

Gridley Planning Commission – Special Meeting Minutes

Wednesday, July 28, 2021; 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.”

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 remotely 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 2 pm on July 28, 2021, via email to jmolinari@gridley.ca.us and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this time.

CALL TO ORDER

Chair Espino called the meeting to order at 6 pm.

ROLL CALL

Planning Commissioners

Present: Espino, Wolfe, Khan
Absent: None
Arriving after roll call: None

COMMUNITY PARTICIPATION FORUM

Jeff Draper, 2011 Spruce Street, commented on his concern regarding the potential traffic and speed of those using the new portion of Spruce to cut through Eagle Meadows.

CONSENT AGENDA

1. Commission minutes dated June 16, 2021

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

ROLL CALL VOTE

Ayes: Espino, S. Khan, Wolfe
Motion passed, 3-0

Chair Espino announced that item #3 would be considered first and then item #2.

PUBLIC HEARING

- 2. Kiwi Vineyard Estates; General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Subdivision Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20;** Application for a proposed General Plan Amendment, Pre-zone, Tentative Subdivision Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley, retain approximately 3.55 acres of General Plan land use designation of Residential, Very Low Density, and amend the General Plan designation of the remaining 16.4 acres from Residential, Very Low Density to Residential, Low Density. The project will pre-zone 3.55 acres to Residential Suburban (RS) and 16.4 acres will be pre-zoned to Single Family Residential (R-1). The project will develop the property into four large homesites and a 56-lot subdivision. The property is located on the west side of West Biggs Gridley Road. (009-290-006)

Planner Decker presented the staff report to Council outlining the process for annexation and approval of the Tentative Subdivision Map.

Jeff Draper, 2011 Spruce Street, restated his concern for safety. Pat Coghlan, 852 Idaho Street, also spoke briefly regarding his concerns for safety near the canal and asked if there was a sidewalk on the east side of the project.

The Commission agreed with the concerns of the public and with little discussion, motion to approve item #2 as recommended by staff with the addition of speed mitigation as a condition of approval and mitigation measures outlined in the Initial Study made by Vice Chair Wolfe, seconded by Commissioner S. Khan.

ROLL CALL VOTE

Ayes: S. Khan, Espino, Wolfe

Motion passed, 3-0

- 3. Parkland Estates; Tentative Subdivision Map 1-21;** Application for a proposed Tentative Subdivision Map to subdivide a 1.48-acre parcel into 19 single-family parcels for a zero-lot line development located on the east side of Haskell Street across from the Manuel Vierra Park zoned as Multi-Family Residential District (MFR (9-15 du/ac)) in the Residential, High Density (9-15 du/ac) General Plan land use designation. (APN 010-210-043)

Planner Donna Decker reviewed the staff report. The site was approved in 2005 and has most of the infrastructure in place. The proposed subdivision map reflects the same 2005 proposal with no amendments.

There was little discussion among the Commission and no public comment.

Motion to approve item #3 as recommended by Vice Chair Wolfe, seconded by Commissioner S. Khan.

ROLL CALL VOTE

Ayes: S. Khan, Wolfe, Espino

Motion passed, 3-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

Staff mentioned that the vacancies on the Commission should be filled at the next Council meeting.

ADJOURNMENT

With no items for further discussion, the Commission adjourned at 6:53 pm to the next regular Planning Commission meeting on August 18, 2021.



Donna Decker, City Planner

