

PLANNING COMMISSION

Larry Domenighini, Chair
Candis Woods, Vice Chair
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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, December 1, 2010
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/Public Hearing**

Continued Public Hearing from November 17, 2010 Planning Commission for continued discussion of Sign Ordinance regarding signage in residential zones
8. **Regular Business**

Review, discussion and determination on allowing a use within the Central Commercial Zone
9. **Commission Commentary:**
10. **Adjournment:**

CERTIFICATION:

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before November 27, 2010.

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: December 1, 2010

Proposal: Shooting Gallery Business
Applicant: Chris and Ashley Fisher
Project Location: 146 South Butte Street Willows, CA.
Parcel No: 002-162-007
Zoning: CC (Central Commercial/Historic Downtown overlay)
General Plan: General Commercial

Proposal:

Chris Fletcher approached Planning Staff with the question of whether an air gun shooting gallery would be allowed as a use (either permitted or permitted with a use permit) in the Central Commercial Zoning District. He has spoken to the property owner who has no issue with allowing the building to be rented for such use.

Zoning/General Plan

The project site (146 South Butte Street) is zoned CC (Central Commercial/Historic Downtown overlay). The permitted uses allowed in the zoning district are varied retail uses allowed as well as uses permitted with a conditional use permit which allows more variation of the types of uses. Under both sections (18.55.020 and 18.55.030) there is a caveat which states that "*Other uses, which in the opinion of the planning commission, are similar to those uses listed above*". Staff is bringing this proposal to the Commission for their discussion and determination of whether the use is allowed within this district.

The General Plan Land Use designation for this site is General Commercial, which designation under 6.2 of the Land Use Element provides for a variety of general retail businesses including: banks, business offices, food, hardware, variety, department, drug and clothing stores. Service related businesses may include barber shops, beauty parlors, laundries, and repair shops. Professional and business offices are also allowed uses.

STAFF RECOMMENDATION:

Provide direction to staff after discussion.

Attachments:

1. Applicant letter
2. Floor Plan
3. CC (Central Commercial) Zoning district excerpt

11-17-10

West Valley Air Gun Pioneers
146 South Bume St.
Willows, Calif. 95988

To Whom It May Concern:

My name is Chris Fisher. I am the founder and president of the West Valley Air Gun Pioneers. As you all may know there isn't an abundance of recreational options for the kids in our town. Some of my fellow town members and I decided that it would greatly benefit the young kids as well as the adults in our town to learn weapon safety and shooting discipline. It would also give the kids something to do in their spare time.

First of all I would like to take the time to explain exactly what an air gun is. All air guns have an air reservoir, no matter what type it is. The air reservoir is where the air is stored that propels the pellet or BB. The action of the gun is where the pellet or BB is loaded and when you open the action it sets the trigger. When the gun is off safety and ready to fire by depressing the trigger a piston releases air into the rear of the action which then propels the pellet or BB, which propels it out the end of the barrel. I would like to stress the fact that an air gun is not the same as a firearm, simply because of the fact that the projectile is propelled by compressed air and not an explosion of powder, which means they are much less dangerous and quieter.

The goal of our club is to create a safe and beneficial environment for any aged shooter to learn or better define their ability to handle this type of weapon. We would start off shooting one night a week with air guns in a controlled environment. After we got better established we will have the building open more often for kids to come shoot in their spare time with permission of their parents with close adult supervision.

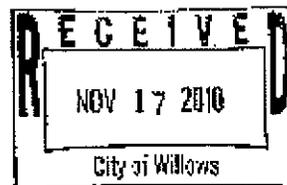
We will be shooting 10 meters, which is approximately 30 feet, from a designated shooting area. We would like to hold target matches where members can compete with other members to test their shooting abilities. We will be shooting paper targets of many different varieties. There will be a hay bale backstop. The hay bales will prevent ricochets and reduce noise. Although air guns are powerful, they are not powerful enough to fully penetrate a hay bale. We will have 5 stations to shoot from.

Each child under the age of 18 will be personally accompanied by an adult that has passed a California hunter's safety course to ensure safety and proper usage of an air gun. The shooting sport is a great sport and can be enjoyed by all ages. It is also a great thing for parents to do with their children, instead of just watching them from the sidelines. They can directly interact with their children and shoot along side them. Our number one goal is safety and then fun. Our aim is to keep kids on target and off drugs.

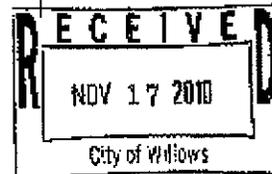
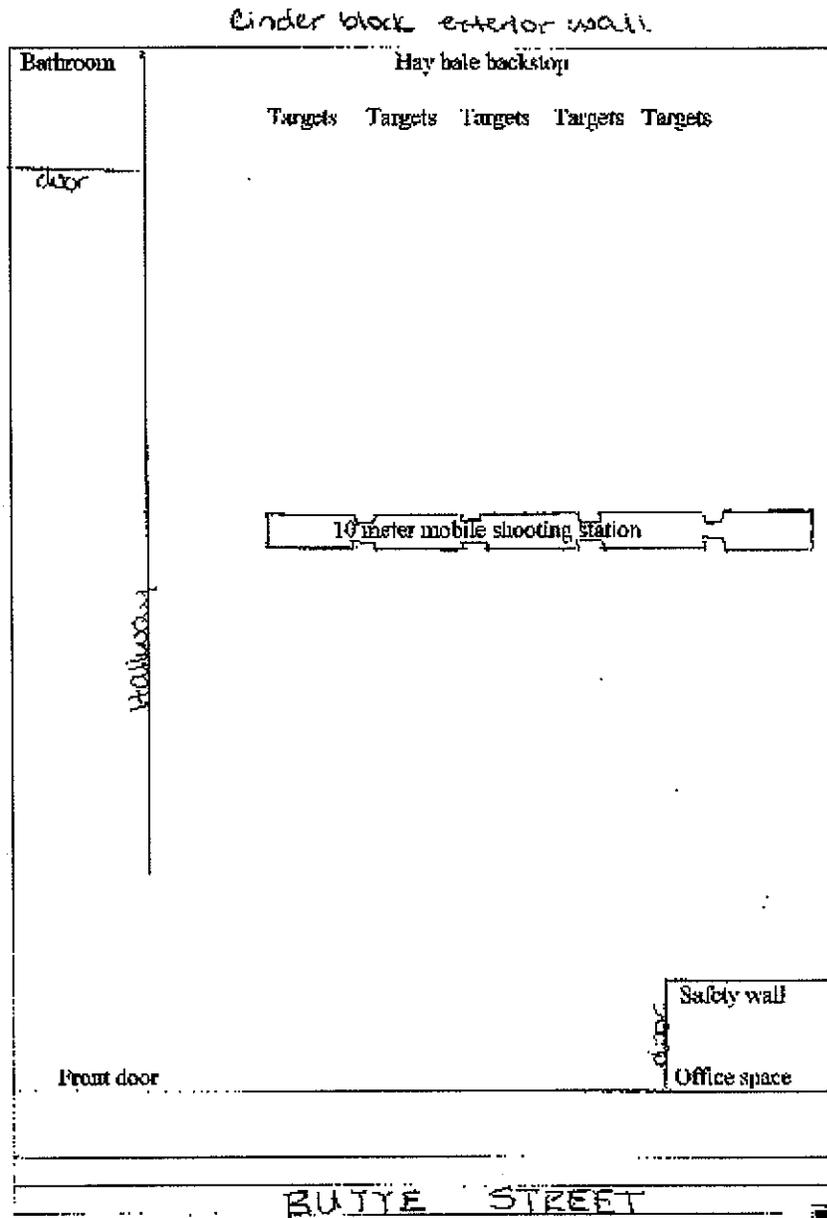
Thank you for your time.

Sincerely,

Chris Fisher



*146 S. Butte Street.



Chapter 18.55
CC CENTRAL COMMERCIAL DISTRICT

Sections:

<u>18.55.010</u>	Purpose.
<u>18.55.020</u>	Permitted uses.
<u>18.55.030</u>	Uses permitted with a conditional use permit.
<u>18.55.040</u>	Prohibited uses.
<u>18.55.050</u>	Other regulations.
<u>18.55.060</u>	Parking exemption for sites in the downtown area.

18.55.010 Purpose.

The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter. [Ord. 676-07 § 1(15.01), 8-28-07; Ord. 664-00 § 15.01, 6-27-00; Ord. 632-91 § 15.01, 10-22-91].

18.55.020 Permitted uses.

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

(1) Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.

(2) Music and dance studios.

(3) Blueprint shops and photographic stores.

(4) Cafes, restaurants, and catering shops.

(5) Art and antique shops, pawnshops, and florists.

(6) Newspapers and commercial printing shops, and repair shops.

(7) Laundries.

(8) Barber shops and beauty parlors.

(9) Libraries.

(10) Movie theaters.

(11) Museums and galleries.

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

(13) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding two square feet of sign per linear foot of site frontage.

(14) Professional offices, studios, and clinics.

(15) Public utility offices, substations, communications equipment buildings and related structures and uses unless a conditional use permit is required for such uses by other provisions of this title.

(16) Incidental storage when contained within an enclosed building and when it is clearly incidental to and integral to the operation of the primary business.

(17) Other uses, which, in the opinion of the planning commission, are similar to those uses listed above. [Ord. 676-07 § 1(15.02), 8-28-07; Ord. 664-00 § 15.02, 6-27-00; Ord. 632-91 § 15.02, 10-22-91].

18.55.030 Uses permitted with a conditional use permit.

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

- (1) Pet shops and veterinary offices.
- (2) Mortuaries and funeral parlors.
- (3) Bars and cocktail lounges.
- (4) Private and public parking lots.
- (5) Private schools and business colleges.
- (6) Public schools and colleges.
- (7) Martial arts and exercise studios.
- (8) Health clubs.
- (9) Outside sales and transient or mobile business operations.
- (10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.
- (11) Mini-markets without gasoline sales.
- (12) Hotels, motels, and similar lodging facilities.
- (13) Bed and breakfast establishments.
- (14) Churches.
- (15) Civic clubs.
- (16) Residences, boardinghouses, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district.
- (17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.
- (18) Other uses, which, in the opinion of the planning commission, are similar to those uses listed above.
- (19) Uses and structures with drive-through windows. [Ord. 676-07 § 1(15.03), 8-28-07; Ord. 664-00 § 15.03, 6-27-00; Ord. 632-91 § 15.03, 10-22-91].

18.55.040 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) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses. [Ord. 676-07 § 1(15.04), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.04, 10-22-91].

18.55.050 Other regulations.

- (1) Minimum lot area: 1,000 square feet.
- (2) Minimum Yard Requirements.
 - (a) Front: none.
 - (b) Side: none.
 - (c) Rear: none.
- (3) Maximum building height: 50 feet.
- (4) Loading Area. Private off-street space for handling all materials and equipment shall be provided.

(5) Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area and (b) sufficient on-street parking and/or public off-street parking exists within reasonable walking distance. [Ord. 676-07 § 1(15.05), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.05, 10-22-91].

18.55.060 Parking exemption for sites in the downtown area.

Uses and structures located within the downtown area, as defined within the CC central commercial zoning district, specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street, specifically from Laurel Street to Wood Street as defined by the map contained in WMC 18.120.060 designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by this chapter and Chapter 18.120 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area. [Ord. 676-07 § 1(15.06), 8-28-07; Ord. 632-91 § 15.06, 10-22-91].