

Gridley City Planning Commission – Regular Meeting Minutes

Monday, November 13, 2017; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives.”

1. CALL TO ORDER – At 6:02 p.m. Chairman Wise called the meeting to order.
2. ROLL CALL

Planning Commissioners

Present: Bob Wise
Maria Espino
Ken Wolfe
Zachary Torres

Arriving post roll call: None

Absent: Ishrat Khan-Aziz

Staff Present: Donna Decker, City Planner/Consultant

3. COMMUNITY PARTICIPATION FORUM - None
4. CONSENT AGENDA
- A. Approval of Planning Commission Minutes dated July 24th, August 14th, and October 9, 2017.

Vice Chairman Maria Espino mentioned a typo correction on the October 9th, 2017 minutes. Staff concurred and noted the correction from \$ to % will be made on pg. 3 of the minutes.

Motion by Wolfe, second by Torres, for approval of the Planning Commission Minutes dated July 24th, August 14th, and October 9, 2017 with one correction noted on Oct 9th minutes.

By unanimous vote, the motion passes 4-0.

5. PUBLIC HEARINGS

A. Conditional Use Permit No. 6-17; Tracy Van Nguyen; Application for a conditionals use permit to allow a pet store located on a 0.28 acre parcel located at 1045 Hazel Street in the Limited Commercial (C-1) zoning district and Downtown Mixed Use (DMU) General Plan land use designation. (APN No. 009-192-004)

1. Receive staff report – Donna Decker, Planning Consultant cited staff report submitted to Planning Commission. She explained that the applicant has purchased a different parcel and would like to use 1045 Hazel Street for the proposed exotic pet store.
2. Open public hearing – Chairman Wise opened the public hearing.
3. Hear public testimony – No audience present.
4. Close public hearing – Chairman Wise closed the public hearing.
5. Commission discussion - There were no concerns expressed on behalf of the commission as to moving the location to the new proposed location. Wise announced he would like to abstain on the matter due to his personal feelings on the importation of exotic animals in our area. There was brief discussion among Commissioners Torres, Wolfe, and Espino as to the benefits of having an exotic birds and reptiles pet store downtown and drawing more people to Gridley. With no additional concerns of the request by applicant, the Commissioners acted on the item.

Motion by Torres, second by Wolfe, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 6-17 subject to the conditions attached to the staff report as Exhibit A, Draft Conditions of Approval.

Roll Call Vote:

Ayes: Espino, Wolfe, Torres Noes: None Abstain: Wise Motion passes 3-0

6. INFORMATIONAL – None
7. REPORTS & COMMUNICATIONS

Chairman Wise expressed concern for the Highway 99 Improvements set by Caltrans for the speed limit. He expression concern with the safety of the citizens should the speed limits increase and mentioned options to improve the safety of the highway corridor with a concrete divider and slower speed limits. There was brief discussion among Commission as to the changes on the speed limits and reference to the limits being changed back to the original speed requirements. Planning Consultant, Donna Decker received direction to inquire as to who in the city in currently involved in the meetings.

Donna Decker, Planning Consultant provided a verbal update on the landscaping site plans for the new McDonalds. She informed the Planning Commission of the proposed changes and inquired if there were any concerns after her verbal update. She announced most of the changes were minor such as not having trees along the back wall and using a creeping fig along the east back block wall, replacement of roses to another area instead of the front of the site. Ms. Decker inquired from the Planning Commission if they wish to revisit the landscaping changes as proposed once she receives them. The Planning Commissioners express no concern of the changes and directed Ms. Decker to move forward as to not to delay the project timeline.

8. ADJOURNMENT – at 6:47 p.m. the Commission adjourned to the regular meeting of the Planning Commission to be held on Monday, December 11, 2017 at 6:00 p.m.

Approval: _____

Donna Decker, DES Planning Consultant