

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, January 20, 2021; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

Approved as Submitted

“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.”

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2pm on January 20, 2021, 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. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER

Chair Espino called the meeting to order at 6:05 pm

ROLL CALL

Planning Commissioners

Present: Espino, R. Khan, Dewsnup, Wolfe
Absent: None
Arriving after roll call: S. Khan

COMMUNITY PARTICIPATION FORUM

The forum was opened and seeing no one present wishing to speak, it was closed.

CONSENT AGENDA

1. December 16, 2020 Commission meeting minutes

Motion to approve the consent agenda by Vice Chair Wolfe, seconded by Commissioner Dewsnup.

ROLL CALL VOTE

Ayes: Espino, Wolfe, Dewsnap, R. Khan

Motion passed, 4-0

PUBLIC HEARINGS

- 2. Site Development Plan Review 1-21(2-17);** AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development consisting of a single 12,986 square foot structure with a 1,813 square foot shared community area, 44 parking spaces with a density of 18.68 du/ac, and landscaped open space. The General Plan land use designation Residential, High Density 2, and zoned High Density Residential (HDR R-4) located on the east side of Highway 99. (024-260-097)

Donna Decker explained that this project was approved in 2017 however, the conditions of approval stated the application would expire in a year unless a building permit had been obtained. The project has just now obtained funding and they are ready to move forward. The purpose of tonight's item is to re-establish the previous approval with previous conditions modified to allow the project to proceed to the building permit application phase.

The public hearing was opened and there was one question addressing the property to the South and the forum was closed.

Motion to approve item #2 staff recommendations with added condition of approval that access be made to Dollar General by R. Khan, seconded by S. Khan.

ROLL CALL VOTE

Ayes: S. Khan, R. Khan, Espino, Wolfe, Dewsnap

Motion passed, 5-0

- 3. Conditional Use Permit 1-21;** S & S Construction; Proposed single family home to be constructed on a 0.21-acre (9,147 sf) lot as a model home for The Village at Eagle Meadows. The unit will be developed on the model home site at 1611 Ban Drive. The property is zoned R-S/PD having a General Plan land use designation of Residential Very Low Density. (009-300-061)

Commissioner Dewsnap recused himself from the discussion.

Decker reviewed the staff report explaining the purpose of the application and the reason for the request.

Public comment was made, and letters were received noting the following various concerns: The proposed model home will invite unwanted mass traffic, thieves, and burglars; visitors to the model home will be driving in Eagle Meadows and will create a safety hazard for children who are accustomed to safely playing in the street; the model home will generally endanger the neighborhood.

Steve Stapley of S & S Construction spoke stating he cannot address crime, but traffic and crime related to model homes has not been his experience in the past year or more. There was discussion with S & S Construction regarding the placing of additional security cameras and directional signage to address the concerns expressed by the public.

Donna Decker read the letters received from Holly Sue Mullings, Megan Durant, Phillip Hughes and Joel Waters.

Motion to approve item #3 as recommended by staff with the addition of a 7th condition of approval to include on site surveillance at the onset of construction of the model home made by Vice Chair Wolfe, seconded by Chair Espino

ROLL CALL VOTE

Ayes: S. Khan, Wolfe, Espino

Noes: R. Khan

Motion passed, 3-1

4. **Continued to February 17, 2021** - Consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

There were no updates.

ADJOURNMENT

With no items for further discussion, the Commission adjourned at 7:46 pm to the next regular meeting of the Planning Commission dated February 17, 2021.



Donna Decker, Planner

