

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, September 16, 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 4pm on September 16, 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 6:08 pm.

Commissioners

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

Absent: None

Arriving post roll call: None

Staff present: Donna Decker, Planning Director

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA

1. August 19, 2020 Commission meeting minutes

2. **Conditional Use Permit 3-20** Branden Meyers, Applicant; Application for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one- year period located at 1431 Vermont Street on a 0.69-acre parcel. Zoning for the property is Single Family Residential District (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN 010-360-052)

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

ROLL CALL VOTE

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

Motion passed, 5-0

PUBLIC HEARINGS

Chair Espino announced items 3 and 4 would be considered in reverse order.

3. **Introduction of a 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 annex the property into the City of Gridley providing to amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for 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 reviewed the staff report and provided a detailed summary of the proposed project.

Comments were received from members of the public. Nora Hogan, Pat Coghlan, Alvin Davis, Teri Garcia all spoke in opposition to the item stating multiple concerns regarding increased traffic, narrow roads, detention basin location and the City's ability to handle increased need for services.

Jeff Spence, the architect on the project, spoke in favor of the project addressing some of the issues brought up by the members of the public.

This was an introductory item; no action was taken.

4. **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. (009-290-006)

Planning Director Donna Decker briefed the Commission, reviewing the staff report and the intent of the project. This project was introduced to the Commission on August 19, 2020. Decker reminded the Commission that the action tonight does not include any construction. Tonight's action is simply a map to separate two existing home sites at 1.8 and 0.9 acres each leaving the remaining 17.25 acres for future development. Decker stated there are no environmental impacts, so this item should state 'Negative Declaration'.

The Commission heard comments from Kimberly Hogan of 740 Berry Patch Court and Kevin Reid of 1635 West Biggs Gridley Road, who shared their concerns in opposition to development in Gridley.

Motion to approve item #4 and staff recommendations by Vice Chair Wolfe, seconded by S. Khan.

ROLL CALL VOTE

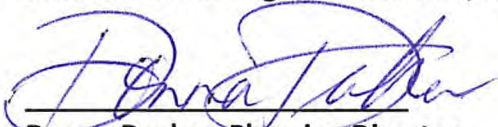
Ayes: S. Khan, Dewsnap, R. Khan, Wolfe, Espino

Motion passed, 5-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT

With no items for further discussion, the Commission adjourned to the next regularly scheduled meeting of October 21, 2020.



Donna Decker, Planning Director

