

Gridley Planning Commission – Special Meeting Agenda

Wednesday, January 26, 2022; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on January 26, 2022, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/83665521555?pwd=RTAzTXk1WklyUHpGMG1BcU1rVVJKdz09>

Webinar ID: 836 6552 1555

Passcode: 214064

OR

Call-in using one of the following numbers, and the above ID and passcode:

1-(253) 215-8782

1-(720) 707-2699

To make a public comment during the Community Participation Forum or during the public portion of any agenda item, use the ‘raise hand’ feature and you will be called on when it’s your turn to speak.

CALL TO ORDER

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA - None

PUBLIC HEARING

1. **SDP 1-21**; A request to rescind condition of approval number 48; AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development. (024-260-097)

- a. Receive Staff Report
- b. Open Public Hearing
- c. Close Public hearing
- d. Commission Discussion

2. **Stewart Tentative Parcel Map 3-21**; Application for a Tentative Parcel Map to subdivide an existing developed 0.2- acre parcel into two, 0.1-acre parcels in the Single-Family Residential District (R-1) and General Plan Land Use Designation of Residential, Low Density. The property is located on the northwest corner of Sycamore Street and Oregon Street. (APN 009-173-006)

- a. Receive Staff Report
- b. Open Public Hearing
- c. Close Public hearing
- d. Commission Discussion

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on February 16, 2022.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on January 21, 2022. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

Planning Commission Agenda Item #1
Staff Report

Date: January 26, 2022

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

Subject: **SDP 1-21;** A request to rescind condition of approval number 48; AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development. (024-260-097)

	Regular
X	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends the Planning Commission:

1. Approve the request to rescind condition of approval number 48.

Discussion

On January 20, 2021, the Planning Commission approved the project to develop a 37-unit senior housing development. The original development had been approved in 2017. Condition number 48 had been added by the Planning Commission which states:

48. Provide pedestrian access between the commercial development to the west at their east boundary with a walkway connection to the on-site circulation. The gate shall be provided with a key/pass key for residents to access.

Mr. Russ Erickson, project engineer, has requested the condition be rescinded on behalf of AMG & Associates. The condition to place a gate to allow pedestrian traffic from the project site into the Dollar General site is infeasible due to no ADA sidewalk connection is available to connect to.

Public Notice

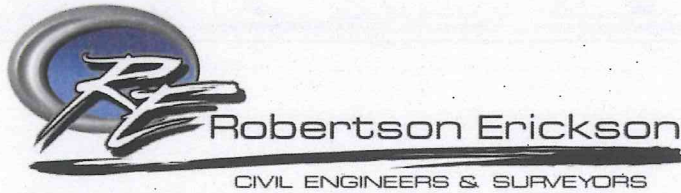
A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

No CEQA review is required to rescind a condition of approval.

Attachments –

1. Exhibit A- Request Letter



October 20, 2021

City of Gridley
685 Kentucky Street
Gridley, CA 95948

Attn: Donna Decker, City of Gridley Planning Director
Re: Request for dismissal of Condition 48

Dear Donna,

We would like to request the dismissal of condition #48 from the Conditions of Approval from the Declaration of Acceptance dated January 21, 2021.

The condition requests pedestrian access to the commercial development to the west of the project site. This condition is unfeasible because of the existence of adjacent improvements on the commercial development to the west. There is no ADA access in the existing parking lot of the commercial development that would reach our proposed project.

Additionally, our project is proposing an ADA accessible route to the public right of way.

We greatly appreciate your feedback and hope that you consider this ratification. Please do not hesitate to call me at (530) 894-3500, if you have any questions or concerns.

Sincerely,



Russ Erickson, P.E.
Principal

Planning Commission Agenda Item #2
Staff Report

Date: January 26, 2022

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

	Regular
X	Special
	Closed
	Emergency

Subject: **Stewart Tentative Parcel Map 3-21;** Application for a Tentative Parcel Map to subdivide an existing developed 0.2- acre parcel into two, 0.1-acre parcels in the Single-Family Residential District (R-1) and General Plan Land Use Designation of Residential, Low Density. The property is located on the northwest corner of Sycamore Street and Oregon Street. (APN 009-173-006)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15315, Minor Land Divisions; and,
2. Approve Tentative Parcel Map 3-21 to subdivide an approximately 0.2-acre parcel into two parcels consisting of a 0.1-acre parcel each subject to the conditions of approval, Exhibit A.

Summary

The applicant, Arnold and Dianne Stewart, submitted an application for a tentative parcel map to create two parcels of equal size approximately 0.1 acre each.

Site Description

The subject site is an approximately 0.2-acre parcel located at 505 Oregon Street and 1640 Sycamore Street. The parcel currently has two existing homes; one faces Oregon Street

and the other faces Sycamore Street. It is bounded on the south by Sycamore Street and on the east by Oregon Street. The subject site is surrounded by single family residential. The west property is contiguous to an alleyway.

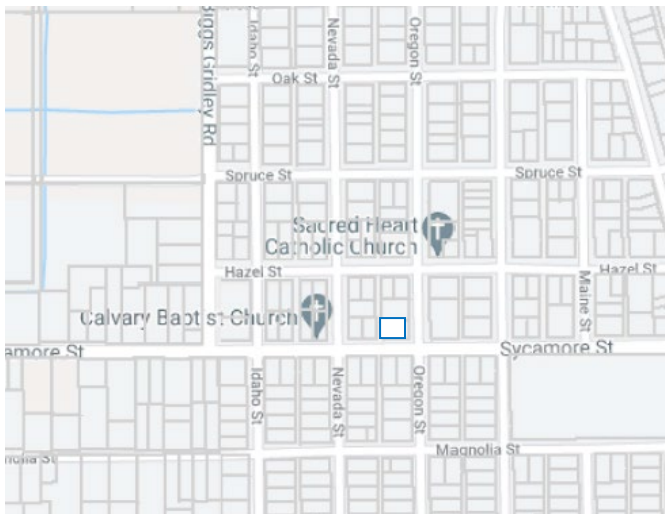


Figure 1: Site Location

Discussion

Proposed project

The site has two existing residences on site. Each home has its own address. The applicant wishes to subdivide the property to enhance the opportunity of home ownership for the parcels. The existing lot is 8,712 square feet. Each lot will be approximately 4,356 square feet continuing to be consistent with the single-family residential zoning district.

General Plan and Zoning

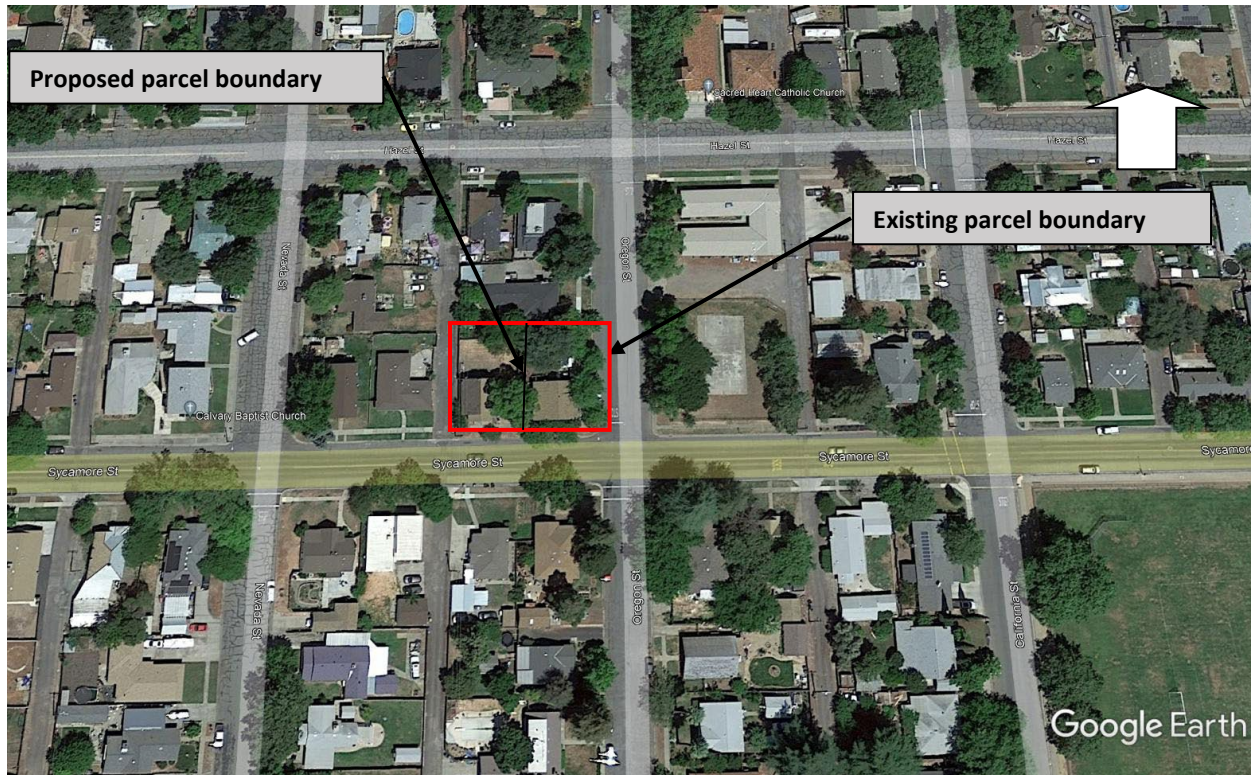


Figure 2: Proposed Parcel Division

The subject site is zoned Single-Family Residential District. Within this zoning designations, parcels are further defined by the lot size. The existing lot being 8,712 square feet is a lot in conformance to the R-1 designation. When the original lot is subdivided into two, the zoning will be R-1B. The R-1B designation is for lots between 3,501 square feet and 5,999 square feet. The lot coverage is increased from 40% to 60%. Additionally, interior side yard setbacks are reduced from 5 feet to 0-3 feet. Although the setbacks are reduced, additional building requirements for fire resistive construction are required due to the reduced interior side yard setback. The General Plan land use designation is Residential, Low Density.

Tentative Map

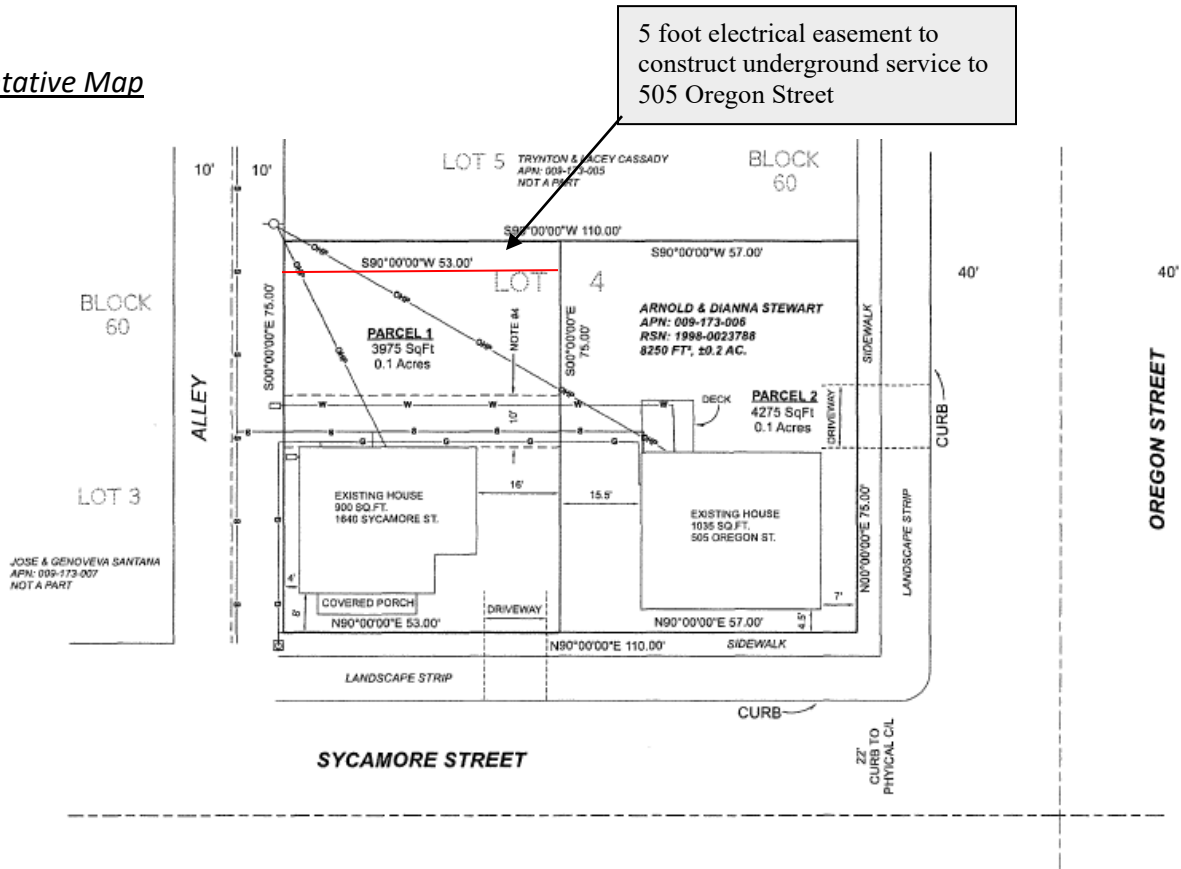


Figure 2: Proposed Tentative Map

The Tentative Map indicates easements crossing the proposed property lines. The applicant will need to relocate utilities and construct required improvements prior to filing a Final Map. The project has been conditioned.

Subsequent to the Planning Commission staff discussed the conditions of approval and the need to relocate services. Although the services exist and have been there for some time, it is acceptable only because the parcel is one parcel. The request to subdivide initiates the requirement to bring utilities to code and there may be different owners in the future.

Excerpts are provided from the city utility plans depicting the locations of services; refer to Figures 3 and 4 below. Both units will need to have the electric services underground. In order to serve the residence at 505 Oregon St, a 5-foot easement will need to be created so that service can be brought from the alley within the 5-foot rear yard setback line where no structures can be placed.

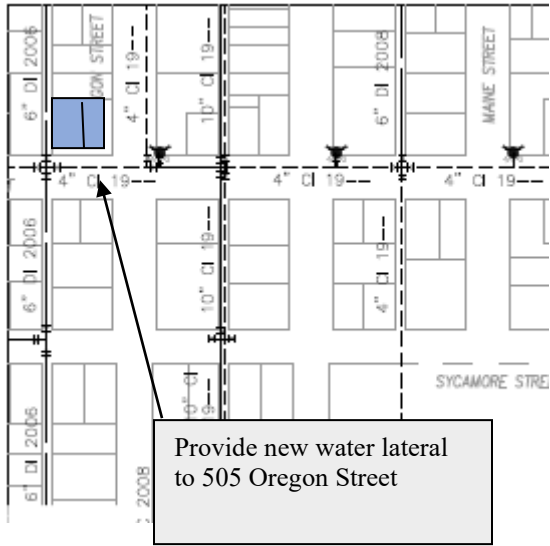


Figure 3: Domestic Water System

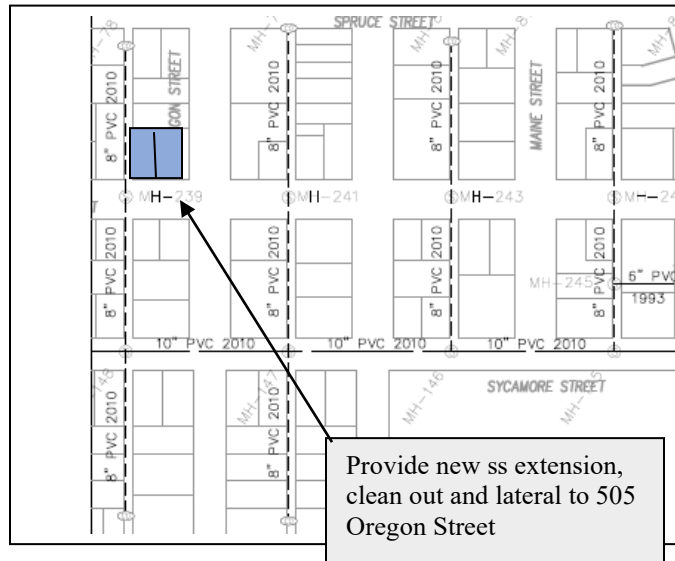


Figure 4: Sanitary Sewer System

Public Notice

A notice was posted in the Gridley Herald 22 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the city website for review. Notices were also mailed to all owners on January 4, 2022, 22 days in advance of the noticed hearing date within 300 feet. At the time this report was prepared no comments had been received.

Environmental Review

The project to be categorically exempt in accordance with Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA).

Attachments –

- Exhibit A- Draft Conditions of approval
- Exhibit B- Tentative Parcel Map

Exhibit A

Conditions of Approval
TPM 3-21
(APN 009-173-006)

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Parcel Map 3-21.
2. The Tentative Parcel Map 3-21 shall expire after a three (3) year period. An extension ~~by the~~ is allowed under the Subdivision Map Act; the applicant would need to apply 30 days prior to the expiration of the Tentative Parcel Map.
3. If the Tentative Parcel Map expires, a new application to develop the site would be required.
4. Any development of the site shall submit an application for review and approval to the City of Gridley and gain all necessary permits prior to construction.
5. The project shall be required to pay all applicable impact fees for the development of the project, **as required.**
6. Minor changes may be approved by the Planning Director upon receipt of a request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
7. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the City, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.

8. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan, **if required**.
9. The site shall have storm water pollution control measures in place prior to construction.
10. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
11. The applicant/developer shall implement the conditions of approval listed herein prior to recordation of the Final Map.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans prepared by a California registered civil engineer, that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the Final Map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
- ~~14. Coordinate the location of utilities and if a utility easement is required for construction of relocated utilities.~~
15. Prior to approval of a Final Map all of the following requirements shall be completed:

A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:

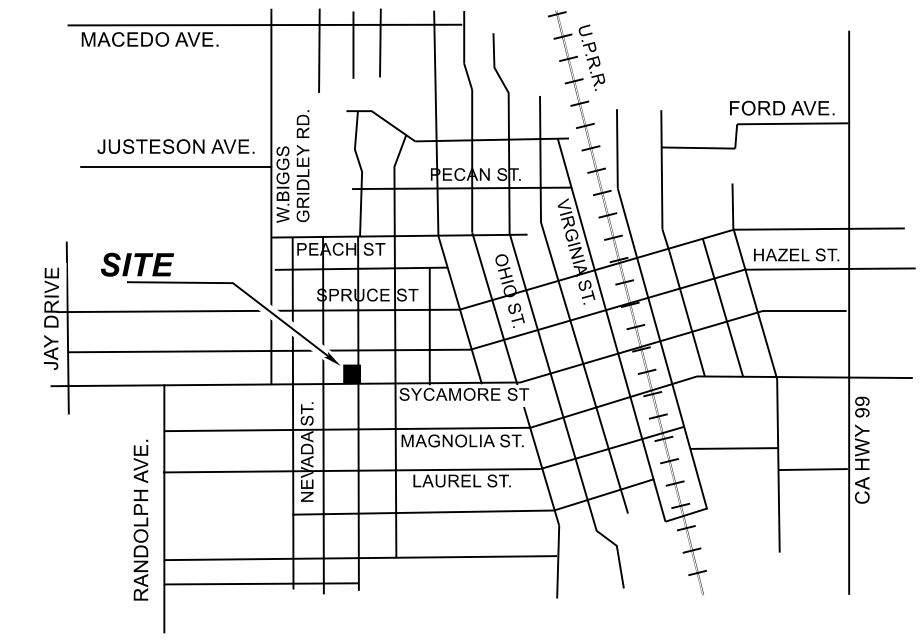
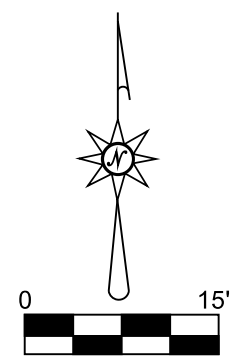
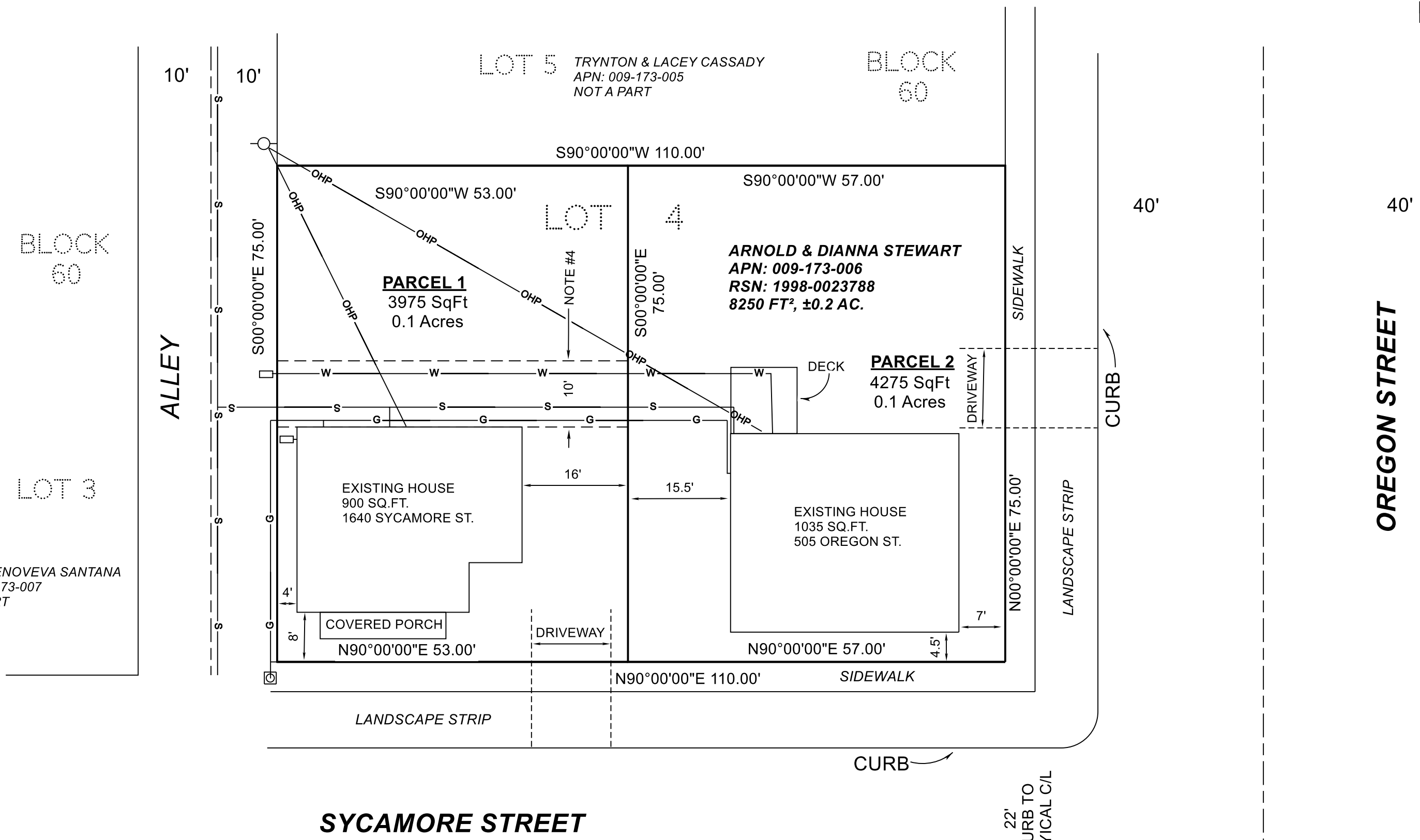
 - a. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed facilities to be constructed to serve the parcels created by this subdivision.
 - b. Relocate all utilities from crossing property lines.
16. Telephone, cable television, electric, and gas service shall be provided to all parcels and shown on plans in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services. Existing facilities shall be

relocated as directed by the City Engineer, Electric Utilities, and the Department of Public Works.

17. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the owner/developer to pay the cost of such relocations.
- ~~18. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the City Engineer for review and approval prior to the start of any work.~~
19. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative parcel map or any environmental or other documentation related to approval of this tentative subdivision map.
- ~~20. Provide existing topography 50 feet beyond boundary and proposed finish grade contour lines both at 0.5 foot contour intervals.~~
21. Provide the utility locations on the plans and coordinate with the city.
22. Determine and install a fire hydrant and locate in accordance with the requirements of the Gridley Fire Department, **if required**.
23. Develop ~~conceptual~~ sewer utility service **and domestic water** and tie in locations, **in conformance with condition number 12**.
- ~~24. Provide Landscape and Irrigation Plan for lots at the time of development including the site with the existing home.~~
- ~~25. All overhead utilities shall be underground.~~
26. Update driveways to City Standard Residential Driveway. Driveways shall be concrete.
27. Construct an ADA ramp at Sycamore and Oregon – Crossing Oregon only.
28. Prior to the filing the Final Map, electric utilities shall be undergrounded. A minimum of two-3” conduits shall be provided as required by the city to provide service. The City Electric Department will provide directions for the installation; the cost is the responsibility of the owner/ developer.

A five-foot easement to provide service on the north side of the property from the alley to the Oregon Street residence shall be created to place the electric utilities underground.

~~29. The applicant is responsible for the maintenance of the landscape parkway, curb, gutter and sidewalk. The planting strip shall be upgraded and planted with trees and groundcover. Review and approval shall be by the Planning Department. Any broken curbing or sidewalk shall be determined and removed and replaced at the expense of the owner. The owner shall enter into a maintenance agreement with the city.~~



VICINITY MAP - N.T.S.

TENTATIVE PARCEL MAP

BEING A LAND DIVISION OF LOT 4 IN BLOCK 60 OF THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF GRIDLEY" AS FILED IN BOOK 1 OF MAPS AT PAGE 41 IN BUTTE COUNTY RECORDS. LOCATED IN SECTION 36 TOWNSHIP 18 NORTH RANGE 2 EAST, M.D.M.

CITY OF GRIDLEY, COUNTY OF BUTTE, STATE OF CALIFORNIA

GENERAL PLAN: RESIDENTIAL, LOW DENSITY
ZONING: R1 - SFR

OWNER/APPLICANT:
ARNOLD & DIANNA STEWART
144 OBERMEYER AVENUE
GRIDLEY, CA 95948
(530) 846-4159

APN: 009-173-006 SHEET 1 OF 1 OCTOBER, 2021

LEGEND

—g—	NATURAL GAS LINES
—s—s—	SANITARY SEWER
—OHP—	OVERHEAD POWER LINE
—w—	WATER
— — — —	CENTERLINE
— — — —	PROPERTY LINE
- - - - -	PROPOSED UTILITY EASEMENT
○	JOINT POLE
⊠	NATURAL GAS SERVICE BOX
□	WATER SERVICE BOX

- NOTES**
1. THE SUBJECT PARCEL IS WITHIN THE CITY LIMITS.
 2. THE SUBJECT PARCEL IS LEVEL WITH A SLOPE OF LESS THAN 1% THE PROJECT SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD ZONE MAPS. NO GRADING IS PROPOSED AS PART OF THIS TENTATIVE PARCEL MAP.
 3. THE EXISTING HOUSES LOCATED ON PROPOSED PARCEL 1 AND PROPOSED PARCEL 2, RESPECTIVELY, ARE CONNECTED TO MUNICIPAL UTILITY SERVICES. BOTH HOUSES TO BE RETAINED. NO WELLS OR SEPTIC SYSTEMS EXIST ON EITHER PROPOSED PARCEL.
 4. PROPOSED 10FT PUBLIC UTILITY EASEMENT TO SERVE PARCEL 2.

SANNAR LAND SURVEYING
RICHARD F. SANNAR, PLS
556 LITTLE AVENUE
GRIDLEY, CA 95948
PHONE: (530) 680-7212