

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, August 19, 2020; 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 4 pm on August 17, 2020, 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 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 6:03pm

ROLL CALL

Commissioners

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

Staff present: Donna Decker, Planning Director

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA - None

PUBLIC HEARINGS

1. **Site Development Plan Review No. 1-20**; Application for a site development plan review to construct a 7,500 square foot industrial building at the southwest corner of the City of Gridley Industrial Park on a 1.2-acre parcel located in the M-2 Heavy Industrial District and General Plan land use designation of Industrial (021-270-039).
 - a. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
 - b. Approve Site Development Plan Review 01-20

Donna Decker reviewed the staff report and shared a power point highlighting the area of the proposed project. There was discussion among the Commission regarding maintaining the privacy of neighboring property owners, the safety of the ingress/egress on West Liberty, traffic issues and the possible uses of the building.

Mr. Patrick Coghlan of 852 Idaho Street provided written comments and verbalized his concern over the potential uses of the property and the safety of the proposed entrance/exit on West Liberty. The written comments will be filed with the approved hard copy minutes.

Jatinder Kullar, owner of the property, spoke addressing and clarifying most all of the concerns mentioned by the Commission and Mr. Coghlan.

Motion to determine Categorical Exemption per CEQA and approve the Site Development Plan Review 1-20 made by Vice Chair Wolfe, seconded by Commissioner Dewsnap.

ROLL CALL

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

Motion passed, 5-0

2. **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20**; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-260-006)

Donna introduced the project by a review of the staff report provided. There was light discussion on traffic flow from the proposed extension of Spruce in and out of Eagle Meadows. A resident of Eagle Meadows stated a concern with the size of the lots and possible removal of trees along the South side of the proposed Spruce extension.

Mr. Frank Stenzel, property owner, spoke expressing appreciation to be able to work with the City and stated his desire to see things move forward.

Adam Nako addressed the Planning Commission and provided additional information related to the concerns of the residents of Eagle Meadows.

This is an informational item; no action was taken.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None

ADJOURNMENT

With no items for further discussion, the Commission adjourned to the regular meeting of the Planning Commission dated September 16, 2020.



Donna Decker, Planning Director

