

PLANNING COMMISSION

Kerri Warren, Chair
Candis Woods Vice Chair
Amy Alves, Commissioner
Huston Carlyle, Commissioner
Peggy White, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK



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

PLANNING COMMISSION MEETING AGENDA
Wednesday November 6, 2013
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/**

Design Review Application (File# DR-13-03) Applicant/Owner: Suresh C. Patel

Assessors Parcel Number: 017-330-022/ 475 N. Humboldt Street/Highway Commercial Zoning District/Highway Commercial Land Use Designation/Request for approval on exterior modifications to an existing hotel
7. **Public Hearing/continued item from 10/2/2013 meeting:** Persons wishing to speak are asked to approach the microphone to address the Commission. Although not required, it is requested that you please state your name for the record.

Conditional Use Permit (File# UP-13-01) and Design Review (File# DR-13-01) Applicant(s)/Owner: O'Reilly's Automotive Stores, Inc/Shahab Tehrani & Hassan Behzadi

Assessors Parcel number: 005-370-005/1257 W. Wood Street/Highway Commercial Zoning District/Highway Commercial Land Use Designation/Request to construct a New 7,053 SF commercial retail building with exterior improvements
8. **Continued discussion on Multi-Family Design Review Guidelines**
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 1, 2013.

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

Project: Design Review (File DR-13-03)Exterior Remodel to existing hotel
Applicant(s)/Owner: Suresh C. Patel
Project Location: 475 North Humboldt Street, Willows, CA
Parcel No: 017-330-022
Zoning: Highway Commercial (CH)
General Plan Highway Commercial

Project Description

The applicant, Suresh C. Patel has submitted a Design Review application requesting approval to remodel the exterior of an existing hotel (*a.k.a. Days Inn*) in order to convert it to a Best Western Motel. The proposed exterior changes include a new exterior color scheme, new/replace landscaping, install cultured stone wainscoting around the lobby wall outside under the window, around the front of the building including the four pillars at the entrance, and on the bottom of the monument sign in front, installing stamped paved concrete at the Porte Cochere and at the entrance of the building, and replace the entry drive @ Porte Cochere. Additionally the proposal is to construct/add two roof gable dormers on each side (north and south) of the building.

Review Process

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

Zoning

The project site is zoned Highway Commercial (CH), and allows for motels/hotels. Zoning to the north, south and west are the same as the project site. All of the surrounding uses are commercial in nature including commercial complex, motels, fast food restaurants, etc.

Project Analysis:

Parking:

The parking will not change as a result of this project.

Signage:

The applicant proposes to change the name of the motel business from Days Inn to Best Western. The plan submitted indicates that the applicant proposes to replace the name on the existing pole sign and monument sign to correlate to the new hotel name. This will require sign permit approval from the planning department. The submitted plan proposes to add cultured stone (same as on building) to the existing monument sign in front of the hotel. Conditions of approval will include the requirement to obtain sign permit approval prior to installation.

Landscaping:

The applicant proposes to add new landscaping to the front entrance and all sides of the property as shown on the attached site plan. A full landscape plan will be required to be submitted with the building permit for staff's final review and approval.

Materials and Colors Used: Earthtone colors are proposed for the remodel project, ranging from a Spanish sand color on the stucco with sequoia redwood accent trim, and a bone color trim. The stone

veneer is a multi colored stone pattern that will accent the three color scheme proposed. All of the proposed colors are within the earthtone color scheme of the Architectural Design Review code section.

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 DR-13-03 for modifications to an existing commercial building, and site improvements for property located at 475 N. Humboldt Street, 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 Design Review application with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Site Plan/Elevation/Landscape Plan

Submitted by:



Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE # DR-13-03) TO SURESH C. PATEL TO MODIFY THE EXTERIOR OF AN EXISTING HOTEL INTO A BEST WESTERN HOTEL FOR PROPERTY LOCATED AT 475 N HUMBOLDT STREET, ASSESSORS PARCEL NUMBER 017-330-022

WHEREAS, the applicant, Suresh C. Patel has filed a Design Review planning application to make exterior modifications to an existing hotel, and,

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

WHEREAS, the Planning Commission did, on November 6, 2013, 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.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to modify the exterior elements of an existing hotel located at 475 N. Humboldt Street, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review file# DR-13-03, 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 6th day of November, 2013, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Keri Warren, Chairperson

ATTEST: _____
Recording Secretary

**USE PERMIT CONDITIONS OF APPROVAL
FOR EXTERIOR MODIFICATIONS TO THE
BEST WESTERN HOTEL
FOR PROPERTY LOCATED AT 475 N. Humboldt
APN; 017-330-022**

PC approval date: _____,2013

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 applicant shall first secure sign permit approval from the Planning Department prior to modification/installation of the existing monument signage and any building signage. The monument sign shall incorporate the address per Section 18.125.110(2).
3. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
4. 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.
5. 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.
6. Any and all building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not intrude into adjoining properties. Cut sheets shall be submitted for City for final review and approval.
7. A final landscape plan shall be submitted for staff review indicating types of proposed trees and or shrubbery including all irrigation connections. 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.

Building Department

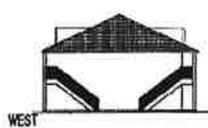
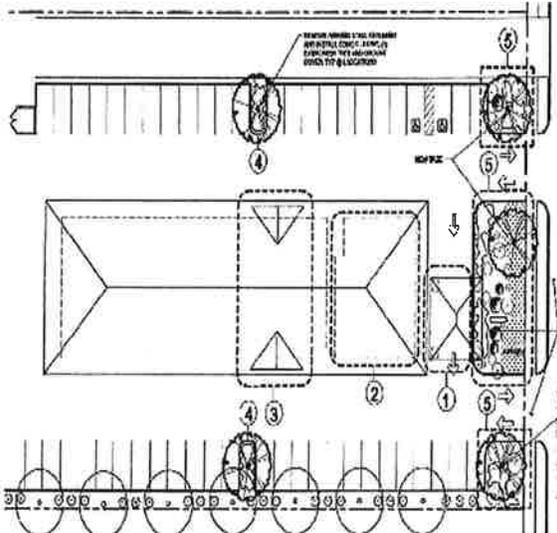
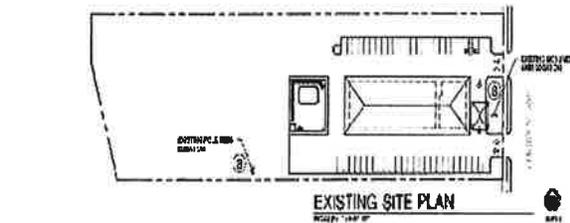
8. The applicant shall apply for and obtain all necessary Building Permits for the project.
9. All of the conditions of approval shall be placed on the set of plans prepared for review.

10. The applicant shall submit 3 complete sets of plans and specifications for review, accompanied by a completed building permit application and a plan check deposit.
11. The applicant shall comply with all applicable Federal, State, and local codes and ordinances.

Fire Department

12. Premise Identification shall meet CFC as well as WMC 15.15.100.
13. The existing Fire Alarm System shall be brought to current standards and inspected by a certified fire alarm inspector.
14. The existing sprinkler systems shall be brought to current standards and inspected by a certified inspector.

Site/Landscaping/Elevation Plan



REMODELED ELEVATIONS
SCALE: 1/32\"/>

SCOPE OF WORK

1. REMOVE EXISTING ROOF & REPLACE WITH NEW
2. REMOVE EXISTING EXTERIOR WALLS & RECONSTRUCT WITH NEW
3. REMOVE EXISTING INTERIOR WALLS & RECONSTRUCT WITH NEW
4. REMOVE EXISTING FLOORING & RECONSTRUCT WITH NEW
5. REMOVE EXISTING CEILING & RECONSTRUCT WITH NEW
6. REMOVE EXISTING PAINT & REPAINT WITH NEW
7. REMOVE EXISTING LIGHT FIXTURES & INSTALL NEW
8. REMOVE EXISTING MECHANICAL SYSTEMS & INSTALL NEW
9. REMOVE EXISTING LANDSCAPING & RECONSTRUCT WITH NEW



LOOKING NORTHWEST



LOOKING NORTH



LOOKING WEST



LOOKING SOUTH

EXISTING PHOTOS



EXTERIOR RENDERING

REINFORCED CONCRETE
FORM AND SYSTEM



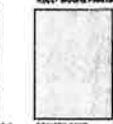
ASHLAR YELLOW SLATE

STONE VENEER
ELGINADO STONE



STONE VENEER
ELGINADO STONE

STUCCO PAINTED
KELLY MOORE PAINTS



STUCCO PAINTED
KELLY MOORE PAINTS



WHITE GAZE



RED OAK FLOORING



BLUE



ARCHITECT
AND
ASSOCIATES

475 HUMBOLDT AVE
WILLOW, CALIFORNIA

PHASE ONE IMPROVEMENTS
475 HUMBOLDT AVE
WILLOW, CALIFORNIA

SITE PLAN AND ELEVATIONS



Project: Conditional Use Permit (File UP-13-01) and Design Review (File DR-13-01)/New 7,053 SF commercial retail building/Non Conforming Use Permit (Use of Existing Pole Sign)
Applicant(s)/Owner: O'Reilly's Automotive Stores, Inc/Shahab Tehrani & Hassan Behzadi
Project Location: 1257 W. Wood Street
Parcel No: 005-370-005
Zoning: Highway Commercial (CH)
General Plan Highway Commercial

THIS ITEM WAS CONTINUED FROM THE OCTOBER 2, 2013 MEETING AND RE-CONTINUED UNTIL THE NOVEMBER 6, 2013 MEETING FOR LACK OF QUORUM AT THE OCTOBER 16th MEETING

Project Description

The applicants, O'Reilly's Automotive Stores, Inc, have submitted a Planning application for a Use Permit and Design Review for the construction of a 7,053 square foot commercial retail building on a 0.611 acre lot for the purposes of constructing a commercial retail automotive parts business. The project also includes site improvements to include landscaping, parking spaces, trash enclosure, loading zone and site and building lighting. Additionally the existing 2,012 SF building (old KFC building) located on the western portion of the project site, will be demolished as well as the existing pavement and site improvements. The applicant also intends to do a lot merger to combine two of the three parcels in order to meet building code requirements for construction. The applicant will be leasing this parcel which is shown on the site plan as the "leased lot line"

ISSUES TO BE RESOLVED:

The Planning Commission heard staff's report on the proposed project at the October 2nd meeting, opened the public hearing and heard the applicants and public input. After discussions by the Commission, there were still outstanding questions regarding several topics; signage for the business, the status of the two other pole signs on the property, parking, landscaping, and hours of operation. Therefore the Planning Commission continued the item until the October 16th meeting to allow additional public input and to allow staff to obtain additional information on these unresolved items. The October 16th meeting was canceled due to lack of quorum and as such the item is now before the Commission.

Signage:

There is an existing 60 foot tall pole sign located at the SW end of the subject property. At the Oct. 2nd meeting the site plan submitted showed this pole sign to be removed and a new pole sign to be constructed on the eastern side of the western driveway. It has since been determined by staff that this pole sign is a non conforming structure per code section 18.125.120. In order for the applicant to use this pole sign a non conforming use permit shall be approved by the Planning Commission. Section 18.125.190(1)(b) allows for the continuation of a non conforming structure by way of a use permit. The applicant intends now to use the existing pole sign to advertise the business. The applicant has submitted sign elevations for both the pole sign and the building signage. (*see attachment 7*). The building frontage dimension allows for 160 SF of identity signage. The applicant proposes approximately 160 SF of building signage, complying with the code requirements. The total signage for the existing pole sign is

approximately 162 SF (both sides combined). The Sign Code allows for pole signs not to exceed 200 SF of signage –double sided, therefore making the proposed signage in compliance with the sign code.

Other Pole Signs:

There are two other pole signs located on the portion of the property that OReilly’s is leasing from the property owners; a 60 foot high Round Table sign and a 12 foot high sign, which this one is used to advertise for two suites located in the existing commercial complex adjacent to Round Table. At the October 2nd meeting the Commission had questions regarding the removal of the Round Table pole sign, as the site plan indicated that this sign was to be removed, as well as the 12 foot high pole sign. Staff had stated that the property owner contacted staff to say that Round Table was ok with the removal of the pole sign as long as they could relocate it. This sign is also a non conforming sign per the current sign code section 18.125.120 and removal and replacement is not allowed as pole signs are not allowed any further than 800 feet from I-5 centerline.

The applicant and the property owner since the October 2nd meeting have been contacted and informed of the situation. The property owners have since contacted staff and have said they have worked out the situation between Round Table and OReilly’s and the Round Table pole sign will stay in place. The shorter pole sign will be removed and the property owners intend to combine this sign with a new monument sign, replacing the existing monument sign which now is used specifically for Round Table, and make it into a shared monument sign generally used for commercial buildings with more than one business. Therefore the issue of the existing pole signs has been worked out to the best satisfaction for all businesses.



Landscaping:

The landscaping that was proposed at the October 2nd meeting was not satisfactory to the Commission and they asked that the applicant provide additional landscaping along the street side. The applicant has provided a revised landscape plan showing more trees and bushes along the street side of the property. (See attachments 5 & 6)

Parking

The site plan shows that there will be two entrances into the subject property, providing sufficient circulation for vehicles and delivery trucks. This project had to take into account that the existing commercial complex located to the east had sufficient parking for their needs as well as the OReilly’s project. At the October 2nd meeting the Commission questioned the parking analysis that was located on the site plan. The applicant has submitted a revised site plan which shows there will be a total of 46

parking spaces for all uses. This is 10 short of what the code will require. The Parking Code requirement for retail stores is 1 parking space for every 300 SF of gross floor area plus one for each employee per shift. The store proposes 5 employees to be on shift. The proposed store is 7,053 SF however only approximately 3,089 SF will be used for the retail area and the remaining 3,444 SF will be used as storage. (The SF numbers have deducted the walls of the building) The parking ratio for storage areas is 1 parking space for every 2000 SF of area. The parking requirement ratios were applied to the two uses (retail and storage) to calculate the parking needs. The O'Reilly's store will require 18 parking spaces for their needs (*two are handicap spaces*), and the existing commercial complex (Round Table/donut shop/vacant space) requires 38 parking spaces. In determining the amount of parking that the existing units will require, staff took into account that not all of the square footage is used for public use and therefore could substantiate using a combination of parking requirement ratios in determining the overall parking needs.

In conclusion, the total number of parking spaces provided will be 10 short of the total parking requirement for all the commercial needs. Staff supports the reduction in parking spaces as it could be concluded that all the uses on these lots will not be open during the same hours of operation. A reciprocal parking agreement would be required to be recorded on the property so that all uses have access to the parking spaces at the time. Code Section 18.120.020(3)(i) allows for the Commission to entertain a request for a reduction in parking spaces. The applicant has requested that the Commission consider a reduction of 10 parking spaces. The Commission will need to determine through a finding that the reduction of 10 parking spaces is acceptable for this development.

One private off-street loading space is required by the code and is shown on the site plan located on the east side of the building. Striping will be required to show this area as loading space.

Hours of Operation:

The Commission asked what the proposed hours of operation would be for the business. Staff indicated that the applicant had not shown that information on their application, but normally these types of businesses are open from 8am to 9 pm. The Commission asked that Staff speak with the applicant and provide a range of hours for the business to be open so as to set a condition for them. The hours of operation are normally 8:00 am to 9:00 pm Monday through Saturday and Sunday 8 am to 8 pm. The applicant has not asked for any other store hours of operation.

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Code Section 15332, In-Fill Development Projects, Class 32.

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 construction of a 7,053 SF commercial building to be used as a commercial retail business and use of an existing pole sign and Design Review approval for the proposed exterior design elements, subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

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

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Revised Site Plan
4. Exterior Elevation
5. Street Rendering
6. Revised Landscaping Plan
7. Sign Plans/Pole and Building

Submitted by:



Karen Mantele
Principal Planner

THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING THE PLANNING COMMISSION DECISION ON THE USE PERMIT PURSUANT TO Chapter 18.135.060

PC RESOLUTION NO. _____-2013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL (FILE # UP-13-01 AND DR-13-01) TO OREILLY'S AUTOMOTIVE STORES, INC FOR CONSTRUCTION OF A 7053 SF COMMERCIAL BUILDING WITH ON SITE IMPROVEMENTS AND GRANTING A NON CONFORMING USE PERMIT APPROVAL FOR THE CONTINUED USE OF THE EXISTING 60 FOOT POLE SIGN FOR BUSINESS SIGNAGE FOR PROPERTY LOCATED AT 1257 W. WOOD STREET, ASSESSORS PARCEL NUMBER 005-370-005

WHEREAS, the applicant, O'Reilly's Automotive Stores, Inc. have filed a Conditional Use Permit/Design Review planning application to construct a 7,053 SF commercial retail building with exterior design elements, to use an existing pole sign (non conforming structure) as signage, and,

WHEREAS, City of Willows Municipal Code Section 18.65.030(2) allows a general commercial retail use via Section 18.60.020 and 18.55.020(1) on the subject property upon first securing Use Permit approval from the Planning Commission, and

WHEREAS, City of Willows Municipal Code Section 18.125.190(1)(b) allows for the continued use of a non conforming structure with an approved use permit; and

WHEREAS, notice of the Planning Commission meeting held on October 2, 2013, was 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 October 2, 2013, 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, on October 2, 2013 the Planning Commission did continue the public hearing to October 16, 2013; and

WHEREAS, the October 16, 2013 meeting was continued until November 6, 2013 for lack of quorum; and

WHEREAS, the Planning Commission did, on November 6, 2013, hold a public hearing to consider all public oral and written comments, letter and documents, staff reports, and all other documents and evidence which are 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 15332, In-fill Development Projects Class 32; and

WHEREAS, the Planning Commission does finds that

- a. the proposed use is consistent with the purposes of the district in which the site is located, as general retail uses are allowed with a Conditional Use Permit within the Highway Commercial District per WMC section 18.65.030(2); and

WHEREAS, the Planning Commission does find that

- a. 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 conditions of approval incorporate provisions which project will not be detrimental to the public health, safety or welfare; and

WHEREAS, the Planning Commission does find that

- a. the proposed use is in conformance with the General Plan, as the property is located within the Highway Commercial designation, which allows for commercial uses that primarily serve travelers at Interstate 5 access points; and

WHEREAS, the Planning Commission does find that

- a. the reduction of 10 parking spaces is acceptable for this project, as the combined commercial uses on the subject parcel and adjacent parcel will not be detrimental to the users, and
- b. Municipal Code section 18.120.020(3)(i) *Exception* allows for the reduction of required parking spaces if approved by the Planning Commission; and

WHEREAS, the Planning Commission does find that

- a. the continued use of the existing 60 foot pole sign is allowed with an approved Use Permit from the Planning Commission per Section 18.125.190(1)(b)

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the O'Reilly Automotive Stores, Inc, Use Permit and Design Review proposal to construct a 7,053 SF commercial building with exterior design elements, and the use of the existing pole sign is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit UP-13-01 and Design Review DR-13-01, 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 6th day of November, 2013, by the following vote, to wit:

AYES _____
 NOES _____
 ABSTAIN _____
 ABSENT _____

APPROVED: _____
 Kerri Warren, Chairperson

ATTEST: _____
 Recording Secretary

**USE PERMIT/DESIGN REVIEW CONDITIONS OF APPROVAL
FOR
OREILLYS AUTOMOTIVE STORES, INC
FOR PROPERTY LOCATED AT
1257 W. Wood Street/APN; 005-370-005**

PC approval date: _____, 2013

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 (construction of a 7053 SF commercial building, and use of a non conforming pole sign) 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. 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.
5. Landscaping shall be designed so that it will ensure that adequate sight distance is available for motorist and pedestrians entering and exiting the site.
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. A trash enclosure shall be required which shall be fully enclosed by a CMU block wall with a durable, slatted chain link gate on the fourth side in order to screen the bins.
8. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
9. One private off-street loading space shall be provided for the project.
10. 46 On-site parking spaces shall be provided.
11. Hours of operation shall be from 8:00 am to 9:00 pm Monday through Saturday and 8:00 am to 8:00 pm on Sunday.
12. The developer shall adhere to the design and specification of the Architectural Design Review approval.
13. 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. Any further extension beyond one year shall require planning commission approval.

14. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
15. An Occupancy Permit shall not be issued in part or whole for any building until 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.
16. Per code section 2.45.100 demolition of the 2012 SF structure (old KFC building) shall be completed and all debris removed from the site within 90 days of design review approval or the entire design review permit shall be deemed to have expired for cause as of midnight on the ninetieth day unless the building official shall grant an extension of time for such work.

Building Department.

17. All of the conditions of approval shall be shown on the set of plans prepared for review.
18. The applicant shall submit 6 complete sets of building plans with a completed building permit application for review and approval.
19. The applicant shall pay plan check deposit fees at the time of building permit/plan submittal.
20. The plans shall be designed based upon the currently adopted, applicable federal, state and local codes and ordinances.
21. The applicant shall also submit a completed building permit application accompanied by a plan review deposit. The plan review deposit is calculated based upon the estimated construction cost.(provided by the applicant).
22. The demolition permit shall be a separate permit and will have to comply with all applicable federal, state and local codes and ordinances prior to issuance.
23. . All contractors/sub-contractors shall obtain a City business license prior to commencing operation.(Contact Finance Department).
24. Once a complete submittal is received, allow for a 30 day initial review period.

Fire Department

25. All impact fees shall be paid prior to the issuance of a building permit.
26. All buildings shall have fire sprinkler systems provided. The Fire Department shall review all sprinkler plans prior to installation (WMC Section 15.15.10)

27. All fire and alarm systems must meet the approval of the Fire Chief (WMC Section 15.15.120)
28. A Knox box shall be installed per Fire Chief approval (WMC Section 15.15.130)
29. The building address shall meet all WMC criteria and be reviewed by the Fire Department for approval prior to installation.
30. Shall provide fire extinguishers in accordance with 2010 CFC.
31. Shall provide illuminated exit signs over all exit doors in accordance with the 2010 CBC and CFC.
32. All exit doors shall have no knowledge door locks, be posted "this door to remain unlocked when building is occupied" and swing in the direction of exit travel.

California Water Service Company

33. Service can be provided for project in accordance with Ca. Public Utility Tariffs.
34. Backflow requirements to be determined.

County Air Pollution Control District

35. A completed Hazardous Materials Questionnaire including a list of all hazardous materials that will be stored on site over 55 gallons, 500 lbs, or 200 cubic feet and a list of all hazardous waste that will be stored on site in any quantity.

Public Works Department:

36. Developer shall complete a Sewer Service Application, Anti-Discrimination Form and associated Encroachment Permit Application (available at City Hall or on City website) and pay all applicable fees prior to installation.
37. Landscaping shall comply with WMC, the Master Tree List, including standard detail S-19, particularly notes 12-16. Landscape plans shall show irrigation controls, pipes, and sprinkler heads. Deciduous Street trees will be required in landscaped area along West Wood Street and in landscape area adjacent to building and western most parking spaces. 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.
38. Encroachment permit shall be obtained from Cal-Trans if encroachment into the right-of-way will occur.

Engineering Department:

General Conditions

39. 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.

40. 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.
41. Any new on-site utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.

Improvement Plan and Construction Conditions:

42. 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/parking lot improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
43. 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 and building plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
44. Improvements plans shall include a storm water pollution prevention plan.
45. Prior to demolition of the existing building on the property, the applicant shall obtain a demolition permit from the City Building Department.
46. Prior to beginning work on any improvements or demolition activities outside the boundaries of the applicant's property, the applicant shall submit to the City authorization letters from the affected property owners indicating their approval of the work. The letter shall clearly outline the extent of the proposed work and shall clearly state that the property owner understands the extent of the work and approves of the work taking place on his property.
47. Parking Lot/Roadway Improvements:
 - a. The structural section of the parking lot shall be a minimum of 2-inches of asphalt paving over 6-inches of base material. If a geotechnical report recommends a thicker paving or base section, the improvement plans shall incorporate the geotechnical recommendations. A copy of the geotechnical report shall also be submitted with the first set of improvement plan check-prints. For all areas on the plans that show concrete paving, thickness and reinforcing of concrete paving shall adhere to recommendations of the soils report.
 - b. On-site pavement markings and signage shall be provided as necessary and as required by the City Engineer. Signage for accessible parking, restricting parking and red painted curbing shall be installed where appropriate. Other regulatory and informational signs shall be installed at locations determined by the design engineer or required by the City Engineer.
 - c. All on-site lighting shall be designed to provide to meet safety requirements and minimize glare. Site lighting shall be subject to approval by the City. A lighting

intensity (photometric) analysis shall be provided with the improvement plans to determine proposed lighting levels on the property and the adjacent properties.

- d. Ramps for disabled persons meeting the most recent standards shall be provided both on site and at the driveway and existing sidewalk limits fronting the property.
- e. All demolition and construction work within the road right-of-way shall require a Caltrans encroachment permit and be subject to any conditions contained therein.
- f. Driveways for the project shall be 28 feet maximum in width and shall conform to City Standard S4.
- g. A reciprocating access and parking easement shall be submitted to the City for review and approval for the proposed project and the adjacent parcel to the east. Once approved, the reciprocating access and parking shall be recorded. Recordation shall occur prior to issuance of any certificate of occupancy for this project.
- h. The disposition of all roadway signs on W. Wood Street (Hwy 162) is under the authority of Caltrans and shall not be removed or relocated without the permission of Caltrans.

48. Water and Sanitary Sewer Improvements

- a. All water improvements are subject to requirements by Cal Water.
- b. Installation of the sewer lateral shall be per City Standards, (including trenching, pipe size, pipe slope and cleanout locations).
- c. Backflow preventers shall be installed on all water services for domestic use for the property.
- d. Based on the site plan submitted for the project, it is not apparent whether the sanitary sewer lateral will serve just the proposed project or whether it will also serve the property abutting and directly to the east. If the sewer lateral serves both properties, with the improvement plans the applicant shall submit a sewer lateral maintenance agreement for review and approval by the City. The agreement shall specify the terms and conditions of shared maintenance of the sewer lateral to its ultimate connection to the City's sewer main in W. Wood Street. The agreement shall ultimately be signed by both owners of both properties and shall be recorded prior to the approval of the improvement plans.

49. Drainage Improvements

- a. All project related flooding impacts shall be mitigated by the project developer. 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, drainage plans 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

50. Landscape Improvements:

- a. For all street trees fronting W. Wood Street, root barriers shall be installed on the street side of the trees to prevent future damage to sidewalks, curbs, gutters and the street from root heaving.

Parcel and Easement Conditions

51. A lot merger for Parcel 1 (APN 005-370-0210) and Parcel 2 (APN 005-370-005) shall be prepared by a licensed surveyor or civil engineer, showing all effected parcels, and shall be submitted to the City Engineers Office for review and approval. The lot merger must take place prior to the approval of the improvement plans and prior to any construction on the proposed site.
52. Prior to approval of the improvements plans and in conjunction with approving the lot merger, the applicant shall submit the following:
 - a. Vacation of ingress and egress easements as shown in Bk. 586, Pg. 240; Bk. 587, Pg. 306; Bk. 9, Pg. 1; and Bk. 2, Pg. 41
 - b. Vacation of the sewer easements as shown in Bk. 586, Pg. 240; Bk. 587, Pg. 306; and Bk. 9, Pg. 1
 - c. Vacation of a portion of the public utility/sewer easements impacting lot 1 as shown in Bk. 9, Pg. 1; Bk. 7, P.M., Pg. 10; and Bk. 648, Pg. 516. The portion of easement to be vacated is at the southeast corner of the existing lot 1

Construction Conditions:

53. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit from Caltrans is required for any work within the State's rights of way.
54. The contractor 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.
55. 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.
56. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
57. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.

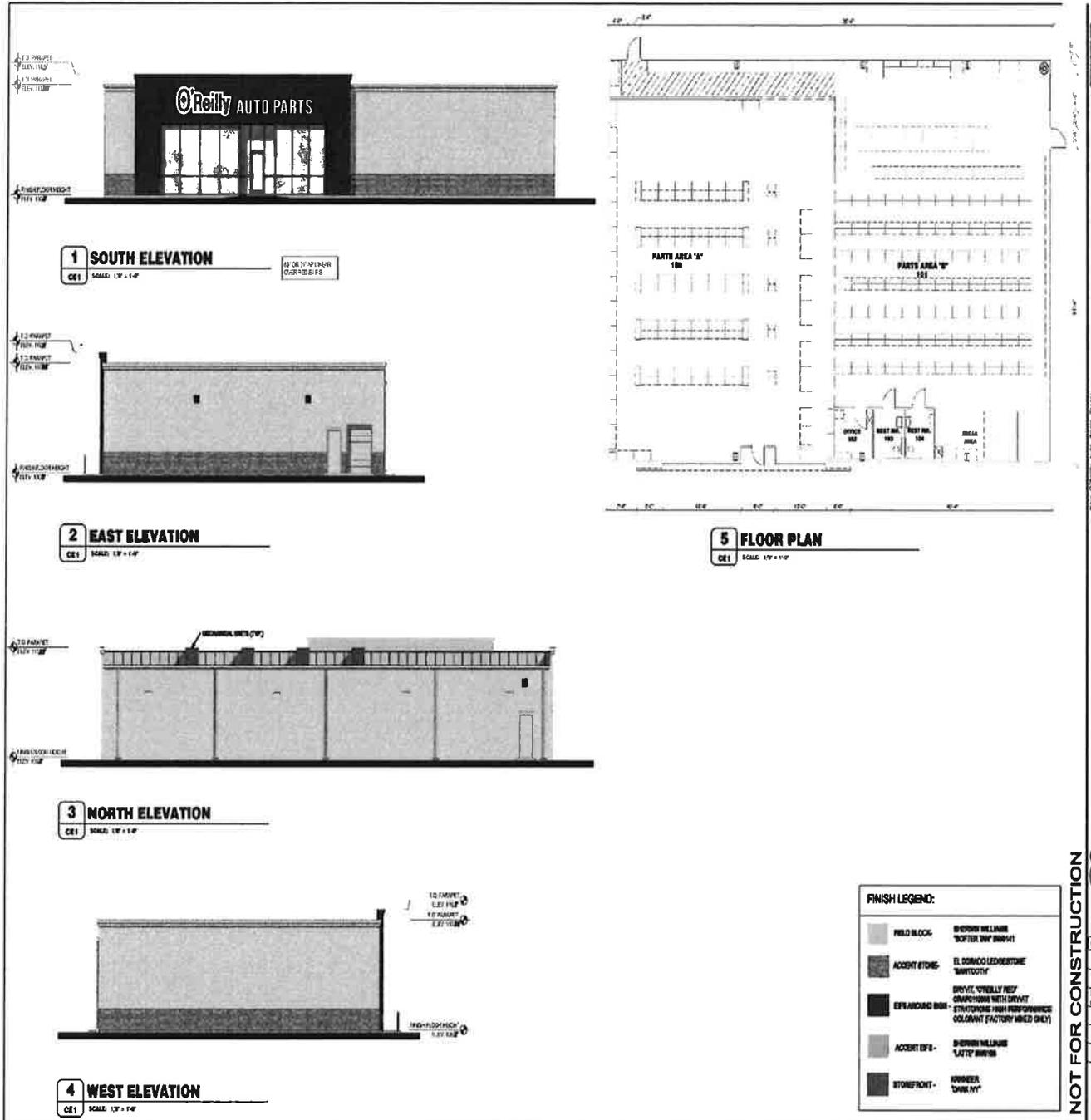
58. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
59. Dust control must be maintained to the City's satisfaction.
60. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.

Release of Securities Conditions:

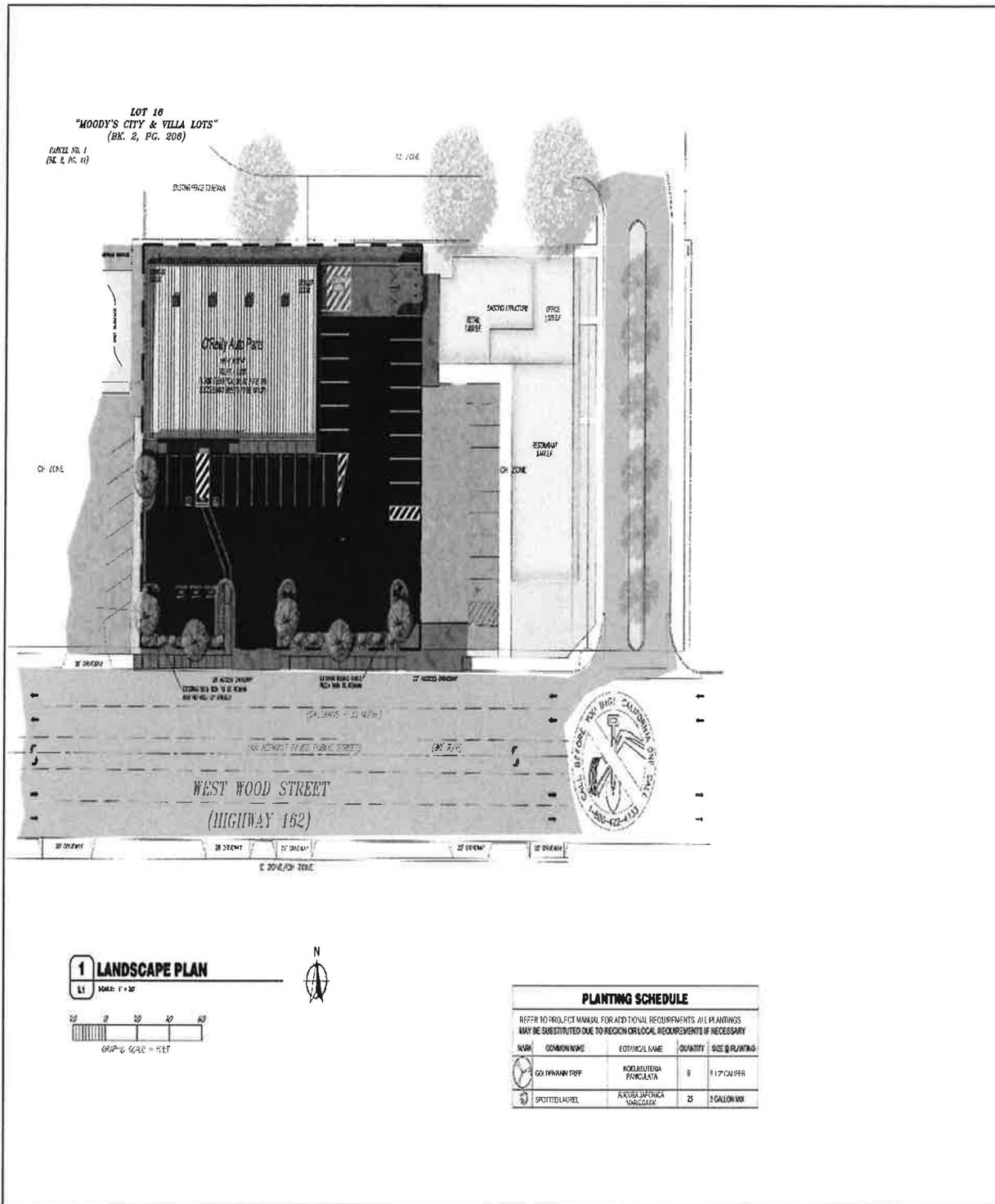
Prior to release of any sureties posted for the development (including encroachment permit monies), the following four conditions must be fulfilled

61. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
62. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
63. The Applicant shall provide sufficient surety guaranteeing the public improvements for a period of one year.
64. Prior to acceptance of the work, the applicant shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

EXTERIOR ELEVATIONS



REVISED LANDSCAPE PLAN



THOMAS A. LUNDBERG
 ARCHITECT

1776 EAST BARRANE, SUITE 417
 SPRINGDALE, MISSOURI 65754

PH: 417-462-9854
 FAX: 417-462-9854
 E-MAIL: ARCHITECT@TALUNBERG.COM

343 SOUTH 101 WESTERN BOULEVARD
 47100-0000
 47100-0000

O'Reilly AUTO PARTS

SIGN PLANS

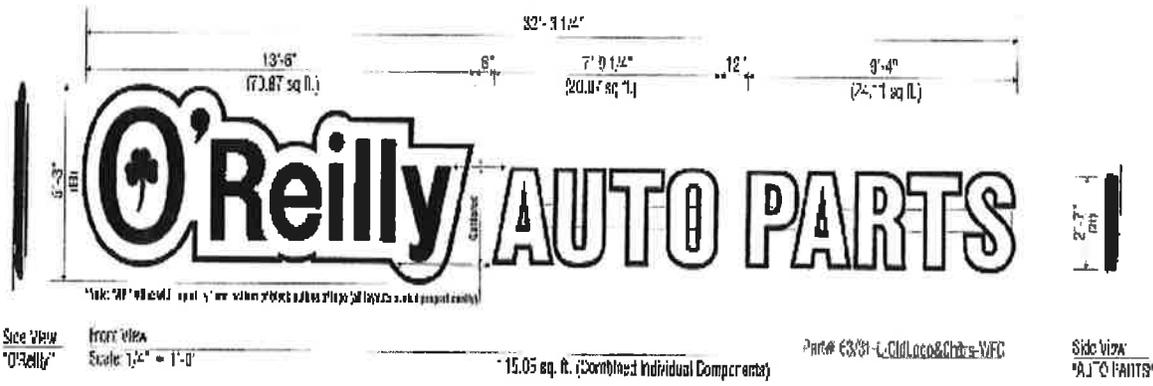


Manufacture and supply two (2) new formed and embossed faces for existing d/i illum. display

Faces are formed out of foam on a 2" deep. "O'Reilly" graphics are double embossed, A. P. Parts copy is single embossed with painted graphics on 2nd surface. Graphics to match PMS 2005 red, PMS 34.75 Green, Black and White.

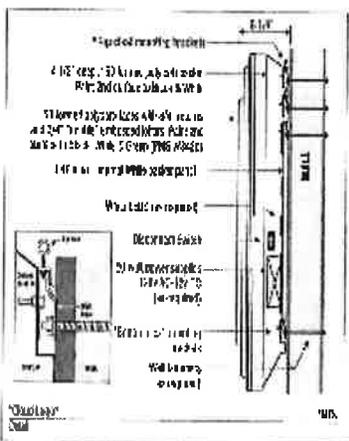
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POLE Sign



*O'Reilly' Cloud Logo with "AP" channel letters on 7" (H) x 1" (D) wireways. Always paint to OAP RED.
 *O'Reilly' Cloud Logo is formed polycarbonate with double embossment and 2nd surface painted graphics. Paint material: Green (PA3-# 342-1), Black and White.
 *AP" to have formed polycarbonate caps with "AP" letter "burps". Black 5" aluminum coil columns. 2nd surface Black and White paint. WHITE LED illumination.

Formed Cloud Logo with "AP" Formed Caps & Channel Returns
Part# 63/31-L-ClidLogo&Chtrs-WFC



O'Reilly Auto Parts
 233 Patterson St
 Springfield, MO 65805

This sign is the property of O'Reilly Auto Parts and is to be used only for the purpose of advertising the products and services of O'Reilly Auto Parts. Any other use is prohibited.

Formed Embossed Cloud Logo
 AUTO PARTS Channel Letters
 with Formed Embossed Caps
 63/31-L-ClidLogo&Chtrs-WFC

Building Sign