

Reedley Planning Commission Regular Minutes - April 3, 2008

The agenda for the Planning commission meeting of April 3, 2008, was duly posted in accordance with Government code Section 54954.2.

The regular meeting of the Reedley Planning Commission was held Thursday, April 3, 2008, in the City of Reedley Council Chambers, 845 "G" Street, Reedley, California. Chairman Nord called the meeting to order at 5:03 p.m.

PLEDGE OF ALLEGIANCE - The pledge of allegiance was led by Chairman Nord.

ROLL CALL

Commissioners

Present: Barker, Cisneros, Clements, and Nord.

Excused Absence: Chavez.

Staff Present: David Brletic, Associate Planner; Mike Pardo, Lead Sr. Engineering Assistant; Rob Terry, Planning Intern; and Frances Wiles, Administrative Assistant.

Others Present: Jerry Jackson, Lori Darling, Wayne Zimmerman, Martha Zimmerman, Georgia Lenscheid, Noemi Luther, Paul Luther, Raymond & Lorraine Lopez, Pete Perez, Marvin Just Jr., Cheryl Lingo, Fred Hall, and others.

PUBLIC COMMENT – None.

CONSENT AGENDA

1. Building Report for the Month of February, 2008

C. Cisneros moved, C. Clements seconded, to approve the Consent Agenda. Motion carried by the following vote:

AYES: Cisneros, Clements, Barker, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

Chairman Nord welcomed newly appointed Planning Commissioner Howard Barker.

PUBLIC HEARINGS

2. WALGREEN'S DRUG STORE PROJECT

- a. Mitigated Negative Declaration of Environmental Impacts
- b. General Plan Amendment No. 2007-2
- c. Change of Zone No. 30
- d. Tentative Parcel Map (Division of Land) No. 208
- e. Site Plan Review No. 311-11-07

Planning Intern Rob Terry presented a PowerPoint presentation and reported that this is a request of Mennonite Brethren Foundation and Marvin Just Jr. and Mathilda A. Just, Trustees, for a change in general plan land use designation from High Density Residential to Neighborhood Commercial, a change in zoning designation from RM-2 (Multiple-Family Residential – 2,000 square feet minimum site area per dwelling unit) to CN (Neighborhood Commercial), a division of land to consolidate the existing

Reedley Planning Commission Regular Minutes - April 3, 2008

three lots into one lot, and a site plan review to develop a Walgreens Drug Store on the northwest corner of Manning Avenue and Columbia Avenue, APN 363-233-04, -05 & -27. The store will be open from 8 a.m. to 10 p.m. seven days a week and potentially be a 24-hour operation.

Chairman Nord opened the public hearing at 5:15 p.m.

Testimony in Favor or in Opposition: Paul Luther, 1016 N. Columbia Avenue, stated that he has lived in the City for 30 years. The proposed Walgreen's is a stone's throw from his house. Where are the tenants of apartments moving? Does Walgreen's know about Rite Aid, Longs Drugs and the Reedley Pharmacy? Walgreen's should consider whether they will be making money out of this. They will be getting a quarter of the market and will be struggling with this business. Rite Aid is open until 10 p.m. If Walgreen's is still interested in coming to Reedley, there is property on Sunset and on Buttonwillow. We don't have to tear up apartments to put in a store. One of the things Reedley was considerate with downtown businesses. In the evening Reedley Pharmacy is closed but we still have the other drug stores. My concern is you are displacing many families. We don't need a Walgreen's.

Noemi Luther, 1016 N. Columbia Avenue, asked if the city has done research on Columbia Avenue. What will happen when people work at night? What effect will it have on her kids? She doesn't like the apartments because they have gone downhill since the Lingos' sold it. She doesn't want Walgreen's to build close to her home.

Lori Darling, Hunt Douglas Real Estate, 3500 John F. Kennedy Parkway, Ft. Collins, Colorado stated that Walgreen's is looking forward to bringing their business to Reedley. She is available for questions.

Marvin Just Jr., 43072 Avenue 56, Reedley, stated that he and his wife have owned the apartments for 26 years. The apartments are very expensive to maintain which are maintained by a management company. The apartments are 60 years old and were built in the 30's. This is an opportunity to improve that part of town. The \$20,000 contribution for housing is from Walgreen's. Walgreen's knows if they can make it work. He is in favor of approval.

Mr. Luther asked if the entrance to Walgreens would be from Manning or Columbia.

Chairman Nord closed the public hearing at 5:25 p.m.

C. Clements asked if we are looking at an increase in traffic. Sr. Engineering Assistant Pardo replied that there is going to be a slide increase in traffic but the lanes are capable of carrying the additional traffic. We have peak traffic between 7-8 a.m. for about 15-20 minutes and again in the afternoon between 4-6 p.m.

C. Clements asked if there will be an additional lane for turning. Sr. Engineering Assistant Pardo replied that Manning is proposed to be widened in the future. With this project we are requiring to add a deceleration lane. There will be a double left and no medians. The drives on Manning will be right-turn only. There are two driveway approaches, one on Manning and one on Columbia.

Mr. Luther asked if a traffic report has been prepared. Sr. Engineering Assistant Pardo replied yes. Discussion followed on the traffic report.

Chairman Nord stated that we have 22 units being used by low income folks. Is there a plan to help these people find a place to live? Associate Planner Bretic replied that the existing units are not low or moderate income units. The city does not have a program in place, but the city suggested and the applicant agreed to contribute for future low income housing in Reedley.

Mr. Just stated that you never ever let people know that the units are being sold. There will be adequate time if the City lets us know when we can get Walgreens built then we can help them find other accommodations. Chairman Nord asked if there are other similar priced units in Reedley. Mr. Just replied that he doesn't know. There is a large apartment project on Crawford and Nebraska in a neighboring town.

Reedley Planning Commission Regular Minutes - April 3, 2008

The deposit will be returned if they leave the apartment clean. He doesn't think the \$20,000 will be released from escrow until the property is sold.

Ms. Darling stated that Walgreens doesn't sell alcohol. Their customers are mostly women. There are other stores that sell alcohol. They know that if they keep out the alcohol, it will keep the riffraff out of the store. We can put that in writing.

Associate Planner Brletic stated that the requirements call for a 7-foot block wall. Mr. Just stated that there is a block wall on the west property line. Associate Planner Brletic stated that it will be up to the building official to say whether the existing block wall is adequate. Chairman Nord added that there are over 60 conditions and is sure that the City looked at everything.

C. Clements asked how does this affect the Housing Element we submit to the state. Associate Planner Brletic replied that we will account for this in our report to the state.

C. Barker stated that his concern is that apartments do create a neighborhood. The children could be displaced just as school is being started. He appreciates Walgreen's statement about the alcohol. They should be making a smooth transition as possible.

C. Clements moved, C. Barker seconded, whereas the Planning Commission makes the required findings and recommends approval of the Mitigated Negative Declaration of environmental impacts by the adoption of Resolution No. 2008-3. Motion carried by the following vote:

AYES: Clements, Barker, Cisneros, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

C. Cisneros moved, C. Clements seconded, whereas the Planning Commission makes the required findings and recommends approval of General Plan Amendment No. 2007-2 by the adoption of Resolution No. 2008-4. Motion carried by the following vote:

AYES: Cisneros, Clements, Barker, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

C. Cisneros moved, C. Barker seconded, whereas the Planning Commission makes the required findings and recommends approval of Change of Zone No. 303 by the adoption of Resolution No. 2008-5. Motion carried by the following vote:

AYES: Cisneros, Barker, Clements, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

C. Barker moved, C. Cisneros seconded, whereas the Planning Commission makes the required findings and recommends approval of Tentative Parcel Map (Division of Land) No. 208, including staff's recommended conditions of approval, by the adoption of Resolution No. 2008-6. Motion carried by the following vote:

AYES: Barker, Cisneros, Clements, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

C. Cisneros moved, C. Barker seconded, whereas the Planning Commission makes the required findings and recommends approval of Site Plan Review No. 311-11-07, including staff's recommended conditions of approval, by the adoption of Resolution No. 2008-7. Motion carried by the following vote:

AYES: Cisneros, Barker, Clements, and Nord.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

COMMISSION COMMENTS AND REPORTS

3. RECEIVE AND DISCUSS REPORTS FROM PLANNING COMMISSION MEMBERS REGARDING PLANNING COMMISSION ACTIVITIES

C. Clements reported on the 2008 Planners Institute stating that fire safety was a big issue. Former City of Reedley Community Development Director Fred Brusuelas put on a good presentation on urban sprawl and we talked about buffers.

Associate Planner Brletic reported that there will be a Blueprint workshop in the Council Chambers on April 22, 2008 at 5:30 p.m. prior the City Council meeting and the Commission will be invited to attend. The next workshop on the General Plan Update will be on April 14, 2008.

Associate Planner Brletic reported that Rocky Rogers is the new City Manager.

Chairman Nord asked on the progress of the water meter installation. Does the ¾" meter vary the pressure? Sr. Engineering Assistant Pardo replied that we receive a daily progress report and is almost 100% complete. He was told that the ¾" meter meets the 1" requirements. C. Barker asked if the crew would be coming back to clean up their mess. Sr. Engineering Assistant Pardo replied yes. Chairman Nord asked if there is an established rate. Sr. Engineering Assistant Pardo replied that any rate increase will be approved by the City Council.

ADJOURNMENT

Chairman Nord adjourned the meeting at 6:22 p.m.

George Nord, Chairman
Reedley Planning Commission

ATTEST:

David Brletic, Associate Planner