

# Gridley Planning Commission – Regular Meeting Minutes

Wednesday, April 21, 2021; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

Approved with Edits

*“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 April 21, 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 6:01 pm.

## ROLL CALL

### Commissioners

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

Staff present: Donna Decker, Planning Director  
Rodney Harr, Police Chief

## COMMUNITY PARTICIPATION FORUM

Chair Espino opened the forum and seeing no one present wishing to speak, closed it.

## CONSENT AGENDA

1. Commission minutes dated January 20 and February 17, 2021  
**Motion to approve the consent agenda by Vice Chair Wolfe, seconded by Commissioner Dewsnup.**

**ROLL CALL VOTE**

**Ayes: Espino, S. Khan, Wolfe, Dewsnup**  
**Motion passed, 4-0**

**PUBLIC HEARINGS**

2. **General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Subdivision Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20;** Darryl & Sue Bernard, Applicant; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres. The applicant proposes to annex the property into the City of Gridley and amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1). The property is located on the east side of West Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision (022-210-092)

**Planner Donna Decker reviewed the staff report and gave a thorough overview of the proposed project. She also addressed most of the concerns that have been brought forward to date, correcting misconceptions that were circulated in flyers regarding the type of housing, density and safety issues.**

**Chief Harr addressed the Commission clarifying misconceptions/false statements made on social media and circulated in flyers regarding Gridley's crime rate and that new development increases crime.**

**Public comment was received and in addition to a form letter signed by residents, approximately nine residents spoke with concerns regarding the project stating such things as the current roads in the City should be repaired prior to new development in the City; there should be an additional entrance point off of West Biggs Gridley Road; heavy equipment will ruin the residential streets; new development will increase crime, increase traffic in the existing community, speeding in the area, and smaller lots will more likely turn into rentals that will lower property values.**

**There was no action taken on this item.**

**CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None**

**ADJOURNMENT**

**Commission adjourned at 8:27 pm to the next regularly scheduled meeting on May 19.**

  
**Donna Decker, Planner**