

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, May 4, 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. **Public Hearings** None

8. **New Business/Advisory Request**

Review, discussion, determination and direction to staff on allowing, conditioning and/or restricting a specific use (Laundry Facilities) in the Entryway zoning district. Specific Code Section(s) are as follows:

18.50.020 Permitted uses.

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

1) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, psychologists, and other occupations and enterprises.

(2) Retail stores and businesses or service enterprises, including the following:

(a) Banks and business offices.

(b) Food, hardware, variety, drug, and clothing stores not to exceed 2,500 square feet of retail sales floor area. All on-site storage related to such uses shall be within an enclosed building and shall be clearly incidental to and integral to the operation of the primary business.

(c) Music and dance studios.

(d) Blueprint shops and photographic stores.

(e) Cafes, restaurants, and catering shops.

(f) Art and antique shops.

(g) Florists.

(h) Barber shops and beauty parlors.

(i) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.

(3) Other uses, which, in the opinion of the planning commission, are similar to those uses listed above,

9. **Commission Commentary:**

10. **Adjournment:**

CERTIFICATION:

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before April 30, 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: May 4, 2011

Proposal: Establishing Laundry Facilities in an existing building
Applicant: Randy Dettmer, Dettmer Architecture on behalf of Property Owner
Project Location: 930 West Wood Street
Parcel No: 001-191-006
Zoning: Entryway
General Plan: Entryway

Proposal:

Randy Dettmer, on behalf of SunBridge Health Care Corp., contacted Planning Staff to find out if operating a laundry facility within an existing commercial building was allowed within the Entryway zoning district. SunBridge Health Care Corp. recently purchased the above referenced property which contains a structure on it, previously used for a realty business. Their intent is to use a portion of the building for offices (*a listed permitted use*) and the rest of the space for laundry facilities, to be used specifically for the nursing home, not for public use.

Zoning/ General Plan

The project site is zoned Entryway, which allows for permitted uses including offices, retail stores and businesses or service enterprises including banks and business offices, food hardware, variety, drug and clothing stores, music and dance studios, café's restaurants, and a number of other retail business. Section 18.50.020(3) allows for "Other uses, which, in the opinion of the Planning Commission, are similar to those uses listed above.

The General Plan Land Use designation for this site is Entryway which under 6.2 of the Land Use Element allows for a mix of commercial, office, and residential uses.

STAFF RECOMMENDATION:

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

Attachments:

1. Applicant's letter
2. Site Plan of parcel
3. Demolition/Floor Plan
4. Entryway zoning excerpt

Submitted by:

Karen Mantele
Contract Planner



April 20, 2011

Karen Mantele, Planning Director
City of Willows Planning Department
210 N. Lassen
Willows, CA 95988

RE: PROPOSED LAUNDRY FACILITIES IN EXISTING BUILDING
930 West Wood Street, Willows, CA

Dear Karen:

Please find enclosed, a site plan and floor plan for our proposed laundry facilities to be developed in a portion of the existing building at 930 W. Wood Street. The building has been acquired by SunBridge Healthcare Corporation, who own and operate the skilled nursing home across the alley at 320 North Crawford Street. The newly acquired building will provide needed office space for the nursing home and space for laundry facilities consisting of two new washing machines and two new dryers.

The existing laundry facilities in the nursing home are in very small quarters and are in need of upgrading. Our proposal is to develop 448 square feet of the existing 1,363 square foot building at 930 W. Wood Street into new laundry facilities. The space currently occupied by the laundry in the nursing home will be converted into needed dining facilities for the residents of the home.

The new laundry facilities in the building at 930 W. Wood Street will only be for the use of the nursing home, and not open to the public. We are hopeful that your planning commission will find this use compatible with the existing zoning and surrounding neighborhood. The ability to provide upgraded laundry facilities and free up needed space will enhance the delivery of care in the nursing home, and better serve the needs of the citizens of Willows.

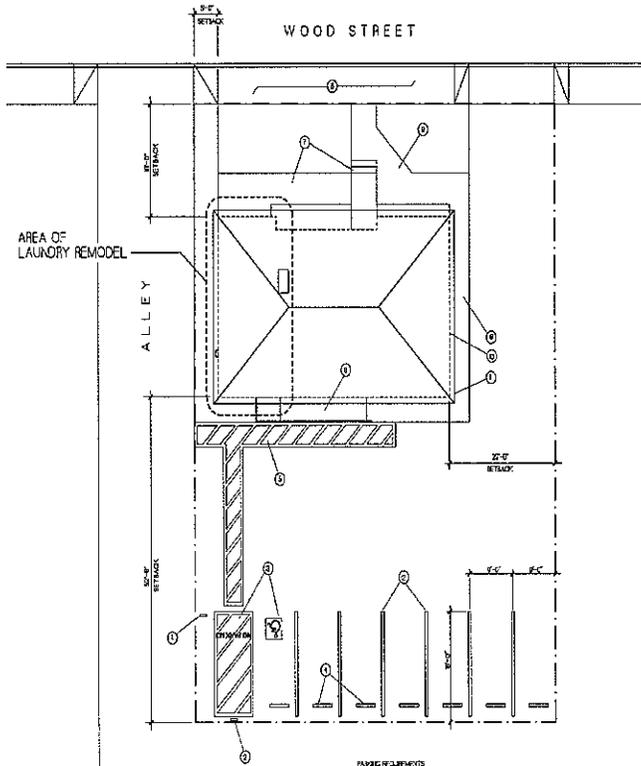
If you have questions, or need additional information, please contact me at your convenience. Thanks very much for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Dettmer", written over a horizontal line.

Randy Dettmer, AIA, NCARB
Dettmer Architecture
805 541 4864 / fax 805 541 4865
www.dettmerarchitecture.com

Site Plan



APPLICABLE CODES

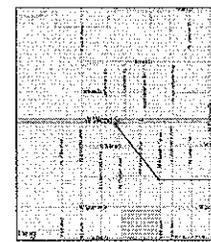
- 200 CALIFORNIA BUILDING EDUCATION COMMISSIVE CODE
- 200 CALIFORNIA BUILDING CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA BUILDING CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA ELECTRICAL CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA MECHANICAL CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA PLUMBING CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA FIRE CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA OPEN BUILDING CODE PART 3 TITLE 24 CSR
- 200 CALIFORNIA REFERENCED ENFORCEMENT CODE PART 3 TITLE 24 CSR

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONVERSION OF A PORTION OF THE EXISTING BUILDING INTO A COMMERCIAL LAUNDRY FACILITY AND INSTALLATION OF NEW CONCRETE ACCESSIBLE TOILET RESTROOMS. A NEW DRIP SYSTEM AND SUMP PUMP SHALL BE INSTALLED TO SERVE THE LAUNDRY. THE EXISTING CEILING ELECTRICAL SERVICE WILL BE UPGRADED TO A NEW 100 AMP SERVICE.

BUILDING DATA:

BUILDING SQUARE FOOTAGE:	1300 SF
AREA OF NEW LAUNDRY:	140 SF
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	B



PROJECT INFORMATION

SITE PLAN / TITLE SHEET	SHEET A-1
DEMOLITION PLAN / FLOOR PLAN	SHEET A-2
ELEVATIONS	SHEET A-3
PARTIAL FINISH PLAN	SHEET A-4
OUTLINE	SHEET A-5
MECHANICAL, HOTEL SPECIFICATIONS, & LOADINGS	VP-0
MECHANICAL SCHEDULES	VP-01
MECHANICAL FLOOR & ROOF PLANS	VP-02
PLUMBING PLAN	VP-03
MECHANICAL DETAILS	VP-04
TELEPHONE COORDINATION	F-24

SITE PLAN
1/4" = 1'-0"

- 1. ACCESSIBLE BYE FORMS. SEE SHEET A-4
- 2. ACCESSIBLE PARKING SPACES. SEE SHEET A-1
- 3. ACCESSIBLE PARKING SPACE. SEE SHEET A-1
- 4. CONCRETE WHEEL STOPS
- 5. 48" WIDE STAIRS AREA WITH 1" WIDE STRIPES PAINTED BLUE
- 6. NEW CONCRETE ACCESSIBLE RAMP
- 7. EXISTING CONCRETE RAMP, STAIR, AND HANDRAILS
- 8. EXISTING CONCRETE STAIRWELL
- 9. EXISTING CONCRETE FLOORING AND WALLS
- 10. OUTLINE OF BUILT-UP FOOTPRINT
- 11. OUTLINE OF ROOF OVERHANG

REFERENCE NOTES:

SHEET INDEX



CONTRACTOR: DELIMETER, INC.

PREPARED BY: DELIMETER, INC.

DATE: 04/15/2011

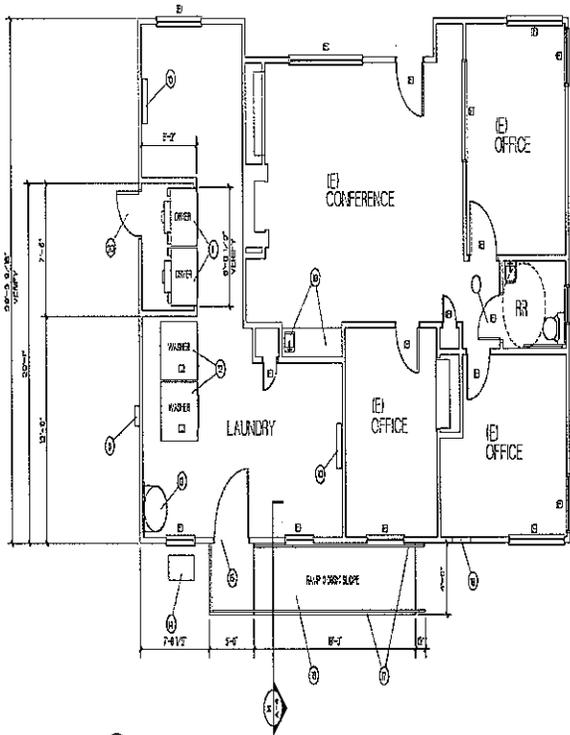
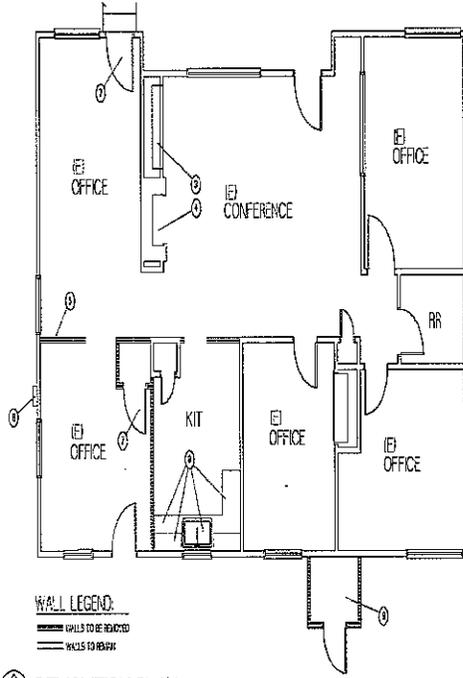
PROJECT: LAUNDRY REMODEL

220 W. Wood Street, Woodview, CA 94092

Drawn By: [Name]

Sheet Number: A-1

Floor Plan



1. EXISTING CONCRETE STEPS TO BE REMOVED
2. EXISTING DOOR TO BE RELOCATED
3. EXISTING COUNTERS TO REMAIN
4. EXISTING REFRIG TO REMAIN
5. EXISTING HAF WALL TO BE RELOCATED
6. EXISTING CSA ELECTRONIC SENSING WATER TO BE UPGRADDED TO ONE A. SEE ELECTRICAL SHEETS
7. EXISTING DOOR & CLOSET TO BE RELOCATED
8. EXISTING CUPBOARD & SINK TO BE RELOCATED. OFF PLUMBING MADE WALL & FATH
9. EXISTING STORAGE CABINETS TO BE RELOCATED
10. NEW PAN COIL LOCATED ON WALL AT CEILING. SEE MECHANICAL SHEETS
11. NEW GAS FRED DRYER. SEE MECHANICAL SHEETS
12. NEW GAS FRED HOT WATER HEATER. SEE MECHANICAL SHEETS
13. NEW COUNTERS W/RT OFFICE CAST CONCRETE FAS
14. NEW 1/2" SLD COKE PAINT-GRND SLAB DOOR WITH 5/8" SLAB ALUMN DRAINAGE LOCK SET. SLAB ON LEVEL 1. SEE FLOOR
15. NEW CONCRETE ACCESSIBLE HAF WITH BRASS FINISH
16. 1/2" DIA GALVNEATED STEEL HANGERS AT 24" INT.
17. NEW 1/2" VEE CHANNEL SPACE JOISTS WITH 1/2" WOOD FLOOR
18. NEW UNDER COUNTER & COUNTER TOP AT 36" SEE MECHANICAL SHEETS. SEE GRADE & CONCRETE SHEETS. COORDINATE WITH PROJECT FOR DETAILS
19. MECHANICAL SPACE ACCESS DOOR FROM A REESTRINO DOOR 18" SLD COKE PAINT GRND SLAB WITH 5/8" SLAB ALUMN DRAINAGE LOCK SET. SLAB ON LEVEL 1. SEE FLOOR

REFERENCE NOTES:

Deft Architecture
 1000 WILLIAMS STREET, SUITE 100, LOS ANGELES, CA 90015
 WWW.DEFTARCHITECTURE.COM

ARCHITECTURAL PROJECT DESCRIPTION, AIA
 Registration or seal of this work
 is not to be used for any project
 unless it is specifically authorized
 by the Architect or the Project
 Consultant.

Client:
 Scripps Health
 411 San Antonio
 Albuquerque, NM 87109
 Project:
 LAUNDRY REMODEL

200 W. Wood Street
 Miami, FL 33136
 Resident:

Date:
 Drawn By:
 Check Contents:
 DEMOLITION PLAN
 FLOOR PLAN

Sheet Number:
A-2

Entryway Zoning Excerpt**Chapter 18.50
E ENTRYWAY DISTRICT**

Sections:

- 18.50.010 Purpose.
- 18.50.020 Permitted uses.
- 18.50.030 Uses permitted with a conditional use permit.
- 18.50.040 Prohibited uses.
- 18.50.050 Other regulations.

18.50.010 Purpose.

The entryway or E district is intended to apply to arterial streets leading into downtown, where a mix of commercial, office, and residential uses is appropriate in an aesthetically appealing corridor, in which new developments and modifications to existing developments shall occur in accordance with design guidelines. Permitted uses and uses permitted with a conditional use permit are intended to be compatible with residential uses within and adjacent to the E district. [Ord. 664-00 § 14B.01, 6-27-00; Ord. 632-91 § 14B.01, 10-22-91].

18.50.020 Permitted uses.

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

(1) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, psychologists, and other occupations and enterprises.

(2) Retail stores and businesses or service enterprises, including the following:

(a) Banks and business offices.

(b) Food, hardware, variety, drug, and clothing stores not to exceed 2,500 square feet of retail sales floor area. All on-site storage related to such uses shall be within an enclosed building and shall be clearly incidental to and integral to the operation of the primary business.

(c) Music and dance studios.

(d) Blueprint shops and photographic stores.

(e) Cafes, restaurants, and catering shops.

(f) Art and antique shops.

(g) Florists.

(h) Barber shops and beauty parlors.

(i) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.

(3) Other uses, which, in the opinion of the planning commission, are similar to those uses listed above; and

(4) Outdoor advertising signs and structures pertaining to the use or operation of the site, subject to the following:

(a) Signs shall not exceed one and one-half square feet for each lineal foot of building frontage. The total surface area of all incidental signs, including services, trading stamps, prices, credit cards, or product advertising shall not exceed 40 square feet.

(b) Signs shall be no higher than 30 feet above grade. Freestanding signs in excess of 10 feet in height are prohibited.

(c) The above restrictions shall not apply to "directional signs" and "exempt signs" as defined in Chapter 18.125 WMC. [Ord. 664-00 § 14B.02, 6-27-00; Ord. 632-91 § 14B.02, 10-22-91].

18.50.030 Uses permitted with a conditional use permit.

The following uses and structures are permitted in the E district only if a conditional use permit has first been secured. Uses and structures which, in the opinion of the planning commission, are similar to the following may be permitted if a conditional use permit has first been secured:

- (1) Permitted uses in the R-2 district, as set forth in WMC 18.35.030.
- (2) Pet shops and veterinary offices.
- (3) Mortuaries and funeral parlors.
- (4) Private schools.
- (5) Bed and breakfast establishments with five or fewer guest quarters.
- (6) Martial arts or exercise studios.
- (7) Health clubs. [Ord. 664-00 § 14B.03, 6-27-00; Ord. 632-91 § 14B.03, 10-22-91].

18.50.040 Prohibited uses.

- (1) Uses permitted in the ML district, as set forth in WMC 18.70.020(2) et seq.
- (2) Uses permitted in the MH district, as set forth in WMC 18.75.020(2) et seq.
- (3) Automobile service stations and mini-markets with gasoline sales.
- (4) Outside sales and transient or mobile business operations.
- (5) Bars and cocktail lounges, except as incidental to and contained within an otherwise permitted restaurant or cafe.
- (6) Adult entertainment businesses subject to Chapter 18.115 WMC.
- (7) Uses and structures with drive-through windows.
- (8) Uses not expressly listed or determined by the planning commission to be similar to uses in WMC 18.50.020 or 18.50.030. [Ord. 664-00 § 14B.04, 6-27-00; Ord. 632-91 § 14B.04, 10-22-91].

18.50.050 Other regulations.

(1) Residential Uses. Minimum lot area, front, side, and rear setbacks, maximum building height, maximum lot coverage and parking requirements for residential uses shall be subject to the regulations of the residential zone(s) in which the use is considered a principally permitted use.

(2) Nonresidential Uses.

- (a) Minimum lot area: 5,000 square feet.

(b) Maximum lot coverage by structures: 50 percent.

(c) Minimum Yard Requirements.

(i) Front: 12 feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 18 feet from the outer edge of the curb.

(ii) Side: six feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 12 feet from the outer edge of the curb.

(iii) Rear: 12 feet where accessible from street or alley for loading purposes. Buildings may project over the rear yard, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply. Signs may be located in required yard areas, subject to design review.

(d) Maximum building height: 30 feet.

(e) Loading Space. Private off-street space for handling all materials and equipment shall be provided.

(f) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. No off-street parking shall be provided in the front of any structure.

(g) When applying the regulations contained in the E district to parcels adjoining Wood Street, the Wood Street frontage shall always be considered the front yard.

The city of Willows zoning map is hereby amended by designating the areas shaded on the following map as entryway E zoning district.¹ [Ord. 664-00 § 14B.05, 6-27-00; Ord. 632-91 § 14B.05, 10-22-91].
