

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD FEBRUARY 4, 2009.

The meeting was called to order at 7:00 p.m. by Chair Person Domenighini.

PLEDGE OF ALLEGIANCE: Commissioner Thur led the Pledge of Allegiance.

PRESENT: Woods, Warren, Domenighini, Thur

ABSENT: None

AGENDA REVIEW: There were no recommended changes by the commission or Staff and the agenda for February 4, 2009 was accepted as presented.

CONSENT AGENDA:

It was **moved** by Commissioner Woods and **seconded** by Commissioner Warren to approve the Consent Agenda. The motion was unanimously passed and the following items were approved / adopted:

- a) Minutes of Planning Commission Meeting held January 7, 2009.

NEW BUSINESS:

PAWAN KUMAR: CONDITIONAL USE PERMIT (UP-09-01)

Ms Mantele introduced the Conditional Use Permit application a request by Pawan Kumar for 169.5 square feet of additional signage for the Holiday Inn Express & Suites located at 545 N. Humboldt St. and within the Highway Commercial (CH) District. One of the signs will be 175 sq. ft. to be installed on the west side (I-5) and the second sign (95 sq. ft.) to be located on the south side of the building near the front entrance and pool, visible from Humboldt Ave.

Commissioner Woods expressed concern about an overage of signage being presented with some of the more recent projects but stated that she didn't think that was the case in this request. Ms. Mantele stated that she had worked with the applicant to scale back some of the originally planned signage so as to not have an over abundance and possibly risk denial by the commission.

Mr. Kumar approached the microphone and expressed concern over Holiday Inn's corporate headquarters hesitation on sharing the pylon sign on the lot with Subway and Starbucks. There is a meeting pending regarding this matter and he hopes to get it resolved as soon as possible. Because of this possible lack of signage on the pylon sign he has appealed to the Planning Commission to approve his request citing that he needs all the signage that he can get.

After the staff report was presented and questions were answered it was **moved** by Commissioner Thur to approve the resolution entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING CONDITIONAL USE PERMIT (FILE #UP09-01) FOR PAWAN KUMAR TO ALLOW 169.5 SQUARE FEET OF ADDITIONAL SIGNAGE FOR TWO NEW SIGNS FOR THE HOLIDAY INN EXPRESS HOTEL & SUITES A COMMERCIAL STRUCTURE LOCATED AT 545 N HUMBOLDT AVENUE ASSESSORS PARCEL NUMBER 017-330-029 Commissioner Woods **seconded** and the motion was unanimously passed.

COMMISSION COMMENTARY

1. Ms. Mantele stated that a second façade improvement application will be on the agenda for the February 18th meeting. At their last meeting the City Council approved the funding for the Identite Salon Façade improvement project.
2. Commissioner Thur inquired about what is going on next to Fu Hing where the property is fenced off and solar panels have been erected. Ms. Mantele stated that there is a special project in conjunction with the public works department that has to do with soil testing.
3. Ms. Mantele informed the commissioners that along with their packets they have received a draft copy of the comprehensive sign law, it is not in the agenda and therefore not actionable, purely for informational purposes, however it has been legally noticed for a public hearing on the 18th of February.
4. Ms. Mantele also informed the commissioners that she plans to have a list of questions generated during past meetings of the City Council & Planning Commission regarding storage containers for discussion at the February 18th meeting.
5. Commissioner Woods inquired about what is happening with the Wal-Mart project. Ms. Mantele responded that the city did receive a set of offsite improvement plans for the intersection. These plans are being reviewed by our engineer, and a set has also been sent to the county for their review. There is also a lot line adjustment in the works and the project seems to be moving forward at a steady pace.

ADJOURNMENT: The meeting was adjourned at 7:38 p.m.

LARRY DOMENIGHINI, Chair

Hollie Johnson, Minute Clerk