

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD AUGUST 15, 2007

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

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

PRESENT: Domenighini, Woods, Lohman, Melquist, Titus

ABSENT: None

APPROVAL OF MINUTES:

It was **moved** by Commissioner Lohman and **seconded** by Commissioner Titus to approve the minutes of the August 1, 2007 meeting, as presented.

NEW BUSINESS: PUBLIC HEARING

**EASY SELF STORAGE CONDITIONAL USE PERMIT (#UP07-07) AND
DESIGN REVIEW (#DR07-04) APN: 005-404-001 444 N. TEHAMA STREET**

City Planner Karen Mantele presented this item to the Commission, which is a Use Permit request to construct a 4,800 square foot mini storage building, and Architectural Design Review approval of the proposed building and site improvements. Ms. Mantele stated that this property had a prior approval for the same request; however it was never acted upon. There are two mini storages buildings located on the parcel, and Mr. Jinks wishes to add a third building. The applicant proposes to install landscaping in front of the new building as well as to the building on the south. Ms. Mantele stated that the Parks and Public Works Department had reviewed the landscape plan and had suggested that a different type of plant be planted in the front. Parks and Public Works will work with the applicant to come up with another type of plant to be used. Ms. Mantele further stated that no new lighting is proposed, as there is sufficient existing lighting. Also mentioned in discussion was a turning radius in between the two buildings, requested by the Fire Department. The applicant, Ed Jinks, stated that prior to the meeting he went to the Fire Department and spoke with Fire Chief Wayne Peabody. They came up with a plan, and although there was no requirement for a turn around lane, he was willing to comply with what the Fire Department had suggested.

Commission discussion ensued regarding front setback and some discrepancies in the site plan dimensions. The applicant stated that the building would line up with the rest of the buildings.

Commissioner Titus stated that she was concerned about the landscape plan and suggested the applicant plant a few trees along the front instead of bushes and plants. Ms. Mantele stated that a landscaping plan is required, and she believes that the applicant is trying to satisfy the requirements. The applicant stated he would work with Public Works on this matter.

Commissioner Lohman mentioned that she was concerned about the turning radius, however it was already discussed and she has no other comment.

Discussion ensued regarding the location of the one required parking space, which resulted in the Commission agreeing on the proposed location.

Commissioner Melquist made a **motion** to adopt the Findings of Fact as presented, and to approve Conditional Use Permit UP#07-07 with the Conditions of Approval. It was **seconded** by Commissioner Woods. Ayes: All

Commissioner Lohman made a **motion** to adopt the Findings of Fact, and to approve the Design Review proposal DR#07-04. It was **seconded** by Commissioner Woods. Ayes: All

COMMISSION COMMENTARY

Commissioner Domenighini asked the status on Wal Mart. Ms. Mantele stated that she has spoken with the plans coordinator and Cal-Trans has been contacted. Also the City Engineer is waiting for some plans from Wal Mart's Engineer to review.

The Chairman asked what was on the Agenda for next month. Ms. Mantele stated that Northern Valley Indian Health would be on the Agenda. Ms. Mantele indicated they had made proposed changes to the project, and now they are back to the original plan. Their plan is to install a generator outside of the building, and construct a trash enclosure near the garden.

Ms. Mantele also mentioned that Chevron contacted her about proposed changes to the pole sign. Chevron wanted to construct a monument sign instead of the pole sign, but they have since stayed with the original pole sign.

Ms. Mantele mentioned to the Commission that she had an application come in for a Business License that involved permanent tattooing of makeup. Ms. Mantele want to get the consensus of the Commission before she accepted the Business License. Ms. Mantele further stated that the proposed applicant would be in an existing Skin Care Business. After some discussion, the consensus of the Commission was to allow this business to operate there only under normal business hours with complete information on the business license regarding use and hours of operation.

Ms. Mantele also received a request to rezone the newly created Parcel 2 of Hank Apodaca's to allow multi-family apartments. After some discussion, the Commission felt although more multi-family housing is needed, this is not the proper location for it.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk