

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, February 16, 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**

*(Persons wishing to speak on a Public Hearing item are asked to approach the microphone to address the Commission and limit comments to three minutes. It is also requested that you please state your name for the record)*

- a) **UP-11-01** Applicant/Owner - Joe Rogers/Nikita Singh  
Assessor's Parcel Number 003-061-006; 201 S. Tehama Street; General Plan: General Commercial/Downtown Willows; Zoning: Central Commercial (CC)

Joe Rogers has requested approval of a Use Permit application to allow the establishment of a Used Automotive Car Sales business to be located within a portion of an existing commercial building. The applicant would be the sole proprietor of the business and will not be hiring new employees.

8 **New Business**

- a) **DR-11-01** Applicant/Owner---Lawrence Mitchell/J.A. Sutherland, Inc.  
Assessor's Parcel Number 017-330-020; 1301 W. Wood Street; General Plan: Highway Commercial; Zoning: Highway Commercial (CH)

Lawrence Mitchell on behalf of J.A. Sutherland, Inc. has request approval of a Design Review application for a new Taco Bell restaurant structure to be located on the site of the existing restaurant.

9. Commission Commentary:

10. Adjournment:

**CERTIFICATION:**

Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before February 11, 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 or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at [www.cityofwillows.org](http://www.cityofwillows.org).

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: February 16, 2011

Project: Conditional Use Permit (File UP-11-01) Used Automobile Car Sales  
Applicant/Owner: Joe Rogers/Nikita Singh  
Project Location: 201 S Tehama Street, Willows, CA  
Parcel No: 003-061-006  
Zoning: Central Commercial (CC)  
General Plan: General Commercial/Downtown Willows

### Project Description

The applicant, Joe Rogers, has submitted a Use Permit application to allow establishment of a Used Automobile Car Sales business within a portion of an existing commercial building that has been used in the distant past as a car dealership. The business will be operated by the applicant with no employees. Mr. Rogers intends to display and sell used cars including classic cars on consignment. The business will have a two sales offices and be open Monday through Saturday from 9 a.m. to 6 p.m.

### Review Process

This matter is before the Planning Commission pursuant to Section 18.135.040 of the City of Willows Municipal Code.

### Zoning

The project site is zoned Central Commercial (CC) within Historic Downtown Willows, which allows for various retail businesses and services. Section 18.55.030(10) of the Municipal Code (*Uses allowed with a Conditional Use Permit*) allows for "New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street". The property fronts Tehama Street and therefore the business is allowed with an approved Conditional Use Permit. There are commercial uses located north, south, east and west of the subject property. The surrounding zoning is Central Commercial.

### General Plan Consistency

The General Plan Land Use designation for this site is General Commercial/Downtown Willows pursuant to the City's General Plan Land Use Map. The proposed use is consistent with this designation, which allows for a full range of retail businesses and service-related businesses.

### Project Analysis:

As stated earlier, the proposed business will occupy a portion of an existing commercial building, with no new construction proposed. The proposed used automobile sales business will utilize the existing paved parking area just south of the building for sale and storage of used automobiles. There is an existing canopy not attached to the building, but south of it, that will also be used to store the automobiles for sale. The applicant proposes to utilize the large window showroom display areas along the Tehama Street frontage for consignment classic automobiles intended for sale. The applicant states there will be two sales offices, although the submitted floor plan indicates four offices within the area being used for the business. Per the applicant, there will be no automotive repairs to the vehicles for sale at this site.

Sufficient parking for the business is available off site. Willows Code Section 18.55.050(5)(b) states the Commission may waive parking requirements, as sufficient on-street parking and/or public off street parking exists within reasonable walking distance. Additionally, Section 18.55.060 establishes a parking

exemption for sites within the downtown area, labeled "downtown parking exemption zone", which does not require additional parking for new businesses within this zone, and applies to this proposed business.

The project was reviewed internally by city departments for comments/conditions which attached proposed conditions of approval reflect those comments. The Police Department had a concern regarding lighting for the lot, as none is shown on the site plan. The applicant states that there is lighting under the existing canopy which will be utilized for his business, and does not intend to install any new lighting on the site.

### **Environmental Review and Analysis**

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15301, Class 1, Existing Facilities.

### **Findings of Fact**

Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's request:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.

### **STAFF RECOMMENDATION:**

Staff recommends adoption of the attached resolution recommending Use Permit approval for establishment of a Used Automobile Sales business within a portion of an existing commercial building, subject to the conditions of approval as shown in Attachment #2.

### **PLANNING COMMISSION OPTIONS:**

- 1) Recommend approval of the Use Permit proposal and subject to Conditions of Approval as described in Attachment 2
- 2) Deny the application with appropriate findings for denial

### **Attachments:**

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Floor Plan
4. Site Plan

Submitted by:

Karen Mantele  
Contract Planner

**THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING  
THE PLANNING COMMISSION DECISION**

PC RESOLUTION NO. \_\_\_\_\_-2011

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A USE PERMIT APPLICATION (FILE #UP-11-01) FOR JOE ROGERS TO ESTABLISH A USED AUTOMOBILE SALES BUSINESS WITHIN A PORTION OF AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 201 S. TEHAMA STREET, ASSESSORS PARCEL 003-061-006**

**WHEREAS**, the applicant, Joe Rogers, has filed a Conditional Use Permit application to establish a Used Automobile Sales business within a portion of an existing commercial building, and,

**WHEREAS**, notices of the Planning Commission meeting held on February 16, 2011, were published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

**WHEREAS**, the Planning Commission did, on February 16, 2011, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

**WHEREAS**, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

**WHEREAS**, the Planning Commission finds that the proposal is considered exempt from the Californian Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities, and

**WHEREAS**, the Planning Commission does find that the proposed use is consistent with the purposes of the district in which the site is located, as used automobile sales businesses; provided, that these uses are located on properties fronting on Tehama Street, are allowed within the Central Commercial District with a Conditional Use Permit per WMC section 18.55.030(10); and

**WHEREAS**, the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as this site has been used in the past for similar uses and the conditions of approval to allow the used automobile sales business have been included in the approval of this project to ensure the safety and welfare of the public are met; and

**WHEREAS**, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the General Commercial/Downtown Willows designation, which allows for retail businesses and service related businesses.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to establish a used automobile sales business is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby

approves Use Permit UP-11-01, subject to the attached conditions of approval set forth in Attachment #2; and,

**IT IS HEREBY CERTIFIED** that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 16th day of February, 2011, by the following vote, to wit:

AYES \_\_\_\_\_  
NOES \_\_\_\_\_  
ABSTAIN \_\_\_\_\_  
ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Candis Woods, Chairperson

ATTEST: \_\_\_\_\_  
Recording Secretary

USE PERMIT CONDITIONS OF APPROVAL  
FOR  
JOE ROGERS USED AUTOMOBILE SALES BUSINESS  
FOR PROPERTY LOCATED AT 201 S. TEHAMA STREET  
ASSESSORS PARCEL NUMBER 003-061-006

PC approval date: \_\_\_\_\_

**General**

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.
3. This use permit is void one (1) year after the use permitted by such permit is discontinued.
4. The applicant shall first secure sign permit approval from the Planning Department prior to installation of any signage.
5. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.

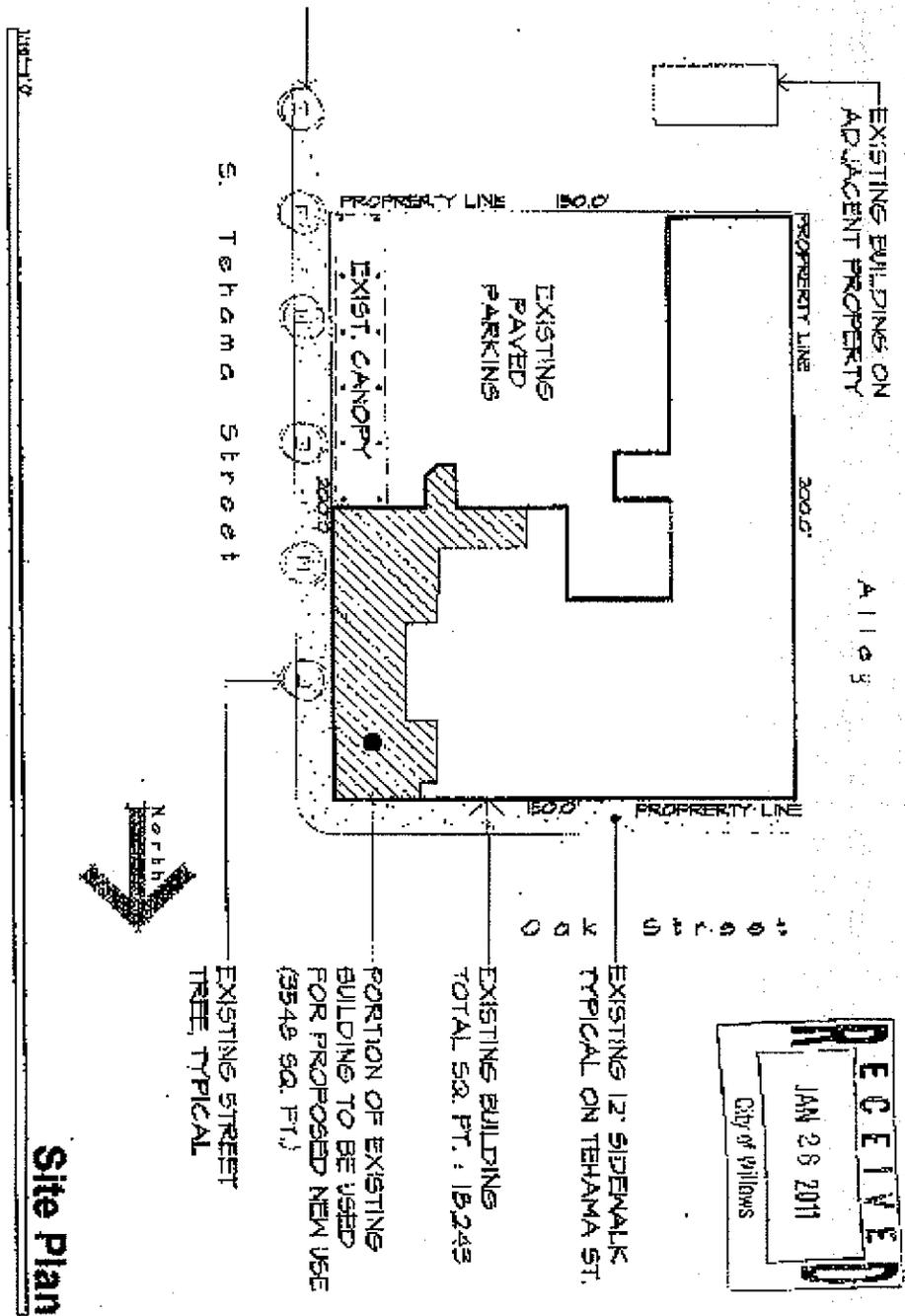
**Building Department**

6. The applicant shall be required to obtain the necessary permits for any proposed building, plumbing, electrical, mechanical, and accessibility modifications, repairs or additions to the identified area.
7. The owner or applicant shall obtain the necessary permits and approvals from all of the affected agencies.
8. The address also has a suite number and should be incorporated in all submittals and posted in accordance with the City of Willows Municipal Code.

**Fire Department**

9. Prior to opening of business, the Fire Department shall perform a safety inspection at the site.
10. The building will need to be properly addressed per WMC Section 15.15.100.
11. A 2A10BC extinguisher shall be mounted per Fire Chief approval

SITE PLAN



Site Plan

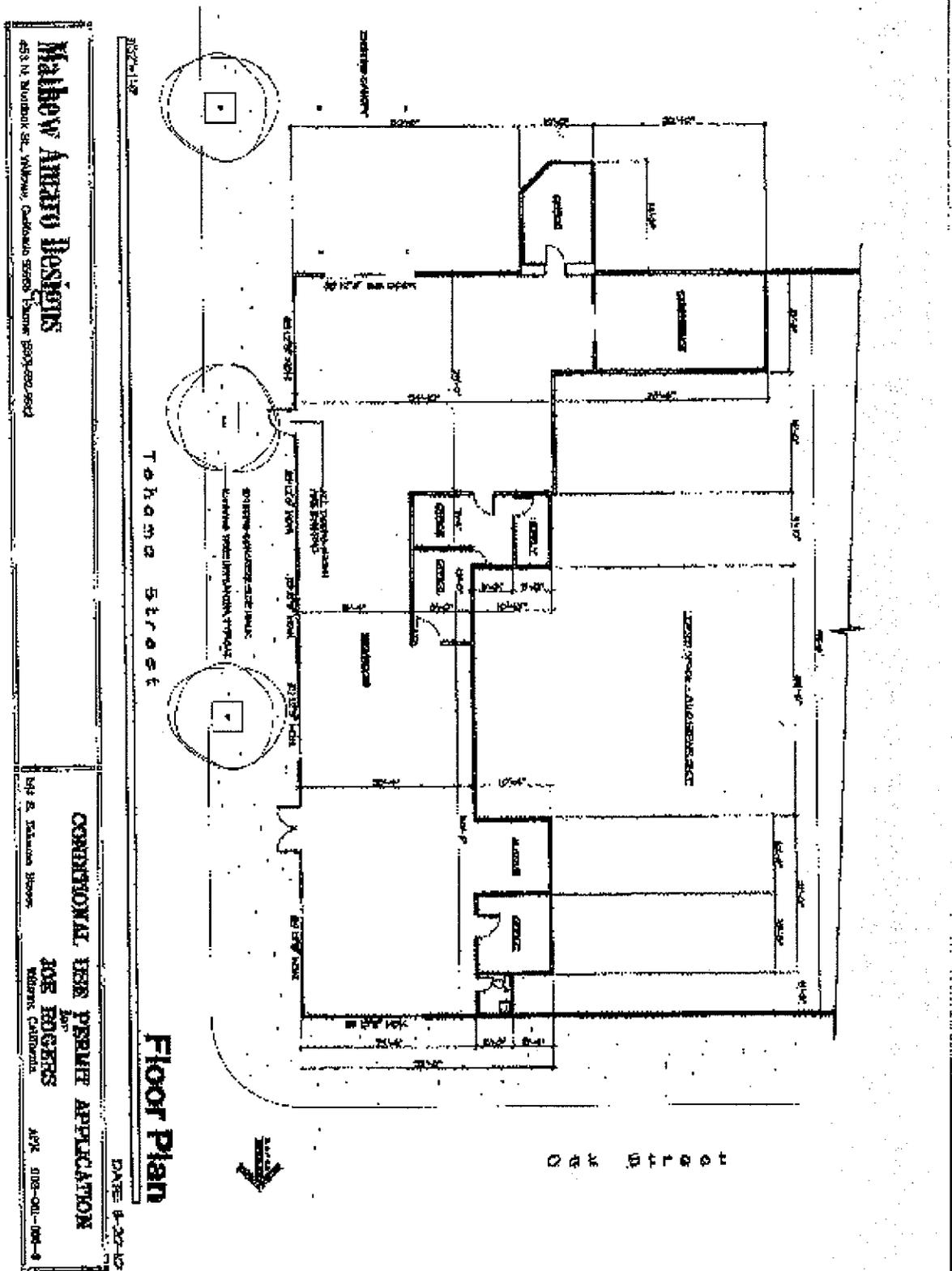
**Mathew Amato Designs**  
 4101 N. Mendocino St., Willows, California 95975 Phone: (530) 862-9972

**CONDITIONAL USE PERMIT APPLICATION**  
 FOR **JOE ROGERS**  
 Willows, California

DATE: 5-20-10



FLOOR PLAN



**Matthew Amato Designs**  
 453 N. Woodlark St., Yuba, California 95967  
 Phone: 959-920-2824

**CONDITIONAL USE PERMITS APPLICATION**  
 For  
**JOE ROGERS**  
 Yuba, California  
 APR 09-09-09-4

DATE: 4-27-10

## Planning Commission Agenda Report: February 16, 2011

Project: Design Review /File #DR-11-01/NewTaco Bell  
Applicant/Owner: Lawrence Mitchell, AIA/J.A. Sutherland Inc  
Project Location: 1301 W. Wood Street  
Parcel No: 017-330-010  
Zoning: CH (Highway Commercial)  
General Plan: HC (Highway Commercial)

### **Project Description:**

Lawrence Mitchell, AIA on behalf of J.A. Sutherland, Inc. (property owner) has submitted a Design Review application requesting to construct a new Taco Bell restaurant. The existing building is an older type that does not lend itself to being made over to the current brand image. The project consists of demolition of the existing restaurant building, including its slab floor and foundation system, capping all utility service, selective removal of adjacent accessory items and surfaces, new landscaping, new lighting and relocation of the trash enclosure. Site features will be modified to complement the new building with seating for 49 people in the dining room. Per city code a new building fire detection and suppression system will be installed as part of the new construction work. The new building and its equipment will be to current technology and efficiency standards. The space conditioning systems (heating and cooling) will be 20-40% more efficient as well as interior lighting equipment and illumination levels which will be at current code. The new look will also create new paths of travel from the public sidewalk and parking area to and into the new structure, removing barriers to access for people with disabilities.

### **Review Process**

Because of the proposed new structure and improvements, this matter is before the Planning Commission/Design Review Board pursuant to Chapter 2.45 of the City of Willows Municipal Code.

### **Zoning /General Plan Consistency:**

The project site is zoned CH (Highway Commercial) which allows for restaurants. The site has been used as a Taco Bell restaurant since it was built in 1984.

The General Plan Land Use designation for this site is Highway Commercial pursuant to the City's General Plan Land Use Map. This designation provides for commercial uses that primarily serve travelers at Interstate 5 access points which allowed uses include restaurants.

### **Project Analysis:**

#### *Design/Colors*

The proposal is to create a new building that will be attractive in appearance and an asset to the City of Willows. As stated earlier the existing building is an older type that does not lend itself to being made over to the current brand image, which will have a festive, multi-colored treatment.

The WMC chapter 2.45.060 calls for competent design for new development that is consistent in organization of materials and openings, and a harmonious relationship of major elements with decorative parts to relate to the character of the design. The code calls for a relationship between structures within the development and between development and the neighborhood. The code

refers to allowing development that will be harmonious and pleasing between the structures and the site itself. The approved design shall show that due regard has been given to orientation of structures to streets and consideration of not overdeveloping the site. The new building will be orientated the same way as the existing building, just with new colors and accents to match the corporate branding.



**Existing Taco Bell Restaurant**

The proposal for the new Taco Bell building design includes exterior finish materials to be cultured stone wainscot laid in a stack stone pattern at bulkheads and in the lower wall areas. The color of the stone is *Idaho Drystack Carmel Mountain*. The wall field finish texture will be sand texture stucco with the color of “*Camelback*” a light taupe color. The high wall or parapet face will have a festive, multi-colored crazed treatment between a horizontal band and coping trim, except at what is termed the towers. The colors of the parapet band treatment are *Amber Wave, Golden Rule, Rockwood Terra Cotta, Plummy, Avocado, Golden Rule, & Rockwood clay*. The parapet cap color is *Iron Ore*. The multi-colored treatment is part of the new corporate branding that Taco Bell is proposing to incorporate into the new building. Earthtone colors are preferred under the code, and the majority of the proposed colors are within this range. However the code allows for other colors to be accepted if they are appropriate to the style, area appropriate accent colors and are harmonious with the site. As stated earlier, Taco Bell intends to construct this new building to match current corporate branding. A color board with color samples of all the proposed colors will be made available at the meeting.

The building walls will be stucco expansion screeds (a strip as of plaster of the thickness planned for the coat), with accent panels (with the multi-colored crazed treatment) and shielded sconce type lights which aid in making the proportions of the wall panels appropriate. There will be three towers (street front side, parking lot/entrance side and drive through side). Currently there are three arches in the same locations which are being replaced with the new design of towers. The arches will be white in color. The height of the new building at the top of the “flying” arch will be 24’6” compared to the height of the existing building which is approximately 20 feet high.



**Proposed New Taco Bell Restaurant**

The roof of the new structure will not be visible from the street of parking lot as the building will have a parapet wall which will shield from the public view the HVAC systems which are to be located on the roof.

A loading zone area has been established adjacent to the trash enclosure. Code Section 18.65.040(c) calls for private off-street space for handling of all materials and equipment; therefore with the addition of a designated loading space this requirement has been met. Additionally Code Section 2.45.050(f) calls for a parking, loading and circulation plan to establish locations of entrances and exits, the direction of traffic flow into and out of off-street parking and off-street loading areas, and the location of each parking space. The attached site plan shows all of these. The location of the trash enclosure has been moved from the existing location and is larger in size to include a recyclable container. The enclosure will be enclosed by block wall with a gate on the front. Both driveways have been increased in width to provide ease of ingress/egress of vehicles. Additionally in order to remove barriers to access for people with disabilities, new paths of travel will be created from the public sidewalk and parking area to and into the new structure.



Location of  
new trash  
enclosure  
and loading  
zone area

The submitted plans do not include a drainage plan; however Engineering conditions of approval have addressed this issue and will require the developer to submit grading plans for review and approval.

### *Lighting*

Currently there are three pole mounted light fixtures on the site. The Police Department commented that this was insufficient lighting. The landscape planting schedule indicates there will be a total of nine pole mounted light fixtures on the site, enough to provide sufficient, safe lighting. A final lighting plan will need to be submitted to the City and reviewed and approved by the City Engineer to ensure that lighting does not extend beyond the property boundaries. The applicant also indicates that both the California Energy code and the California Green Building Standards Code will be met by the new lighting to provide minimized lighting power density and light pollution, but enough to maintain nighttime visibility and a safe level of illumination.

### *Landscaping*

New landscaping is proposed around the site including adding trees to the northern property line, along the western property line, in the grass/lawn area to the south as well as along the front of the building on the north side. The Public Works Department has reviewed the Landscaping Plan and recommended that additional trees be planted along these boundaries. The code requires that landscaping shall be well designed with appropriate variations and shall be included as an integral enhancement of the site. Irrigation systems will be required and their location shall be coordinated with the plans for the location of the plants. A final landscape plan shall be submitted for final approval by the Public Works Department. Additional recommendations based upon the Departments' review are included in the attached Conditions of Approval. Landscaping will be required to be installed in conformance with all applicable City regulations, including the City's Design and Construction Standards.

### *Signs*

New Signage is proposed with this project; however exceeds the allowable square footage of what the Comprehensive Sign Ordinance allows. The applicant shall obtain Use Permit approval for any signage over the allowed square footage.

### *Parking*

There is sufficient parking to meet the needs of the public who will use this restaurant. The new building would require 43 parking spaces. (2618 SF building would require 13 parking spaces plus one for each employee. Project description indicates up to 40 full or part time employees). The plan proposes 44 parking spaces. Two handicap parking spaces will be provided.

### *Grading*

Grading is proposed on the site to accommodate the buildings and landscaping. The grading plan has been reviewed by the City Engineer and his comments are included within the attached recommended Conditions of Approval.

### **Environmental Review and Analysis**

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the project is exempt from CEQA pursuant to CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures.

**STAFF RECOMMENDATION:**

Staff recommends adoption of the attached resolution recommending Design Review approval for a new Taco Bell restaurant structure, subject to the Conditions of Approval as shown in Attachment #2.

**PLANNING COMMISSION OPTIONS:**

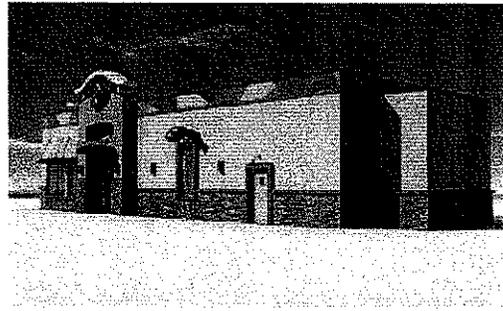
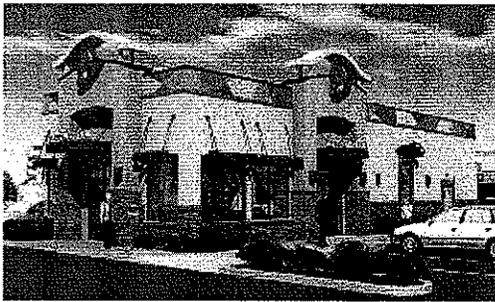
- 1) Recommend approval of the Design Review proposal and subject to Conditions of Approval as described in Attachment 2
- 2) Deny the application with appropriate findings for denial.

Submitted by:

Karen Mantele  
Contract Planner

**Attachments:**

- 1. Draft Planning Commission Resolution
- 2. Proposed Conditions of Approval
- 3. Site Plan
- 4. Project Description



T50

Color Exterior Renders - Standard

---

**Taco Bell Architecture and Engineering**

PC RESOLUTION NO. \_\_\_\_\_-2011

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A DESIGN REVIEW APPLICATION FOR TACO BELL RESTAURANT TO CONSTRUCT A NEW BUILDING AND INSTALL SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 1301 W. WOOD STREET, ASSESSORS PARCEL NUMBER 017-330-020**

**WHEREAS**, the applicant, Lawrence Mitchell, AIA, on behalf of J.A. Sutherland, Inc. has filed a Design Review application to construct a new Taco Bell restaurant with site improvements on the existing site of the current restaurant; and,

**WHEREAS**, the Planning Commission did, on February 16, 2011, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

**WHEREAS**, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and

**WHEREAS**, the Planning Commission finds that the proposal is considered exempt from the Californian Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures, and

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to construct a new Taco Bell restaurant with site improvements on the same site as the existing restaurant is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review (File #DR-11-01) subject to the attached conditions of approval set forth in Attachment #2; and,

**IT IS HEREBY CERTIFIED** that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 16th day of February 2011 by the following vote, to wit:

AYES \_\_\_\_\_  
NOES \_\_\_\_\_  
ABSTAIN \_\_\_\_\_  
ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Candis Woods Chairperson

ATTEST: \_\_\_\_\_  
Recording Secretary

**DESIGN REVIEW CONDITIONS OF APPROVAL  
FOR A NEW TACO BELL RESTAURANT AND SITE IMPROVEMENTS FOR  
PROPERTY LOCATED AT 1301 W. WOOD STREET, ASSESSORS PARCEL NUMBER  
017-330-020**

PC approval date \_\_\_\_\_, 2011

1. The applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning and engineering review, plan checking and field inspection of this development.
2. The developer shall adhere to the design and specification of the Architectural Design Review approval. All materials, colors, and landscaping as approved by the Planning Commission shall be adhered to. Any deviation shall require approval by the City Manager and/or Planning Commission.
3. The Architectural Design Review permit shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
4. All lighting installed shall be designed and installed to meet safety requirements and minimize glare onto adjacent property. All lighting must meet the City Standards.
5. All new signage shall conform to the Comprehensive Sign Ordinance and or be approved through a Use Permit for additional signage.
6. That all conditions required by the Planning Commission to include new building, lighting, landscaping, and site improvements shall be completed and installed prior to use of the site.
7. Per the Glenn County Health Services Agency the reconstruction project will require a plan review by Glenn County Environmental Health prior to beginning construction on the proposed facility.
8. Per the Glenn County Planning and Public Works Agency, the applicant will need to provide a waste management plan as soon as possible to the Agency, but no later than when the permit documents are filed with the City. This plan will be reviewed by the Glenn County Landfill manager.
9. Per Waste Management the concrete pad in front of the trash enclosure shall be big enough for the bins to be rolled out for service.

**Building Department:**

10. The applicant shall submit for review five (5) complete sets of plans, including but not limited to the following: Architectural, structural, civil, electrical, plumbing, mechanical, accessibility, fire suppression, landscape and green building code.
11. The applicant shall submit a completed building permit application.
12. The current address is not consistent with the City of Willows addressing policies and will need to be corrected. Please change all references to reflect the new address of **445 North Humboldt Avenue**.
13. Development must obtain approvals from all affected agencies prior to use of site.
14. All trash and debris shall be removed from the subject site prior to Certificate of Occupancy.

**Fire Department**

15. A Knox box with a key for the gate and building shall be installed per Fire Chief approval.
16. Building shall be constructed to meet the most current building and fire code.
17. Addressing shall be per the City of Willows Municipal Code.
18. Applicant will need to contact Cal Water early on for fire flows and possible upgrades to the water system.

**Public Works Department**

19. Additional trees shall be planted along the northern, western and southern property boundaries in order to provide shade for vehicles and to shade a portion of the building from the sun.
20. The grease interceptor needs to be pumped at start of construction and all fittings checked as this would be a good time to visually inspect. The Public Works Director shall be notified when this is to occur.
21. A revised Landscape and irrigation Plan shall be submitted for review and approval by the Public Works Director.
22. Trees shall be staked per National Arbor Society Standards.
23. All plants shall receive fertilizer tabs per industry standards at time to planting.

**Engineering Department**

24. . Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a tentative map depicting improvements that do not

conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution

25. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
26. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map for approval pursuant to Government Code Section 66457:
  - a) Notify the City of Willows (hereafter "City") in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
  - b) Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
  - c) Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land

**Improvement Plan and Construction Conditions:**

27. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable, or as required by the City Engineer.
28. . A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
29. . All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
30. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures shall comply with new State Standards.

**31. Roadway Improvements:**

- a. . The driveways on the site shall be modified to meet ADA requirements (minimum 4-foot wide walkway at the back of the sidewalk that provides a maximum cross-slope of 2%.)
- b. Where new site and driveway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
- c. . Lighting shall be designed to provide to meet safety requirements and minimize glare. All light standard and luminaries of the design, spacing, and locations shall be approved by the City Engineer. All lighting must have shields as specified in the City Standards and shall be energy conserving lights (LED or induction.)
- d. Ramps for disabled persons meeting the most recent standards shall be provided at all sidewalks, driveways, entrances/exists and at the limits of the improvements where they adjoin existing sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where, streetlights, and fire hydrants obstruct sidewalks.

32. Water and Sanitary Sewer Improvements:

- a. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- b. . Prior to plan approval, the applicant shall submit evidence that the existing grease interceptor for this property is of adequate size for the proposed facility and is in good working order. If the existing grease interceptor is not the appropriate size or is not in good working order, it shall be replaced.
- c. The existing sewer lateral to the main shall be video inspected prior to plan approval and a report showing the results shall be submitted with the improvement plans. If the lateral is found to be in poor condition, the applicant shall be responsible for replacement of the sewer lateral from the new building to the main line.

33. Drainage Improvements:

- a. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

The applicant shall submit for review and approval, an analysis of the site comparing the runoff in existing and proposed conditions. If there is an increase in runoff, the applicant shall submit a drainage plan and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development.

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. .

- b. Post-development off-site flows shall not exceed pre-development flows.

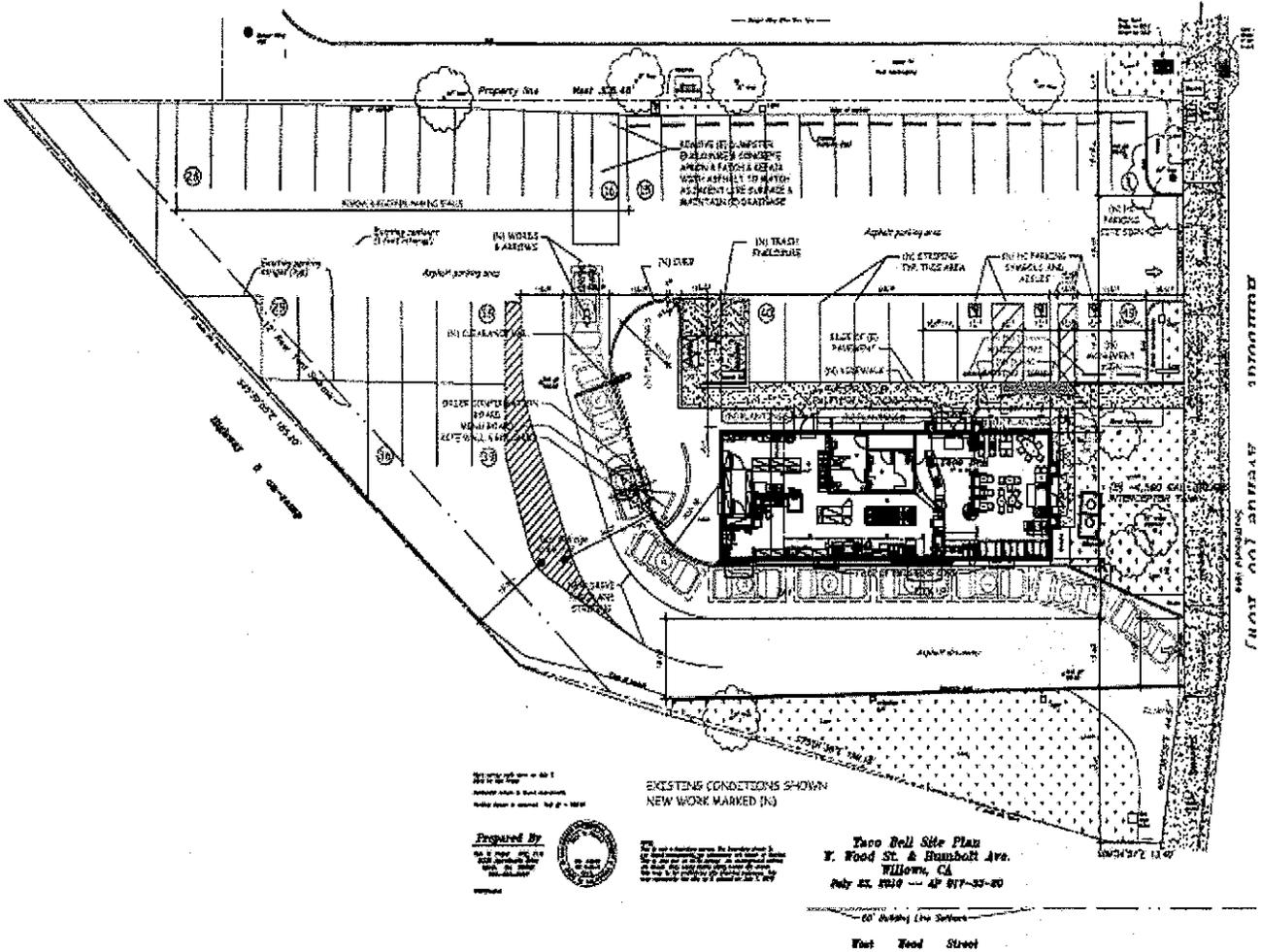
**Construction Conditions:**

34. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
35. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
36. . Before or any construction activity, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
37. . If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
38. . All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
39. Dust control must be maintained to the City's satisfaction.
40. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday. No construction to occur on Saturday, Sunday's or Holidays unless written permission is obtained from the City Manager.

**Final Release of Securities Conditions:**

41. All public improvements shown on the Improvement Plans shall be completed and accepted by the City.
42. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
43. Developer shall provided sufficient surety guaranteeing the public improvements for a period of one year.
44. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

Site Plan



NO. 1100 WOOD ST. - 1100 WOOD ST.  
 PROPERTY MAP & SURVEY  
 PREPARED BY: [Signature]

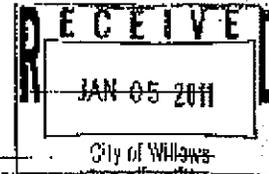
EXISTING CONDITIONS SHOWN  
 NEW WORK MARKED (N)

Prepared By:  
 [Signature]  
 [Professional Seal]

This is a preliminary site plan. It is not intended to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of the engineer.

**Taco Bell Site Plan**  
 1100 Wood St. & Humboldt Ave.  
 Willows, CA  
 July 23, 2010 AP 817-33-00

60' Utility Line Surface  
 West Wood Street

PROJECT DESCRIPTION**AXT & MITCHELL – Architects**SUBJECT: Taco Bell-Restaurant, 1301 W. Wood St., Willows, CA 95988  
Project Description for use with Planning Permit Application

This project consists of termination of existing restaurant operations, capping all utility service in an approved manner and noting for record the points of connection and the character, the sizes, and conditions of materials for future use in re-connecting to the new, slightly larger building. It consists of removal of all building content for storage off-site or, if not to be re-used, disposal in an approved manner. In the past, in other locations, when the building type lends itself to renovation, extensive renovations have been done. But the building in question is an older type that doesn't lend itself to being made over to the current brand image. As a result this project consists of the demolition of the existing building, including its slab floor and foundation system, and selective removal of adjacent accessory items and surfaces designated for removal. All items not scheduled for demolition or removal will be protected for eventual adaptation and re-use. All materials in the work area will be surveyed and tested and any material containing hazardous substances will first be removed in the appropriate manner by qualified forces, prior to the start of general demolition work. The entire property will be fenced and gated, upon termination of restaurant operations. Temporary power and water services for use during construction will be established. Internal barriers will be established to protect elements scheduled for re-use during the demolition and construction processes. Once all permits have been obtained and demolition is complete, a new building will be constructed to house the existing restaurant business. Site features will be modified to complement the new building with seating for 49 people in the dining room and conform to current Code. Utility connections may be repositioned and possibly re-sized to accommodate the larger building and its features. Per City Code a whole building fire detection and suppression system will be installed as part of the new construction work.

It is anticipated that \$650,000.00 to \$800,000.00 will be spent on this transformation [demolition, building construction, and purchase of new equipment]. During construction it is estimated that 5 to 10 full time construction jobs will be created to tear down and build the new. There will be a trickle down beneficial effect to local subcontractors and material suppliers as a result of the construction activity. Once the business is open again its hours of operation will be 9:00 AM to 12:00 AM for public service and 8:00 AM to 1:00 AM for staff, seven days a week. This will bring back 30 to 40 full and part time jobs. As with any business plan these terms will vary with market response measured by sales activity.

The new building will be attractive in appearance and an asset to the community. Exterior finish materials will be cultured stone laid in a stack stone pattern at bulkheads and in lower wall areas. The wall field finish texture will be sand texture stucco. The high wall or parapet face will have a festive, multi-colored crazed treatment between a horizontal band and coping trim, except at what is termed the towers. In the field of the walls there are

Page 1 of 4

## AXT & MITCHELL - Architects

SUBJECT: Taco Bell Restaurant, 1301 W. Wood St., Willows, CA 95988  
Project Description for use with Planning Permit Application

stucco expansion screeds, accent panels [with the multi-colored crazed treatment], and shielded sconce type lights which aid in making the proportions of the wall panels appropriate. The towers which were mentioned earlier, of which there are 3, will have stacked stone bases similar to the common wall condition. They will have a sand textured stucco finish full height and be painted a contrasting color. The towers each have dark bronze colored canopies which project to protect the openings below. Over the windows and above the accent panels there are dark bronze metal trellises projecting which add interest and articulation to the facades with their changing shadow patterns throughout the day. All of the exterior metal exposed to view will be dark bronze in color. This includes the storefront door and window framing systems, eye brackets and turn buckles hardware, and the sconce faces. It includes the coping at the top of the parapet wall.

The new building will not just be an asset in terms of appearance. The new building and its equipment and embedded systems will be to current technology and efficiency standards. That means the building envelope (insulation R values, window & door systems) will be much more efficient than the existing building with its un-insulated or under insulated walls and roof-ceiling. The space conditioning systems (heating & cooling) will be 20 to 40% more efficient, respectively. And, the interior lighting equipment and illumination levels will all be to current Code. This will result in energy savings, appropriate to today's standards.

These buildings, the old and the new will be demolished and built under the new California Green Building Code which attempts to divert spent building materials away from landfills and toward re-use. It also requires:

- Management of storm water during construction
- Surface drainage away from the building
- Indoor water use reduction by 20% (provides a prescriptive and a performance methods for achieving these goals)
- Joint or opening protection
- Construction waste reduction
- Covering of duct work during construction
- VOC limits
- Capillary break to inhibit mold growth (under slab)
- Moisture content limit in framing materials to inhibit mold growth
- Installation and Commissioning requirements

The objective here is clear. Create a place that is efficient to operate, healthy to work and eat in, and one that doesn't leave a large environmental footprint to accomplish this goal. In this same vein the project proposed is to remove an existing, older building and construct a new

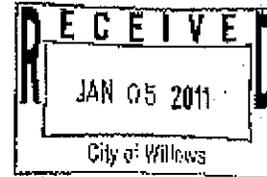
**AXT & MITCHELL - Architects**

**SUBJECT: Taco Bell Restaurant, 1301 W. Wood St., Willows, CA 95988**  
**Project Description for use with Planning Permit Application**

building with minimal disturbance to the surrounding site. And at the same time proposes to remove barriers to access for people with disabilities. New paths of travel will be created from the public sidewalk and parking area to and into the new structure. Interior features and accommodations will be provided which are likewise accessible.

**Application facts:**

- Site size = 0.41 Acres [+/-]
- Area:
  - Site = 39,639.6 sf [+/-]
  - Building = 2,600.0 sf [+/-]
- Number of Floors = One (1) story (Slab-on-grade)
- Off-street Parking:
  - Van Accessible = One (1)
  - Passenger Accessible = Two (2)
  - Balance = Forty-six (46)
  - Total = Forty-nine (49)
- Proposed Scheduling/Phasing (weather permitting):
  - Planning/Permitting = January to Mid-February
  - Close Restaurant = Mid-February
  - Move out/Demolition = Mid-February to March 1<sup>st</sup>
  - Construction Start = March 1<sup>st</sup> to Mid-March
  - Construction = March to June
  - Move-in = June 1<sup>st</sup> to Mid-June
  - Business Start = June 15, 2011
- Commercial Use (Interior Space/Occupant Distribution):
  - Dining = Seat Basis (49 people - governs)
  - Dining = Area Basis (686 sf/15 sfo = 46 people)
  - Queuing (Standing) = Area Basis (138 sf/5 sfo = 28 people)
  - Kitchen/BOH = Area Basis (1,051 sf/200 sfo = 06 people)
  - Restrooms = Accessory Space (346 sf = 00 people)
  - Storage/Stock = Area Basis (299 sf/300 sfo = 01 people)
  - Total Building Occupancy = 84 people
- Loading Facilities: Deliveries of stock & supplies are received twice a week, on week days and off loaded in the parking lot during non-peak times. Deliveries are hand trucked into stock room areas and placed directly on designated shelving.



**AXT & MITCHELL - Architects**

SUBJECT: Taco Bell Restaurant, 1301 W. Wood St., Willows, CA 95988  
Project Description for use with Planning Permit Application

- Grease Interceptor: This site has an existing grease interceptor believed to have between 1,500 and 1,800 gallon capacity [from pumping records]. It is located in the lawn area east of the existing building. The existing tank is scheduled to be reconnected to the new building and for reuse.
- Site Lighting: Currently there are three (3) pole mounted signs on this site, which will be replaced with new, taller poles and higher wattage fixtures. Keeping in mind that the terms and conditions of both the California Energy Code and the California Green Building Standards Code will be met by the new improvements. Minimizing lighting power density (w/sf) and light pollution, but maintaining nighttime visibility and a safe level of illumination.

c. Franchise Goals:

- 5 yard lights standard (less if illumination levels can be achieved with fewer, well placed units)
- 2 fc minimum general
- 10-12 fc average
- 5 fc at menu board, trash enclosure, and at main & drive-thru entrances
- 15:1 maximum to minimum ratio
- <5 fc average to minimum ratio

• Signage:

o Freeway oriented pole sign (Existing - No Work Proposed)

- Height Allowed = 80'
- Height Existing Actual = 64'
- Area Actual (Est.) = 146 sf/side - 293 sf total

o Building mounted, business identity signs

- "Taco Bell" (Est.) 3 @ 11.5 sf = 35.1 sf
- "Logo" (Est.) 3 @ 5.4 sf = 16.2 sf

o Allowed sign area

- Pole sign = 100 sf/side 200 sf total max.
- Identity signs = 1.5 sf/lf of frontage or 171.1 X 1.5 = 256.6 sf
- Incidental signs = 60 sf

o For proposed signage see accompanying spread sheet.