

PLANNING COMMISSION

Candis Woods, Chair
Larry Domenighini, 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, March 2, 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/Advisory Request:** Review, discussion, determination and direction to staff on allowing, conditioning and/or restricting a "specific" use in the Highway Commercial district (ie: CH Zone). Specific Code Section(s) require as follows:

18.65.020 Permitted Uses.

The following uses and structures are permitted in the CH district:

- (1) Motels and hotels

The following uses and structures may be permitted in the CH district only if a conditional use permit has first been secured:

- (1) Additional highway commercial uses will require a conditional use permit only if the planning commission find that the type of use is necessary for servicing the traveling public.
- (2) All permitted uses set forth in WMC 16.60.020

1) Review, discuss and determine whether a use to be located within the Highway Commercial district (RV Stopover (park) for the traveling RVer) is allowed and/or requires a conditional use permit prior to operation.

8. **Commission Commentary:**
9. **Adjournment:**

CERTIFICATION:

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before February 25, 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 located at 201 North Lassen Street in Willows.

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: March 2, 2011

Proposal: Overnight RV Stopover park for the traveling RVer
Applicant: Hans Hansen
Project Location: Vacant Parcel behind KFC and McDonalds, Willows, CA
Parcel No: 001-041-024
Zoning: CH (Highway Commercial)
General Plan Highway Commercial

Proposal:

Peter Blasingame, on behalf of Hans Hansen, contacted Planning Staff to find out if establishing an Overnight RV Stopover park for the traveling RVer on the vacant lot behind KFC and McDonalds was allowed within the CH zoning district. The development of the RV park would be approximately 20 to 30 RV spaces. This vacant parcel is approximately 3.210 acres in size. The business would employ 2-3 full time positions and 3-4 part time positions. Mr. Hansen states in the attached written project description, that this business would provide positive service to the traveling public, specifically the RVing populous, and the users of the park would add to the economies of the nearby restaurants, gas and service stations, motels and businesses.

Zoning/ General Plan

The project site is zoned Highway Commercial, which allows for motels and hotels as permitted uses and under uses permitted with a conditional use permit, additional highway commercial uses only if the Planning Commission finds that the type of use is necessary for servicing the traveling public.

The General Plan Land Use designation for this site is Highway Commercial which under 6.2 of the Land Use Element allows for commercial uses that primarily serve travelers at Interstate 5 access points with allowed uses listed as service stations, restaurants, motels, convenience stores, and offices. Under DPS-2 Compatible Land Uses, it states that maintaining the viability of existing uses, while accommodating new uses, requires that careful consideration should be given to the potential impact a new use may have on an existing use.

STAFF RECOMMENDATION:

Provide direction to staff after discussion and determination of the proposal.

Attachments:

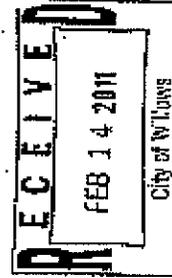
1. Applicant's Project Description/and plan
2. CH (Highway Commercial) zoning district excerpt
3. APN map

Submitted by:

Karen Mantele
Contract Planner

Hans Hansen
Founding Partner
hans@hansenadvisors.com
408/406-7796

inquire about franchise opportunities



RV Stopover LLC

Hans Hansen

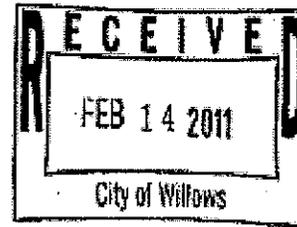
PO Box 3226

Saratoga, Ca. 95070

hansph@sbcglobal.net

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Fax # 530-642-1373



City of Willows Planning Commission

Karen Mantele, Willows City Planner

201 North Lassen St.

Willows, Ca. 95988

530-934-7041

Reference: Code 18.65.030 sub section (1) USES PERMITTED WITH A CONDITIONAL USE PERMIT regarding Parcel 2 as shown on Map in Book 11 of Maps (pg 34) , City of Willows (see enclosed copy)

February 12, 2011

Dear Planning Commission,

We are seeking approval for a Conditional Use Permit with reference to Parcel 2 (3.210 acres). We believe our business would provide a positive service to the traveling public, specifically the RVing populous. Our customers would add to the economies of the nearby restaurants, gas and service stations, motels, and other stores including Wal Mart.

We would like to construct an overnight RV Stopover (park) for the traveling RVer. Please refer to the enclosed "Concept "page. The business would provide 2-3 full time employment positions and 3-4 part time employment positions.

Our business would mirror the newly constructed "Durango" RV Park located in Red Bluff, California. Our site would be much smaller in size, with fewer clients per night (35-45 pads).

(2)

We also do not wish to construct a club house nor a swimming pool. Our business plan does not permit long term trailer residency. We are not designed to be a "Destination RV Park".

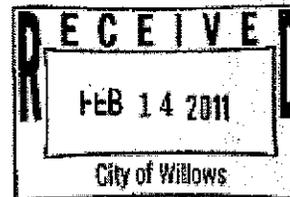
Many RVers travel with multiple couples or with multiple family members. At night, one couple typically resides in the motor home and the other couple checks into a nearby motel. We also feel the clients of ThunderHill Race Park would benefit with our establishment.

We hope to make this location our showcase model for future franchisees. The location is ideal to train future franchise owners, with the convenient nearby motels and restaurants.

Sincerely,

Hans Hansen

RV Stopover LLC



Encl:

Letter, Code, Parcel Map, Concept, Mission Statement,

**Chapter 18.65
CH HIGHWAY COMMERCIAL DISTRICT**

Sections:

- 18.65.010 Purpose.
- 18.65.020 Permitted uses.
- 18.65.030 Uses permitted with a conditional use permit.
- 18.65.040 Other regulations.

18.65.010 Purpose.

The highway commercial or CH district is intended to be applied along main roads and highway frontages in order to provide necessary services for the traveling public. [Ord. 632-91 § 17.01, 10-22-91].

18.65.020 Permitted uses.

The following uses and structures are permitted in the CH district:

- (1) Motels and hotels.
- (2) Automobile service stations.
- (3) Restaurants and cafes.
- (4) Convenience stores.
- (5) Office space. [Ord. 632-91 § 17.02, 10-22-91].

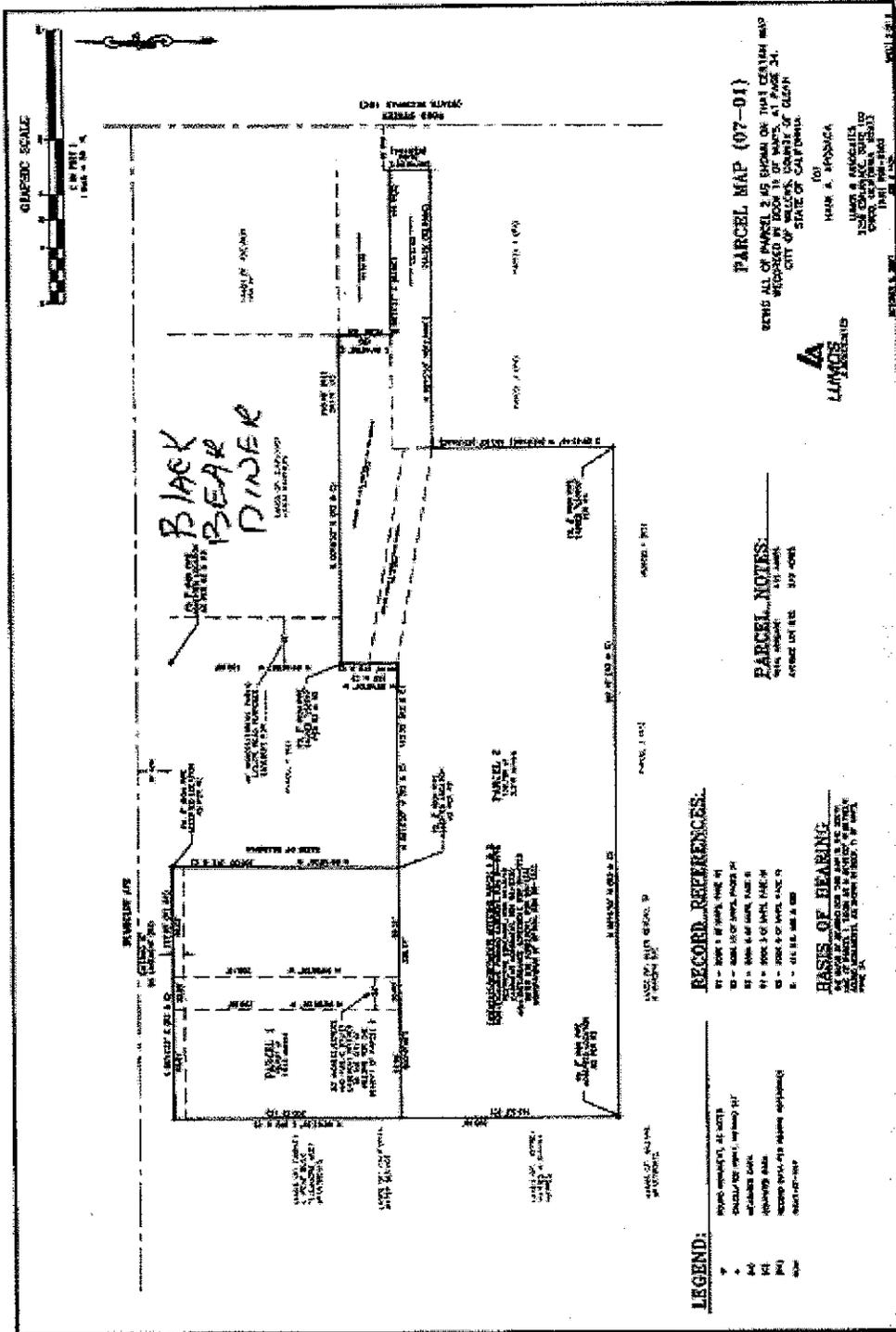
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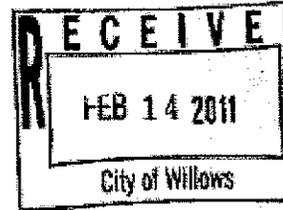
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- (2) All permitted uses set forth in WMC 18.60.020. [Ord. 664-00 § 17.03, 6-27-00; Ord. 632-91 § 17.03, 10-22-91].

18.65.040 Other regulations.

- (1) Commercial Uses.
 - (a) Minimum lot area: 5,000 square feet.
 - (b) Minimum Yard Requirements.
 - (i) Front: none.
 - (ii) Side: none.
 - (iii) Rear: 12 feet where accessible from street or alley for loading purposes. Building may project over rear yard area, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply.
 - (c) Maximum building height: 35 feet. Additional height may be permitted if a use permit is secured in each case.
 - (d) Loading Space. Private off-street space for the handling of all materials and equipment.
 - (e) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. [Ord. 632-91 § 17.04, 10-22-91].





RV Stopover LLC

(definition: a brief stop in one's journey)

the Concept

The concept is to establish a national franchised business to serve the recreational vehicle owner (RV'er). The business would provide the RVing population with a safe, level parking pad and a no frills overnight rest stop en route to their final destination for a fee.

This type of stopover would be for the travelling RV'er en route to their ultimate destination. The entity would not be promoted as a destination RV park but a stopover—a brief stop in one's journey. It would be similar to a relay station or a way station used for the stagecoaches long ago. Each location would be able to accommodate those with pickup campers, trailers, motor homes and 5th wheelers.

As a national franchised entity, the traveler will seek out a local branch and hopefully book future stays along their route. It is our hope that the logo becomes as accepted as Holiday Inn Express, Motel 6, and Best Western as to rival KOA Campgrounds. For those of you, that have tried to find a safe haven to park for the night with one's family, you know how difficult the task is. Most rest stops along the major freeways are impacted with cars and large trucks and typically provide no services. Parking along the freeway shoulders and the off ramps is not safe and most often illegal.

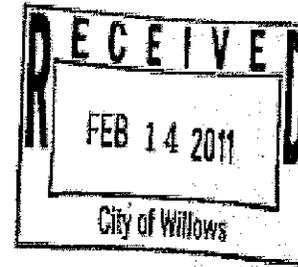
A typical franchise location would consist of at least thirty to thirty-five parking pads, an office and living quarters for the franchisee. The parking pads would range in various sizes up to 14 feet by 70 feet and constructed of either concrete, asphalt, and or gravel. The parking pad would come with or without full hookups. A hookup provides electricity, water, and a waste dump. A typical overnight stay would commence around 4:00PM to 10:00PM and end around 6:00AM to 10:00AM. Some travelers will opt to remain for a few days to relax and see the local attractions. The estimated fee will range from \$40.00 to \$70.00 per night.

A franchisee can opt to provide a number of services: Wi-Fi and satellite service, vending and ice machines, an office kiosk with mail drop, pet station, vehicle wash station, propane service, and a point of sale items; such as oil, paper towels, and holding tank chemicals. Other services, such as: ATM, rental cars, rental bicycles, rental RVs, etc... can be added if proved to be profitable.

The franchise entity should be located adjacent to freeway exits and entrances, so as to be visible from the freeway. There are a vast number of locations across the USA that are suitable for this valuable service business. This is not a labor intensive business. There is much less work involved with this type of operation as compared to a motel operation. One's room is always ready.

RV Stopover LLC

Mission Statement



RV Stopover's mission is multi-faceted:

- *To provide a safe, convenient and comfortable stay to its customers, the travelling RVer.
- *To establish a national franchise chain serving the recreational vehicle owner with rest stops.
- *To provide "Hope" to future franchisees by presenting them with the opportunity to own and operate a business, there by experiencing the "American Dream".
- *To oversee the franchisees to insure success, profitability, and customer satisfaction.
- *To support local municipalities by giving back to churches, charities, police, fire and schools.

CH Zoning Excerpt

18.65.010

CH HIGHWAY COMMERCIAL DISTRICT

Chapter 18.65

CH HIGHWAY COMMERCIAL DISTRICT

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