

# Gridley Planning Commission – Regular Meeting Minutes

Wednesday, February 17, 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 February 17, 2021, via email to [jmolinari@gridley.ca.us](mailto: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 6:00 pm

## ROLL CALL

### Planning Commissioners

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

## COMMUNITY PARTICIPATION FORUM

Pat Coghlan, 852 Idaho Street, stated that the City Council is considering some type of virtual platform for their meetings and he hopes the Commission will too.

CONSENT AGENDA - None

## PUBLIC HEARINGS

1. **Site Development Plan Review 2-21;** Midha Family Trust; Proposed development of approximately 0.42-acre site for a two-story commercial/residential mixed-use project creating approximately 5,000 square feet of medical office space on the first floor, a 644 square foot residential unit on the first floor, and four, two-bedroom apartments consisting of approximately 958 square feet per unit; the site will provide 17 parking spaces. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

**Conditional Use Permit 1-21;** Midha Family Trust; Application for a conditional use permit to allow a mixed-use development with residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

**Planning Director Donna Decker reviewed the staff report stating the proposed use detailing the residential use, commercial use, parking, and landscaping.**

**Patrick Coghlan, 852 Idaho, stated he is in favor of the mixed-use concept and asked whether the parking would be reserved or public and whether there is an elevator in the building. There were no other public comments or concerns.**

**There was discussion among the Commission as to pedestrian safety and traffic speed in the vicinity.**

**Commissioner R. Khan announced she would be leaving the meeting at 6:55 pm.**

**After discussion among the Commission, motion to approve item #1 as recommended by staff and to make the Conditional Use Permit findings as required made by Vice Chair Wolfe and seconded by Commissioner S. Khan.**

#### **ROLL CALL VOTE**

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

**Motion passed, 4-0**

2. **Continued to March 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**

**Decker announced that the structure at the southwest corner of Hwy 99 and Ford Avenue was demolished and there is now an empty pad at the site. She also mentioned that the vacant land on the north side of Ford Ave. just off Hwy 99 has a project that has a streamlined review**

and CEQA process due to meeting the requirements of AB480 and described the proposed project.

#### ADJOURNMENT

With no items for further discussion, the Commission adjourned at 7:06 pm to the next regular meeting scheduled for March 17, 2021.



Donna-Decker, Planner

