

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD NOVEMBER 18, 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: Domenighini, Alves, Warren, Woods, Thur

ABSENT:

AGENDA REVIEW: There were no recommended changes by the Commission or Staff and the agenda for November 18, 2009 was accepted as presented.

CONSENT AGENDA:

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

- a) Minutes of Planning Commission Meeting held October 21, 2009.

NEW BUSINESS:

DR-09-07 Rajinder Kaur for Upkar Singh Dhaliwal, 1240 W. Wood APN # 001-041-014

Ms. Mantele, Principal Planner, presented the project, a Design Review application requesting to modify the exterior of an existing commercial building located at 1240 W. Wood Street. The property owner proposes exterior changes as he intends to change the use from a Lube and Oil business to a retail use as a convenience/liquor store. Specifically the proposed exterior changes are to repair the structure by repairing and restoring the existing metal fascia at the canopy and building, installation of the new painted metal siding to match existing, removal of existing roll up doors on the north and south side of the building, paint the entire building to approved colors, installation of a waste bin enclosure in the rear of the lot, repair of the existing paved areas, restriping to facilitate traffic flow and parking to accommodate handicapped individuals, repair site lighting, install new heating and air system in the attic area with a small ground condensing unit located in the rear of the building, installation of a unisex restroom, install paths of travel to meet ADA regulations, refurbish existing landscaping and install new landscape strip on the west property line. The project also proposes to remove the existing car wash equipment in the adjacent structure and enclose the front and rear, and remove the on site vacuum system.

Ms. Mantele noted for the record that the City Engineer felt the property owner should remove the old canopy, pylon signs, and carwash structure; however the conditions do not reflect this.

Commissioner Thur passed along comments he received regarding public concern of having two liquor stores side by side. Ms. Mantele stated that the bulk of liquor licenses issued by ABC are all situated within the I-5 corridor and they are aware of this proposed business, however the use is allowed under the code.

Mr. Matthew Amaro representing Mr. Dhaliwal went over the proposed enhancements to the property and fielded a few questions from the commissioners. Commissioner Woods asked if the canopy would be removed. Mr. Amaro said that it was not in their plans to remove the canopy; however the canopy

would flow with the rest of the project as it would be painted to match. Clay Dawley, Building Official, asked Mr. Amaro if the refrigeration equipment would be housed on the roof. Mr. Amaro stated that the HVAC system would be housed in the attic with the condenser to be located on the ground behind the building. Commissioner Thur asked Mr. Amaro if there are going to be three ways to enter and exit the parking lot. Mr. Amaro stated that there will be three access points and that this configuration should be easier for delivery trucks to get in and out. Mr. Dawley asked if the current car wash area and the existing office area will be used as storage for product. Mr. Amaro stated that for the time being there are no other proposed uses for those areas except for storage of product. Mr. Dawley asked Mr. Amaro if he could put notes on the plans as to the proposed use of any space. Mr. Dawley also asked the Mr. Amaro if anyone has contacted a fire suppression company for a quote on sprinklering the building. Mr. Amaro said that has not been completed yet. Mr. Dawley stated that the Building Department will not defer any plan submittals including fire plans.

Commissioners Woods & Warren and Chairperson Domenighini commented that the project is going to enhance the look of Wood St. and that they are pleased with how the project has been presented.

There were six new and/or modified conditions of approval that Ms. Mantele presented to the Commissioners. All were deemed necessary except for "No live or amplified music shall be allowed outside of the building." The Commissioners didn't see the need for this condition.

Chairperson Domenighini made a **motion** to approve the resolution next in line "A Resolution of the Planning Commission of the City of Willows Approving a Design Review Application for Upkar Singh Dhaliwal to Modify the Exterior of an Existing Commercial Building for Property Located at 1240 W. Wood Street, Assessors Parcel Number 001-041-014." This is subject to the dates being changed in the Resolution to reflect the date of November 18, 2009 and the additional conditions with the exception of the condition regarding amplified music. Commissioner Woods **seconded** the motion all eyes with the exception of Commissioner Thur, the motion passed 4-1.

COMMISSION COMMENTARY

- 1.) Chairperson Domenighini asked Mr. Dawley about the status of the FEMA map that was supposed to be making some changes to the flood plains. Mr. Dawley informed Chairperson Domenighini that our FEMA representative has done some further analysis and has concluded that the flood plains do not need to change, as such our current FEMA map will stay as is.
- 2.) Ms. Mantele stated that Basin Street should be in soon to discuss plans for the residential subdivision for their property. Chairperson Domenighini said that in one of Basin Street's reports they were supposed to fix a drainage issue, specifically the drainage on the west side of Tehama Street. In Basin's report they called this ditch part of the conveyance for the GCID district and that it is subject to the clean water act, neither of which are accurate statements and should be reflected in their residential project.
- 3.) Ms. Mantele said that she received an application for façade improvement for Mr. Knowles at 134 W. Sycamore Street which will be on the next meeting's agenda.
- 4.) Commissioner Woods asked if there was any updates on Wal-Mart. Ms. Mantele anticipated that Phase Three of the Cal Water tank will be submitted for their review in January. The Building Plans, Fire Plans, Health Dept., & Landscaping Plans, are approved at this time. All of the on and offsite Civils, Easements etc. are still under review by engineering.
- 5.) The next meeting is set for December 2, 2009.

ADJOURNMENT: The meeting was adjourned at 8:24 pm

LARRY DOMENIGHINI, Chair

Hollie Johnson, Minute Clerk