

PLANNING COMMISSION

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Brian Millar

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201 North Lassen Street
Willows, CA 95988
530) 934-7041

PLANNING COMMISSION MEETING AGENDA
Wednesday, July 29, 2009
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:**
 - a. Consider approval of Minutes of the June 17, 2009 Planning Commission Meeting.
7. **New Business / Public Hearings:** Persons wishing to speak during a Public Hearing are asked to approach the microphone to address the Commission. Although not required, it is requested that you please state your name for the record.
 - a. **#PM09-01;** Applicant/Owner - Carlene Morgan Trust; Assessor Parcel Number 005-370-001; 458 North Humboldt Avenue; General Plan: Highway Commercial; Zoning: Highway Commercial.

The Carlene Morgan Trust has filed a Parcel Map (#PM09-01) for the proposed subdivision of a +/- 1.84 acre parcel into two lots: Parcel 1 (southerly 0.82-acre site developed with a commercial building), and Parcel 2 (northerly lot of 1.02 acres/vacant).

ACTION: Conduct public hearing and consider, by motion, a recommendation of project approval to the City Council.
 - b. **#TM09-01/#UP09-01/#PD09-01;** Applicant/Owner - Basin Street Properties; Assessor Parcel Numbers 017-170-011; 001-091-012; 001-102-014; 001-101-003; the site is located at the SW corner of Tehama Street and CR 53, east of Interstate 5; General Plan: Commercial-Industrial Combining; Zoning: CG (General Commercial)/ML (Light Industrial)/PD (Planned Development Combining District).

Basin Street Properties has filed Tentative Map (#TM09-01); Use Permit (#UP09-01) and Planned Development (#PD09-01) applications to subdivide and develop 207 acres into 22 lots which would accommodate commercial and light industrial land uses. Proposed lot sizes generally range in size from 1 to 3+ acres, with one lot of 8.5 acres. Additionally, the project includes two lots proposed for use as storm water detention areas. A remainder parcel of 143 acres is also proposed. The project is to be developed in four phases.

ACTION: Conduct public hearing and consider, by motion, adoption of a Mitigated Negative Declaration and approval of Use Permit #UP09-01, Planned Development #PD09-01 and Tentative Map #TM09-01.

- c. #PM09-02; Applicant/Owner - Robert A. Karn & Associates, Inc./Wal-Mart TRS, LLC; Assessor's Parcel Number 017-210-048; the site is located immediately west of Interstate 5 and north of Wood Street and the existing Wal-Mart store; General Plan: General Commercial; Zoning: GC-General Commercial/ML-Light Manufacturing/PD-Planned Development Overlay District.

A Parcel Map application proposing subdivision of a 8.42-acre parcel into two lots: Parcel 1 of 7.76 acres and Parcel 2 of 0.66 acres. Parcel 2 would be used as the site for construction of a water tank serving the needs of the Wal-Mart store.

NOTE: THIS APPLICATION WAS WITHDRAWN AFTER POSTING OF THE PUBLIC NOTICE. NO ACTION TO BE TAKEN, THOUGH THE COMMISSION WOULD RECEIVE ANY PUBLIC COMMENT. THE APPLICANT IS PURSUING THE PROJECT UNDER AN ALTERNATIVE APPROACH.

8. Regular Business: None

9. Commission Commentary:

10. Adjournment:

CERTIFICATION:

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before July 24, 2009.

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