

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, June 16, 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 June 16, 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 time.

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 6:07 pm.

ROLL CALL

Commissioners

Present: Espino, R. Khan, Wolfe, S. Khan

Absent: None

Arriving after roll call: None

COMMUNITY PARTICIPATION FORUM

Robert Miller, 2367 W. Biggs Gridley Rd, spoke of a pothole on W. Biggs Gridley Rd.

Mr. Patrick Coghlan stated that he had supplied written comments, these will be filed with the original Commission agenda packet.

CONSENT AGENDA

1. Commission minutes dated May 19, 2021

2. **Conditional Use Permit 2-21**; Danielle Jones; Application for a conditional use permit to allow a therapy pony to be kept at 1555 Locust Street, a 0.92-acre property located in the R-S Residential Suburban Zoning District. The General Plan land use designation is Residential, Very Low Density. (010-360-095)
3. **Variance No. 2-21**; Application for a variance from Title 17 zoning code development standards to increase the allowable lot coverage from 40% to 45% located at 2041 Spruce Street containing 0.14-acre (6,300 sf) in the Single-Family Residential District/Planned Development (R-1/PD) and Residential, Low Density (RLD) General Plan land use designation. (APN: 009-300-079)
4. **Variance No. 3-21**; Application for a variance from Title 17 zoning code development standards to increase the allowable lot coverage from 40% to 48% located at 1915 Cinnamon Teal Court containing 0.17-acre (7,405 sf) in the Single-Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 009-240-002)

Motion by Vice Chair Wolfe to approve the consent agenda, seconded by R. Khan.

ROLL CALL VOTE

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

Motion passed, 4-0

PUBLIC HEARING

5. **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**; 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 develop the site into 201 single-family residential lots, annex the property into the City of Gridley, amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density, pre-zone to 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)

Donna Decker, Planner, reviewed the staff report and the history of the public meetings on this proposal. She explained the concerns that have been brought up at these public meetings and the changes the applicant has made in an effort to mitigate the concerns, including making space for a true park/playground.

There were public comments stating concerns regarding the accuracy of the traffic study as well as the size of the proposed garages, the condition of existing roads (Vermont and Nevada) and the possibility of relocating this project to the City's Industrial Park.

After deliberation by the Commission, motion by Vice Chair Wolfe to approve item #5 as recommended with the findings outlined in the staff report, seconded by S. Khan.

ROLL CALL VOTE

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

Motion passed, 4-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

There were no updates.

ADJOURNMENT

With no items for further discussion, the Commission adjourned at 7:25 pm to the next regular meeting of the Planning Commission dated July 21, 2021.



Donna Decker, Planner

