



Willows Planning Commission Regular Meeting

PLANNING COMMISSION
Peggy White, Chair
Walter Michael, Vice Chair
Jose Hansen, Commissioner
Candis Woods, Commissioner
Robert Griffith, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn

June 20, 2018
Willows City Hall
7:00 p.m.

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

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**

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chair; however, no formal action will be taken unless a majority consensus of the Commission directs staff to place the item on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes)

6. **APPROVAL OF MINUTES:** Minutes of Planning Commission meeting(s) held on May 23, 2018.

7. **NEW BUSINESS/PUBLIC HEARING(S):**

a) **Zoning Text Amendments (File# ZTA-18-01) Applicant: City of Willows**

City initiative to modify the text of the Municipal Code: Sections 18.60.030; 18.65.070; & 9.20.070(1)

b) **Use Permit (File# UP-18-03) Applicant/Owner: Ana Camacho/Aida Corpuz**

610 S. Tehama Street/Assessors Parcel Number 002-312-002/ CG General Commercial) zone/General Commercial Land Use Designation/Use Permit to allow establishment of a bar and cocktail lounge business within an existing commercial building

Comments from the public are welcome. The Chair will allow an opportunity for comments related to Public Hearings and each action item on the agenda. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Commission the opportunity to continue its consideration of the item without interruption.

8. **COMMISSION COMMENTARY**

9. **ADJOURNMENT**

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before June 15, 2018.

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



**MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD MAY 23, 2018**

1. **Call to Order:** 7:00 p.m.
2. **Pledge of Allegiance:** Commissioner Woods led the pledge of allegiance.
3. **Roll Call:** Karen Mantele, Planner; Maria Ehorn, Minute Clerk.

Commissioners:

PRESENT: White, Griffith, Michael, Woods, Hansen (Commissioner Michael entered at approximately 7:02 pm)

ABSENT:

4. **Agenda Review:** Chair White asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.
5. **Public Comment:** Chair White introduced the item. No public comments were made.
6. **Approval of Minutes:** It was moved by Commissioner Griffith and seconded by Chair White approve the minutes of April 18, 2018 as amended.

The motion passed unanimously 5/0 by the following voice vote:

AYES: White, Griffith, Michael, Woods, Hansen

NOES:

ABSENT:

ABSTENTION:

7. NEW BUSINESS/PUBLIC HEARING(S):

- a. **Six-Month Review of Use Permit (File #UP-17-02) Applicant/Owner: Angel Hernandez/ Amkai Inc**

For property located at 251 S. Tehama Street, Willows, Ca./Assessor Parcel Number: 003-061-009/CC Zone
Initial request to re-establish a motel use within an existing commercial structure

Chair White introduced the item. Ms. Mantele presented the staff report. Discussion was had among the Commission regarding the Conditions of Approval (COA's) of the Use Permit (UP) specifically the non-payment of the TOT taxes. Mr. Hernandez was not present at the meeting and Staff stated they did try to contact Mr. Hernandez to no avail. Ms. Mantele read into the record a report from Code Enforcement Officer Sykes. Discussion was had regarding the COA for the UP. Commissioner Michael was inclined to allow the motel a three (3) month extension with the condition of paying the required taxes, and adhering to the adopted conditions of approval.

Chair White opened the public hearing. Sierra Fiack, a new home owner within 400 feet of the property referenced above, spoke. She had several concerns regarding the applicant following the COA's. Chair White closed the Public Hearing at 8:17 pm.

Chair White closed the public hearing. Further discussion was had among the Commission.

Motion: Commissioner Michael/Second: Commissioner Griffith

It was moved by Commissioner Michael and seconded by Commissioner Griffith to approve Use Permit (File #UP-17-02) for a three (3) month extension.

The motion passed unanimously 4/1 by the following voice vote:

AYES: Griffith, Michael, Woods, Hansen

NOES: White

ABSENT:

ABSTENTION:

b. Use Permit (File #UP-18-02) and Design Review (File# DR-18-01} Applicant/Owner: Gary Evans/same

For property located at 601 N. Tehama Street, Willows, Ca./Assessor Parcel Number: 005-283-015/CG (General Commercial) zone/General Commercial Land Use Designation

Request to establish an Extended Stay Motel within an existing commercial structure and approve exterior improvements to parcel and building.

Chair White introduced the item. Ms. Mantele presented the staff report and made corrections on the units with two-bedrooms. Staff suggested adding a COA regarding obtaining a City business license for the motel and the contractors.

Chair White opened the public hearing. Mr. Evans, the applicant, gave a short presentation and showed some renderings on what the project proposal would look like.

Mr. Boone, a neighbor to the west of the project location, had some reservations. He would like to see a privacy fence between the motel and his property if possible. Mr. Evans agreed to working with Mr. Boone.

Chair White closed the public hearing.

Motion: Commissioner Griffith/Second: Commissioner Hansen.

Motion to approve the next resolution in line entitled, a Resolution of the Planning Commission of the City of Willows approving Use Permit (File #UP-18-02) for Gary Evans to establish an extended stay motel business within an existing commercial building and design review approval (File #DR-18-01) for exterior improvements for property located at 601 n Tehama street, Assessors parcel 005-283-015 as amended with two (2) additional Conditions of Approval (privacy fencing and reminder for contractors and owner of the motel to obtain a City business license).

The motion passed unanimously 5/0 by the following voice vote:

AYES: White, Griffith, Michael, Woods, Hansen

NOES:

ABSENT:

ABSTENTION:

Ms. Mantele reminded the applicant that there is a ten (10) day appeal period following the Planning Commission decision on the use permit.

8. COMMISSION COMMENTARY:

- a. Commissioner Hansen apologized for not attending the last meeting. Commissioner Hansen stated that the Planning Commission academy was a great experience. He thought the ethics class was the most interesting.
- b. Ms. Mantele stated the next meeting is to be June 20, 2018. She will be bringing a use permit application before the commission and also the cannabis text amendments. A short discussion was had on the process and the expected date for being able to apply for a dispensary permit.

ADJOURNMENT: 7:45 p.m.

PEGGY WHITE – Chair

Maria Ehorn – Minute Clerk

Planning Commission Agenda Report:

June 20, 2018

To: City of Willows Planning Commission

From: Karen Mantele, Principal Planner

Applicant City of Willows
201 N. Lassen Street
Willows, CA 95988

Subject: Text Amendments to the City's Municipal Code/Zoning Ordinance (File # ZTA-18-01)

BACKGROUND

Beginning in November of 2017 the City of Willows introduced and adopted ordinance(s) regarding regulating cannabis use within the City. On November 28, 2017 the City Council introduced for first reading of an ordinance entitled "*An Ordinance of the City Council of the City of Willows repealing Willows Municipal Code Chapter 9.20 ("Medical Marijuana"), adopting new Chapter 9.20 ("Cannabis"), repealing Chapter 8.10.010 ("Definitions"), adopting new Chapter 8.10.010 ("Definitions"), and amending Chapter 8.10.020 ("Nuisance") to regulate cannabis, use, cultivation, sales and other cannabis activities in the City of Willows.*" The Council enacted the Ordinance(s), which went into effect in late December 2017 including establishing the maximum number of Retail/Dispensary Cannabis Licenses that may be issued in the City of Willows, which was up to two dispensary licenses, pursuant to Chap. 9.20.070 of the Willows Municipal Code. In addition, the Council resolution established general guidelines regarding permitted locations of such businesses, and directed the Planning Commission to establish zoning district(s) in which a retail cannabis use would be allowed.

On December 20, 2017 the Planning Commission began the discussion as to the zone(s) in which a retail cannabis dispensary would be allowed. A subsequent meeting on January 17, 2018 was held wherein the Planning Commission reviewed two maps that Staff provided with recommended zoning districts in which a dispensary use could be located (zones CG/ML/PD; CG/PD; CC and CH). It was the final consensus of the Commission to direct Staff to recommend to the City Council to include the CC zone into the allowable districts where a dispensary can be established.

On February 13, 2018 Staff brought before the City Council the recommendation from the Planning Commission. The final Council vote was to not include the CC zone in the allowable zones for retail cannabis use, and only allow the use in the CG/ML/PD, CG/PD and the CH zones.

PROJECT DESCRIPTION

Per the direction of the February 13th Council meeting, Staff is now bringing forth text amendments to the City's Municipal Code/Zoning Ordinance as follows:

- Add to Chapter 18.60.030(11) General Commercial Zone/Conditional Uses Allowed cannabis retail dispensary use; *adding to Section 18.60.030 Uses Permitted with a conditional use permit (11) Cannabis Retail/Dispensary business in combined CG/ML/PD or CG/PD zones subject to development standards and WMC Section 9.20.070 to 9.20.80 and defined in Chapter 8.10.010*
- Add to Chapter 18.65.030(3) Highway Commercial Zone/Conditional Uses Allowed, cannabis retail dispensary use; *adding to Section 18.65.030 Uses Permitted with a conditional use permit (3) Cannabis Retail/Dispensary business subject to development standards and WMC Section 9.20.070 to 9.20.80 and defined in Chapter 8.10.010*
- Amend Chapter 9.20.070(1) Cannabis to include language referring to the zoning districts where use is allowed, *adding to Section 9.20.070(1) Retail/dispensary cannabis business licenses. (1)The City of Willows authorizes, subject to the conditions set forth in this code, and only in zones in which such sales are permitted uses pursuant to title 18 of this Code,, the commercial sale of cannabis and cannabis products for medical and nonmedical uses. Such authorization, and any license issued hereunder, does not include the manufacturing or delivery of cannabis or cannabis products, nor the sale of cannabis or cannabis products at any location other than that for which a license is issued by the City of Willows.*

In accordance with Section 18.20.030(1) notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing.

Environmental Review

Staff has determined that the project, Text Amendments to the Zoning Ordinance, is exempt from CEQA per Section 15061(3).

Attachments:

1. Draft Resolution No. __ (Recommending Approval of Zoning Text Amendments as shown on **Exhibit A**)
2. 1000 foot setback map showing CG/ML/PD, CG/PD, and CH zones

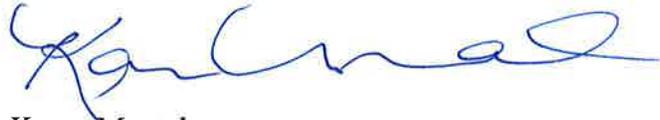
Staff Recommendation

Staff recommends that the Planning Commission adopt the Resolution recommending the City Council introduce ordinances amending certain sections of the text of the Municipal Code/Zoning Ordinance.

The Planning Commission may take the following actions:

1. Recommend to the City Council that certain sections of the Municipal Code/Zoning Ordinance be amended.
2. Add/Amend language to proposed Municipal Code Sections and recommend to the City Council.
3. Recommend that the City Council take no action on the proposed Zoning Ordinance Amendments

Submitted by:



Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENTS TO THE MUNICIPAL CODE/ZONING ORDINANCE REGARDING ZONING DISTRICTS WHERE RETAIL CANNABIS USE IS ALLOWED AS PRESENTED ON EXHIBIT A WITH OTHER TEXT REMAINING UNCHANGED

WHEREAS, the City of Willows has initiated zoning text amendments to the City's Municipal Code, specifically to Sections 18.60.030; 18.65.030; 9.20.070(1); and,

WHEREAS, notices of the Planning Commission meeting held on June 20, 2017, were published in a newspaper of general circulation in the City in accordance with law, and,

WHEREAS, the Planning Commission did, on June 20, 2017, hold a public hearing review and consider all public oral and written comments, letters and documents, staff reports, and all other supporting documents, City codes and regulations which are a part of the Record; and,

WHEREAS, the Planning Commission finds that the Amendments to the Municipal Code/Zoning Ordinance, as proposed in attached Exhibit A are consistent with the General Plan; and,

WHEREAS, the Planning Commission finds that the text amendment proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WILLOWS RESOLVES AS FOLLOWS:

1. The above recitals are true and correct and constitute a part of the findings made by the Planning Commission in approving this Resolution.
2. The project (amendments to the Municipal Code/Zoning Ordinance) will not have a significant effect on the environment.
3. The Planning Commission finds that the project is exempt from the California Environmental Quality Act per Section 15061(b)(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 June, 2018, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Peggy White, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

EXHIBIT A

PROPOSED ZONING TEXT AMENDMENTS

Add those sections that are in blue:

- **18.60.030 Uses permitted with a conditional use permit.**

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

 1. (1) All uses permitted in any residential zones.
 2. (2) Boardinghouses, group dwellings, and churches.
 3. (3) Bars and cocktail lounges.
 4. (4) Adult businesses.
 5. (5) Major automobile and equipment repair service stations.
 6. (6) Automobile and equipment sales and service including used car lots.
 7. (7) Wholesale distribution uses and warehouses.
 8. (8) Hotels, motels, hospitals, sanitariums, and rest homes.
 9. (9) Other commercial uses in the opinion of the planning commission which are of similar nature to those uses listed above.
 10. (10) Emergency shelters, 50 beds or more, subject to development and managerial standards per WMC [18.110.111](#). [Ord. 733-17 § 1, 11-14-17; Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.03, 10-22-91].
 11. *(11) Cannabis Retail/Dispensary business in combined CG/ML/PD or CG/PD zones subject to development standards and WMC Section 9.20.070 to 9.20.80 and defined in Chapter 8.10.010.*

- **18.65.030 Uses permitted with a conditional use permit**

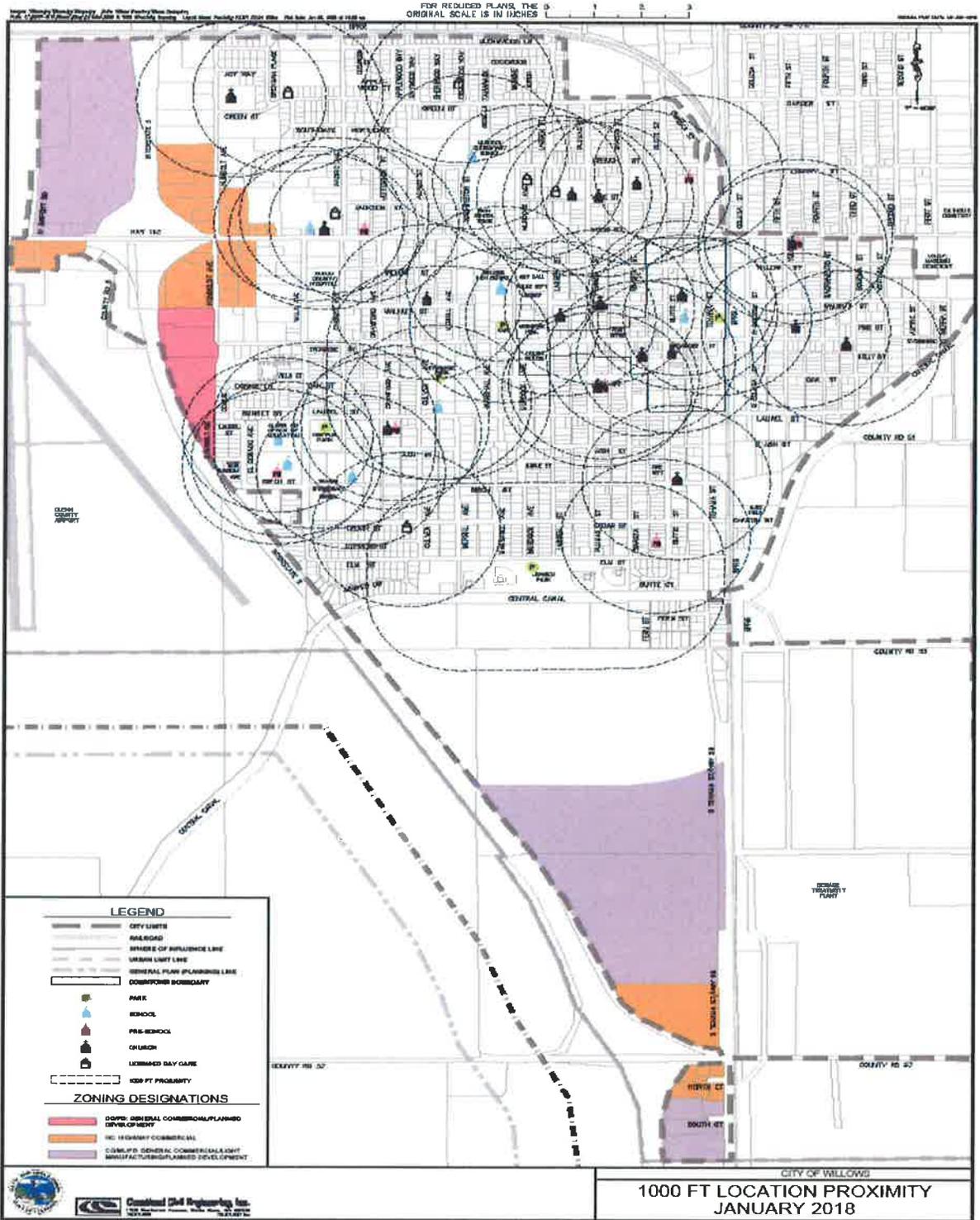
The following uses and structures may be permitted in the CH district only if a conditional use permit has first been secured:

 - (1) Additional highway commercial uses will require a conditional use permit only if the planning commission finds that the type of use is necessary for servicing the traveling public.
 - (2) All permitted uses set forth in WMC [18.60.020](#). [Ord. 664-00 § 17.03, 6-27-00; Ord. 632-91 § 17.03, 10-22-91].
 - (3) Cannabis Retail/Dispensary business subject to development standards and WMC Section 9.20.070 to 9.20.80 and defined in Chapter 8.10.010.*

- **9.20.070(1) Retail/dispensary cannabis business licenses.**

(1)The City of Willows authorizes, subject to the conditions set forth in this code, *and only in zones in which such sales are permitted uses pursuant to title 18 of this Code*, the commercial sale of cannabis and cannabis products for medical and nonmedical uses. Such authorization, and any license issued hereunder, does not include the manufacturing or delivery of cannabis or cannabis products, nor the sale of cannabis or cannabis products at any location other than that for which a license is issued by the City of Willows.

1000 FOOT SETBACK MAP



Planning Commission Agenda Report:**June 20, 2018**

Project: Use Permit (File UP #18-03) Request to Establish a bar and cocktail lounge within an existing commercial structure

Applicant(s)/Owner: Ana Camacho/Aida Corpuz

Project Location: 610 S. Tehama Street

Parcel No: 002-312-002

Zoning: General Commercial (GC)

General Plan General Commercial

Project Description

Ana Camacho, applicant, has submitted a Use Permit application requesting to establish a Bar and Cocktail Lounge within an existing 7,000 SF commercial building. (The County Assessors office indicates that the restaurant and bar occupy approximately 4,800 SF with the rest of the building being used as storage areas and a kitchen). A portion of the building is occupied by a restaurant (soon to open) with the bar/cocktail lounge adjacent to the restaurant. A dance floor area is located off of the bar area. The bar/cocktail lounge will be open from Tuesday to Sunday with hours of operation as Tuesday through Friday 11 am to 9 pm and Saturday and Sunday 9am to 10 pm. Live music events are proposed and will be the same hours as the bar hours of Friday through Sunday except there will be no live music on Sundays. The proposal includes having live Mariachi music on Sunday afternoon however not at this time. They will notify the City when this is planned. The business operation will employ 5-6 full time employees and 4-5 part time employees (including the applicant). (This may include the restaurant staff)

Review Process

This matter is before the Planning Commission pursuant to Chapter(s) 18.60.030(3) and 18.35 of the City of Willows Municipal Code.

Zoning

The project site is located on the corner of S. Tehama Street and Cedar Street and zoned *General Commercial (GC)* which purpose is intended to be applied in areas where commercial facilities are necessary for public service and convenience. Bars and Cocktail Lounges are a conditionally permitted use within this zoning district per Section 18.60.030(3). Surrounding zoning to the north, south and west is the same as the subject parcel. To the east is the RR tracks with zoning beyond that as Light Manufacturing.

General Plan

The General Plan Land Use designation for the subject parcel is *General Commercial* pursuant to the City's General Plan Land Use Map. The proposed use is consistent with this designation which provides for service related business uses.

Project Analysis for Use Permit

The zoning for this parcel is CG- General Commercial- which allows bars and cocktail lounges with a conditional use permit per Section 18.60.030(3). The city code does not define either bars or cocktail lounges, but in general the uses are recognized as a land use in which the primary activity is the sale of alcoholic beverages for on-site consumption which also may provide entertainment for its patrons and where food service is subordinate to the sale of alcoholic beverages. The adjacent use within this building is a restaurant and therefore food would be available to patrons.

An on-sale liquor license (License Type 47) is valid for this property address. (See attachment #5). (*On-Sale General-authorizes the sale of all types of alcoholic beverages: namely, beer, wine and distilled spirits, for consumption on the premises, and the sale of beer and wine for consumption off the premises*).

The structure on this parcel was built in 1946 for use as a garage and in 1960 converted to a bowling alley for a few years. Thereafter it was closed for a period of time due to downtown redevelopment. Once opened again in the mid 1970's as a bar and restaurant. (*per the County Assessors records*) There have been several business licenses for the restaurant and the bar over the years (a.k.a. Pat n Larry's, 99 Steak House); however the restaurant is not currently in operation, but the bar and cocktail lounge have been operating. Staff contacted the owner regarding the bar business and directed her to apply for a use permit to legitimize the bar and cocktail lounge as there have been music events advertised and held there over the past several months.

The parcel is over 900 feet from the nearest park (Jensen) and over 200 feet from the nearest residential use. ABC regulations require that a bar serving alcohol be located at least 600 feet from a park, school or playground and that the parcel be 100 feet from residential use.

Signage: The applicant proposes to use the existing pole sign to advertise the business use as well as signage on the front facing Tehama. Signage exists however has not been permitted.

Parking: On-site parking is proposed per the site plan to include six spaces. (See Attachment #4). Per the WMC Parking regulations for this type of use (Restaurant/Bar) are the higher of 1 parking space for every 200 SF of gross floor area or one for every 4 seats plus one for every two employees. Per the WMC parking regulations, *each of the parking spaces required by this chapter shall be at least eight and one-half feet in width by 20 feet in length, together with such additional area which the city engineer determines is necessary to safely maneuver a vehicle between the parking space and any street or alley adjoining the property on which the parking space is located.* The six existing parking spaces leaves the business under subscribed for parking. Per Section 18.120.050(2)(a) parking standards that are not in compliance with the current parking standards of the code for an existing use and transferred to new owners or operators who will continue the use without significant change within an existing structure and generate the same level of parking demand, no additional parking spaces are required. The adjacent lot to the south has been used for parking for the use however is not part of this parcel and not owned by the same person.



Looking North



View from Tehama Street

The proposed project was reviewed by internal departments as well as County agencies. The County Sheriff's Department commented that there should be security or bouncers on the nights where music events occur. County Sheriff Department call-reports for the property over the last several months indicates calls have been reported for loud music and the Department has a concern as to security for the business.

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 for Conditional Use Permit

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

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written public comments have been received.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending approval for Use Permit #UP-18-03 to allow establishment of a bar and cocktail lounge within an existing commercial building at 610 N. Tehama Street, 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 Use Permit proposal with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Applicants' Statement
4. Applicant Site Plan
5. Copy of ABC license
6. APN map

Submitted by:



Karen Mantele
Principal Planner

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

PC RESOLUTION NO. _____-2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING USE PERMIT (FILE #UP-18-03) FOR ANA CAMACHO TO ESTABLISH A BAR AND COCKTAIL LOUNGE BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 610 S. TEHAMA STREET, ASSESSORS PARCEL 002-312-002

WHEREAS, the applicant Ana Camachao, has filed a Conditional Use Permit application to establish a bar and cocktail lounge within an existing commercial building; and,

WHEREAS, Section 18.60.030(3) allows for a bar and cocktail lounge use in the General Commercial Zone with Planning Commission approval of a Use Permit; and

WHEREAS, notices of the Planning Commission meeting held on June 20, 2018, 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 June 20, 2018, 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 use proposal is considered exempt from the California 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,

a) The General Commercial zoning district allows for bars and cocktail lounge use with an approved Use Permit; within this zoning district per Section 18.60.030(3), 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,

a) The zoning district allows for bar and cocktail lounge uses and
b) The conditions of approval to allow the use 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 designation, which allows for 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 bar and cocktail lounge business within an existing commercial building, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit #UP-18-03, subject to the attached conditions of approval set forth in Attachment #2.

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 June 2018 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Peggy White, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

**USE PERMIT & DESIGN REVIEW CONDITIONS OF APPROVAL
FOR ANA CAMACHO/WILLOWS ROAD HOUSE
FOR PROPERTY LOCATED AT 610 S Tehama Street
ASSESSORS PARCEL NUMBER: 002-312-002**

PC approval date: _____,2018

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 (establishment of a bar and cocktail lounge) 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 secure sign permit approval from the Planning Department to approve business signage for the use(s).
5. Applicant/owner shall take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas and areas surrounding the premises and adjoining properties during business hours of directly related to the patrons of the bar.
6. The operator shall ensure that the hours of operation shall not be a detriment to the surrounding area.
7. The operator shall post on the inside of the premises stating that drinking on the premises or in public is prohibited by law.
8. The operator shall comply with all provisions of all local, state, or federal laws, regulations or orders, including those of the ABC (Alcohol and Beverage Control).
9. The operator shall keep clear the premises of any debris and trash.
10. No person under 21 years of age is allowed on public premises of the bar.

Building Department

11. Should any proposed work require a permit, applicant shall obtain all required building permits.

12. All work shall comply with the current applicable Federal, State and local codes and ordinances.

Fire Department

13. A fire pre-plan safety inspection shall be required by the Fire Department at the site. Contact the Fire Department at 530-934-3323 to schedule an inspection.
14. The building addressing shall be properly addressed per WMC Section 15.15.100. The building address shall meet all WMC criteria and be reviewed by the Fire Department for approval prior to installation.
15. Provide fire extinguishers per 2016 CFC and shall be mounted per Fire Chief's approval.
16. The applicant shall provide a scaled floor plan in order to identify load capacity of rooms prior to use.

Public Works

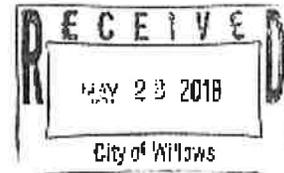
17. If there is to be any food preparation applicant shall install an operable grease trap.

County Sheriff Department

18. All ABC licensing needs to be current and correct.

APPLICANT STATEMENT

WILLOWS ROADHOUSE
610 S Tehama St.
Willows, CA 95988



Restaurant/Bar

This facility will be in use of: As a restaurant, Bar and Live Music events (some Fridays and Saturday).

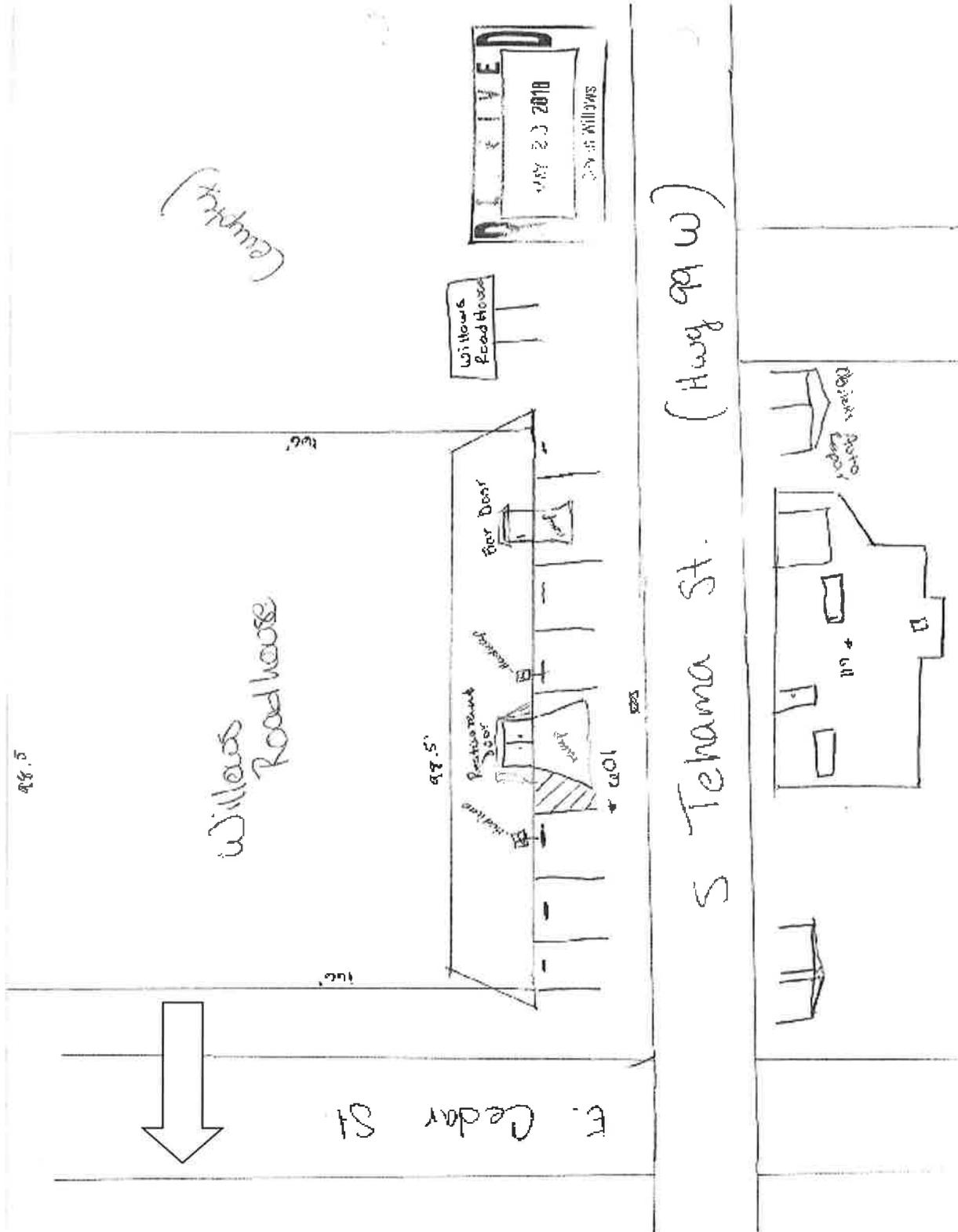
Restaurant will be open from Tuesday to Sunday.
Tuesday-Friday 11-9pm Saturday-Sunday 9-10pm

Bar will be open same days as the restaurant with different times
Tuesday-Thursday 11-12am Friday-Sunday 11-1:30am

Live Music events will be same hours as the Bar of Friday-Sunday except no live music event on Sundays.

We are starting with 5-6 full time employees and 4-5 part time (including myself). We will be serving American (including Steaks) and Mexican food. We are planning on to have live Mariachi music on Sunday afternoon but is just a plan for now, in case we do we will notify City of Willows.

APPLICANT SITE PLAN



COPY OF ABC LICENSE

STATE OF CALIFORNIA
 DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
 ALCOHOLIC BEVERAGE LICENSE
 ON-SALE GENERAL EATING PLACE

VALID FROM

Aug 01, 2017

CORPUZ, AIDA ISIDRO
 PO BOX 5138
 WILLOWS CA 94591

EXPIRES

Jul 31, 2018

TYPE NUMBER DUP

47 557832

AREACODL

RENEWAL

1100 31

BUSINESS ADDRESS (IF DIFFERENT):
 DEB: WILLOWS ROADHOUSE
 610 S TEHAMA ST
 WILLOWS, CA 95968-3465

CONDITIONS

OWNERS: CORPUZ, AIDA ISIDRO



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 30 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.sbc.ca.gov/dsdp/wlqsmenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notice, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.
 A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3427 Lathrop Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.sbc.ca.gov/dsmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.sbc.ca.gov>

@ca_abc CaliforniaABC

APN MAP

