

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, October 16, 2019, 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.”

CALL TO ORDER

1. **CALL TO ORDER** -At 6:00 p.m., Chairwoman Espino called the meeting to order.
2. **ROLL CALL** - Recording Secretary

Planning Commissioners

Present:

Maria Espino, Chair
Ken Wolfe, Vice Chair
Rukhsana Khan, Commissioner
Sumran Khan, Commissioner

**Arriving post roll
call: Absent:**

None

Staff Present:

Donna Decker, Planning Director
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.*

Pat Coughlin commended the Planning Commission on their discussion made at the previous meeting. He remarked important issues had been dismissed by staff.

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 July 10, 2019, amended, and, August 14, 2019.**

Motion by Khan, second by Wolfe, for approval of Planning Commission minutes dated July 10, 2019 and August 14, 2019.

Roll Call

Ayes: R. Khan, S.Khan, Wolfe, Espino Noes: None Absent: None Abstain: None

Motion Passes 4-0

5. PUBLIC HEARINGS

- A. **Tentative Parcel Map No. 2-19;** Application for a tentative parcel map to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Drive in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 010-270-120)
- B. **General Plan Amendment GPA 1-19, Rezone RZ 1-19;** Application for a General Plan Amendment and Rezone of approximately 5.4 acres from the General Plan land use designation of Residential Suburban (RS) to Residential Medium Density (RMD), and rezone from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Drive. (APN: 010-270-120)

Donna Decker reviewed the staff report and plans as submitted to the Commission. She provided a detailed review of the project and presented a power point depicting the site layout, home sizes, and lot configurations. The public hearing was opened; three people expressed concerns related to minor changes to the map, deferring costs for infrastructure, and the timing of the project. Staff responded to the concerns, the public hearing was closed and the Planning Commission discussed the project. Concern was raised by Chairwoman Espino related to a lack of open space and park area provided for the project.

Motion by R. Khan, second by Wolfe, to approve Tentative Parcel Map No. 2-19, General Plan Amendment GPA 1-19, and Rezone 1-19.

Roll Call

Ayes: R. Khan, S.Khan, Wolfe, Espino Noes: None Absent: None Abstain: None

Motion Passes 4-0

- C. **Extension of the approved Tentative Map TSM 3-05 Edler Estates;** Application to extend the approved tentative map to develop approximately 8.49 acres with 25 single family residential units in the Residential Suburban (R-S) zoning district and the Residential Very Low Density (RVLD) General Plan land use designation. (APN: 010-270- 076)

Donna Decker reviewed the staff report and plans as submitted to the Commission. She described the need to extend the map and the requirements of the Subdivision Map Act. The applicant spoke requesting the extension be approved since the timing is more appropriate to move forward with the project.

Motion by R. Khan, second by Wolfe, to approve the extension of Tentative Parcel Map No. 3-05.

Roll Call

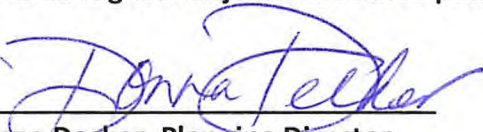
Ayes: R. Khan, S.Khan, Wolfe, Espino Noes: None Absent: None Abstain: None

Motion Passes 4-0

6. **INFORMATIONAL-None**
7. **REPORTS & COMMUNICATIONS** – Commissioner Wolfe requested information related to the Senior Housing that had been approved in 2017 located on the east side of Hwy 99. Ms. Decker responded provided an update. Additionally, there was a discussion of the vacant site on Haskell Street east of Vierra Park.
8. **ADJOURNMENT** – to the regular meeting of the Planning Commission dated November 13, 2019.

ADJOURNMENT

The meeting was adjourned at 8:12 p.m.



Donna Decker, Planning Director

