

**Neighborhood Meeting  
Conditional Use Permit for Gas Station, and Conceptual Site Plan for Gas Station  
and Restaurant: Mercado at Canada Hills**

**Summary of Issues and Concerns**

The following issues and concerns were identified at the neighborhood meeting on December 15, 2011. The applicant for the gas station is Fry's Food Stores; the applicant for the proposed restaurant is Whirlygig Properties.

<b>Issue/Concern</b>	<b>Applicants response/ Agreed upon solution</b>
<p><b>Gas Station location</b></p> <ul style="list-style-type: none"> <li>• Close proximity to existing gas station noted: concern about impact to business of existing gas station, and change to aesthetics and mix of uses at the commercial center</li> <li>• Did Fry's Food Store look into taking over existing station?</li> <li>• Concern about potential for odor and explosion.</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant: such proximity between gas stations is not unusual. Fry's determined that taking over the existing station is not feasible.</li> <li>• Staff will address the proximity to the other gas station in staff report.</li> <li>• Staff will address odor and explosion concerns in staff report.</li> </ul>
<p><b>Traffic/Pedestrian Safety</b></p> <ul style="list-style-type: none"> <li>• Concern about impact to pedestrian safety at crosswalk north of proposed site from increased traffic from gas station.</li> <li>• Will gas station traffic negatively impact traffic on La Canada? Also, it is getting difficult to make the U-turn to access Canada Hills subdivision.</li> <li>• Has a High-Intensity Activated Crosswalk (HAWC) been considered?</li> <li>• Concern about traffic volume and flow within existing center.</li> </ul>	<ul style="list-style-type: none"> <li>• Concern is that increased traffic may result in fewer gaps in traffic flow, making it more difficult to cross La Canada. Existing crosswalk is a "high visibility design" with signage, advanced warning, and median. Significant percentage of gas station traffic is from "pass by" trips by cars that are already on roadway. Percentage of new trips will be relatively small, and level of service is not expected to be impacted.</li> <li>• Engineering staff review concluded that the traffic generated by the gas station will not be of unusual volume or character</li> <li>• HAWC signals are not under consideration for crosswalk at La Canada.</li> <li>• Engineering staff review determined that traffic volume and flow within the center will not be significantly impacted by the proposed gas station</li> </ul>
<p><b>Conditional Use Permit</b></p> <ul style="list-style-type: none"> <li>• Will CUP evaluation consider what are the beneficial uses for the Center? Restaurant would be a better use.</li> <li>• Ambiance and quality of life should be a criterion.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff: CUP review is limited to specific criteria defined by law.</li> </ul>

<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• Will development of gas station leave adequate parking for other uses?</li> <li>• Parking near Goodwill Store seems crowded.</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant and staff will analyze required and available parking as part of the Conceptual Site Plan review.</li> <li>• The parking adjacent to Goodwill may be heavily utilized; however, there is still additional parking nearby.</li> </ul>
<p><b>Neighborhood Fit</b></p> <ul style="list-style-type: none"> <li>• Concern with impact to property values due to lower quality uses</li> <li>• Concern with bright lights and signage</li> <li>• Concern about character of center</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting will be addressed in the staff report.</li> <li>• Issue of character of center will be addressed in staff report.</li> </ul>
<p><b>Other issues</b></p> <ul style="list-style-type: none"> <li>• Would like more information regarding issue of potential “leakage” of revenue to other communities if station is not built</li> </ul>	

**Unresolved Issues and Concerns:**

General concern by the majority of neighbors regarding the proposed gas station use in this location.