

Gridley City Planning Commission – Regular Meeting Minutes

Monday, December 11, 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** – Chairman Wise called the meeting to order at 6:10 p.m.

2. **ROLL CALL** –

Planning Commissioners

Present: Bob Wise
Ken Wolfe
Ishrat Khan-Aziz
Zachary Torres

Arriving post roll call: None

Absent: Maria Espino

Staff Present: Donna Decker, City Planner/Consultant

3. **COMMUNITY PARTICIPATION FORUM** – There was no one from the public that wished to speak on matters no on the agenda.

4. **CONSENT AGENDA**

A. Planning Commission Minutes dated November 13, 2017

Motion by Torres, second by Wolfe, for approval of the Planning Commission Minutes dated November 13, 2017.

By unanimous vote, the motion passed 4-0.

5. **PUBLIC HEARINGS**

A. **Site Development Plan Review No. 4-17;** Application for a site development plan to develop a 3,180 square foot convenience market, an 8-MPD (pump) fuel canopy, and a 938 square foot carwash located on a portion of an approximately 2.74 acre site located at 1646 Hwy 99 on the east side of Highway 99, south of Hazel Street. (010-210-057) The

project will utilize the existing driveway on the northerly parcel consisting of approximately 0.28 acre, located at 2520 Hwy 99. (010-210-058)

1. Receive staff report - Donna Decker, Planning Consultant announced Ken Wold, Vice President CSHQA, for the project was unable to make the meeting due to unforeseen circumstance and was conferenced via telephone into the meeting. Ms. Decker proceeded to review the staff report submitted in the packet. She covered topics of the building design, general plan and zoning and site design plans. She provided corrections of building sizing preliminary of building footprint 3190 sq. feet, carwash changed to 940 sq. feet and the square footages for landscaping, asphalt and concrete paving. This preliminary specs were handed to Planning Commission prior to the meeting commencing. She reviewed the calculations and reported there is enough parking area, reviewed the ratios and requirements. Ms. Decker announced the requirements for the landscaping, conditions of approval. She reviewed the conditions of approval and added the additional condition of approval added (electrical dept.) condition #23, pg. 9 of 12 (the abandonment of the existing water services along Hwy 99) this will require traffic control according to Caltrans and the application will be responsible for all the costs related to this condition, utilities will need to come off of Fairview instead of the highway. She stated there was also another condition related to the landscaping on the south side next to Auto Zone, there will need to be an agreement between them. There are also several conditions of approval related to the site design; (landscaping/lighting agreement with City of Gridley that they will be responsible for all improvements along 99), outdoor refuse container, bike racks in front of the store for customer and enclosed bicycle storage racks for employees on site, and improvements of highway 99 pedestrian walkways, to utilized the existing frontage curb, gutter sidewalk on the frontage of site, but the area between the driveways must be modified to be a separated sidewalk. Decker elaborated as to Caltrans signals and boxes, ADA compliance of the walkways, path of travel from Fairview for foot traffic from students from the High School Campus and proposed path of travels into the site from all areas of the site. Ms. Decker concluded her presentation.
2. Open public hearing - Chairman Wise opened the public hearing.
3. Hear public testimony – Jatinder Kullar, 375 Obermeyer, Gridley, property owner of site and proposed development. He announced it was a good infill project for the community, for an area that has been vacant then supported by tenants. He is in full support of working with the City. He asked for clarification as to the ingress and egress of property. Ms. Decker provided clarification as to the possible recommendations that will most likely be required by Caltrans (right turn only). Mr. Kullar and Ken Wold reported that there was already a stop light at the location along Hwy 99 and Sycamore and it was anticipated a left could be made from the north at the stop light intersection. There was brief discussion and Ms. Decker clarified that condition (#9) can be reviewed and approved by Caltrans and Gridley Police Department. Chairman Wise concurred it would be up to Caltrans to make that determination as to what will be done with the light and traffic control and timing. Ms. Decker concurred the condition as stated based on conditions set forth by Caltrans/Gridley Police Dept. There was discussion of the timeline of the completion of the project, requirement of improvements of easterly part of the parcel.

Lynn Spencer, Chamber of Commerce President, 1354 Lewis Oak Road, Gridley addressed the Commission. She encouraged the Planning Commission to consider the safety of the students, and expressed her concern that adding another larger gas station can cause other gas stations to go out of business as well as a possible hazard to students walking in that area.

Kal Bhullar, 7 E. Gridley Rd. Gridley, owner of 711, spoke against approval of the project. She expressed her concern with Planning Commission approving a project that can affect the market share of other local gas stations. She explained to Planning Commissioners that when they purchased 711 they had to provide a wide range business plan to ensure it would meet the community needs and felt this project could possibly cause other gas stations to go out of business.

Jeff Palmer, 438 Pasero Companeros, Chico, Ca., owner of Stohlmans Union Station. Announced for last 39 ½ years the property has been a small station that has been in his family since the late 1940's. He expressed he did not believe there was enough room for another gas station in town and it was a safety concern for students and the traffic going in and out of that area. This project will create a lot of traffic and issues.

4. Close public hearing – Chairman Wise declared the public hearing closed.
5. Commission discussion –

Chairman Wise inquired if it was possible to declare the project categorically exempt. Ms. Decker confirmed that it can be declared because it is an infill to the site and meets all the Q test for the infill developments. There was deliberation from Planning Commission as to the exit of site, Sycamore St. traffic signage and intended use of the corner lot on the parcel.

Zachary Torres, Planning Commissioner expressed that he had the same concerns (Spencer, Bhullar, Palmer) mentioned in the public hearing and concurred that adding another gas station along the highway would be a safety problem for students, adding more traffic issues and did not feel there was enough market share for this project. He added that once this parcel is set a gas station it will be very difficult to change this use because it stays as gas station.

Ish Khan-Aziz, Planning Commissioner expressed the project would bring positive healthy competition that could be revenue to the City. She also expressed that she understood the concerns but again supported healthy competition.

Jatinder Kullar, applicant expressed he is born and raised in Gridley. His family has invested in this community. It is not his intention to hurt any business, this is a corporate store, but this community is a diesel oriented community and this could be a suitable project for this location. They were also considering restaurants and did reach out for that type of business, but it is very difficult to bring that into Gridley. He elaborated as to the concept for this project and what factors were taken into consideration for the use as well as existing tenants. He reiterated that it was not his intent to take anyone out of business, but the traffic count has increased a lot along the highway and having this type of business would be good for Gridley and there is room for another station.

Ken Wolfe, Vice Chairman, reported that he would not stop going to Stohlmans Union Station because he likes the service and this station would not provide this type of service. He did not believe Stohlmans would lose his customers due to special service given at the service stations and loyal customers. He does acknowledge the concerns with traffic and the safety of the students.

Chairman Wise opened the public hearing due to continued dialog. There was lengthy discussion between Staff, Commissioners, and public audience regarding

the conditions of approval and one being the 6 ft. solid wall between the uses, anticipated housing in the future and developments, traffic of customers for gas stations along the highway, and market share analysis. There was discussion with Ken Wold regarding the study for the market share analysis as to whether or not there will be a share for all and not be detrimental to local businesses. Wold explained he could not provide specifics because he did not have his computer available but acknowledged there will be some impact to other businesses. He added it would be a nice project. He elaborated as to possible effects of competition and most of the target was based on the transitional traffic analysis.

The public hearing was closed.

Motion by Wolfe, Second by Khan, for approval of the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 4-17.
3. Modifications to conditions of approval as stated by staff; to condition of approval #9 – ingress and egress of the site maybe limit to a right in and right out per review and approval by Caltrans, Planning, Police Department, add 6 ft. solid wall for review and approval per Planning Dept. between residential and commercial uses of the site, and adding a condition regarding cutting 2 inch waterline along highway 99.

Roll call

Ayes: Khan, Wolfe, Wise Noes: Torres Abstain: None Motion passes 3-1

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS – None

8. ADJOURNMENT -at 7:20 p.m. to the regular meeting of the Planning Commission to be held on Monday, January 8, 2018 at 6:00 p.m.

Approval : _____
Donna Decker, Planning Consultant