

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, August 8, 2018; 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 6:00 p.m, Chairman Wise called the meeting to order.
2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present:
Bob Wise, Chairman
Maria Espino, Vice Chairman
Ken Wolfe, Commissioner
Ishrat Khan-Aziz, Commissioner
Zachary Torres, Commissioner

Arriving post roll call: **None**

Absent: **None**

Staff Present: **Donna Decker, City Planner/Consultant**
Elisa Arteaga, Recording Secretary

3. OFFICERS

A. Officer Election- Chair and Vice Chair

Motion by Wise, second by Khan, to nominate Maria Espino as Chair.

Roll Call

Ayes: Khan, Espino, Wolfe, Torres, Wise **Noes:** None **Absent:** None **Motion passes 5-0**

Motion by Khan, second by Torres, to nominate Ken Wolfe as Vice Chair.

Roll Call

Ayes: Khan, Wolfe, Torres, Wise, Espino **Noes:** None **Absent:** None **Motion passes 5-0**

B. Change of Planning Commission officers; New Chair presides

Roll call under new Planning Commission appointments:

Present: Maria Espino, Chair
Ken Wolfe, Vice Chair
Bob Wise, Commissioner
Ishrat Khan-Aziz, Commissioner
Zachary Torres, Commissioner

4. **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. **There was no public comment***

5. **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 February 12, 2018 and June 16, 2018 ~ Continued to next meeting.**

6. PUBLIC HEARINGS

A. **Conditional Use Permit No. 3-18;** Application for a conditional use permit to allow residential use in the General Commercial (C-2) zoning district located at 1296 Highway 99. (APN: 024-270-001)

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Donna Decker, Planning Consultant provided a summary and review of the staff report, site description, review of findings, environmental review. She closed her presentation with announcing no concerns were received for this application and recommended Commission approve recommendations as listed in the staff report.
2. Open public hearing – Chair Espino opened the public hearing.
3. Hear public testimony – Robert King, applicant approached Commission and requested Commission speak directly into the microphones because he cannot hear. King reiterated he had interest in having approval to improve the residential properties. If this is not approved he will not be allowed to have improvements made on said properties.
4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – There were no concerns or additional question from the Commission.

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; and,
2. Make the required conditional use findings as described within the staff report; and,

3. Approve Conditional Use Permit 3-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

- B. Conditional Use Permit No. 4-18;** Application for a conditional use permit to allow residential use in the General Commercial (C-2) zoning district located at 118 Sycamore Street. (APN: 010-152-013)

1. Receive staff report – Donna Decker, Planning Consultant announced that this item #B 4-18 (as well as #C 5-18) is similar to item #A 3-18 which require a Conditional use permit. The applicant is requesting a conditional use permit in order to continue the use of the property as an existing single-family residence in the General Commercial (C-2) zoning district. The property was developed with single family residential uses in the late 1920's. This property was rezoned along the Highway 99 commercial corridor although it was still being used as single family residential. Without the Conditional Use Permit, the owner would not be able to replace the unit if damage were to occur, or to make improvements.

Donna Decker explained the applicant asked for a separate conditional use permit that they be allowed to use the property as a residential addiction recovery facility for up to 6 full time residents in a single family residential unit. Decker stated she provided additional information to the Commission relating to select California laws and regulations relating to residential recovery facilities and group homes. She stated the City is not allowed to condition or restrict the use only in single family districts for 6 people or fewer. There are only regulations on the occupants based on sq. footage. She clarified the use cannot restrict the use should it be zone R1. She stated there were questions distributed prior to meeting submitted by Chair Espino regarding licensing, inspections allowed by the City, time constraints on use and filing of complaints process. She reviewed the questions and responses to the Commission relating to use of the R1 zoning. She did report David Burke is affiliated with Orchard Hospital with the transitional recovery program, use and licenses are governed by the State of California. If complaints are received the City can look into any complaints, however the State of California oversees the licensing. Decker reiterated the City would be involved in ensuring the electric service for site would be appropriate. Decker closed her presentation with referencing the law exhibit relating to addition facilities and she did not anticipate any concerns with the facility location for the proposed use.

2. Open public hearing – Chair Espino opened the public hearing.
3. Hear public testimony - Dave Burke approached the Planning Commission and provided a verbal information presentation as to what type of recovery would be assigned to the site, other sites that have been successful, transitional housing, partnerships with hospital and treatment facilities, treatment timeline, and how important it is to be transparent as to the expectations of having a treatment facility located in that area as well as exploring other areas. Burke closed with standards of the proposed facilities, patient brokering, ethics committees, each house being certified, non-profit fundraisers for veterans, and his experience in working with colleagues with the medical and social model of rehab centers. Bob King, applicant reported this facility would be a positive program for the Community because there is a problem with drug abuse in this County. They do not want to create a problem for neighbors but provide assistance to those who need transitional housing that

have already been sober. They can try to find another area but they would like to do something for the Community. Some of the neighbors have expressed they don't believe it is a good location and he respects their opinion. They will continue to explore areas for transitional housing for recovery.

Jerry Davis, 154 Sycamore St., inquired why no one has knocked on her door. After hearing the programs, she didn't have a problem with 90 day sober program that help veterans and there is a need but had a concern that if there is problems with the site who shuts it down. She closed by stating she was not opposed or in favor of the site however would like information as to the involvement the City/State has with controlling the site.

Ed Becker, 179 Sycamore Street, approached Commission addressed Orchard is not affiliated with Burke but will be working closely with him, social workers and physicians. He reported that conditions in the use permit cannot be override by the City should the use permit be R-1. When the use permit is issued it runs with the land regardless of the operator. It would be up to the State to close the facility. He clarified he does not oppose the program, cautioned with use permit, and is impressed with having this type of facility in the City because there is a need.

4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – Espino confirmed this discussion for both items #B & #C. There was lengthy discussion among Planning Commission relating to the recovery program and partnerships between Mr. Burke and Orchard Hospital, types of rehabilitations that would be included in the program. Wise expressed he was not concerned with the proposed location and felt the housing would be adequate with proposed applicants. There was discussion of source of funding for these facilities, enhancements to the programs responsible parties overseeing the program, rehab success rates, program timelines for residents, type of residents (do not have 290's, criminals or sex offenders), it is strictly recovery transitional housing for applicants that have been in the program and are considered sober and spoke about core family values are incorporated in the programs. After lengthy discussion and information obtained in the Public Hearing from Burke the Commission was not opposed to the structured programs and health partnerships services and the location of proposed site. The concurred that there is a need in the community.

Motion by Wolfe, second by Khan, for approval of the following item # 6 B

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 4-18 subject to the conditions attached to the staff report as Exhibit A.

And:

C. Conditional Use Permit No. 5-18; Application for a conditional use permit to allow a residential addiction-recovery facility for up to six (6) full time residents in a single family residential unit in the General Commercial (C-2) zoning district located at 118 Sycamore Street.
(APN: 010-152-013)

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 5-18 subject to the conditions attached to the staff report as Exhibit A.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

D. Conditional Use Permit No. 6-18; Application for a conditional use permit a allow a height increase from twelve feet to sixteen feet for a monument sign in the General Commercial (C-2) zoning district located at 1646 Highway 99.(APN: 010-210-057)

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Staff report reviewed by Donna Decker, Planning Consultant, it was notice and no comments or concerns were recieved. The applicant is requesting a conditional use permit to increase the allowable height from twelve feet to sixteen feet to accommodate two additional future businesses that would be located to the east of the approved Arco AM/PM Market and Fuel Station, 1646 Highway 99. The AM/PM Arco development was approved by both the Planning Commission and the City Council. The owner has advised staff that the property to the east will be developed as discussed at the public hearings and proposes the monument sign be allowed to be four feet taller to accommodate two additional businesses that would be developed on the remainder of the site. The code restricts the height of monument signs along the Highway 99 corridor to twelve feet. If the conditional use permit were not granted, it is likely that more monument signage would be approved along with directional signage to new businesses on this site. It makes good sense to be forward thinking and to create one monument sign to accommodate the approved use as well as potential future businesses.
2. Open public hearing – Chair Espino opened the public hearing.
3. Hear public testimony - There was no public testimony.
4. Close public hearing – Chair Espino closed the public hearing.
5. Commission discussion – There was brief deliberation among Commissioners. There were no concerns and action was taken.

Motion by Torres, 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 15311, Accessory Structures, Class 11; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 6-18 subject to the conditions attached to the staff report as Exhibit A, with amended condition that approval specifically for development of the AM/PM Arco development and no additional monument signage will be allowed.

Roll Call

Ayes: Khan, Wise, Torres, Wolfe, Espino Noes: None Absent: None Motion passes 5-0

7. INFORMATIONAL

A. Planning Commission Regularly Scheduled Meeting Calendar:

- September 12, 2018
- October 10, 2018
- November 14, 2018
- December 12, 2018

8. REPORTS & COMMUNICATIONS

Commissioner Wise announced he was running for City Council.

- 9. ADJOURNMENT** – at 7:45 pm. the Commission adjourned to the next regularly scheduled meeting of the Planning Commission to be held on Wednesday, September 12, 2018.

APPROVAL: _____
Donna Decker, Planning Commissioner