 Development Impact Fees, what the fees included, and how they are established. Ms. Decker responded to the questions and the process requiring a conditional use permit to continue a residential use. They discussed the suitability of residential use at the proposed location and what other impacts there might be such as parking. Ms. Decker clarified that the site meets the parking requirements for both the residential and 30% reserved commercial use that was approved in 2008. Commissioner Sunderman asked if the 30% was still reserved; Ms. Decker noted that it was not and recommended that it be placed there so as to protect the existing Development Impact Fee calculation. The Commissioners discussed at length and determined that a condition should be provided.

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 commissioners discussed the project, the conditions, and whether there should be any amendments to the conditions of approval. An amendment to the conditions was added requiring condition number 7 from the CUP 8-07 requiring 30% commercial use area be reserved.

MOTION BY THOMAS, SECOND BY WISE, to approve CUP 1-15 amending Exhibit A to add an 8th condition of approval stating the same as condition of approval number 7 of CUP 8-07.

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 7:40 p.m. the Planning Commission adjourned to the next regularly scheduled meeting to be held on Tuesday, August 18, 2015 at 6:00 p.m.

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