

MINUTES

GRIDLEY PLANNING COMMISSION

REGULAR MEETING
6:00 P.M., TUESDAY
AUGUST 18, 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

Absent:

Herman Sunderman

Staff Present:

Donna Decker, City Planner/Consultant

1. CONSENT AGENDA

- 1.1 **Approval of Planning Commission minutes** dated June 30, 2015 and July 28, 2015 was approved.

MOTION BY THOMAS, seconded by WISE, for approval of Planning Commission minutes dated June 30, 2015 and July 28, 2015.

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

2. PUBLIC HEARINGS – None

3. INFORMATIONAL – None

- 3.1 **City of Gridley Sustainable Communities Grant 3012-562**

Ms. Decker provided a brief summary about the grant, the receipt of the grant and outlined the tasks that were a part of the grant. She described the tasks and the final work product from AECOM as: 1) Development of a Greenhouse Gas Reduction Plan, 2) Development Code and Public Works Construction Standards Update and, 3) Develop Infill Development Guidelines. She noted that the city had contracted with AECOM as the lead planning consultant to complete these documents on behalf of the City expending the grant funding in the amount of \$445,973. She described the documents that have been submitted for review and comment. She outlined the process and that the comments provided by the Planning Commission were important to provide feedback to the consultant to continue the work.

Commissioner Thomas enquired the purpose of the work and the intent for the work product. Ms. Decker noted the grant was received in order to fund the needed Title 17 code amendments to bring the code into alignment with the 2030 General Plan which had been adopted in 2010. She described the grant will also encompass infill guidelines and public works construction standards.

Ms. Decker continued with a presentation of the proposed sites and compared them to the locations to the infill sites identified in the Housing Element. She recommended the sites should coincide with the Housing Element. Images are excerpted from the powerpoint presentation and included for clarification of the discussion.

Candidate Site 1: This site would not include the entire site depicted in the memo. It would reflect sites properties 2, 3, 5, and 6 from Table 39, *Potential Residential Land Inventory and Zoning Designations related to E/NL/L Affordability*.

The Planning Commission discussed the sites and the type of architecture for design guidelines that they believed would be appropriate to the City of Gridley. Sites shown on the slide would include sites 3, 5, and 6 reflect AECOM, “Recommended Site 1” with the addition of site 3:



The Planning Commissioners also discussed the type of designs they believed would be appropriate for the City. They did not believe that the proposed concept designs shown on page 11 of the AECOM Candidate Opportunity Sites would be appropriate. Commissioner Thomas stated that he believed the type of infill design criteria for high density residential should reflect the site design found at the Gridley Springs to the west of HE Site 6. The units should be placed such that green space and play areas are ample for the residents along with parking. Ms. Decker noted that these sites are listed in the Housing Element as probable sites for development of extremely low, very low, and low income housing. Commissioner Thomas noted that the concept of retail/commercial with living above is not a concept that appears to work in other areas and believed that vacant retail would be the result. Commissioners O’Brien and Wise concurred.

There was consensus that the AECOM “Recommended Site 2” should not be a part of the study. The Planning Commission directed that HE Sites 3, 5, and 6 be used to develop a cohesive infill development strategy.

Candidate Site 2: This site would include properties 1 and 17 from Table 39, *Potential Residential Land Inventory and Zoning Designations related to E/VL/L Affordability*;



The recommended site “1” and “17” correspond to the Housing Element sites for residential development. The commissioners discussed the outline of the AECOM candidate site and believed that the concept plan to remove existing commercial (McDonald’s) and the Moose Lodge would be inappropriate. They acknowledged that the vacant parcel noted as “1A” and “1B” would be a good candidate along with site “17”.

Commissioner Wise opened discussion as to how site “1” could be visioned and after considerable discussion, Commissioners Thomas, Wise, and O’Brien concurred that the

easterly ½ should include infill concept guidelines for commercial along the corridor, reflect pedestrian access from “17” through “1A” and “1B” to Hwy 99 as well as westerly to Vierra Park. Design guidelines for these developments should recognize the adjacent housing types and provide aesthetic and design proportion to the proposed concept design area with regard to the City of Gridley’s surrounding area. Commissioner’s Thomas, Wise, and O’Brien determined that the sites “17” and “1A” and “1B” would be good candidates for study and the development of infill design guidelines.

Candidate Site 3: This site would include property 7 from Table 39, *Potential Residential Land Inventory and Zoning Designations related to E/VL/L Affordability for a mixed use development which would include medium/high density, live-work, minor commercial to serve surrounding area tying to north and Hwy 99*

The commissioners considered the recommended AECOM Opportunity Site 3 and unanimously agreed that the site is outside the core area and that the site was not near commercial or retail supporting walkability. The alternate site “7” located on the west side of Hwy 99 as depicted in the Housing Element was also rejected for use in the concept design for infill design guidelines.

Candidate Site 4: This site would include property 11 located to the east of Highway 99 and the Heritage Oaks shopping center. The property would support high density with a mix of very low, low, and moderate residential, from Table 39, *Potential Residential Land Inventory and Zoning Designations related to E/VL/L Affordability*.



The Planning Commission considered AECOM Opportunity Site 4; the Stuke Nursery property. The commissioners discussed the site and all agreed that it would not be an appropriate site.

As an alternate site, Ms. Decker noted that the commercial/residential site located east of the Heritage Oaks Shopping Center would be an excellent location for a mixed residential use development. She noted that the Catholic Church has often developed

properties for residential use. Commissioner Thomas noted that it would be a good site particularly because it is close to shopping and supports walkability for infill. He expressed concerns about



planning a concept design or infill guidelines using this site without first contacting the Church to see if there was support for the idea. Commissioner Thomas entered into a discussion with Commissioners Wise and O’Brien relate to the site, its applicability and the notion that the location would be good for the development of the guidelines. They requested clarification if the Catholic Church could be contacted. Ms. Decker responded that it would be possible and could do so.

The Planning Commission described their support for the three sites described and felt that this was an adequate number with which to develop design guidelines.

The Commissioners were united in describing the need for the Infill Development Guidelines to be tailored to the needs of Gridley and to reflect its style and home designs. They noted that the infill guidelines should address how new development will aesthetically fit into various neighborhoods without compromising good design, layout and site planning that will support the community's goal of walk-ability and multi modal use.

Commissioner Thomas made a motion to have Ms. Decker follow up and contact AECOM and provide them with the comments of the meeting in order for work to proceed with the Infill Development Guidelines, and that the use of the Catholic Church site will be only if there is agreement and interest in the study of the site.

Commissioner Wise seconded the motion.

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

4. COMMUNITY PARTICIPATION FORUM - None

5. REGULAR AGENDA - None

6. REPORTS & COMMUNICATIONS – None

7. ADJOURNMENT – At 7:55 p.m. the Planning Commission adjourned to the next regularly scheduled meeting to be held on Tuesday, September 15, 2015 at 6:00 p.m.

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