

PLANNING COMMISSION

Candis Woods, Chair
Peggy White, Vice Chair
Shirley Benningfield, Commissioner
Robert Griffith, 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 20, 2015
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. **New Business/Public Hearing(s)**
 - a. **Design Review (File #DR-15-01) Applicant/Owner: Russ Morgan/John Carroll Trust etal**

Assessors' Parcel Number 005-370-003/1399 W. Wood Street/Highway Commercial Zone/Highway Commercial Land Use Designation/Request to approve a 392 SF addition to an existing commercial building
 - b. **Design Review (File# DR-15-02) Applicant/Owner: Amir Sahenalzamany/Burger King Holdings**

Assessors' Parcel Number-017-330-017/455 N. Humboldt Avenue/Highway Commercial Zone/Highway Commercial Land Use Designation/Request to approve exterior changes to an existing Burger King Fast Food Restaurant
7. **Commission Commentary**
8. **Adjournment**

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before May 15, 2015

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at 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:

May 20, 2015

Project: Design Review (file#DR-15-02) Request to approve exterior facade changes and site improvements for an existing commercial building

Applicant(s)/Owner: Amir Sahebalzamany/Burger King Holdings Inc.

Project Location: 455 N. Humboldt Avenue

Parcel No: 017-330-017

Zoning: Highway Commercial (CH)

General Plan: Highway Commercial

Project Description:

The applicant has submitted a planning application for Design Review approval in order to make exterior façade improvements/changes to an existing commercial building and site improvements. The new look will involve color changes to the building, change of signage, new asphalt parking lot with new striping and refreshing and adding new landscaping.

Review Process:

This matter is before the Planning Commission pursuant to Section Chapter 2.45 of the City of Willows Municipal Code.

Zoning/General Plan:

The project site is zoned Highway Commercial (CH), and allows for restaurants as a permitted use. This restaurant is existing. Zoning to the north, south, east and west are the same as the project site. All of the surrounding uses are commercial in nature.

The General Plan Land Use Designation for this parcel is Highway Commercial, which allows for service related businesses.

Design Review Project Analysis:

Materials and Colors Used: New colors are proposed for the building in order to give the brand a new look. The most noticeable change will be the color addition of the two dark-colored column looking elements on the Humboldt Avenue side of the building and the parking lot side (entrance to building) which this area will be modified to incorporate this column. The color will be a *Deep Onyx* with a white band strip as depicted in the elevations. The building will be painted a *Camel Tan* color accented by a brown tone color *Monterrey Cliffs*. Exterior brick along the lower portion of the building will be a brown tone color of *Olde Hillsboro*. The building exterior finish is a typical cement plaster finish which these paint colors will be added to. The mansard roofs will be painted a silver metallic color.

A metal canopy will be located above the door and will be clear anodized material. A metal awning above the windows and mansard roofing will be added and will be a silver metallic color.

Parking: New asphalt coating will be applied to the existing parking lot. New stall striping and repair of exiting damaged/cracked asphalt will also be done. ADA accessible parking, crosswalks and walkways shall comply with the ADA standards.

Signage: New signage will be added to the restaurant to include removing the “Burger King” lettering from the east side of the building (Humboldt Street side) and adding a large round “Burger King” logo, as well as on the north side of the building. Also to be located on the north side of the building will be the wording “Home of the Whopper” which faces will be white acrylic with silver day/night vinyl and white illumination. Additional wording along the north side of the building will be added which says “Taste is King” composed of brushed aluminum letters with brushed aluminum vinyl. Other directional signs will be added in dark lettering at the drive through.

Landscaping:

New landscaping is proposed with this project to include adding new trees intermixed with the existing trees (white crepe myrtle) and some new shrubs on all sides. The project will repair and adjust any existing irrigation system in need and incorporate this system into the new landscaping to provide 100% coverage to new and existing plantings.

Lighting

No new lighting is proposed with this re-image project. Existing light standards are located on site.



Existing Burger King Restaurant

The project was reviewed internally by city departments for comments/conditions which proposed conditions are reflected with those comments.

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

Staff Recommendation:

Staff recommends adoption of the attached resolution recommending Design Review approval for exterior element changes (re-image of a brand) and site improvements to an existing commercial building (Burger King Restaurant) for property located at 455 N. Humboldt Avenue, Assessors Parcel Number 017-330-017, subject to the conditions of approval as shown in Attachment #2 and Attachments 3-5

1. Adopt the Resolution approving the Design Review proposal with conditions
2. Deny the Design Review applications with findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Proposed Exterior Elevations
4. Color Board
5. Site Plan

Submitted by:

A handwritten signature in black ink, appearing to read "Karen Mantele". The signature is written in a cursive style with a large initial "K" and a long horizontal stroke at the end.

Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-15-02) TO AMIR SAHEBALZAMANY(AKA BURGER KING RESTAURANT) FOR EXTERIOR FAÇADE CHANGES TO AN EXISTING COMMERCIAL BUILDING AND SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 455 N. HUMBOLDT AVENUE, ASSESSORS PARCEL NUMBER 017-330-017

WHEREAS, the applicant, Amir Sahebalzamany, has filed for Design Review approval to remodel the exterior of an existing commercial building and to make site improvements; and,

WHEREAS, City of Willows Municipal Code Section 2.45.030 states exterior modifications, require Design Review approval, and,

WHEREAS, the Planning Commission did, on May 20, 2015 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 California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to remodel the exterior of an existing commercial building and to make site improvements for property located at 455 N. Humboldt Avenue, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review file# DR-15-02, subject to the attached conditions of approval set forth in Attachment #2; and Attachments 3-5.

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 20th day of May, 2015, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Candis Woods, Chairperson

ATTEST: _____
Recording Secretary

**DESIGN REVIEW CONDITIONS OF APPROVAL
FOR
AMIR SAHEBALZAMANY (*BURGER KING RESTAURANT*)
FOR PROPERTY LOCATED AT 455 N, HUMBOLDT AVENUE
APN; 003-021-001**

PC approval date: _____, 2015

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. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. The developer shall adhere to the design and specification of the Architectural Design Review approval. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
4. The Architectural Design Review approval 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.
5. Any and all signage for the business shall be approved by the Planning Department prior to installation.
6. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
7. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
8. All conditions required by the Planning Commission shall be completed and installed prior to use of the site/building.
9. The parking lot shall be stripped in accordance with the site plan, city standards and in accordance with ADA requirements.

Building Department

10. The applicant shall apply for and obtain all necessary Building Permits for the project.
11. All of the conditions of approval shall be placed on the set of plans prepared for review.
12. The applicant shall submit 3 complete sets of plans and specifications for review, accompanied by a completed building permit application.(allow 30 days for the initial review)
13. The project/plans shall comply with all applicable Federal, State, and local codes and ordinances.
14. The applicant shall pay a plan review deposit fee at the time of plan submittal (based on the project valuation)
15. Work shall not commence until building permits have been issued.
16. Any work within the public right of way (i.e. street, sidewalk, and alley) shall require an encroachment permit issued by the City of Willows Public Works Dept.
17. Dust prevention must be emphasized to avoid unnecessary annoyance to persons living or working in the area. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday unless approved by the City Manager.
18. All contractors/sub-contractors shall obtain a City business license prior to commencing operation. (Contact Finance Department).

Fire Department

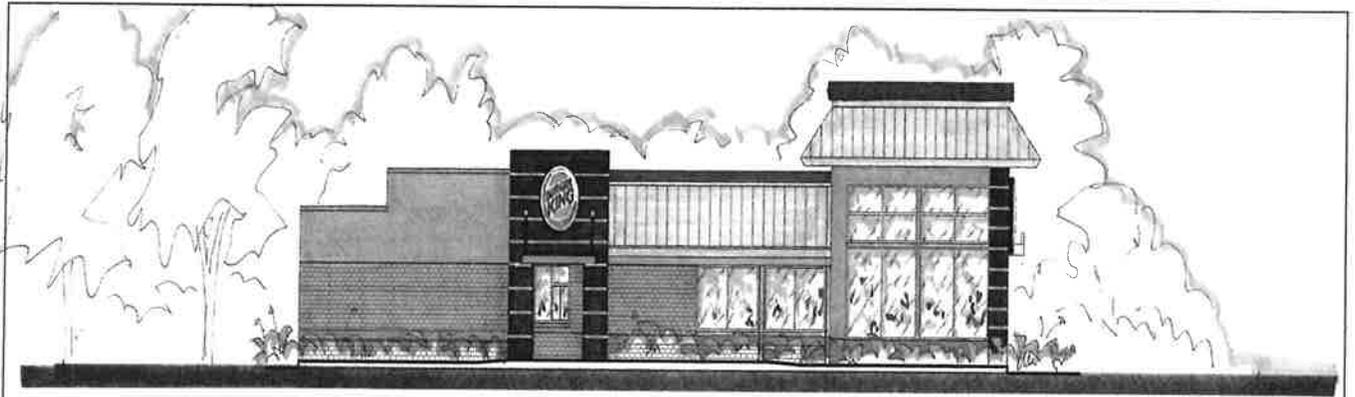
19. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed and approved by the Fire Department prior to installation.
20. A Knox box with a key for the building shall be installed per WMC 15.15.130 and Fire Chief approval.
21. Provide fire extinguishers in accordance with the 2013 CFC.
22. Red curbs maybe required and will be reviewed at the time of construction.
23. A Fire preplan will be required. Contact the Fire Department.

Engineering

24. With the submittal of the building plans, the applicant shall include a site plan that shows installation of necessary sidewalk across the southerly driveway such that the sidewalk will be in conformance with ADA standards (maximum of 2% cross slope.) The new sidewalk shall

also be in conformance with City Standards. It is anticipated that new sidewalk will need to be installed that may extend out of the right-of-way for Humboldt Avenue. If the sidewalk extends out of the right-of-way, the applicant shall provide the City with an easement deed dedicating a public access easement over the sidewalk. The easement should be fully executed prior to the approval of the building plans and the improvements shall be installed prior to the sign-off of the building permit. The applicant shall be responsible to obtain an encroachment permit from the City for installation of the sidewalk.

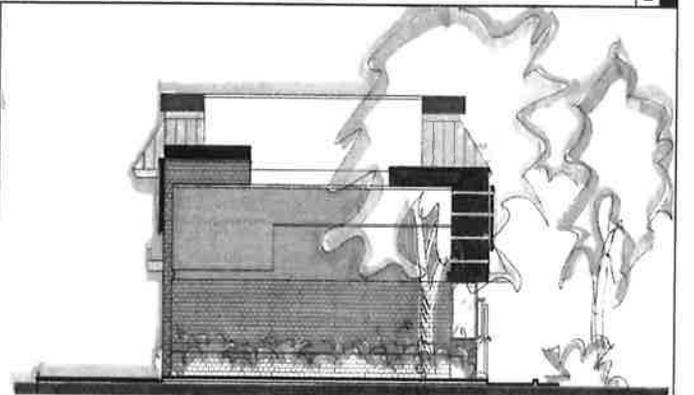
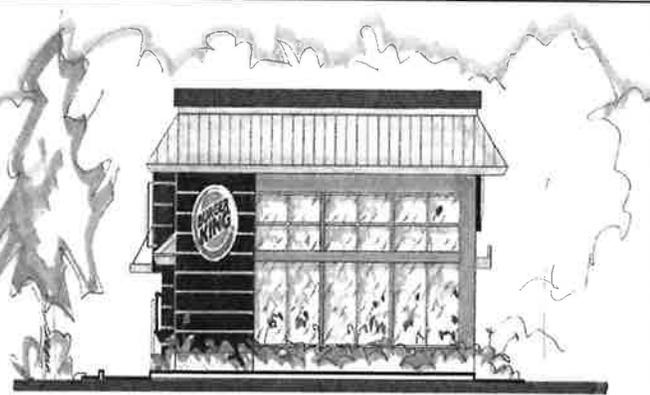
Proposed Exterior Elevations



SOUTH ELEVATION 1



NORTH ELEVATION 2



Star King Williams, CA, 002_Drawing001_Design Review Elevation01_16_1110_DESIGN REVIEW PLANS.dwg

Color Board

RED PARAPET STRIPE

PERMA-SNAP PLUS
- SILVERSMITH

DEEP ONYX (A2015)

PAINTED ROOF:
SILVER METALLIC (SR)

CAMEL TAN (A1824)

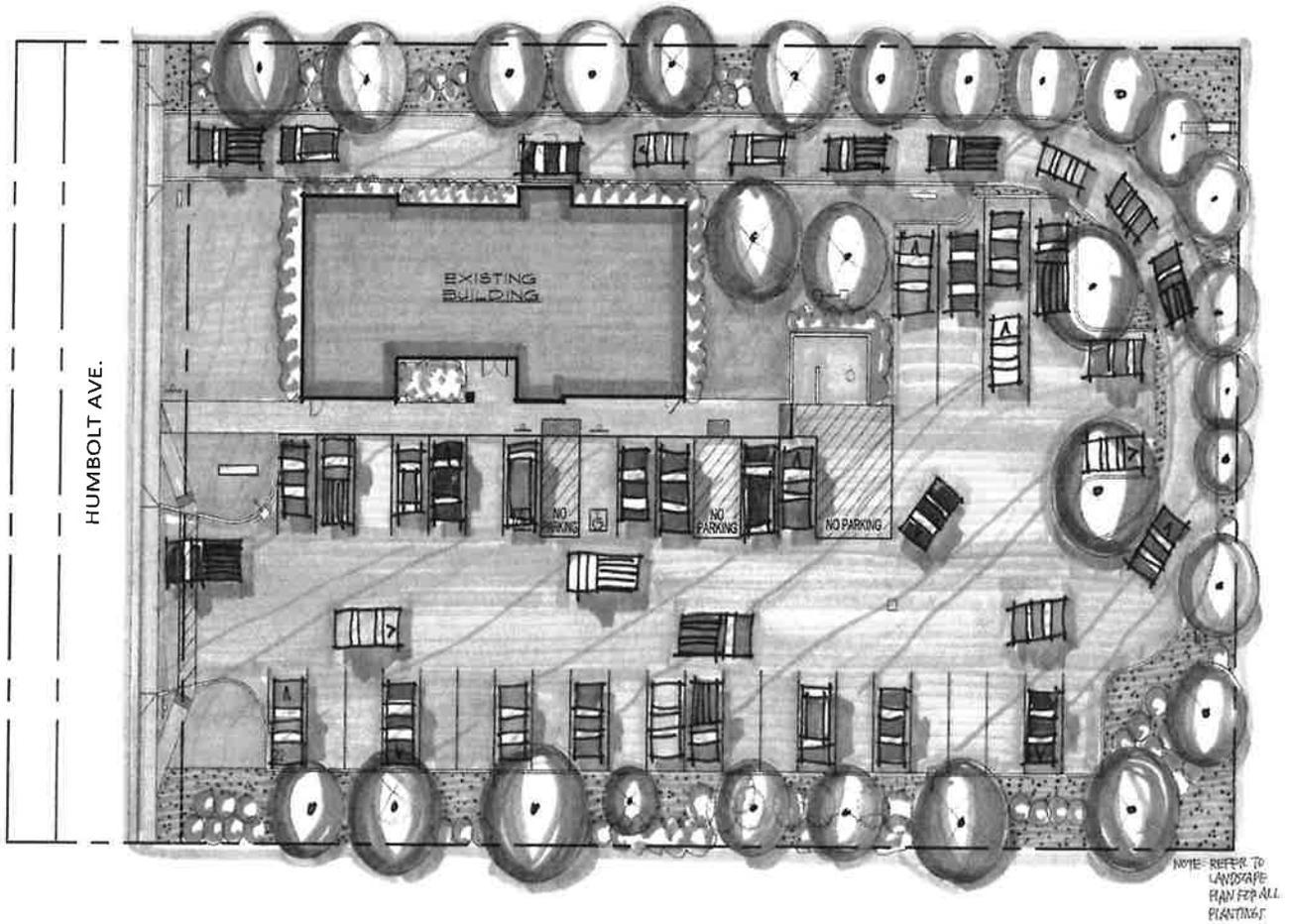
MONTERREY CLIFFS (A1785)



BURGER KING
color & material board
455 N. HUMBOLDT AVE.
WILLOWS, CALIFORNIA 95988



Site Plan



Planning Commission Agenda Report:

May 20, 2015

Project: Design Review (file#DR-15-01) Request to approve construction of a new building
 Applicant(s)/Owner: Russ Morgan/John Carroll Trust etal
 Project Location: 1399 W. Wood Street
 Parcel No: 005-370-003
 Zoning: Highway Commercial (CH)
 General Plan Highway Commercial

Project Description:

The applicant, Russ Morgan, has submitted a planning application for Design Review approval to construct a new 392 square foot addition to an existing commercial retail building. The addition will replace an existing metal storage container which sits adjacent to the retail store and has been used by the business for storage. The need for an office manager's space and for record storage for the business is the reason for the addition. Entry into the addition will be gained through a door from within the existing retail store.

Review Process:

This matter is before the Planning Commission pursuant to Section Chapter 2.45 of the City of Willows Municipal Code.

Zoning/General Plan:

The project site is zoned Highway Commercial (CH), and allows for retail uses as a permitted use. Zoning to the north, south, east and west are the same as the project site. All of the surrounding uses are commercial in nature.

The General Plan Land Use Designation for this parcel is Highway Commercial, which allows for service related businesses.

Design Review Project Analysis:

Materials and Colors Used: The color of the proposed building will match the existing color of the ARCO retail store; body and fascia to be a *Glidden Vanilla* color with the lower portion the color of *Waffle*, to match the color of the existing building.

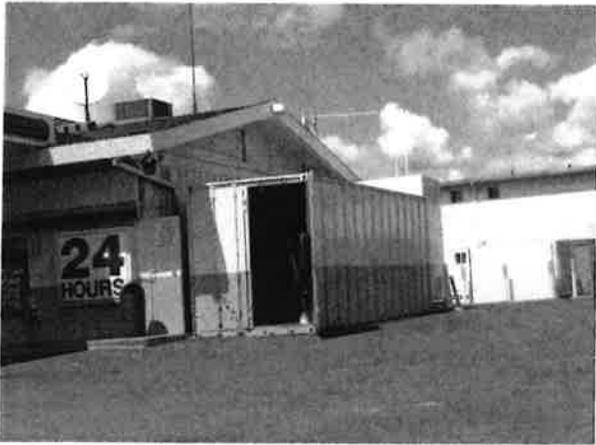
Parking: No change in parking.

Signage: No new signage will be added to building.

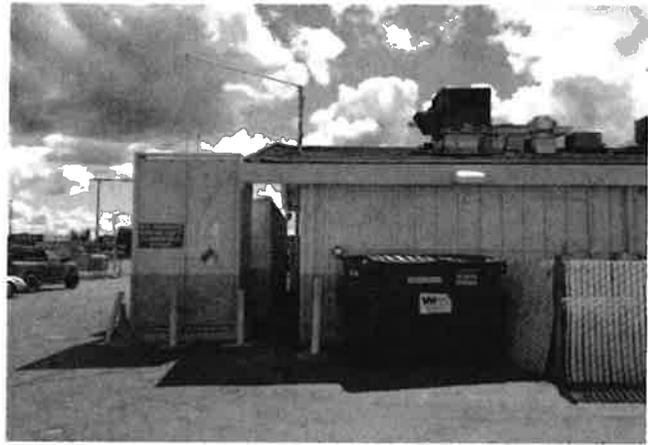
Landscaping: No new landscaping is proposed with this project.

Lighting

No new lighting is proposed with this project. Existing light standards are located on site.



Front view of existing container



Back view of container

The project was reviewed internally by city departments for comments/conditions which proposed conditions are reflected with those comments.

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(e), Class 1, Existing Facilities

Staff Recommendation:

Staff recommends adoption of the attached resolution recommending Design Review approval for a 392 SF addition to an existing commercial building (ARCO station) for property located at 1399 W. Wood Street, Assessors Parcel Number 005-370-003 subject to the conditions of approval as shown in Attachment #2 and Attachment 3.

1. Adopt the Resolution approving the Design Review proposal with conditions
2. Deny the Design Review applications with findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Proposed new look

Submitted by:

A handwritten signature in black ink, appearing to read "Karen Mantele".

Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-15-01) TO RUSS MORGAN FOR CONSTRUCTION OF A NEW BUILDING TO BE ATTACHED TO AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 1399 W.WOOD STREET, ASSESSORS PARCEL NUMBER 005-370-003

WHEREAS, the applicant, Russ Moran, has filed for Design Review approval to construct a 392 square foot addition to the existing ARCO gas station retail store, and,

WHEREAS, City of Willows Municipal Code Section 2.45.030 states new additions require Design Review approval, and,

WHEREAS, the Planning Commission did, on May 20, 2015 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 California Environmental Quality Act (CEQA) pursuant to Section 15301(e), Class 1, Existing Facilities.

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 392 SF addition to an existing commercial building for property located at 1399 W. Wood Street, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review file# DR-15-01, subject to the attached conditions of approval set forth in Attachment #2; and Attachment 3.

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 20th day of May, 2015, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Candis Woods, Chairperson

ATTEST: _____
Recording Secretary

**DESIGN REVIEW CONDITIONS OF APPROVAL
FOR
RUSS MORGAN (ARCO ADDITION)
FOR PROPERTY AT 1399 W. Wood Street
APN; 005-370-003**

PC approval date: _____, 2015

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. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. The developer shall adhere to the design and specification of the Architectural Design Review approval. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
4. The Architectural Design Review approval 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.
5. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
6. All conditions required by the Planning Commission shall be completed and installed prior to use of the site/building.

Building Department

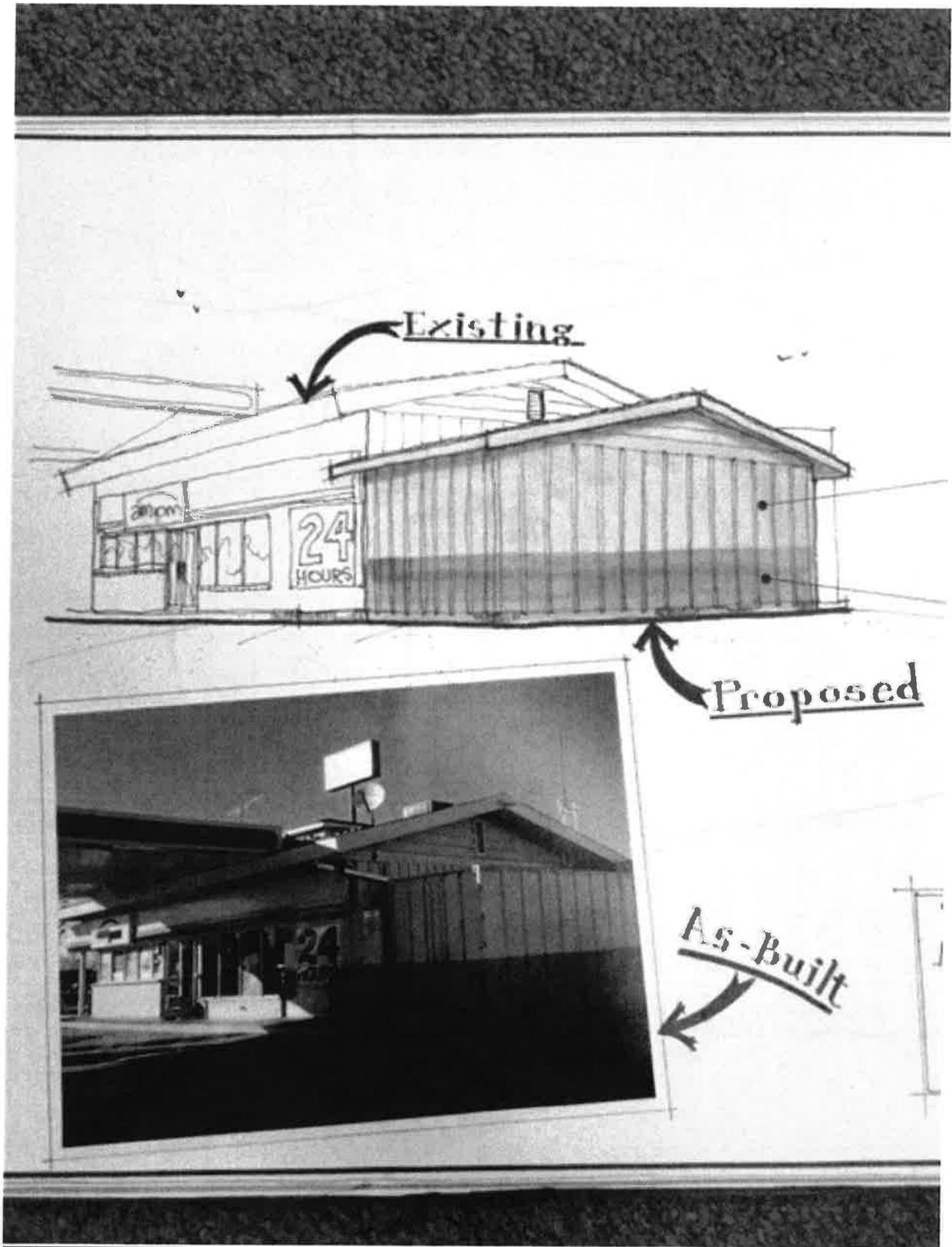
7. The applicant shall submit a complete building permit application along with four (4) complete sets of plans, calculations and specifications for review.
8. The plans shall be engineered.
9. All of the handicap accessible features applicable to the project shall be shown on the plans submitted for review (new and existing).

10. The project lies within the area requiring Development Impact Fees to be paid prior to occupancy granted. Total fees are \$5,818.
11. The project/plans shall comply with all applicable Federal, State, and local codes and ordinances.
12. Work shall not commence until building permits have been issued.
13. Dust prevention must be emphasized to avoid unnecessary annoyance to persons living or working in the area. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday unless approved by the City Manager.
14. All contractors/sub-contractors shall obtain a City business license prior to commencing operation. (Contact Finance Department).

Fire Department

15. Provide fire extinguishers in accordance with the 2013 CFC.
16. A fire inspection shall occur prior to occupancy. Contact the Fire Department to schedule the inspection.

Proposed new look

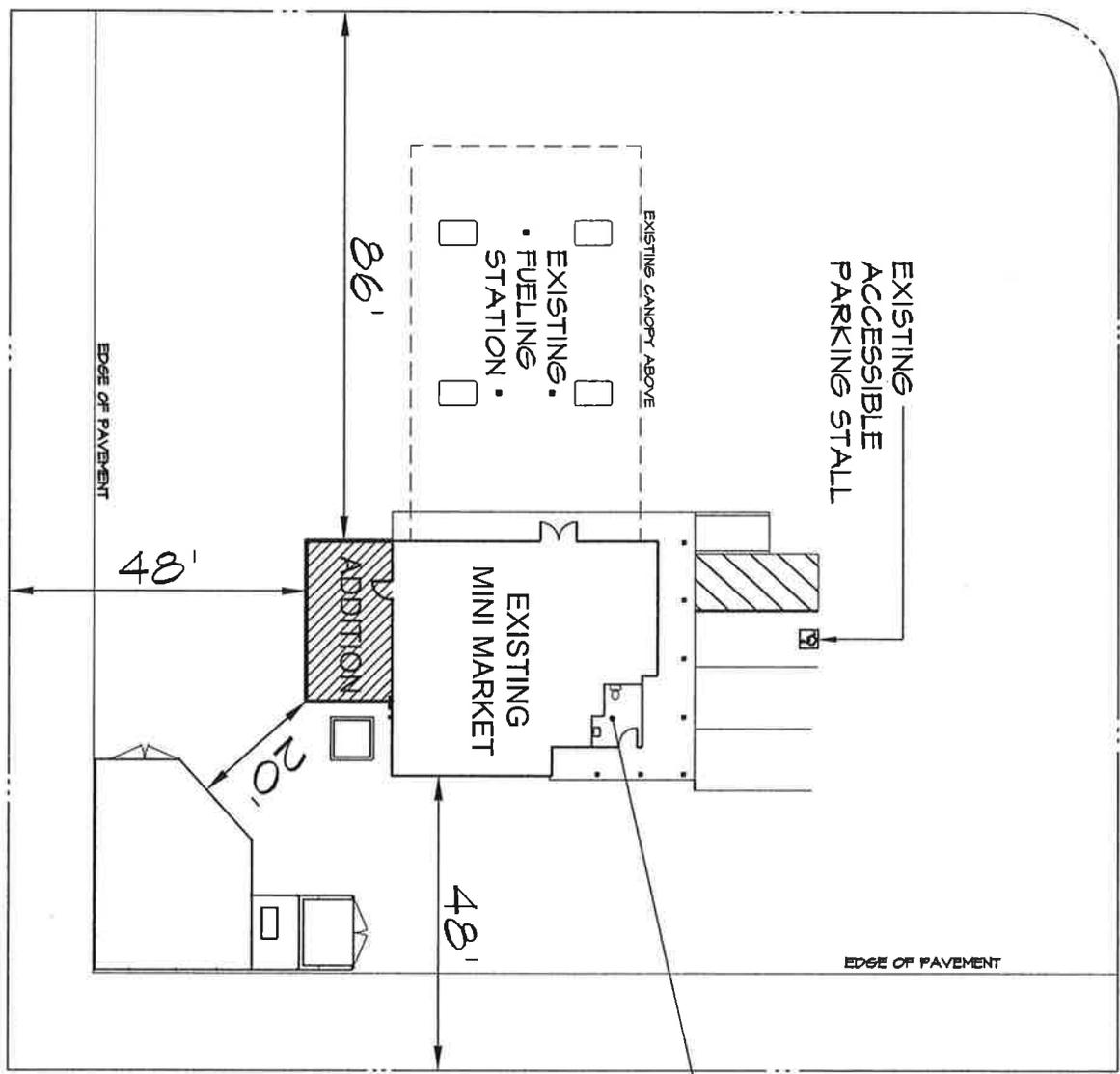


N. Humboldt Ave.

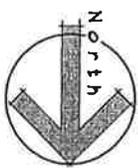
156.12'

N. Wood Street

165.03'



EXISTING ACCESSIBLE RESTROOM



SITE PLAN
1"=30'

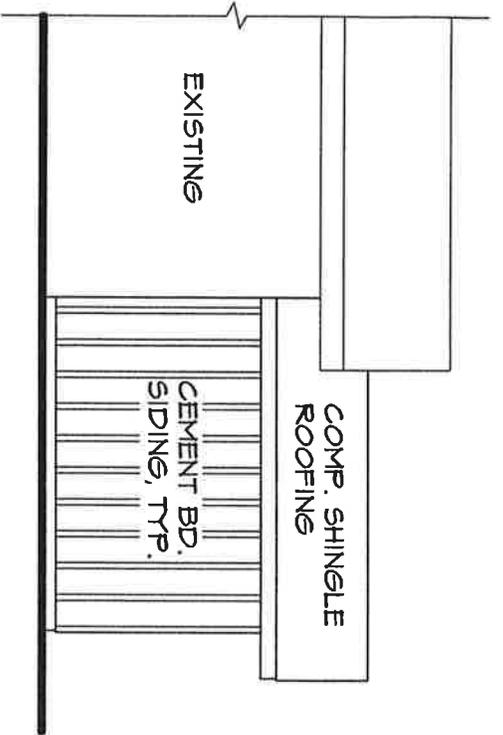
Date: 3-30-15



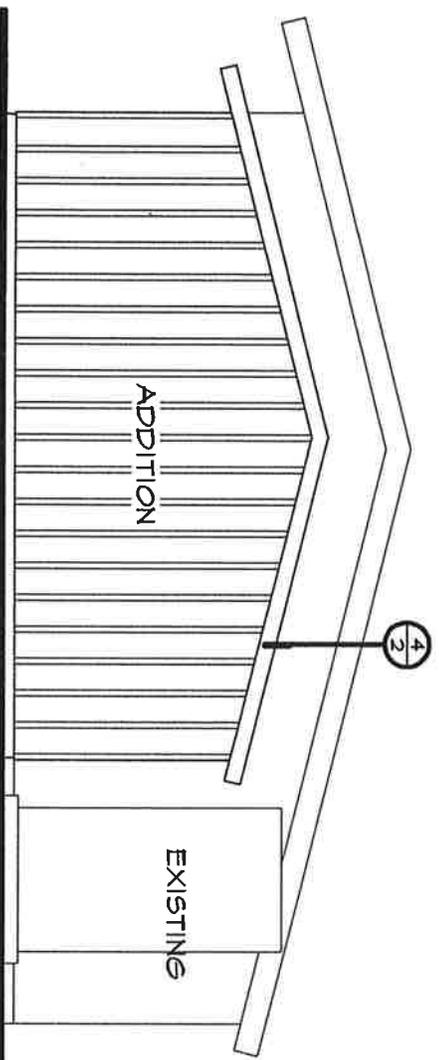
Mathew Amaro Designs
453 N. Murdock Avenue, Willows, California 95988 Phone: (530)-592-9912

ADDITION to MINI MARKET
for
RUSSELL MORGAN
1399 W. WOOD STREET
Willows, California
APN: 005-370-003

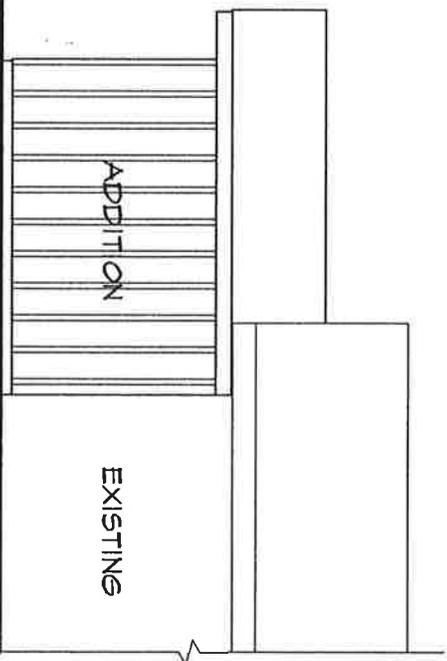
Pg. 1
of 5



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

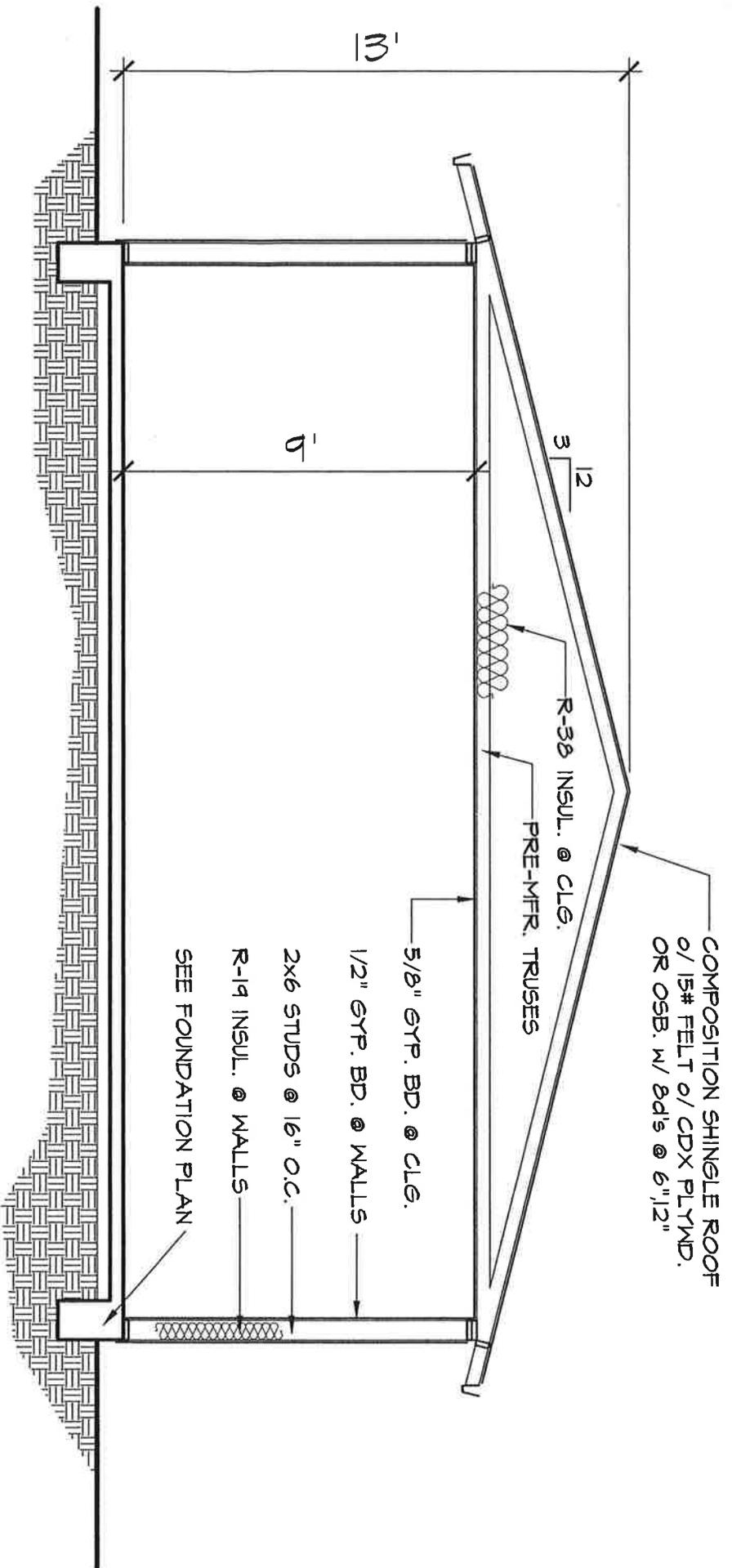
EXTERIOR ELEVATIONS

1/8" = 1'-0"

Date: 3-30-15

Mathew Amaro Designs
 453 N. Murdock Avenue, Willows, California 95988 Phone: (530)-592-9912

ADDITION to MINI MARKET
 for
RUSSELL MORGAN
 1399 W. WOOD STREET
 Willows, California APN. 005-370-003



CROSS SECTION

1/4" = 1'-0"

Date: 3-30-15

Mathew Amaro Designs

453 N. Murdock Avenue, Willows, California 95988 Phone: (530)-592-9912

ADDITION to MINI MARKET
for

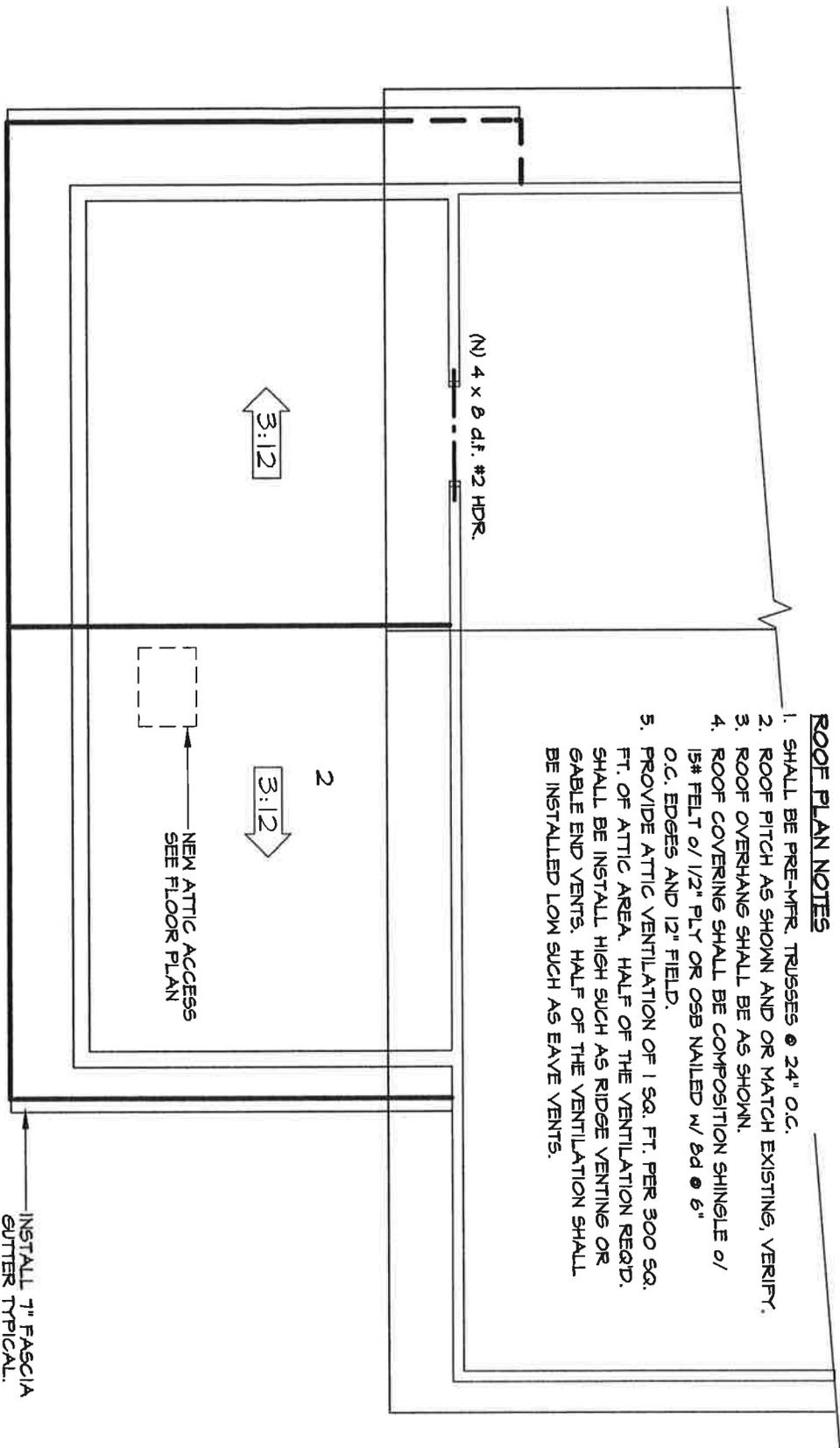
RUSSELL MORGAN

1399 W. WOOD STREET APN. 005-370-003
Willows, California

Pg.

3

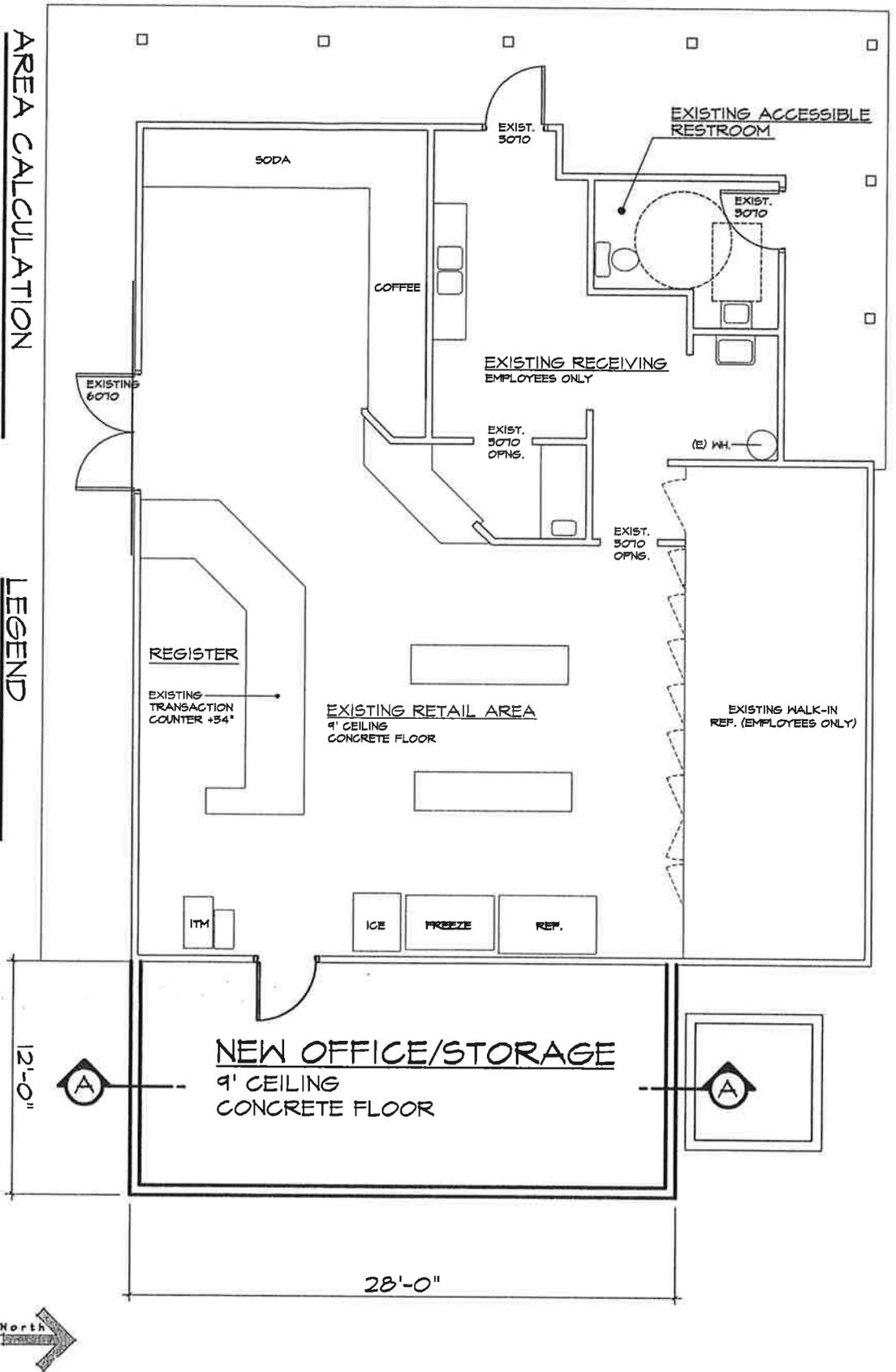
of 5



- ROOF PLAN NOTES**
1. SHALL BE PRE-MFR. TRUSSES @ 24" O.C.
 2. ROOF PITCH AS SHOWN AND OR MATCH EXISTING, VERIFY.
 3. ROOF OVERHANG SHALL BE AS SHOWN.
 4. ROOF COVERING SHALL BE COMPOSITION SHINGLE o/ 15# FELT o/ 1/2" PLY OR OSB NAILED w/ 8d @ 6" O.C. EDGES AND 12" FIELD.
 5. PROVIDE ATTIC VENTILATION OF 1 SQ. FT. PER 300 SQ. FT. OF ATTIC AREA. HALF OF THE VENTILATION REQ'D. SHALL BE INSTALL HIGH SUCH AS RIDGE VENTING OR GABLE END VENTS. HALF OF THE VENTILATION SHALL BE INSTALLED LOW SUCH AS EAVE VENTS.

ROOF PLAN
3/16"=1'-0"

Date: 3-30-15



AREA CALCULATION

EXISTING BUILDING SQ. FOOTAGE:	1532
ADDITION SQ. FOOTAGE:	342
TOTAL:	1924

LEGEND

(N)	NEW
(E)	EXISTING
(E) WALL	(E) WALL
(N) WALL	(N) WALL

FLOOR PLAN

1/8" = 1'-0"

Date: 3-30-15

Mathew Amaro Designs
 453 N. Murdock Avenue, Willows, California 95988 Phone: (530)-592-9912

ADDITION to MINI MARKET
 for
RUSSELL MORGAN
 1399 W. WOOD STREET
 Willows, California APN. 005-370-003