

# AGENDA

## GRIDLEY PLANNING COMMISSION

REGULAR MEETING  
5:30 P.M.; MONDAY  
JUNE 20, 2005



GRIDLEY CITY HALL  
685 KENTUCKY STREET  
GRIDLEY, CA 95948

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MEETING CALLED TO ORDER  
ROLL CALL

CHAIRMAN WILES  
RECORDING SECRETARY

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1. PUBLIC HEARINGS

- 1.1 Tentative Subdivision Map (Pacific Flyway Estates) No. 02-04; Annexation No. 2-04; Re-Zone/Pre-Zone No. 2-04; Ryan Dusa, applicant; Gary Little, owner; APN 022-240-076, 022-330-021, 022-340-004 and 005; AR-5 Butte County zoning; R-S proposed City zoning.

The applicant proposes to annex 23.45-acres into the City for the purposes of creating a 62 single-family parcel subdivision. The request also involves a rezone to the City's R-S Residential Subdivision zoning designation.

- A. Receive staff report
- B. Open public hearing
- C. Hear public testimony
- D. Close public hearing
- E. Commission discussion
  
- F. Recommend that the City Council adopt a Mitigated Negative Declaration for the project including the findings included in the June 20, 2005 staff report; *and*
  
- G. Recommend that the City Council adopt an Ordinance rezoning the property to R-S Residential Suburban subject to the findings contained in the June 20, 2005 staff report; *and*
  
- H. Recommend that the City Council adopt a resolution approving Tentative Subdivision Map #02-04, APN 022-240-076, 022-330-021, 022-340-004 & 005, subject to the finding and Conditions of Approval contained in the June 20, 2005 staff report; *and*
  
- I. Recommend that the City Council adopt a resolution to initiate an annexation application to Butte County LAFCo for an area that at a minimum includes all of the properties shown in Annexation Figure 2 contained in the June 20, 2005 staff report.

**1.2 Zoning Amendment No. 1-05. Amendment of the Gridley Municipal Code to include wording that would address fence material and maintenance. *Continued from previous meeting.***

- A. Receive staff report
- B. Open public hearing
- C. Hear public testimony
- D. Close public hearing
- E. Commission discussion
- F. Find that the project is Categorically Exempt per the California Environmental Quality Act; and
- G. Recommend the City Council approve Zoning Amendment No. 1-05 and approve Resolution No. R-P-02 (2005), "A RESOLUTION OF THE GRIDLEY PLANNING COMMISSION MAKING A RECOMMENDATION THAT CITY COUNCIL SHOULD AMEND TITLE 17 OF THE GRIDLEY MUNICIPAL CODE TO INCLUDE FENCE CONSTRUCTION MATERIAL AND MAINTENANCE", by reading of title only.

**2. COMMISSION CONSIDERATION/PRESENTATIONS**

**3. CONSENT AGENDA**

- 3.1** Approval of May 16, 2005 Planning Commission meeting minutes.

**4. COMMISSION DISCUSSION/STAFF COMMUNICATIONS**

- 4.1** Discussion regarding changing the start time of Planning Commission meetings to 5:45 p.m.

**5. PUBLIC FORUM**

IN ACCORDANCE WITH STATE LAW, IT SHALL BE THE POLICY OF THIS COMMISSION THAT NO ACTION SHALL BE TAKEN ON ANY ITEM PRESENTED DURING THE PUBLIC FORUM OR ON UNSCHEDULED MATTERS UNLESS THE COMMISSION, BY MAJORITY VOTE, DETERMINES THAT AN EMERGENCY SITUATION EXISTS, OR, UNLESS THE COMMISSION BY A TWO-THIRDS VOTE FINDS THAT THE NEED TO TAKE ACTION AROSE SUBSEQUENT TO THIS AGENDA BEING POSTED.

- 6. ADJOURNMENT** to the next regularly scheduled meeting to be held on July 18, 2005 at 5:45 p.m.

THIS AGENDA WAS POSTED IN THE FOYER OF CITY HALL AT 4:00 P.M. ON THE 17th DAY OF JUNE, 2005, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2.