PLANNING COMMISSION

Larry Domenighini, Chair
Candis Woods, Vice Chair
Amy Alves, Commissioner
Leon Thur, Commissioner
Kerri Warren, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK

201 North Lassen Street
Willows, CA 95988
530) 934-7041

PLANNING COMMISSION MEETING AGENDA
Wednesday, January 19, 2011
7:00 p.m.

1. **Call to Order - 7:00 p.m.**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Agenda Review:** (Requested Changes by Commissioners or Staff)

5. **Public Comment:** Persons wishing to speak on a matter *not on the agenda* may be heard at this time; however, no action will be taken unless placed on a future agenda. *(Public Comments are generally restricted to three minutes.)*

6. **Approval of Minutes:** None

7. **New Business**

   Election of Planning Commission Chair and Vice Chair

8. **Public Hearings**

   (Persons wishing to speak on a Public Hearing item are asked to approach the microphone to address the Commission and limit comments to three minutes. It is also requested that you please state your name for the record)

   a) **UP-10-02** Applicant/Owner - Victoria Weinrich/Amaro Investments
   Assessor's Parcel Number 002-162-006; 157 N. Butte Street: General Plan: General Commercial/Downtown Willows; Zoning: Central Commercial

   Victoria Weinrich has requested approval of a Use Permit application to allow the establishment of an exercise studio within an existing commercial building. The applicant would be the sole proprietor of the business and will not be hiring new employees.

9. **Commission Commentary:**

10. **Adjournment:**

CERTIFICATION:

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before January 14, 2011.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours Monday through Thursday between 7:30 a.m. and 5:30 p.m. at the Civic Center or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider

Planning Commission Agenda Report: January 19, 2011

Project:	Conditional Use Permit (File UP-10-02) Exercise Studio
Applicant/Owner:	Victoria Weinrich/Amaro Investments
Project Location:	157 N. Butte Street, Willows, CA
Parcel No:	002-162-006
Zoning:	Central Commercial (CC)
General Plan	General Commercial/Downtown Willows

Project Description
The applicant, Victoria Weinrich, has submitted a Use Permit application to allow establishment of an exercise studio (to be named Physique Fitness) within an existing commercial building. The studio will provide for various group exercise classes which will include strength training and toning, abdominal and core strengthening, sports conditioning/cardio, plus yoga and kickboxing anticipated in the future. The business will also provide personal one-on-one training. The overall purpose of the business is to offer individuals in the community new and beneficial exercise opportunities.

Review Process
This matter is before the Planning Commission pursuant to Section 18.135.040 of the City of Willows Municipal Code.

Zoning
The project site is zoned Central Commercial (CC) within the Historic Downtown Willows, which allows for various retail businesses and services. This site has been used in the past for other retail services. There are commercial uses located north, south, east and west of the subject property. The surrounding zoning is Central Commercial.

General Plan Consistency
The General Plan Land Use designation for this site is General Commercial/Downtown Willows pursuant to the City's General Plan Land Use Map. The proposed use is consistent with this designation, which allows for a full range of retail businesses and service-related businesses.

Project Analysis:
Sufficient parking for the business is available off site. Willows Code Section 18.55.050(5)(b) states the Commission may waive parking requirements as sufficient on-street parking and/or public off street parking exists within reasonable walking distance. Section 18.55.060 establishes a parking exemption for sites within the downtown area, labeled "downtown parking exemption zone", which does not require additional parking for new businesses within this zone, and applies to this proposed business.

The project was reviewed internally by city departments for comments/conditions which proposed conditions are reflected with those comments.

Environmental Review and Analysis
The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15301, Class 1, Existing Facilities.

Findings of Fact
Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's request:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.

STAFF RECOMMENDATION:
Staff recommends adoption of the attached resolution recommending Use Permit approval for establishment of an exercise studio within an existing commercial building, subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:
1) Recommend approval of the Use Permit proposal and subject to Conditions of Approval as described in Attachment 2
2) Deny the application with appropriate findings for denial

Attachments:
1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Applicant's Project Description
4. Floor Plan

Submitted by:

Karen Mantele
Contract Planner

THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING THE PLANNING COMMISSION DECISION

PC RESOLUTION NO. _____-2011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A USE PERMIT APPLICATION (UP-10-02) FOR VICTORIA WEINRICH TO ESTABLISH AN EXERCISE STUDIO WITHIN AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 157 N. BUTTE STREET, ASSESSORS PARCEL NUMBER 002-162-006

WHEREAS, the applicant Victoria Weinrich, has filed a Conditional Use Permit application to establish an exercise studio business within an existing commercial building, and,

WHEREAS, notices of the Planning Commission meeting held on January 19, 2011, were published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission did, on January 19, 2011, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the Californian Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities, and

WHEREAS, the Planning Commission does find that the proposed use is consistent with the purposes of the district in which the site is located, as retail business and services are allowed within the Central Commercial District with a Conditional Use Permit per WMC section 18.55.030(7); and

WHEREAS, the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as this site has been used in the past for similar uses and the conditions of approval to allow the exercise studio have been included in the approval of this project to ensure the safety and welfare of the public are met; and

WHEREAS, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the General Commercial/Downtown Willows designation, which allows for retail businesses and service related businesses.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to establish an exercise studio is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit UP-10-02, subject to the attached conditions of approval set forth in Attachment #2; and,

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of January, 2011, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
_____, Chairperson

ATTEST: _____
Recording Secretary

USE PERMIT CONDITIONS OF APPROVAL
FOR
PHYSIQUE FITNESS EXERCISE STUDIO
FOR PROPERTY LOCATED AT 157 N. BUTTE STREET
ASSESSORS PARCEL NUMBER 002-162-06

PC approval date:_____

General

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.

2. If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.

3. This use permit is void one (1) year after the use permitted by such permit is discontinued.

4. The applicant shall first secure sign permit approval from the Planning Department prior to installation.

5. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.

Building Department

6. The applicant must obtain the necessary permits from the affected agencies for any future additions, remodels or repairs to the building.

Fire Department

7. The Fire Department will need to do safety inspections at the site prior to business starting operations.

Project Description

Physique Fitness 157 N. Butte St. Victoria Weinrich

The purpose of this business is to provide an exercise studio where I will instruct and guide various group exercise classes (see class descriptions.) I will be the sole proprietor of the business and will not be hiring any employees. The classes will include strength training and toning, abdominal and core strengthening, sports conditioning/cardio, plus Yoga and kickboxing in the future. This business will also provide personal training (one-on-one) to those who request it. The overall purpose of this business is to offer individuals in the area something new and beneficial.

I have 2.5 years experience working in the fitness industry, along with extensive education in Exercise Science. I graduated from Chico State in May 2009 with a Bachelor of Science in Exercise Physiology and a Bachelor of Arts in Kinesiology. I am also Personal Trainer certified through the American College of Sports Medicine (ACSM). I started at Fit One Athletic Club in Chico in June 2007, where I was originally hired as personal trainer. I was eventually introduced to group exercise, substituting for other instructors when needed. Here, I realized my passion for teaching exercise classes and ended up taking on three classes of my own. In August 2009, I was hired as a group exercise instructor at the new state-of-the-art Wildcat Recreation Center at Chico State University. I taught various classes along with my own personalized class (WREC Fit), which I designed and was the only instructor who taught this particular class.

The classes are designed to improve all areas of physical fitness: cardio respiratory fitness, muscular strength and endurance, flexibility and body composition. The classes are suitable for individuals of all ages groups and fitness levels. The hours of operation will be Monday through Friday 6:00am-12:00PM, 3:00 PM-8:00PM, and will include weekends when needed.

Sincerely,

Victoria M. Weinrich

Victoria M. Weinrich

12/15/2010

RECEIVED
DEC 15 2010
City of Willows

Butts and Guts
This upbeat course is designed to target the abdominal core and everything below! This 45 minute long class offers a unique blend of different exercises ranging from traditional squats and lunges, to nontraditional Pilates and core training methods. This class is enjoyable at all fitness levels, and is sure to deliver great results!

Total Body Tone
This hour long course increases physical strength through weight baring and resistance exercise. Whether a beginner or more advanced, this class utilizes different equipment to tone the body from head to toe. Enjoy working with stability balls and free weights to obtain an overall increase in physical balance, core strength, and flexibility.

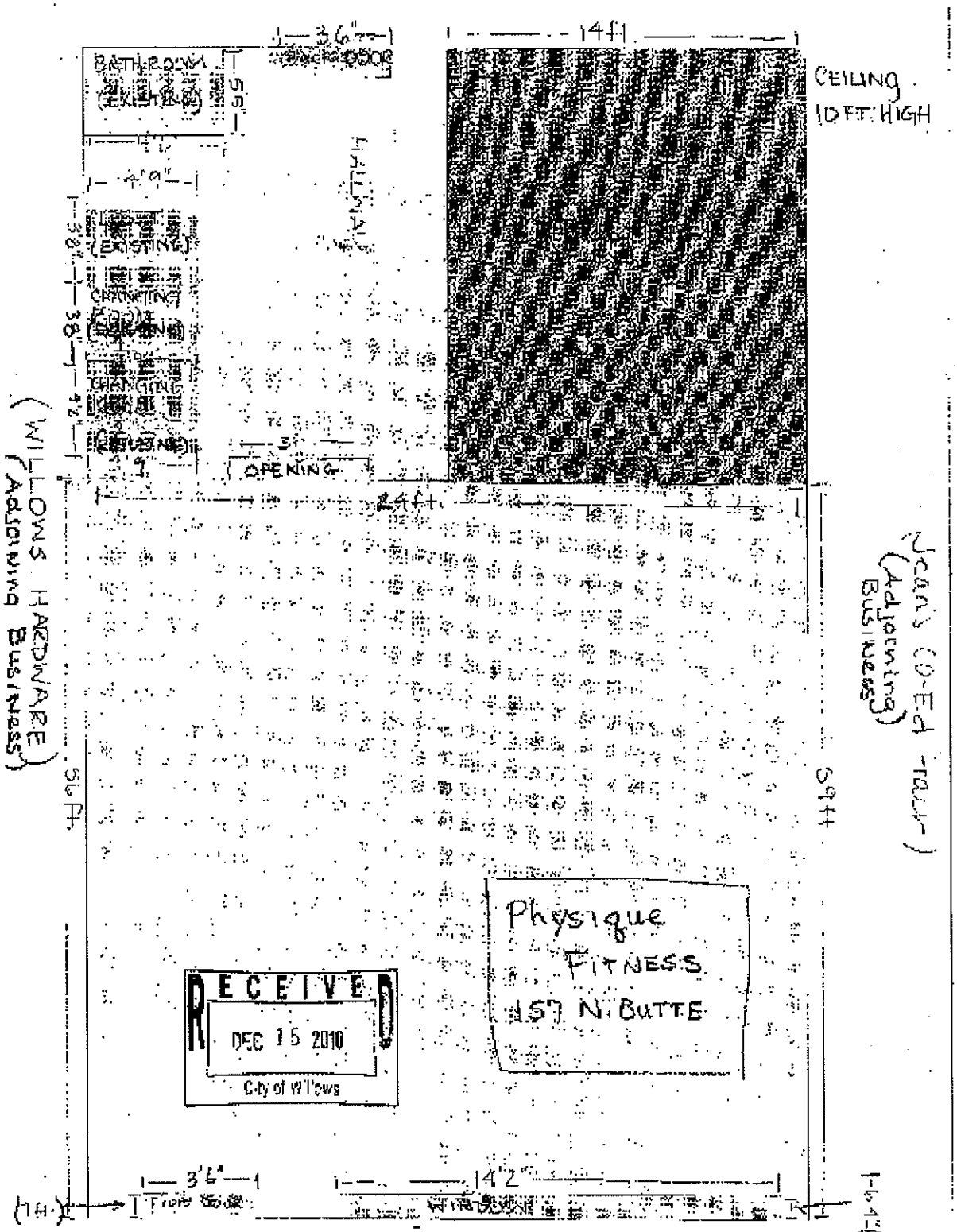
BOSU Fitness

The Bosu ball is a unique piece of equipment which offers the opportunity for a total body workout focusing on core strength and stability. Enjoy the benefits of a boot camp course without the traditional boot camp intensity because this course is possible for anyone! This program is designed to target every major muscle group with exercises you wouldn't normally perform at a rate that is comfortable for any beginner.

Xtreme Fit
This is an explosive strength and conditioning fitness class that promotes overall fitness by utilizing own body weight exercises (Squats, push-ups, etc), sprints and free weight exercises. Every exercise can always be individually scaled and varied to any skill level, just come ready to WORK HARD!

Xplosion (Sports Conditioning) **Advanced class****
This is the ULTIMATE interval class. Forget the tricky choreography of aerobics, this class is geared to give you a Total Body Conditioning workout without all the frill! We will focus on testing your strength and muscular endurance and push your anaerobic threshold by introducing plyometrics, coordination drills, and sports specific exercises. Bringing a towel and a water bottle is highly recommended. If you want a REAL challenge, then this class is for you!

FLOOR PLAN



BUTTE STREET