

Gridley City Planning Commission – Regular Meeting Agenda

Wednesday, July 10, 2019; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives.”

1. **CALL TO ORDER** – Chairwoman Espino
2. **ROLL CALL** – Recording Secretary
3. **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 take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*
4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.*
 - A. **Approval of the Planning Commission Minutes dated February 12, 2018, June 18th, 2018, and August 8th, 2018.**
5. **PUBLIC HEARINGS**
 - A. **Tentative Parcel Map No. 1-19;** Application for a tentative parcel map to subdivide three parcels consisting of approximately 4.7 acres into twenty-one (21) parcels consisting of one 0.25 acre parcel for a detention basin and twenty (20) parcels for a residential housing development located at the northeast corner of Peach Street and West Biggs Gridley Road in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 022-230-022, -024 & -025)

City staff respectfully recommends the Planning Commission:

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Commission discussion

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorical Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council.

6. **INFORMATIONAL – None.**
8. **REPORTS & COMMUNICATIONS – None**
9. **ADJOURNMENT - to the regular meeting of the Planning Commission dated August 14, 2019.**

General Notes:

This agenda was posted on the public bulletin board in the foyer of City Hall at or before 4:00 p.m. on July 5, 2019, in accordance with Government Code Section 54954.2. 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 in order to accommodate your request. For questions about this agenda, please call the Recording Secretary, Elisa Arteaga, at (530) 846-5695.

Planning Commission Item #5A
Staff Report

Date: July 10, 2019
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Tentative Subdivision Map No. 1-19;** Application for a tentative subdivision map to subdivide three parcels consisting of approximately 4.7 acres into twenty-one (21) parcels consisting of one 0.25 acre parcel for a detention basin and twenty (20) parcels for a residential housing development located at the northeast corner of Peach Street and West Biggs Gridley Road in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 022-230-022, -024 & -025)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council.

Summary

The applicant is proposing a 21-parcel single-family residential subdivision on three parcels totaling ±4.7 acres. The proposed subdivision was initially proposed and approved in 1993 and 2005; both maps expired. The applicant is submitting a similar proposal as previously approved with slight differences in lot sizes, the connection to Bridgeford Avenue for future growth to the north.

Discussion

Background

The subject site is located at the east side of West Biggs Gridley Road, north of Peach and Ohio Streets and south of a proposed extension of Bridgeford Avenue. The site is currently vacant with existing vegetation of shrubs and trees. The tentative subdivision map will create 20 new single-family lots ranging in size from 5, 050 to 6,565 square feet and one lot reserved for a storm water detention basin 11,200 square feet.

Land Use

The project site is zoned R-1, Single Family Residential District and has a General Plan land use designation of Residential, Low Density. The single-family residential district has four (4) designations:

1. R-1A Parcels sized from 1,700 – 3,500 square feet
2. R-1B Parcels sized from 3,501 – 5,999 square feet
3. R1-C Parcels sized from 6,000 – 7,499 square feet
4. R-1 Parcels sized from 7,500 and greater

The proposed development will have seventeen (17) R-1B and three (3) R-1C parcels. One parcel is reserved for the detention basin. This proposed layout has a gross density of approximately 4.25 du/acre. The R-1 designation allows 4 du/ac and this proposal meets the intent of the zoning density.

The development of the three parcels into 21 meets the General Plan land use designation and the programs. Additionally, the Housing Element of the General Plan supports smaller lot subdivisions and infill development to help meet the housing requirement for the City of Gridley. The Housing Element Policy HP-2.4 also supports this development:

“The City will encourage infill development in meeting the housing needs required by expanding populations.”

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

Staff has determined the project to be categorically exempt in accordance with Section 15332 of the California Environmental Quality Act (CEQA):

- a) The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation regulations.
- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c) The project has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Attachments –

1. Exhibit A Conditions of Approval
2. TSM 1-19 Map

Exhibit A

Conditions of Approval TSM 01-19

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of City Council approval for the Tentative Subdivision Map 1-19.
2. The Tentative Map 1-19 shall expire after a five (5) year period. No further extensions by the City are allowed under the Subdivision Map Act; unless determined by the State of California special legislation to provide automatic extensions for the period specified at the time.
3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and all current conditions would need to be met at that time.
4. Use of the 4.7-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts and all applicable requirements of the Gridley Municipal Code.
5. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 1-19 and to all of the conditions of approval of that Tentative Subdivision Map.
6. The project shall be required to pay all applicable impact fees for the development of the project.
7. Minor changes may be approved by the Planning Director upon receipt of a substantiated 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.
8. 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.

9. 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.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
11. 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.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans 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. Dedicate the east one-half of West Biggs-Gridley Road and enter into an improvement deferment agreement attached to all properties in the subdivision with the exception of lot 21, to pay the costs of the improvements at a future date when West Biggs-Gridley Road will be designed and constructed.

15. Dedicate and improve the north half of Peach Street including vertical curb and gutter, sidewalk and street construction. Improvements of the right-of-way shall be to the satisfaction of the City Engineer.
16. Dedicate and improve the 60-foot wide local residential street right-of-way for the interior subdivision streets to the satisfaction of the City Engineer.
17. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
18. Prior to approval of a Final Map all of the following requirements shall be completed:
19. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
 - a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.
 - b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
 - c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with approved stormwater detention facilities, lighting, landscape, cmu block wall as noted in Item 24, and drainage components as determined by the City Engineer.
 - d. Dedication of the area for the detention facilities shall be made to the City of Gridley as a condition of recordation of the Final Map.
 - e. The design of surface detention facilities shall minimize use of the facility by mosquitoes for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
 - f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.

20. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
22. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
23. 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 Department of Public Works for review and approval prior to the start of any work.
23. 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 subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
24. In order to mitigate noise impacts from West Biggs Gridley Road on residential development, the applicant shall erect a 6'-high solid cmusplit face capped sound wall adjacent to West Biggs Gridley Road prior to the acceptance of the improvements for the project. Landscaping and irrigation shall be constructed on the west face of the wall to the satisfaction of the Planning Director.
25. Prior to issuance of a certificate of occupancy for any lot within the subdivision, parcel 21 shall be landscaped to visually enhance the detention basin. A landscape and irrigation plan for this area shall be submitted and approved by the Planning Director prior final map approval. The applicant shall provide a concrete picnic table and benches.

Gridley City Planning Commission – Regular Meeting Minutes

Monday, February 12, 2018; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives.”

1. **CALL TO ORDER** – At 6:06 p.m. Chairman Wise called the meeting to order.

2. **ROLL CALL**

Planning Commissioners

Present: Bob Wise, Chairman
Ken Wolfe, Commissioner
Ishrat Khan-Aziz, Commissioner
Zachary Torres, Commissioner

Arriving post roll call: None

Absent: Maria Espino, Vice Chairman

Staff Present: Donna Decker, City Planner/Consultant
Elisa Arteaga, Recording Secretary

Media Lisa Van De Hey

3. **COMMUNITY PARTICIPATION FORUM** – *There was no public comment.*

4. **CONSENT AGENDA**

A. Planning Commission Minutes dated December 11, 2017

Motion by Wolfe, second by Torres for approval of the Planning Commission minutes dated December 11, 2017. **By unanimous vote the motion passes 5-0.**

5. PUBLIC HEARINGS

- A. **Conditional Use Permit No. 1-18;** Application for a conditional use permit to allow residential use in an existing building located at 912 Hazel Street in the Limited Commercial/Downtown Mixed Use Combining Zone (C-1/DMU) and Commercial General Plan land use designation. (APN: 009-161-021)
1. Receive staff report – Donna Decker provided an overview of the staff report for the application of the conditional use permit for an existing building located at 912 Hazel Street in the Limited Commercial/Downtown Mixed Use Combining Zone (C-1/DMU) and Commercial General Plan land use designation. She reported this was brought to the Planning Commission because it is a single-story building. She explained that previously the Gridley Municipal Code was amended to allow residential use in the limited commercial zoning district for residential on the second floor and the amendment unintentionally omitted the opportunity for residential if the building only had one floor. Therefore, that is why it is before the Commission. She elaborated as to the square footage of the building (3,036 square feet.), square footage intended to be used for residential (750 square feet). Decker reviewed the staff recommendations as listed on the staff report, conditional use permit findings, public notice information. She added that although no public written comments were received, she has had some telephone conversations with concerns of the project. The concerns were not about the residential aspect but other ongoing issue may be involved with the application. Decker further clarified to Commission this item is to simply make a determination on the land use and is not an issue with the applicant unrelated to land use or litigious litigation. After discussions with concerned parties there was a phone call received that there were no further concerns from moving forward with the land use. She closed her presentation with final review of the conditions of approval.
 2. Open public hearing – Chairman Wise opened the public hearing.
 3. Hear public testimony – No public testimony given.
 4. Close public hearing – Chairman Wise closed the public hearing.
 5. Commission discussion - There was Planning Commission discussion regarding the process for the future applicants requesting residential use in the downtown district. There was lengthy discussion relating to parking requirements, health and safety codes, and enforcement of the health and safety codes. Decker provided clarification of business license code enforcements, safety codes and inspections with Butte County Building Department and CalFire for fire sprinkler inspections.

Planning Commissioner Ishrat Khan-Aziz announced she had a concern with health and safety of the business. She was walking by and noticed there were three or four notices on the door and today she was driving by and saw a sheriff officer knocking on the door. She expressed concerns of the applicant compliance with

the building department building codes such as a fire wall and safety of the building. Khan inquired what agency would be responsible to ensure the applicant is complying with all requirements. Ms. Decker explained the applicant would be required to comply with all building code requirements required by the Butte County Building Dept. The Gridley Electric Department would be inspecting and evaluating all electrical issue requirements and the Fire Department for the sprinkler and fire safety inspections. Ms. Decker clarified that the property owner and/or business owner which is the applicant is ultimately responsible for the building and the property and if all requirements are not met, she will not be able to reside at the property.

Vice Chairman Maria Espino reported she had additional concerns pertaining to the intended use of the facility. She referenced wording on the Conditional Use Permit Findings #3 which states "that the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan". She reported the proposed use will not bring people downtown and is not benefiting the downtown area. She inquired if there was a list of business uses for the downtown area because felt this did not benefit the downtown area. Ms. Decker explained the decision before Commission was related to whether or not to allow residential use on a single-story building in the downtown area. As for the use of the business which is a Home Town Clinic, medical use is permitted in the downtown area (C-1 & C-2 zones). If the Commission wanted to only designate retail uses in the downtown areas, the Commission would need to entertain amending the Gridley Code to exclude those uses other than retail.

Wise reported the City did need to take into consideration as to how saturated the area becomes with residential uses and causes problems with parking for other businesses. Ms. Decker concurred and acknowledged that requiring that applicants/property owners apply for a conditional use permit for residential uses in the downtown area would be one way to try and control the amount of residential area is utilized by each applicant.

Commissioner Espino reiterated their concerns of the business use because it appears that the business is vacant and not a benefit to the Downtown Business District which conflicts with Conditional Use Permit Finding #3. Khan expressed the County has limited control that is much less than when the City had their own building department. Ms. Decker clarified the findings are based on the general plan use that allows residential use in a single story located in zone C-1/C-2 not the nature of the business which is not bringing in pedestrian traffic. After brief discussion between the Commission, as to the business use of the property and further deliberation, a motion was made.

Motion by Wolfe, second by Khan, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 1-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Torres, Wolfe, Wise Noes: Khan, Espino Abstain: None Motion passes 3-2

B. Conditional Use Permit No. 2-18; Application for a conditional use permit to allow residential use in an located at 681 Vermont Street in the Limited Commercial/Downtown Mixed Use Combining Zone (C-1/DMU) and Commercial General Plan land use designation. (APN: 009-151-002)

1. Receive staff report – Donna Decker, Planning Consultant cited staff report. Decker explained this item was similar as previous request pertaining to residential use in a limited commercial/downtown mix use zone. She explained the applicant has a second unit built on the property and they were wanting to have separate metering. Upon processing the request, Staff recognized that the zoning was C-1 zoning therefore a conditional use permit. She reviewed that information contained in the staff report and recommendations and conditions for approval.
 2. Open public hearing – Chairman Wise opened the public hearing.
 3. Hear public testimony - There was no public comment.
 4. Close public hearing – Chairman Wise closed the public hearing.
4. Commission discussion - Commissioner Khan inquires if there was a business on the property and if fire department will conduct an inspection. Donne Decker concurred that the units on the property are not being used as businesses and all necessary inspections will be conducted per code requirements. Chairman Wise inquired if the project met the required lot coverage requirements. Decker stated they were in compliance with those requirements as well as parking requirements. Decker reviewed the conditions of approval and code requirement. After brief review of conditions, Commissioners had no additional questions or concerns, a motion was made.

Motion by Espino, second by Khan, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 2-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Torres, Wolfe, Khan, Espino, Wise

Noes: None

Abstain: None

Motion passes 5-0

6. INFORMATIONAL

Commissioner Khan reported she had safety concerns with students walking along the Fairview Drive/East Gridley Rd. because the dealership has been parking vehicles along the dealership property (East Gridley/Fairview Drive) She inquired if they should have a special permit to park their vehicles along the shoulder of the road and along Fairview Drive. Decker recommended this needed to be reported to the Police Department.

7. REPORTS & COMMUNICATIONS

Decker reviewed the information from the Planning Institute for Planning Commissioners Training. The City has funding to send two Commissioners and make arrangements for lodging and mileage reimbursement. Espino and Khan expressed interest in attending the conference training.

- 8. ADJOURNMENT** – at 7:21 p.m., the Planning Commission adjourned to the regular meeting of the Planning Commission to be held on Monday, March 12, 2018 at 6:00 p.m.

APPROVAL : _____
Donna Decker, Planning Consultant

Gridley City Planning Commission – Regular Meeting Minutes

Monday, June 18, 2018; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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1. **CALL TO ORDER** – At 6:02 pm., Chairman Wise called the meeting to order.
2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present: Bob Wise, Chairman
Maria Espino, Vice Chairman
Ken Wolfe, Commissioner
Zachary Torres, Commissioner

Arriving post roll call: None

Absent: Ishrat Khan-Aziz, Commissioner

Staff Present: Donna Decker, City Planner/Consultant
Elisa Arteaga, Recording Secretary

3. **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 take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes. There was no public comment.*
4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.*

A. **Planning Commission Minutes dated February 12, 2018. - Continued to next meeting**

5. PUBLIC HEARINGS

- A. **Tentative Parcel Map No. 1-18;** Application for a tentative parcel map to subdivide an approximately 2.81 acre parcel into two parcels consisting of one 0.97 acre parcel and one 1.84 acre parcel located at 1646 Highway 99 in the General Commercial (C-1) and Commercial General Plan land use designation. (APN: 010-210-057)

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Donna Decker, Planning Consultant cited staff report. She noted a correction of General C-2 zoning along the highway. She explained the intent of the applicant Jatinder Kullar, applied for a Tentative Parcel Map in order to subdivide the existing parcel into two parcels in order to lease a portion of the site to AM/PM and holding the other parcel for future development. The site development plan was approved by the Planning Commission and the City Council. Plans are currently under review for building permit issuance and a demolition permit has been issued for the existing structure. She reviewed the site location, approximately 2.81 acre parcel located on the east side of Highway 99 south of Hazel Street. The use of the surrounding properties is commercial adjacent to the west, north and south boundaries with single family residential also located to the north. The parcel is contiguous to Fairview Street at the east property boundary. She closed with recommendations to approve the tentative parcel map and reviewed in detail with Commissioners the attached conditions of approval, exhibit “A” and parcel easements.

2. Open public hearing – Chairman Wise opened the public hearing.

3. Hear public testimony - The applicant, Jatinder Kullar inquired if the City was going to maintain the city easements. Decker clarified what areas the City would maintain but clarified the property owners are responsible to pick up trash and pedestrian debris.

Jatinder Kullar concurred and stated he would be cleaning and keeping up with the property. He was confused with the traffic stop light Caltrans requirements. Staff clarified stoplight and paint striping requirements from Caltrans. There was a question relating to the 65 ft. easement from parcel 1.

Parm Parnbinning, 1607 Highway 99 asked if the 9.7 acres remaining was that after the 65 ft. easement has been taken out. Donna Decker, Planning Commissioner referred to the parcel 1 & 2 map reviewed the access easement being created for entry from Sycamore onto the site.

Nicole Ledford, Project Engineer from NorthStar Designing Solutions, Chico Ca. approached the Commission and reported she has assisted with the map, recommended to allow the easements (65 & 30 ft) to be made as public service easements they allow for walkways to be constructed in those areas but are technically a public walkway, but its not considered a public access therefore it allows for utilities and vehicular traffic to go though. Planning Consultant, Donna Decker stated she does not have an answer to that question yet, however, she will include additional wording on the conditions of approval #6, 8, and 9 “as required by the City Engineer” that way there can be additional future discussion. Mr. Kullar inquired what did changing those easements to for the future development. Ledford responded they could have private access as long as it is approved by the City in the construction process plans for the development. It would not be a public access unless it is requested and dedicated as public, additional access could be added in the future, both front and rear parcels would be subject to the same review process. Donna Decker, Planning Consultant reported she could not confirm that the City Engineer would allowed those as public service easements, however through the site development plan review process they could still require a public access easement. Therefore, adding the additional verbiage would allow flexibility.

4. Close public hearing – Chairman Wise closed the public hearing.

5. Commission discussion – The Planning Commission held lengthy discussion pertaining to the conditions and additional clarification from Staff. They reviewed the map, and discussed traffic control concerns, utility easements, lighting, vegetation and landscaping requirements as well as responsible party to maintain the areas, conditions from the State of California Caltrans and Staff stated they will add additional verbiage for clarification to the conditions of approval (#11). Planning Consultant Donna Decker closed discussion by reviewing recommendations to approve the tentative parcel map 1-18 and exhibit “A”.

Motion by Wolfe, second by Espino, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15315, Minor Land Divisions, Class 15; and,
2. Approve Tentative Parcel Map 1-18 subject to the amended conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Wolfe, Torres, Espino, Wise **Noes:** None **Absent:** Khan **Motion passes 4-0**

- B. **Planning Commission Hearing Day;** Consideration to change the date the Planning Commission will meet to an alternate day of the week.

Donna Decker reported she received a request by Commissioner Torres to consider changing meeting date due to conflict of schedule, therefore, staff is requesting to change the meeting dates. There was brief discussion of schedule conflicts by Commissioners and it was recommended to change the Planning Commission meetings to the second Wednesday every month.

Motion by Wolfe, second by Torres, to change the Planning Commission meetings to the second Wednesday of the month.

Roll Call

Ayes: Wolfe, Torres, Espino, Wise **Noes:** None **Absent:** Khan **Motion passes 4-0**

6. INFORMATIONAL

- A. **Planning Commission Orientation-Roles and Responsibility** – Donna Decker, Planning Commission provided a handout and review orientation for Planning Commissioners.

7. REPORTS & COMMUNICATIONS – None

8. **ADJOURNMENT** – at 8:00 p.m. the Planning Commission adjourned to the next regular scheduled meeting of the Planning Commission to be held on Wednesday, July 18th, 2018.

APPROVAL : _____
Donna Decker, Planning Consultant

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, August 8, 2018; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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1. **CALL TO ORDER** – At 6:00 p.m, Chairman Wise called the meeting to order.
2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present:

Bob Wise, Chairman
Maria Espino, Vice Chairman
Ken Wolfe, Commissioner
Ishrat Khan-Aziz, Commissioner
Zachary Torres, Commissioner

Arriving post roll call:

None

Absent:

None

Staff Present:

Donna Decker, City Planner/Consultant
Elisa Arteaga, Recording Secretary

3. OFFICERS

A. Officer Election- Chair and Vice Chair

Motion by Wise, second by Khan, to nominate Maria Espino as Chair.

Roll Call

Ayes: Khan, Espino, Wolfe, Torres, Wise Noes: None Absent: None Motion passes 5-0

Motion by Khan, second by Torres, to nominate Ken Wolfe as Vice Chair.

Roll Call

Ayes: Khan, Wolfe, Torres, Wise, Espino Noes: None Absent: None Motion passes 5-0

B. Change of Planning Commission officers; New Chair presides

Roll call under new Planning Commission appointments:

Present:
Maria Espino, Chair
Ken Wolfe, Vice Chair
Bob Wise, Commissioner
Ishrat Khan-Aziz, Commissioner
Zachary Torres, Commissioner

4. **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 take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes. **There was no public comment***
5. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under "Public Hearings".*
 - A. **Planning Commission Minutes dated February 12, 2018 and June 16, 2018 ~ Continued to next meeting.**

6. **PUBLIC HEARINGS**

- A. **Conditional Use Permit No. 3-18;** Application for a conditional use permit to allow residential use in the General Commercial (C-2) zoning district located at 1296 Highway 99. (APN: 024-270-001)

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Donna Decker, Planning Consultant provided a summary and review of the staff report, site description, review of findings, environmental review. She closed her presentation with announcing no concerns were received for this application and recommended Commission approve recommendations as listed in the staff report.
2. Open public hearing – Chair Espino opened the public hearing.
3. Hear public testimony – Robert King, applicant approached Commission and requested Commission speak directly into the microphones because he cannot hear. King reiterated he had interest in having approval to improve the residential properties. If this is not approved he will not be allowed to have improvements made on said properties.
4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – There were no concerns or additional question from the Commission.

Motion by Wolfe, second by Khan, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1;

- and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 3-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

- B. Conditional Use Permit No. 4-18;** Application for a conditional use permit to allow residential use in the General Commercial (C-2) zoning district located at 118 Sycamore Street.
(APN: 010-152-013)

1. Receive staff report – Donna Decker, Planning Consultant announced that this item #B 4-18 (as well as #C 5-18) is similar to item #A 3-18 which require a Conditional use permit. The applicant is requesting a conditional use permit in order to continue the use of the property as an existing single-family residence in the General Commercial (C-2) zoning district. The property was developed with single family residential uses in the late 1920's. This property was rezoned along the Highway 99 commercial corridor although it was still being used as single family residential. Without the Conditional Use Permit, the owner would not be able to replace the unit if damage were to occur, or to make improvements.

Donna Decker explained the applicant asked for a separate conditional use permit that they be allowed to use the property as a residential addiction recovery facility for up to 6 full time residents in a single family residential unit. Decker stated she provided additional information to the Commission relating to select California laws and regulations relating to residential recovery facilities and group homes. She stated the City is not allowed to condition or restrict the use only in single family districts for 6 people or fewer. There are only regulations on the occupants based on sq. footage. She clarified the use cannot restrict the use should it be zone R1. She stated there were questions distributed prior to meeting submitted by Chair Espino regarding licensing, inspections allowed by the City, time constraints on use and filing of complaints process. She reviewed the questions and responses to the Commission relating to use of the R1 zoning. She did report David Burke is affiliated with Orchard Hospital with the transitional recovery program, use and licenses are governed by the State of California. If complaints are received the City can look into any complaints, however the State of California oversees the licensing. Decker reiterated the City would be involved in ensuring the electric service for site would be appropriate. Decker closed her presentation with referencing the law exhibit relating to addition facilities and she did not anticipate any concerns with the facility location for the proposed use.

2. Open public hearing – Chair Espino opened the public hearing.
3. Hear public testimony - Dave Burke approached the Planning Commission and provided a verbal information presentation as to what type of recovery would be assigned to the site, other sites that have been successful, transitional housing, partnerships with hospital and treatment facilities, treatment timeline, and how important it is to be transparent as to the expectations of having a treatment facility located in that area as well as exploring other areas. Burke closed with standards

of the proposed facilities, patient brokering, ethics committees, each house being certified, non-profit fundraisers for veterans, and his experience in working with colleagues with the medical and social model of rehab centers. Bob King, applicant reported this facility would be a positive program for the Community because there is a problem with drug abuse in this County. They do not want to create a problem for neighbors but provide assistance to those who need transitional housing that have already been sober. They can try to find another area but they would like to do something for the Community. Some of the neighbors have expressed they don't believe it is a good location and he respects their opinion. They will continue to explore areas for transitional housing for recovery.

Jerry Davis, 154 Sycamore St., inquired why no one has knocked on her door. After hearing the programs, she didn't have a problem with 90 day sober program that help veterans and there is a need but had a concern that if there is problems with the site who shuts it down. She closed by stating she was not opposed or in favor of the site however would like information as to the involvement the City/State has with controlling the site.

Ed Becker, 179 Sycamore Street, approached Commission addressed Orchard is not affiliated with Burke but will be working closely with him, social workers and physicians. He reported that conditions in the use permit cannot be override by the City should the use permit be R-1. When the use permit is issued it runs with the land regardless of the operator. It would be up to the State to close the facility. He clarified he does not oppose the program, cautioned with use permit, and is impressed with having this type of facility in the City because there is a need.

4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – Espino confirmed this discussion for both items #B & #C. There was lengthy discussion among Planning Commission relating to the recovery program and partnerships between Mr. Burke and Orchard Hospital, types of rehabilitations that would be included in the program. Wise expressed he was not concerned with the proposed location and felt the housing would be adequate with proposed applicants. There was discussion of source of funding for these facilities, enhancements to the programs responsible parties overseeing the program, rehab success rates, program timelines for residents, type of residents (do not have 290's, criminals or sex offenders), it is strictly recovery transitional housing for applicants that have been in the program and are considered sober and spoke about core family values are incorporated in the programs. After lengthy discussion and information obtained in the Public Hearing from Burke the Commission was not opposed to the structured programs and health partnerships services and the location of proposed site. The concurred that there is a need in the community.

Motion by Wolfe, second by Khan, for approval of the following item # 6 B

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1;

- and,
2. Make the required conditional use findings as described within the staff report;
and,
3. Approve Conditional Use Permit 4-18 subject to the conditions attached to the staff report as Exhibit A.

And:

C. Conditional Use Permit No. 5-18; Application for a conditional use permit to allow a residential addition-recovery facility for up to six (6) full time residents in a single family residential unit in the General Commercial (C-2) zoning district located at 118 Sycamore Street.

(APN: 010-152-013)

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1;
and,
2. Make the required conditional use findings as described within the staff report;
and,
3. Approve Conditional Use Permit 5-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

D. Conditional Use Permit No. 6-18; Application for a conditional use permit a allow a height increase from twelve feet to sixteen feet for a monument sign in the General Commercial (C-2) zoning district located at 1646 Highway 99.(APN: 010-210-057)

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Staff report reviewed by Donna Decker, Planning Consultant, it was notice and no comments or concerns were recieved. The applicant is requesting a conditional use permit to increase the allowable height from twelve feet to sixteen feet to accommodate two additional future businesses that would be located to the east of the approved Arco AM/PM Market and Fuel Station, 1646 Highway 99. The AM/PM Arco development was approved by both the Planning Commission and the City Council. The owner has advised staff that the property to the east will be developed as discussed at the public hearings and proposes the monument sign be allowed to be four feet taller to accommodate two additional businesses that would be developed on the remainder of the site. The code restricts the height of monument signs along the Highway 99 corridor to twelve feet. If the conditional use permit were not granted, it is likely that more monument signage would be approved along with directional signage to new businesses on this site. It makes good sense to be forward thinking and to create one monument sign to accommodate the approved use as well as potential future businesses.
2. Open public hearing – Chair Espino opened the public hearing.

3. Hear public testimony - There was no public testimony.
4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – There was brief deliberation among Commissioners. There were no concerns and action was taken.

Motion by Torres, second by Khan for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15311, Accessory Structures, Class 11; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 6-18 subject to the conditions attached to the staff report as Exhibit A, with amended condition that approval specifically for development of the AM/PM Arco development and no additional monument signage will be allowed.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

7. INFORMATIONAL

A. Planning Commission Regularly Scheduled Meeting Calendar:

- September 12, 2018
- October 10, 2018
- November 14, 2018
- December 12, 2018

8. REPORTS & COMMUNICATIONS

Commissioner Wise announced he was running for City Council.

9. **ADJOURNMENT** – at 7:45 pm. the Commission adjourned to the next regularly scheduled meeting of the Planning Commission to be held on Wednesday, September 12, 2018.

APPROVAL: _____
Donna Decker, Planning Commissioner