

# **Gridley Planning Commission – Regular Meeting Minutes**

Wednesday, July 20, 2022; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*“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.”*

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## **CALL TO ORDER**

Chair Espino called the meeting to order at 6:00 pm.

## **ROLL CALL**

### **Commission Members**

Present: Espino, Jamison, Wolfe

## **COMMUNITY PARTICIPATION FORUM.**

Pat Coghlan, Gridley resident, shared that he believed the public notices for meetings needed to be clearer.

## **CONSENT AGENDA**

1. Commission minutes dated January 26, 2022

**Motion to approve consent agenda was made by Vice Chair Wolfe, seconded by Commissioner Jamison**

## **ROLL CALL VOTE**

**Ayes: Espino, Wolfe, Jamison**

**Motion Passed, 3-0**

## **PUBLIC HEARING**

2. **Edler Estates Tentative Subdivision Map 1-22;** Application for a Tentative Subdivision Map to subdivide an existing 8.49-acres into forty-six (46) parcels. The application includes a General Plan Amendment to amend the land use designation from Residential, Very Low Density to Residential, Medium Density, Mitigated Negative Declaration, and to rezone the property from Residential-Suburban, to Low Density Residential (R-1) for a proposed density of 5.41 du/ac. (APN 010-270-016)

**Donna Decker reviewed the staff report in depth and requested Commissions approval to bring the item before City Council.**

Mike Vasquez, project engineer and James Ratliff, developer were both present at the meeting and addressed the Commission to thank Donna and make themselves available for any questions.

Pat Coghlan requested that the Commission require the construction of a play area be included in the conditions of approval.

Motion to approve item 2 was made by Vice Chair Wolfe, seconded by Commissioner Jamison with amended conditions of approval.

**ROLL CALL VOTE**

**Ayes: Jamison, Wolfe, Espino**

**Motion passed, 3-0**

3. **Gridley Industrial Park Complex Subdivision Map 2-22;** Application for a Tentative Subdivision Map to subdivide an existing 70-acre into (8) parcels. The application includes a General Plan Amendment to amend the land use designation from Industrial to Industrial/Park/Open Space/Public, Mitigated Negative Declaration, and to rezone the parcels from Heavy Industrial (M-2) to Heavy Industrial (M-2), Open Space (OS), and Public-Quasi-Public (PQP). (APN 021-240-027, -042)

Donna Decker explained the map in depth and explained that the City Council plans to be selective of the businesses that plan to purchase the available lots.

Pat Coghlan submitted written comments that were dispersed to the Commission and will be kept in the meetings hard file for review.

Motion to approve was made by Vice Chair Wolfe, seconded by Commissioner Jamison.

**ROLL CALL VOTE**

**Ayes: Espino, Jamison, Wolfe**

**Motion passed, 3-0**

4. General Plan Annual Report

Donna Decker briefly presented the General Plan Annual Report and advised the Commission to submit any questions or comments to her before she brings it forward to City Council at their next meeting.

5. Consideration of a General Plan Amendment to amend all residential land use designations under one use as Residential

Commission approved that Planning Director, Donna Decker, move forward to submit to the City Council acceptance.

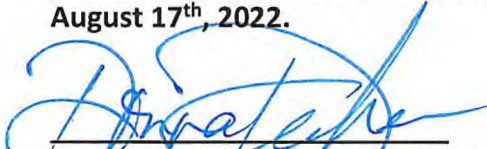
6. Information Report – East Gridley Plaza

Donna provided Commission with an informational report amending CUP 2-21 for the East Gridley Plaza explaining that after a sight distance analysis was provided, 4 proposed parking spots on East Gridley Road needed to be removed.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES-None

**ADJOURNMENT**

With no items for further discussion, the Commission adjourned to the next regular meeting on August 17<sup>th</sup>, 2022.



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Donna Decker, Planning Director

