

# Gridley Planning Commission – Regular Meeting Minutes

Wednesday, May 19, 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 May 19, 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 appreciates 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 pm.

## ROLL CALL

### Commissioners

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

Staff present: Donna Decker, Planner  
Cliff Wagner, City Administrator

Planner Donna Decker introduced the new City Administrator, Cliff Wagner, to the Commission. Mr. Wagner addressed the Commission briefly expressing his appreciation for their service to the community.

## COMMUNITY PARTICIPATION FORUM

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

## **CONSENT AGENDA**

1. Commission minutes dated April 21, 2021

**Chair Espino read an email submission from Patrick Coghlan requesting changes for various reasons to the minutes from April 21, 2021 prior to approval. Chair Espino shared her own concerns with wording and requested changes to be made to the draft minutes.**

**Motion made by Vice Chair Wolfe to approve the minutes with changes recommended by Chair Espino, seconded by Commissioner Dewsnup**

### **ROLL CALL VOTE**

**Ayes: Espino, S. Khan, Wolfe, Dewsnup, R. Khan**

**Motion passed, 5-0**

### **PUBLIC HEARINGS**

2. **Variance No. 1-21;** Application for a variance from Title 17 of the zoning code development standards to reduce the corner side yard setback from 20 to 18 feet located at 1900 Northern Pintail Ct in the Single-Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 009-240-055)

**Planner Donna Decker reviewed the staff report and the reason for the variance request.**

**Applicant Sunny Dhami, 824 Santi Court, Yuba City, spoke stating his appreciation for allowing the variance as it saves them money by being able to build the same house plan. There were no other public comments.**

**Motion to approve item #2 as recommended by Vice Chair Wolfe, seconded by R. Khan.**

### **ROLL CALL VOTE**

**Ayes: S. Khan, R. Khan, Espino, Wolfe, Dewsnup**

**Motion passed, 5-0**

3. **Site Development Plan Review 3-21;** SavMor; Proposed development of 2 parcels consisting of 1.83 and 0.5 acres totaling 2.33 acres to develop a single story 32,351 sf grocery store consisting of approximately 958 square feet per unit; the site will provide 108 parking spaces. The General Plan land use designation is Commercial and zoned General Commercial (C-2) located on Fairview Drive. (010-210-063, 010-210-052)

**Planner Donna Decker addressed the Commission providing a thorough review of the project including traffic flow, ingress and egress and loading and unloading areas. She stated the project is consistent with the City's General Plan land use designation and the landscape and parking plans were reviewed.**

**Chair Espino had concerns with foot traffic traveling safely from Highway 99 to SavMor. Pedestrian traffic in the area was a shared concern among the Commission and the public. The**

Commission also expressed concern over increased vehicle traffic in the area being near the High School.

Scott Gibson, project architect, addressed some of the comments related to pedestrian/vehicle traffic flow. Besides traffic, comments from the public varied. Some stated the location and zoning make sense; it will be a good location. Patrick Coghlan provided a handout which he read expressing his concern that alcohol will be sold near the High School. It was suggested that SavMor find a more suitable location.

Motion to approve item #3 with added conditions related to hours of delivery and pedestrian traffic review was made by Vice Chair Wolfe, seconded by Commissioner Dewsnup.

#### ROLL CALL VOTE

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

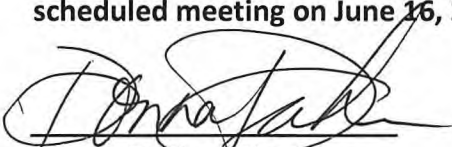
Motion passed, 5-0

#### CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

Donna Decker informed the Commission that at a future meeting she will be presenting information for their review regarding lot coverage and possible changes to GMC.

#### ADJOURNMENT

With no items for further discussion, the Commission adjourned to the next regularly scheduled meeting on June 16, 2021.



Donna Decker, Planner

