

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD MARCH 5, 2008

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

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

PRESENT: Woods, Warren, Domenighini, Melquist

ABSENT: Thur

CONSENT AGENDA:

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

- a) Minutes of Meeting February 20, 2008

NEW BUSINESS: Public Hearing

CT Nails (File # CUP08-02)

CT Nails has applied for a Conditional Use Permit to install new signage for a new business which is being conducted at 130 N. Butte Street, Suite O, and is located in the CC/Downtown Historic Willows District. City Planner Karen Mantele presented this staff report to the Commission stating that this was a request for approval for 4 window signs for the Nail salon. The "Open" sign and "Nail" sign are neon signs. The "Walk In Welcome" sign and "Phone Number" sign are painted on the window. Ms. Mantele further stated that additionally, the applicant wants to place a sandwich board sign out in front of his suite. Ms. Mantele continued to state that based on the City of Willows sign code, a sandwich board sign is exempt and is not factored into the square footage of all of the proposed signs.

Discussion ensued amongst the Commission, Planner and City Manager, regarding the quality of signs and Ms Mantele suggested a condition be added (#4) to state that the signs shall be professionally made. Additionally the City Manager requested the Commission consider adding a 5th condition to state that upon closure of the business all signs shall be removed prior to vacation of the premises. After discussion ceased, it was **moved** by Commissioner Melquist and **seconded** by Commissioner Warren to Adopt the Resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING APPROVAL OF USE PERMIT (CUP 08-02) TO ALLOW SIGNAGE FOR CT NAILS LOCATED AT 130 N. BUTTE STREET ASSESSORS PARCEL NUMBER 003-044-005**" with the addition of condition #4 and #5. The motion was unanimously passed.

Upon passage of the Use Permit request City Manager Steve Holsinger discussed the topic of signage in and around Wood Street, stating there were a number of signs that conflict with the current code and don't have City approval. The City Manager went on to provide the Commission with suggestions in order to bring these signs into compliance and that this might be a topic of discussion at the upcoming CC/PC Joint meeting. Discussion ensued on the topic of signage. Chairperson Domenighini stated that the sign standards need to be looked at, and Commissioner Woods asked whether the City can provide an "information sheet" to the public when they take out a new business license that would guide them through the process of obtaining all City approvals prior to commencing business.

INFORMATIONAL ITEMS

Global Premier Development

Global Premier has presented a proposal for a possible rezone to accommodate a 50-unit apartment complex. Staff is seeking direction from the Planning Commission concerning this possibility. City Manager, Steve Holsinger presented this item to the Commission stating that this is a proposal for the Munoz property, and he wished to seek the thoughts on the Commission. After discussion ceased the census of the Commission was that they were not in favor of this property being rezoned as there are other parcels within the City with zoning that would permit multi-family residences.

COMMISSION COMMENTARY

1. Chairperson Domenighini stated that the County of Glenn is still in the process of updating their General Plan, but there is no set date, as to when it may be completed.
2. Peggy White asked how the Willows' Christian Church soup kitchen was going. Steve Holsinger addressed Ms. White stating that it has been successful, and he anticipates that the church will want to continue to provide soup to the community. Mr. Holsinger stated that their Temporary Use Permit expires on March 31, 2008 and if they would like to continue the Soup Kitchen, they will need to apply for a Conditional Use Permit. Councilmember Rosemarie Thraikill was present and stated that the Willows Christian Church would like to serve Sandwiches and Ice Cream during the Spring time, instead of soup.
3. City Planner, Karen Mantele stated that we will not be holding a meeting on March 19, 2008 as there are no agenda items. The next scheduled meeting will be April 2, 2008. The Commission agreed.

ADJOURNMENT: The meeting was adjourned at 8:52 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk