

**MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING HELD
APRIL 21, 2010.**

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

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

PRESENT: Domenighini, Warren, Woods

ABSENT: Alves, Thur

AGENDA REVIEW: There were no recommended changes by the Commission or Staff and the agenda for April 21, 2010 was accepted as presented.

PUBLIC COMMENT:

Forrest Sprague spoke and asked the Planning Commission to clarify if they have approved the approach listed in the Housing Element for reaching the densities set forth by the State. Chairperson Domenighini stated that the Housing Element is still in draft form and has not been approved as of yet, however approval lies with the City Council.

APPROVAL OF MINUTES: It was moved by Commissioner Warren and seconded by Vice Chairperson Woods to approve the Minutes of the Planning Commission Meeting held March 17, 2010. The motion was unanimously passed.

NEW BUSINESS:

UP-10-01 USE PERMIT: LU LUE’S GRILL & HAWAIIAN BBQ 130 N. BUTTE ST. STE. I

Chairperson Domenighini stated that he had a question regarding the Use Permit application for Lu Lue’s. After reading the zoning ordinances his interpretation was that the serving of beer and wine would be incidental to the current use, a restaurant, which is permitted under the code.

Keith Corum stepped to the microphone and asked if anyone had done any research on the previous restaurant that used to occupy the building in hopes to follow the precedent set forth by them. Ms. Mantele stated that there were no records in the file due to the fact that a restaurant is a permitted use in that zone under the code.

Commissioner Warren made a motion by consensus of the commission that Lu Lue’s Grill and Hawaiian BBQ need not have a Use Permit for the addition of beer and wine to their menu as it is incidental to the current use as a restaurant and that staff should refund all monies paid for the pursuit of said permit. Commissioner Woods seconded the motion, all ayes, motion carries.

UP-08-05 USE PERMIT: WILLOWS CHRISTIAN CHURCH 200 N. PLUMAS STREET

Willows Christian Church submitted a Conditional Use Permit application in April of 2008 to allow expansion of a non-conforming structure (church). The project entailed construction of a 13’6” high tower onto the existing sanctuary building and placement of a functional bell tower. The church received Use Permit approval from the Planning Commission on June 18, 2009 per Resolution 12-2008 subject to conditions of approval attached to the resolution. Condition #11 stated that “*Six (6) months after the building permit is finalized, the Conditional Use Permit will come back to the Planning Commission for a review with a Public Hearing*”. The public within 400 ft. of the church

property has been noticed by mail of this public hearing as well as a general notice in the newspaper. Ms. Mantele stated that there have been no comments received from the public or staff regarding this matter. There was no one from the public who wished to speak either favorably or unfavorably regarding the bell. The city considers the matter closed at this time.

REGULAR BUSINESS:

COMMISSION COMMENTARY

- 1.) Chairperson Domenighini asked Ms. Mantele if there was anything going on as far as regular business. Ms. Mantele stated that she is still processing the Basin St. residential project. It should be forthcoming sometime in June.
- 2.) The Daughtry building is still on the radar although there has not been any communication for a few weeks.
- 3.) The owner of the Dedman property intends to submit a tentative map in the near future for the development of a commercial project.
- 4.) Commissioner Woods asked Ms. Mantele if there were any more applications for Façade improvement. Ms. Mantele stated that she just received an application for a mini grant façade improvement for Don Rogers who is looking to add lighting to his building at Tehama & Wood Street. It has been forwarded to GWIL at this time.
- 5.) The Planning Commission decided that the next meeting will be May 19th, 2010.

ADJOURNMENT: The meeting was adjourned at 7:32 pm.

Larry Domenighini, Chairperson

Natalie Butler, Minute Clerk

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