

Gridley City Planning Commission – Regular Meeting Agenda

Wednesday, June 7, 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
2. **ROLL CALL** – Recording Secretary
3. **COMMUNITY PARTICIPATION FORUM** - *Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*
4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.*
 - A. **Planning Commission Minutes dated May 9, 2017** - **Continued to next meeting**
5. **PUBLIC HEARINGS**
 - A. **Site Development Plan Review No. 3-17**; Application for a site development plan to demolish the existing structure and redevelop an approximately 1.7 acres site with a new to a drive-in fast food restaurant (McDonalds) located at 1513 Hwy 99 on the west side of Highway 99, south of Cherry Street. (010-200-050)
 1. Receive staff report
 2. Open public hearing
 3. Hear public testimony
 4. Close public hearing
 5. Commission discussion

RECOMMENDATION:

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15303(d), Class 3, New Construction or Conversion of Small Structures and Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 03-17.

6. **INFORMATIONAL – None**
7. **REPORTS & COMMUNICATIONS – None**
8. **ADJOURNMENT** - to the regular meeting of the Planning Commission to be held on Monday, July 10, 2017 at 6:00 p.m.

General Notes:

This agenda was posted on the public bulletin board in the foyer of City Hall at or before 4:00 p.m. on June 2, 2017, in accordance with Government Code Section 54954.2. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting in order to accommodate your request. For questions about this agenda, please call the Recording Secretary, Elisa Arteaga, at (530) 846-5695.

Planning Commission Item #5A
Staff Report

Date: June 7, 2017
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

| | |
|---|-----------|
| | Regular |
| X | Special |
| | Closed |
| | Emergency |

Subject: **Site Development Plan Review No. 3-17;** Application for a site development plan to demolish the existing structure and redevelop an approximately 1.7 acres site with a new to a drive-in fast food restaurant (McDonalds) located at 1513 Hwy 99 on the west side of Highway 99, south of Cherry Street. (010-200-050)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15303(d), Class 3, New Construction or Conversion of Small Structures and Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 03-17.

Summary

The site development plan review provides detailed information of the project for the Planning Commission to consider. The project consists of the demolition and removal of the existing facility and replace the site with a new structure, additional parking, and the addition of one driveway to the restaurant.

Discussion

Location

The subject site is an approximately 1.67 acre parcel located on the west side of Highway 99 and is the site of the existing McDonald's development. The use of the surrounding properties is a mixture of commercial and residential. The Moose Lodge is directly north with commercial beyond that, to the east across Highway 99, there is both commercial and service industries, an RV park, residential and commercial, and to the south, commercial and service industry along with residential to the southwest, west, and north west contiguous to the parcel.



Figure 1: Location Map

General Plan and Zoning

The General Plan land use designation is Commercial and the zoning is consistent with a designation of C-2, General Commercial. The use is allowed and conforms to the zoning and General Plan designations.

Site Design

The site is entered from Highway 99 from the south by utilizing the center turn lane. Southbound traffic will enter the site from the No. 2 lane. The proposed site improvements will provide two entries; one located close to the northeast corner of the property accessing the parking area and the south entry nearest to the southeast corner. Providing two entries may be beneficial for the reduction of traffic stacking that is currently experienced due to the existing circulation patterns on the site.

The design will add a second drive through on the west side of the building. The design has considered the stacking and waiting area providing a pull out if diners need to wait for their drive-through order.

A comparison of the existing and proposed features includes:

| Item | Existing | Proposed |
|-----------------------|--|--------------------|
| Site area | 1.67 acres | 1.67 acres |
| Gross floor area | 3,017 square feet | 5,137 square feet |
| Landscape coverage | 6,278 square feet | 12,749 square feet |
| Parking | 1 space/ 3 seats; 107 seats/3=36 spaces required | |
| Full size spaces | 36 | 58 |
| Accessible spaces | 2 | 3 |
| Total Spaces provided | 38 | 61 |

Parking

In accordance with Chapter 17.76, the code requires a minimum of one space for each 1 three spaces. The proposed seating includes 107 seats; this creates a requirement of 36 spaces (107÷3). The project proposes to provide more parking than required; however, this McDonald's has a great deal of traffic and the increase in parking will be used.

Building Design

The development will increase the floor space from approximately 3,017 square feet to 5, 137 square feet. The exterior design incorporates a mixture of textures; corrugated metal, aluminum 'trellis' overhang, EFS stucco wall covering, and tile.



The exterior colors are a blend of earth tones. Additional landscaping will be added on the site.



BUILDING FINISH BELOW TRELLIS

EFS/STUCCO
DENHAM'S MOCHE
HC-03 FABRIW TAUPC

NEW CONSTRUCTION ABOVE TRELLIS

EFS/STUCCO
DENHAM'S MOCHE
HC-03 FABRIW TAUPC

BRAND WALLS

EFS/STUCCO
DENHAM'S MOCHE
2724-20 IRON MOUNTAIN

TILE (OPTIONAL) (NO LANE LASH/LOW VOLUME)
EUPHON'S STEWWOOD COLLECTION
2024/25

DRIVE THRU SURROUND

EFS/STUCCO
DENHAM'S MOCHE
2724-20 IRON MOUNTAIN

PARAPET

CORRUGATED METAL (OPTIONAL)
CHARRED GRAY BY METAL EFX
SEE DIMENSION TABLE AND SPECIFICATIONS FOR
ADDITIONAL INFORMATION

CORRUGATED METAL
CHARRED GRAY BY METAL EFX

The exterior design is attractive and the various exterior treatments provide interest.

Landscaping

A concept landscaping plan has been provided. The plan provides color in the landscape and generally the choices are appropriate. An irrigation plan and additional information will be provided during the plan check phase prior to permit issuance.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project is categorically exempt from CEQA.

Attachments –

1. Exhibit A- Draft Conditions of Approval
2. Exhibit B- Project Plans.

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 03-17
1513 Hwy 99 (010-200-050)

Approved Use:

Site Development Plan Review No. 3-17; Application for a site development plan to demolish the existing structure and redevelop an approximately 1.7 acres site with a new to a drive-in fast food restaurant (McDonalds) located at 1513 Hwy 99 on the west side of Highway 99, south of Cherry Street. (010-200-050)

Conditions of Approval:

General

1. The approved use for SDP 03-17 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department.
2. Review of the project for revisions, if any, shall be reviewed and approved by the Planning Department.
3. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval. The application shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date. If no permit has been secured, the applicant/owner or his/her successor may apply for an extension of the Site Development Plan review. The proposed extension will meet all current requirements at the time of the request and shall be reviewed and approved by the Planning Commission.
4. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes; including but not limited to the Plumbing Code, Mechanical Code, Electrical Code, and the 2016 California Green Building Standards Code.
5. The applicant shall coordinate with the Gridley Municipal District Electrical Department for all utilities. The applicant proposes to construct an electrical loop and have service provided by the City of Gridley.
6. The applicant/owner shall submit two (2) sets of plans for all work to the City of Gridley Planning Department to review for conformance to the Gridley Municipal Code prior to submittal to the County of Butte for building permit review.

7. Prior to construction, the applicant shall have all required approvals and an encroachment permit from Caltrans prior to performing any work within the state right-of-way.
8. Prior to construction, the applicant shall obtain an encroachment permit or other instrument to work on City utilities within the state right-of-way. All work on utilities shall be coordinated with the Gridley Municipal Utility Department.
9. A final exterior lighting plan shall be submitted for review and approval prior to permit issuance providing all types, sizes, heights, and cut sheets for all outdoor and building lighting. The plan shall ensure that lighting is shielded or recessed to prevent direct glare and reflection is confined to the maximum extent possible to the site and does not go beyond the property boundaries. Exterior lighting shall be considerate of "Dark Sky" design and direct all lighting downward. Light foot-candles shall be at the lowest levels allowed and shall be placed on photovoltaic cells and sensor switches in conformance to the Green Building Code.
10. Plans for submittal shall incorporate all required 2016 California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
11. Decorative lighting in conformance to the Highway 99 corridor lighting requirements shall be provided and installed as determined by the City of Gridley Electrical Superintendent.
12. All site and building signage shall be submitted for review and approval by the Planning Department prior to placement on any structure or site location.
13. The property owner shall enter into a written agreement for the installation and maintenance of landscaping in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. All plants shall be maintained in a healthy, disease free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and growth rate. Weak or broken branches shall be removed by pruning. Dropped or faded flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Dead plant materials shall be replaced with healthy plants promptly throughout the life of the project development. Annual and perennial planting beds shall be weed and litter free. Independent agreements shall be for the State and for the City of Gridley.
14. The property owner shall enter into a written agreement for the maintenance of the building, site, and site amenities, paving, and walkways in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. This agreement, at a minimum, shall state that all facilities and related equipment, including lighting, fences building facades, and materials shall be maintained in good repair, free from trash, debris, litter and graffiti,

and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. All pavement markings shall be maintained so as to be clearly visible throughout the life of the development. Trash, debris, litter or graffiti shall be removed from the site and any facility or equipment as soon as practicable and in no instance more than forty-eight hours from the time of notification by the City. The agreement shall acknowledge that any costs incurred by City staff due to non-responsiveness by the owner or manager of the site will be the responsibility of the property owner not taken care of, the costs of any cleanup by City staff will be a fee born by the owner and his/her successor(s) in interest. Independent agreements shall be for the State and for the City of Gridley.

15. Outdoor refuse collection areas location and design shall comply with 17.72.100. A cover shall be provided the design of which shall be reviewed and approved by the Planning Department.
16. Bicycle racks shall be provided and shall be reviewed and approved by the Planning Department.
17. The north driveway shall be reviewed and approved by the City Engineer and Caltrans prior to permit issuance.
18. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser and/or all hydrant locations on the plans for review and approval.
19. Plans shall reflect the placement of all gutters and downspouts and depict the connection to the storm water system.
20. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
21. Provide a Mechanical Plan for duct layout, system equipment requirements that conform to ACCA Manual J, S, and D analysis and calculations for heat loss and gain.
22. During construction, all Butte County Air Quality mitigation measures shall be complied with.
23. Prior to construction, BMP for storm water pollution control shall be in place. The applicant shall provide verification of all General Construction Permit requirements are met and in place.
24. Landscaping and irrigation plans meeting Chapter 13 of the Gridley Municipal Code shall be submitted for review and approval prior to building permit issuance.

{End}