

Gridley City Planning Commission – Regular Meeting Minutes

Monday, August 14, 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**

Planning Commissioners

Present: Bob Wise
Ishrat Aziz Khan
Maria Espino
Ken Wolfe
Zachary Torres

Arriving post roll call: None

Absent: None

Staff Present: Donna Decker, City Planner/Consultant

3. **COMMUNITY PARTICIPATION FORUM** - None

4. **CONSENT AGENDA**

A. **Planning Commission Minutes dated May 9, 2017, June 7, 2017, & July 24, 2017 - Continued to September 11, 2017**

Chairman Wise announced that the Planning Commission minutes would be continued to the next regularly scheduled meeting.

5. **PUBLIC HEARINGS**

A. **Conditional Use Permit No. 4-17; Tracy Van Nguyen; Application for a conditional use permit to allow a pet store located on a 0.28 acre parcel located at 1061 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** - Planning Consultant, Donna Decker reported that Tracy Van Nguyen has submitted an application for a conditional use permit to allow a pet store located on a 0.07 acre parcel located at 1061 Hazel Street in the Limited Commercial (C-1) zoning district and Downtown Mixed Use (DMU) General Plan land use designation. The City has reviewed the permitted land uses for this zoning district and has determined that a conditional use permit is required. Decker added that the site is an approximately 0.07 acre parcel located on the south side of Hazel Street in the Downtown area between Ohio and Vermont Streets. The area is surrounded with commercially zoned properties on the North, South, East and West as shown on map in the staff report. Conditional use permits (CUP) are entitlements that once activated are tied to the property without expiring unless so conditioned. The use of the site as a pet store is an appropriate use, as conditioned. The intent is to sell exotic birds and reptiles along with supplies to support them such as food, bedding, and housing. Ms. Nguyen has indicated that she may stock other pet supplies such as specialized dog and cat foods, toys, and other supplies in the future if there is a demand. Public Notices of

this hearing were mailed to the surrounding property owners within a 100-foot radius of the subject site, published in the Gridley Herald, posted at City Hall, and on the city website. At this present time, no comments had been received. Ms. Decker closed here presentation with reviewing recommendations.

2. **Open public hearing** – Chairman Wise opened the public hearing.
3. **Hear public testimony** – No public Comment.
4. **Close public hearing** – Chairman Wise closed the public hearing.
5. **Commission discussion** - There was lengthily discussion among Commissioners relating to state licensing, monitoring by the state for compliance, health and safety for surrounding residents, benefits to the community and promote activity in the downtown business district. Chairman Wise expressed and elaborated to the Planning Commission why he was abstaining from this item. He elaborated how he is strongly against the importation of exotic species. The Planning Commissioners (with the exception of Wise) expressed their support for the store only if it is monitored and kept up with the safekeeping of exotic species.

Motion by Wolfe, second by Khan, 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.
2. Make the required findings of fact as described within the staff report; and,
3. Approve Conditional Use Permit 4-17 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Wolfe, Torres, Khan, Espino Noes: None Abstain: Wise Absent: None

Motion passes 4-0

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Chairman Wise provided a verbal update on his attendance of the Community meeting relating to the building department services being moved to the County of Butte.

Commissioner Khan announced that this week would be the last Farmers Market.

8. ADJOURNMENT – at 7:40 p.m. the Planning Commission adjourned to the regular meeting of the Planning Commission to be held on Monday, September 11, 2017 at 6:00 p.m.

Approval : _____
Donna Decker, Planning Consultant