



Willows Planning Commission Regular Meeting Agenda

February 16, 2022, 6:00 pm

Willows City Hall
201 N Lassen Street
Willows, CA 95988

Planning Commission
Hilgard Muller, Chair
Candis Woods, Commissioner
Pedro Bobadilla, Commissioner
Kelly Burt, Commissioner
Lorri Pride, Commissioner

City Planner
Karen Mantele

Minute Clerk
Maria Ehorn

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CHANGES TO THE AGENDA**

5. **PUBLIC COMMENT & CONSENT CALENDAR FORUM**

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: kmantele@cityofwillows.org.

a. **Minutes Approval**

Recommended Action: Approve minutes of the November 17, 2021 Regular Planning Commission Meeting.
Contact: Maria Ehorn, Minute Clerk, mehorn@cityofwillows.org.

6. **DISCUSSION & ACTION CALENDAR**

All matters in this section of the agenda are discussed and will be acted on individually. Individuals wishing to address the Commission concerning any of these items are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission, and not to staff and/or the audience. When the Chairman calls for public comment, please raise your hand to be acknowledged. While not required, the City requests that you please state your name clearly for the audio recording. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: kmantele@cityofwillows.org.

a. **Chair and Vice Chair Elections for 2022**

Recommended Action: Nominate and elect Chair and Vice Chair.
Contact Karen Mantele, City Planner, kmantele@cityofwillows.org

b. **Street Banner Program**

Recommended Action: Recommend to the City Council a final banner design concept from the three options presented for final Council review and approval.
Contact Karen Mantele, City Planner, kmantele@cityofwillows.org

c. **Advisory Request**

Recommended Action: Provide direction to Staff after Commission discussion and determination of the proposal located at 245 S Tehama Street, APN: 003-061-008/Central Commercial zone/Allow multi-residential use.
Contact Karen Mantele, City Planner, kmantele@cityofwillows.org

7. PUBLIC HEARING

a. Zoning Text Amendments/ZTA-22-01

Recommended Action: Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution entitled;

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 AS LISTED ON EXHIBITS A & B WITH OTHER TEXT REMAINING UNCHANGED.

Contact Karen Mantele, City Planner, kmantele@cityofwillows.org.

8. COMMENTS & REPORTS

- a. Commission reports/Comments
- b. Staff Reports/Comments

9. ADJOURNMENT

This agenda was posted on February 11, 2022



Maria Ehorn, Minute Clerk

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. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at 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



ACTION MINUTES OF THE WILLOWS PLANNING COMMISSION REGULAR MEETING HELD NOVEMBER 17, 2021

Meeting audio is available at the City of Willows website. This is not a live feature. Audio recordings are posted the succeeding business day following the scheduled Planning Commission Meeting.
Please visit www.cityofwillows.org for free PodBean recordings.

1. Chair Muller called the meeting to order at 6:08 p.m.
2. The meeting opened with the Pledge of Allegiance led by Chair Muller.

3. **Roll Call:**

Commissioners Present: Muller, Hansen, Woods, Bobadilla

Absent:

Staff Present: Karen Mantele, City Planner and Tara Rustenhoven, City Clerk

4. **Changes to the Agenda:** No changes
5. **Public Comment/ Written Communications:** None.

6. **Consent Agenda:**

- a. Approval of minutes of the Special Planning Commission Meeting held on October 20, 2021.

Action:

Motion: Commissioner Woods / Second: Vice Chair Hansen

Moved to approve the minutes of October 20, 2021, as presented.

The motion passed 4/0 carried by the following voice vote:

AYES: Muller, Hansen, Woods, Bobadilla

NOES:

ABSENT:

ABSTAIN:

7. **DISCUSSION & ACTION CALENDAR**

- a. Staff recommends Commission receive the staff report, attachments and appoint an ad hoc committee for the Street Banner Program.

City Planner, Karen Mantele, presented the staff report. Nikki with CGI Digital was available via telephone to answer any questions.

By consensus, Commissioner Woods and Chair Muller will serve on the Street Banner Program Committee.

8. **PUBLIC HEARING**

- a. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution entitled; **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT APPROVAL (FILE# UP-21-07) TO ESTABLISH A MARTIAL ARTS BUSINESS AND YOGA EXERCISE STUDIO USE WITHIN SUITES WITHIN AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 130 N BUTTE STREET, ASSESSORS PARCEL NUMBER 003-044-005.**

City Planner, Karen Mantele, presented the item. Joy Pendell owner of the martial arts studio gave a short overview of the project.

Public hearing opened 6:37 pm

Public hearing closed 6:45pm.

Action:

Motion: Vice Chair Hansen / Second: Commissioner Bodadilla

Moved to adopt the resolution entitled; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT APPROVAL (FILE# UP-21-07) TO ESTABLISH A MARTIAL ARTS BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 130 N BUTTE STREET, ASSESSORS PARCEL NUMBER 003-044-005.

The motion passed 4/0 by the following voice vote:

AYES: Muller, Hansen, Woods, Bobadilla

NOES:

ABSENT:

ABSTAIN:

b. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution; **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-21-08) TO PG&E FOR THE GENERATOR RESILIENCY PROJECT FOR PROPERTY LOCATED AT 310 E WOOD STREET, ASSESSORS PARCEL NUMBER 003-081-001.**

City Planner, Karen Mantele, presented the item. Mr. Flores with PG&E was available via telephone for any questions from the Commission.

Public hearing opened 6:52 pm.

Public hearing closed 6:53 pm.

Action:

Motion: Vice Chair Hansen/ Second: Commissioner Woods

Moved to adopt the resolution entitled; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-21-08) TO PG&E FOR THE GENERATOR RESILIENCY PROJECT FOR PROPERTY LOCATED AT 310 E WOOD STREET, ASSESSORS PARCEL NUMBER 003-081-001.

The motion passed 4/0 carried by the following voice vote:

AYES: Muller, Hansen, Woods, Bobadilla

NOES:

ABSENT:

ABSTAIN:

c. COMMISSION/STAFF REPORTS/COMMENTS.

a. Staff Reports/Comments: Karen Mantele gave brief updates/status of upcoming and ongoing projects.

b. Commission Reports/Comments: Commissioners gave comments/reports on activities and various meetings they attended.

d. ADJOURNMENT:

The meeting was adjourned at 7:05 p.m.

Hilgard Muller, Chair

Tara Rustenhoven – City Clerk

**PLANNING COMMISSION
AGENDA REPORT**

MEETING DATE: February 16, 2022
TO: City of Willows Planning Commission
FROM: Karen Mantele, Principal Planner
SUBJECT: Election of Chair & Vice Chair

Per Section 2.35.020 of the Willows Municipal Code and Policy Number 6-1, and in order to facilitate a consistent and orderly selection of officer, the appointments of the offices of Chair and Vice-chair shall be made during the first meeting of the Planning Commission after January 1st of each year. The Chair and Vice-Chair positions will be by majority vote of the Planning Commission.

Staff Recommendation:

Elect Officer(s)



Date: February 16, 2022
To: Planning Commission
From: Karen Mantele, Principal Planner
Subject: Street Banner Program

Recommendation:

Recommend to the City Council a final banner design concept from the three options presented for final Council review and approval.

Rationale for Recommendation:

There has been a strong demonstrated interest by the local business community to institute a street banner program.

Background:

As a result of strong interest by the local business community and the City Council to promote economic development and civic pride, CGI Digital's Street Banner Program was presented to the Commission (as the Architectural Review Board (ARB)) for discussion and consideration at the November 17, 2021 regular meeting.

The staff report included examples of popular design ideas and five specific and different design themes from other municipalities in which CGI Digital has worked previously. The Council discussed and considered the Street Banner Program prior to the Commission meeting and directed the City Manager to proceed to the Commission to appoint a committee to consider at least three banner design themes and return to the Council with a preferred recommendation. As a result, the Commission appointed an Ad Hoc Committee (Chair Mueller and Commissioner Woods) at the November meeting to narrow down three banner themes. The committee worked with staff over the past few months to generate ideas, which were sent to CGI Digital to prepare visual examples.

To recap, the Council directed staff to engage the ARB to oversee the street banner design process with the following specific direction and steps:

- With staff coordination, work with CGI Digital to develop three banner design themes and conceptual designs;
- To present all three themes to the City Council with one recommended design theme for consideration and approval;
- Council to approve ARB's recommendation or choose one of the other two conceptual designs or develop another alternative; and
- City Manager to oversee implementation and installation of the final banner designs.

The CGI Digital program adds no cost to the city, other than staff time, and includes the following:

- A minimum of 25 full-color, custom graphic vinyl banners for all permissible poles;
- Business sponsors featured on the bottom 30% of the banner;
- Artwork, design, and size customized to meet community specifications (standard size 30" x 72");
- All brackets, hardware, installation, and maintenance;
- Quantity of banners is determined by number of sponsor participants; however, no fewer than 25 banners;
- Duration of sponsor participation is three (3) years with the opportunity to change the banner design each year;
- Sponsorship fulfillment includes all related aspects of marketing, production, and printing; and
- The City of Willows will assume no cost or liability for the sales and production of the banners.

Additionally, the City will provide the following programmatic support to CGI Digital:

- A letter of introduction on City letterhead supporting the program.
- The right of CGI to use the City's name in connection with the preparation, production and marketing of the program set forth herein only.
- Identification of, access to, and permission to utilize the preferred pole sites for proper banner placement.
- Identification of and access to a minimum of 25 poles for banner placement.

Discussion & Analysis:

Attached are the three draft street banner design themes and concepts for Commission consideration and recommendation to the City Council (Attachments 1, 2 and 3). The three themes are based on input from the Commission Ad Hoc Committee and City staff (as directed by the Council). The themes included are titled: "What's your refuge?," "Local Heroes," and "Welcome to Willows."

The Ad Hoc Committee and City staff discussed the possibility of including a range of designs (e.g., 3-5 designs) that would fit each theme. For example, "What's your refuge?" theme may include various types of recreation and hobbies from car racing to hunting to bee keeping. The "Local Heroes" theme would include photos of various "local heroes" from Willows and Glenn County that could be identified by a local veterans group or some other civic group. The "Welcome to Willows" theme may include various water fowl and/or various backgrounds with the same water fowl on each banner. Working with CGI Digital, these design options, as well as the designs themselves, may all be further refined and/or revised once a final design has been selected by the City Council.

Upon final Commission recommendation, staff will present the draft banner designs to the City Council at the March meeting for consideration and final approval. Once approved by the Council, staff will work with CGI Digital to refine and complete the final banner designs to produce and install.

Fiscal Impact:

There is no fiscal impact by taking the recommended action.

Attachments:

1. Attachment 1: Design Option 1
2. Attachment 2: Design Option 2
3. Attachment 3: Design Option 3

Below is the proposed City Design for your banner project.
Please note that the colors of the printed banners may vary from those shown in the proof due to the banner material.

OPTION 1

Below is the proposed City Design for your banner project.
Please note that the colors of the printed banners may vary from those shown in the proof due to the banner material.

**OPTION 2**

Below is the proposed City Design for your banner project.
Please note that the colors of the printed banners may vary from those shown in the proof due to the banner material.

**OPTION 3**

Planning Commission Agenda Report:**February 16, 2022**

Advisory Request	Multi-Residential use in Central Commercial Zone
Subject Property Location:	245 S. Tehama Street, Willows, CA
Parcel No:	003-061-008
Zoning:	CC (Central Commercial)
General Plan	General Commercial

Proposal:

Munish Sharma has contacted Planning Staff asking for a determination through an advisory request to the Commission, whether a code section within the Central Commercial zone would allow for a multi-residential use. Mr. Sharma desires to purchase the property at 245 S. Tehama Street, demolish the current structure and develop the parcel with a four-plex (multi-residential use). The subject property currently has a code enforcement violation /Notice to Abate or Appear because of its condition. The existing structure according to the Assessors Records was built in 1912. Mr. Sharma owns the property adjacent to the south of 245 S. Tehama Street, and has in the past two years, changed the use from a closed motel into an apartment complex. He desires to bring more housing to the City of Willows with this project.

Zoning

The project site is a 7400 SF parcel, zoned Central Commercial and is governed under chapter 18.55, which allows for many uses, both permitted and conditionally permitted.

WMC Chapter 18.55.020(18) under permitted uses, allows for residences stating; *Residences, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district, except as authorized under WMC [18.110.090\(8\)](#).*

Additionally, 18.55.030 (18) states “*Other uses which, in the opinion of the planning commission, are similar to those uses listed above*”.

Advisory Discussion:

The issue that needs to be determined by the Commission is whether the proposal is within the code allowances listed above. The permitted uses allow for residences (*not defining whether single family or multi-family*) and the conditionally permitted uses allow for the Commissions’ discretion as to whether the “*other uses are similar....*”. Staff would make the case that the permitted use section does not distinguish between single or multi-family just stating residences, which can be determined to be all types of residences, single or multi use. This project would add needed housing to the area.

See the attached zoning excerpt which lists all of the uses allowed within this district.

STAFF RECOMMENDATION:

Provide direction to Staff after Commission discussion and determination of the proposal.

Attachments:

1. CC (Central Commercial) zoning district excerpt
2. Notice To Abate

3. Current site photo of structure
4. Proposed elevation of four-plex
5. APN map

Submitted by:



Karen Mantele
Principal Planner

CENTRAL COMMERCIAL ZONING EXCERPT**Chapter 18.55
CC CENTRAL COMMERCIAL DISTRICT**

Sections:

[18.55.010 Purpose.](#)

[18.55.020 Permitted uses.](#)

[18.55.030 Uses permitted with a conditional use permit.](#)

[18.55.040 Prohibited uses.](#)

[18.55.050 Other regulations.](#)

[18.55.060 Parking exemption for sites in the downtown area.](#)

18.55.010 Purpose.

The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.01), 8-28-07; Ord. 664-00 § 15.01, 6-27-00; Ord. 632-91 § 15.01, 10-22-91].

18.55.020 Permitted uses.

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

- (1) Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.
- (2) Music and dance studios.
- (3) Blueprint shops and photographic stores.
- (4) Cafes, restaurants, and catering shops.
- (5) Art and antique shops, pawnshops, and florists.
- (6) Newspapers and commercial printing shops, and repair shops.
- (7) Laundries.
- (8) Barber shops and beauty parlors.
- (9) Libraries.
- (10) Movie theaters.
- (11) Museums and galleries.
- (12) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.

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

(14) Professional offices, studios, and clinics.

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

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

(17) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(18) **Residences**, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district, except as authorized under WMC [18.110.090\(8\)](#). [Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1, 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.02), 8-28-07; Ord. 664-00 § 15.02, 6-27-00; Ord. 632-91 § 15.02, 10-22-91].

18.55.030 Uses permitted with a conditional use permit.

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

(1) Pet shops and veterinary offices.

(2) Mortuaries and funeral parlors.

(3) Bars and cocktail lounges.

(4) Private and public parking lots.

(5) Private schools and business colleges.

(6) Public schools and colleges.

(7) Martial arts and exercise studios.

(8) Health clubs.

(9) Outside sales and transient or mobile business operations.

(10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.

(11) Mini-markets without gasoline sales.

(12) Hotels, motels, and similar lodging facilities.

(13) Bed and breakfast establishments.

(14) Churches.

(15) Civic clubs.

(16) *Reserved.*

(17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.

(18) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(19) Uses and structures with drive-through windows. [Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1, 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.03), 8-28-07; Ord. 664-00 § 15.03, 6-27-00; Ord. 632-91 § 15.03, 10-22-91].

18.55.040 Prohibited uses.

(1) Uses permitted in the ML district, as set forth in WMC [18.70.020](#)(2) et seq.

(2) Uses permitted in the MH district, as set forth in WMC [18.75.020](#)(2) et seq.

(3) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.04), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.04, 10-22-91].

18.55.050 Other regulations.

(1) Minimum lot area: 1,000 square feet.

(2) Minimum Yard Requirements.

(a) Front: none.

(b) Side: none.

(c) Rear: none.

(3) Maximum building height: 50 feet.

(4) Loading Area. Private off-street space for handling all materials and equipment shall be provided.

(5) Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter [18.120](#) WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter [18.120](#) WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and (b) sufficient on-street parking and/or public off-street parking exists within reasonable walking distance. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.05), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.05, 10-22-91].

18.55.060 Parking exemption for sites in the downtown area.

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

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.06), 8-28-07; Ord. 632-91 § 15.06, 10-22-91].



OFFICIAL NOTICE
City of Willows

NOTICE TO ABATE OR APPEAR

Location of violation: 245 S Tehama St, Willows, Ca 95988 003-061-008
Address Assessor's Parcel Number

Case No.: WCE 20-02-05-04 Date Issued: 04-01-2020

Notice was distributed to the following responsible person(s) (name, address)

Property Owner	Lessee	Other
Portillio Maris Po Box 8103 Rowland Heights, Ca 91748	Jesus Campos Po Box 335 Hamilton City, Ca 95951	

YOU ARE HEREBY NOTIFIED as the owner, agent, lessee or other person occupying or having control of the premises located at 245 S Tehama St that, pursuant to Section 8.10.020 of the Willows Municipal Code, the undersigned has determined that there exists upon the above-referenced premises a public nuisance(s) as described below. A copy of Section 8.10.020 of the WMC is attached.

**The City of Willows has determined that the following section(s)
of the Municipal Code have been violated and constitute a nuisance.**

Violation	Code Section Violated	Violation Description
1	WMC § 8.10.020 (1)	Public Nuisance Designate
2	WMC § 8.10.020 (2)	Structure requiring immediate correction or repair
3	WMC § 8.10.020 (k)	Whenever any building by reason of obsolescence dilapidated condition is so situated to endanger life or other buildings or property
4	WMC § 18.55.020 (18)	Residences, boardinghouses, transitional and supportive housing and group dwellings; are only allowed on the second story.

Abatement is to be accomplished in the following manner:

Violation	Corrective Action Required	Deadline for Compliance
1	Provide specific plan and schedule to the City of Willows Building Department for repairs/demo of buildings on site.	04-15-2020
2	Provide specific plan and schedule to the City of Willows Building Department for repairs/demo of buildings on site.	04-15-2020
3	Provide specific plan and schedule to the City of Willows Building Department for repairs/demo of buildings on site to reduce fire and health hazard.	04-15-2020
4	Provide clearance from Planning Department for NonConforming Use	04-15-2020

You are hereby required to abate this condition to the satisfaction of the above-named person within 14 days of the date of this notice OR to appear at the office of the City Manager at 201 North Lassen, Willows, California, on April 16th, 2020 at 9:00am to show cause, if any exists, why the condition or use should not be abated by the City, and the expenses thereof charged to you as a personal obligation and/or made a lien upon the property. Due to the Covid-19 please find a conference number for the hearing. **Dial in Number: (605)313-5611 Access Number: 404150**

For further information about this notice, please contact the following person:

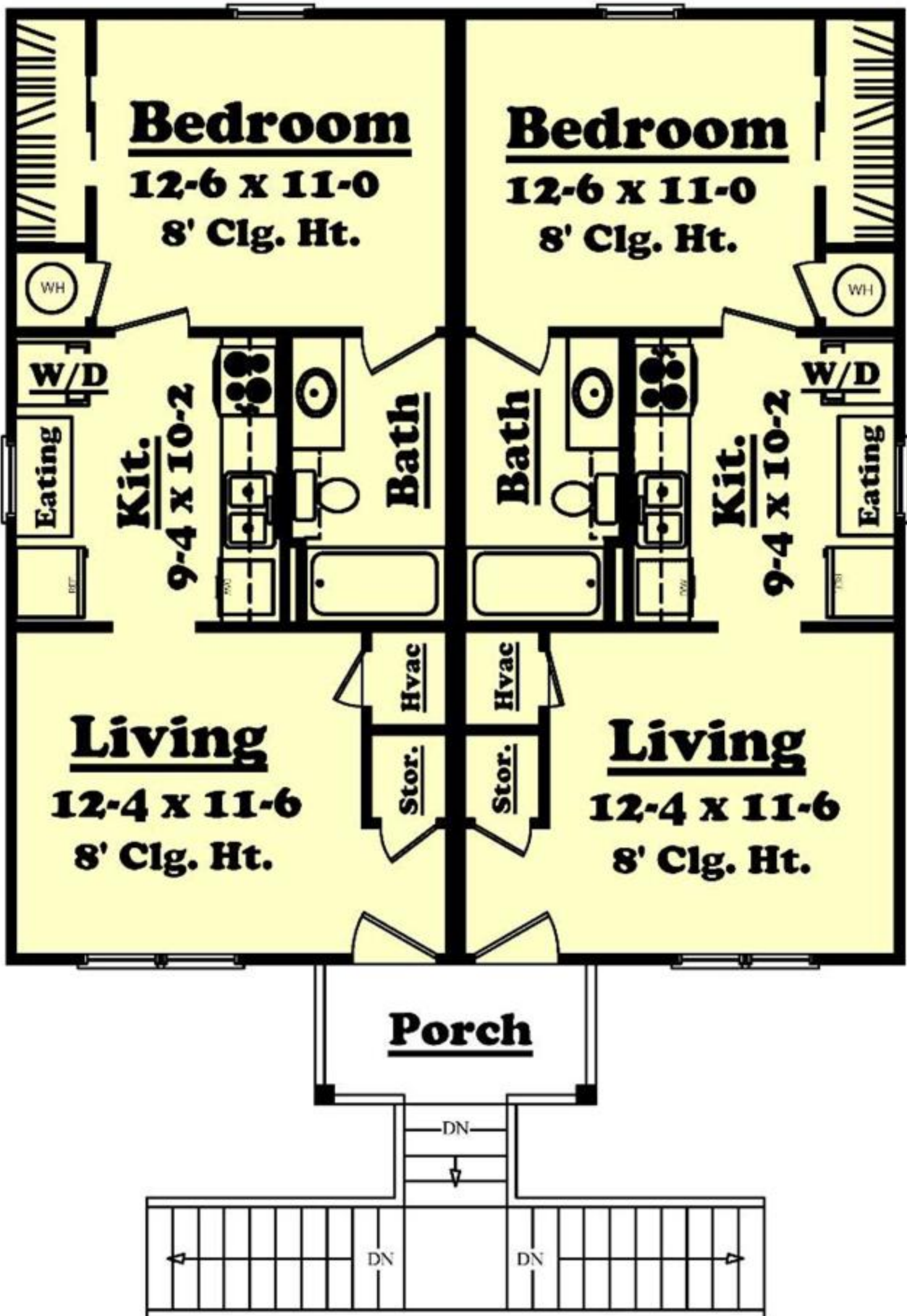
Issued by: Wayne Peabody Willows Fire Department
Name Department
530-934-3322 wpeabody@cityofwillows.org







FOUR PLEX LAYOUT

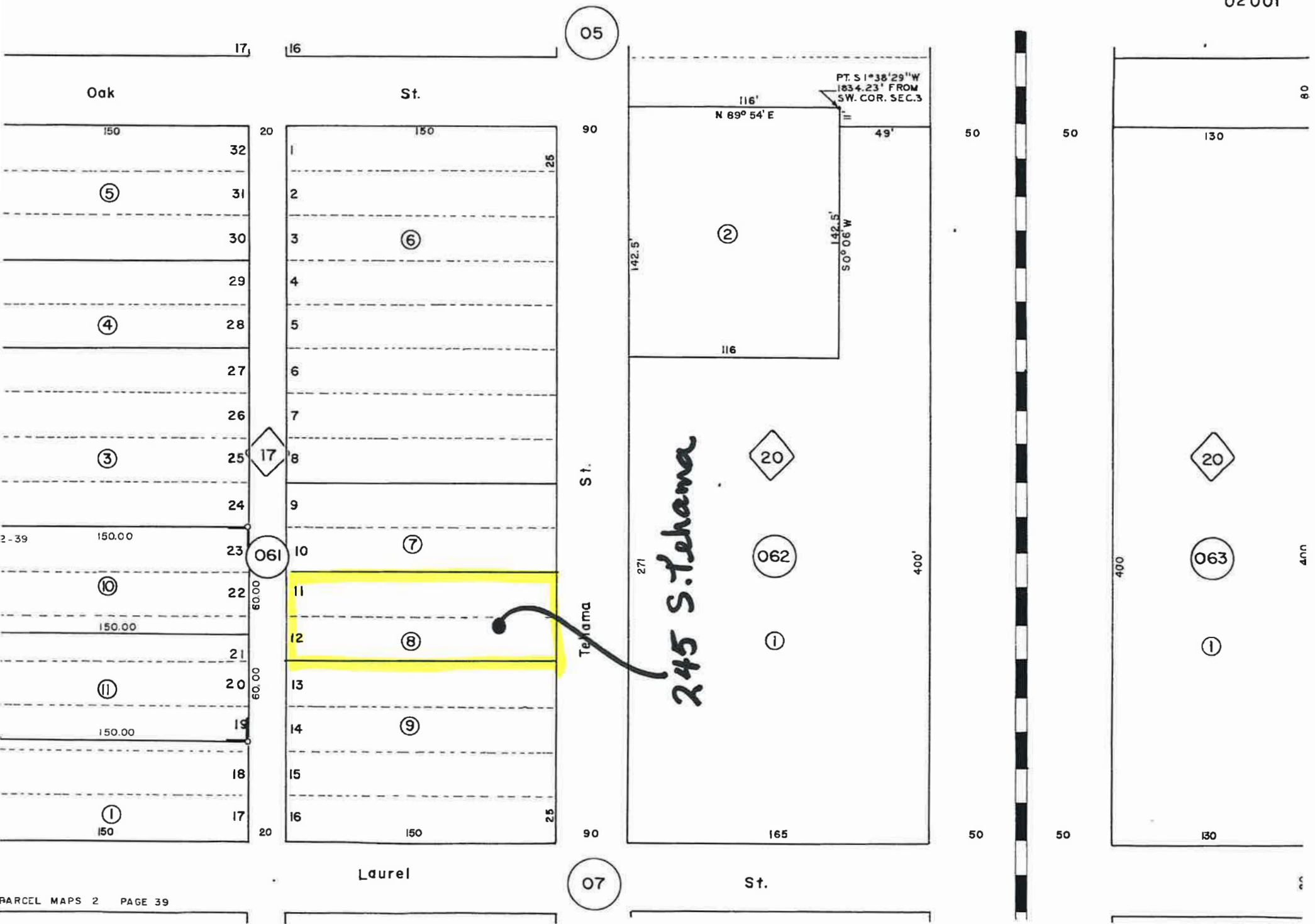


APN MAP

WILLOWS

ATTACHMENT 5

T.C.A.
02 001



Planning Commission Agenda Report:

February 16, 2022

To: City of Willows Planning Commission
From: Karen Mantele, Principal Planner
Applicant: City of Willows
Subject: Text Amendments to the City’s Municipal Code/Zoning Ordinance (File # ZTA-22-01)

Project Description

The Architectural Design review section of the WMC (named Architectural Board of Review) is located within Chapter 2 of the WMC. Staff is suggesting that this section be moved into the zoning code section of the WMC (Chapter 18) as these codes are only used for zoning and planning department uses. Included with this move are suggested additions to reflect the inclusion of text discussing the “*Consistency with Design Guidelines*” and that “*Development is subject to public works standards*”.

These first addition to the Architectural Board of Review code would allow for development to adhere to the two sets of design guidelines, (*single family and multi-family*) which the Commission over the past few years has developed. The two sets of guidelines have not yet been adopted by the City Council; however, staff will be following up with this task. Before taking the guidelines to the Council for adoption, staff would like to bring them back to the Commission at the next regular meeting for a final review. The second addition to the Architectural Board of Review code incorporates that development would adhere to the new public works standards that were adopted into the code last year.

Staff is proposing to make changes to text within Section 18.110.090 (Non-Conforming Uses). The proposed changes are to clear up confusion within this section relative to the enlargement, extension, reconstruction, or structural alteration to a structure, as shown in modified text on Exhibit B. The second proposed change specifically to Section 18.110.090(8) is to allow a broader allowance to a change of use (from a commercial use to a residential use) by adding wording and deleting wording to accomplish this, as shown in the modified text on Exhibit B.

Therefore, Staff is bringing forth the amendments to the City’s Municipal Code/Zoning Ordinance as follows:

Zoning Text Amendments to include:

- Move the Architectural Board of Review code section from 2.45 to Chapter 18 and establish a new section *18.141*, modify some language within the chapter as noted in Exhibit A
- Modify three sections of Chapter 18.110.090 (non-conforming uses) as noted in Exhibit B

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). A Notice of Exemption will be filed upon City Council review and final adopting of the ordinance changing the text.

Attachments:

1. Draft Resolution No. _____ (Recommending Approval of Zoning Text Amendments as shown on **Exhibits A & B**)
2. Exhibit A – Architectural Board of Review code section
3. Exhibit B – Non-conforming uses section

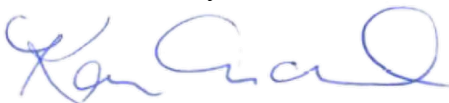
Staff Recommendation

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 as described in the Exhibits.

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

ATTACHMENT 1

PC RESOLUTION NO. _____-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENTS (File# ZTA-22-01) TO THE MUNICIPAL CODE/ZONING ORDINANCE AS LISTED ON EXHIBITS A & B WITH OTHER TEXT REMAINING UNCHANGED

WHEREAS, the City of Willows has initiated several zoning text amendments to the City’s Municipal Code, specifically to Section 2.45, moving this section to 18.141, and amending Sections 18.110.090(7); (8) & (9); and,

WHEREAS, notice of the Planning Commission meeting held on February 16, 2022, was published in a newspaper of general circulation in the City in accordance with law, and,

WHEREAS, the Planning Commission did, on February 16, 2022, hold a public hearing to 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 Exhibits A & B are consistent with the General Plan; and

WHEREAS, the Planning Commission finds that the text amendments 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. (Exhibits A & B)
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 16th day of February 2022, by the following vote, to wit:

AYES _____
 NOES _____
 ABSTAIN _____
 ABSENT _____

APPROVED: _____
 _____, Chairperson

ATTEST: _____
 Maria Ehorn, Recording Secretary

Chapter ~~2.45~~ **18.141** ARCHITECTURAL BOARD OF REVIEW

Sections:

~~2.45.010~~ **18.141.010** Creation and general purpose.

~~2.45.020~~ **18.141.020** Membership.

~~2.45.030~~ **18.141.030** Matters subject to review.

~~2.45.040~~ **18.141.040** Matters exempt from review.

~~2.45.050~~ **18.141.050** Required information.

~~2.45.060~~ **18.141.060** Criteria for approval of applicants.

~~2.45.070~~ **18.141.070** Approval, conditions, and guarantees.

~~2.45.080~~ **18.141.080** Dedication and improvement.

~~2.45.090~~ **18.141.090** Noncompliance.

~~2.45.100~~ **18.141.100** Revocation, expiration and extension of approval.

~~2.45.010~~ **18.141.010** **Creation and general purpose.**

An architectural board of review is hereby created and established for the city of Willows to promote the general welfare of the city of Willows by developing and preserving a continuity of pictorial design in commercial and other structures, boulevards, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal and beauty of the City of Willows. [Ord. 472-69 § 1, 5-12-69. Prior code § 2-91].

~~2.45.020~~ **18.141.020** **Membership.**

The architectural review board shall be the planning commission of the City of Willows. [Ord. 518-75, 11-10-75. Prior code § 2-92].

~~2.45.030~~ **18.141.030** **Matters subject to review.**

(1) All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required, unless exempted therefrom in WMC ~~2.45.040~~ **18.141.040**

(2) "Physical improvements" as used herein may include, but are not limited to, the following:

- (a) The siting and style of single-family residences and duplexes when consisting of a subdivision of five or more contiguous lots therein which are proposed to be built by one builder.
- (b) Condominiums, townhouses, apartments and any other multifamily residences.
- (c) Offices, commercial and industrial buildings and structures.
- (d) Religious, fraternal, social, cultural, quasi-public and similar buildings and structures.
- (e) Land Improvements. Grading or filling of land, removal of natural ground cover, vegetation or trees; installation of fences, retaining walls, walkways, sidewalks, curbs.
- (f) Landscaping, including vegetation and low level lighting.
- (g) Parking and Loading Areas. Driveways, curb cuts or other street connections.
- (h) Signs, when submitted simultaneously with plans for any of the improvements listed in subsection (1) of this section.
- (i) Painting and Colors. Exterior textures and colors on new construction or the first time existing construction is finished with a color or colored material; thereafter on repainting and refinishing only if colors not on the approved earthtone-woodtone list are proposed to be used.
- (j) Exterior lighting.
- (k) Drainage.
- (l) All other exterior ornamental or functional changes. [Ord. 520-76 § 11, 1-12-76. Prior code § 2-93].

~~2.45.040~~ 18.141.040 Matters exempt from review.

The following are exempt from review:

- (1) Single-family dwellings and duplexes when sited on individual lots with frontage on a public street and not otherwise listed under WMC ~~2.45.030(2)~~. 18.141.030(2).
- (2) Exterior repainting and refinishing when colors are from the approved earthtone-woodtone list and there is no change in the exterior material.
- (3) Improvements to single existing buildings and structures (not a part of a building complex) which are not visible from outside the lot.

(4) Signs except when submitted simultaneously with plans listed in WMC [2.45.030](#)(1). **18.141.030(1)**.

(5) Work which has been determined by the building official to be minor or incidental with the intent and objectives of this chapter.

(6) Ordinary Maintenance. This includes the repair and replacement in similar or less quantity of existing utility distribution facilities and poles, but does not permit the use of additional poles for extension of service. [Ord. 520-76 § 12, 1-12-76. Prior code § 2-94].

2.45.050 18.141.050 Required information.

(1) All plans shall be drawn to scale and accurately dimensioned unless substitute media are acceptable to the staff.

(2) The listed items of information may be submitted on separate sheets or combined in such a manner as will facilitate clarity of interpretation and presentation.

(3) The applicant shall submit the information listed in this section. The building official may require that additional information be submitted or may waive the submission of listed information.

(4) Proposed and Existing Features. Plans showing proposed and existing physical improvements and features shall show the following unless not relevant:

(a) Adjoining Features. The plans shall show the location of all adjoining streets including pavement, curb and sidewalk; and on contiguous lots, the location of principal and accessory buildings, curb cuts, driveways, elevation and grade of driveways in relation to applicant's lot, parking and loading areas.

(b) Architectural Elevations. Elevations including exterior materials and showing all sides of the development shall be prepared. In case the exterior of an existing building is to be changed, the proposed and existing elevations of such buildings shall be shown. In case an addition to an existing building is proposed, the elevations of existing buildings shall be shown together with those of the addition. Exterior materials and colors of all proposed and existing buildings shall be indicated or generally described. The elevations also shall show all super-structures and equipment above the roof, if the information is available. Color samples and samples of material shall be submitted when requested.

(c) Engineering Elevations. Elevations showing all existing and proposed grades shall be prepared.

(d) Floor and roof plans of all proposed structures, drawn to scale.

(e) Grading plan showing existing and proposed contours at the intervals adequate to show the extent of cut and fill (as a guideline, one-foot intervals).

(f) Parking, Loading and Circulation Plan. In accordance with standards as established by the city, all driveways, bicycle paths, pedestrian walks, and other open spaces, off-street parking and off-street loading areas, the locations of entrances and exits, and the direction of traffic flow into and out of off-street parking and off-street loading areas, the location of each parking space and each loading berth, and areas for turning and maneuvering vehicles.

(g) Existing trees and foliage, showing location, type and approximate size of all trees whose trunks exceed a diameter of 16 inches at a point 24 inches above the ground level at the base of the tree, or where the trunk is less than 16 inches but more than 10 inches, and the height exceeds 30 feet; all bushes extending from a single root that exceed both a height and diameter of 10 feet; and all hedges that exceed a height of five feet and length of 15 feet. All of the above that are proposed to be removed are to be so designated.

(h) Landscape plan showing the location and dimensions of all planted areas, all sprinkler pipes and heads, all lights or other utilities or structures if within planted areas; and the size, location (center spacing) and type of all trees, plants, boulders, and other landscape material (rock, gravel, lava stone, etc.) or landscape structures (arbors, trellises, alcoves, benches, etc.) proposed or that exist and are to remain.

(i) Exterior lighting plan showing all lights, the elevation of the light, total height of light standard, if any, style, appearance, color, direction and intensity at the property boundaries.

(j) Drainage Facilities and Utility Connections. Locations and dimensions of principal elevations of such facilities and connections.

(k) Site photographs showing site and adjacent properties. [Ord. 520-76 § 13, 1-12-76. Prior code § 2-95].

~~2.45.060~~ **18.141.060** **Criteria for approval of applicants.**

Review shall be guided by the following:

(1) Competent Design. Development has been designed by and bears the signature of a person who under the building code has been designated as legally competent to submit such development proposal. The overall design may be directed towards buildings of any architectural characteristic. However, there must be a consistent organization of materials and openings, and a harmonious relationship of major elements; and decorative parts must relate to the character of the design.

(2) Relationship between Structures within the Development and between Structures and Site. There shall be a harmonious and pleasing relationship between the various structures of the development on the site and between the structures and the site itself. The proposed structures should be designed to fit the site and not vice versa.

(3) Relationship between Development and Neighborhood. Proposed structures and site development shall be related harmoniously and have good space and relationship to the terrain and to existing structures and development in the vicinity. The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space. Overdevelopment of the site shall be avoided.

(4) Materials and Colors Used. Soft and muted colors in the earthtone and woodtone range and natural materials are preferred and generally should predominate. Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, are appropriate accent colors, and are harmonious with the site or compatible with the character of the neighborhood.

(a) Earthtone and woodtone colors are considered to be various shades of reddish-brown, brown, tan, ocher, umber, gold, sand and green. ~~The following are ordinarily not so considered: blue, canary yellow, red, orange, violet, magenta, bright green, silver, gray or metallic finishes.~~ Color schemes for new residential construction are incorporated into the single-family design guidelines.

(b) Natural materials include adobe, slump block brick, stone, redwood, exterior wood wall covering, or wood shakes and shingles.

(c) Windows and Glass. Bronzitone or other glare reducing, and color harmonizing finishes may be required on glass surfaces when they constitute 50 percent or more of a wall or building face, when such wall or face is exposed to the direct rays of the sun for any substantial part of the daylight hours. Similar treatment is to be used to reduce see-through capacity where glass surfaces would otherwise permit a view of pipes, utilities and other service units attached to a ceiling or roof. Mirror-type glass shall be avoided.

(d) Roofs (including equipment but excluding skylights) are to be composed of nonglossy earthtone or woodtone finishes that minimize reflectivity.

(e) Metal Buildings or Finishes. Unpainted metal, galvanized metal or metal subject to ordinary rusting, may not be used. Galvanized metal may be used in areas that are zoned in the industrial classifications. Metals that develop an attractive oxidized finish may be used: copper or weathering steel are examples of such materials.

(f) Concrete surfaces must be colored, textured, sculptured, patterned and/or serve a design function as opposed to a mere structural function.

(5) Wall, fences or screening shall be employed in a skillful manner and in harmony with the design of the development to conceal and to screen parking and loading areas, garbage and refuse collection areas and mechanical equipment from public view from

adjoining streets, from persons residing on or working in the development, or from persons residing or working in the neighborhood.

(6) Surface Water Drainage. Special attention shall be given to proper site surface drainage. Stormwaters shall be removed and carried away in an adequate drainage system. Surface water and all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas.

(7) Drives, Parking and Circulation. With respect to vehicular, bicycle and pedestrian circulation (including walkways, interior drives and parking) special attention shall be given to location and number of access points to the public streets, open space areas, general interior circulation, separation of pedestrian from vehicular traffic and arrangement of parking areas that are safe and convenient insofar as practical. Such facilities should not detract from the design of the proposed buildings and structures or from adjoining or neighboring properties. The effect of the development on adjoining sites and properties must be considered and the loading capacities of adjoining streets must also be considered.

(8) Utility Service. Utility connections shall be installed underground. Proposed method of sanitary sewage disposal for all buildings shall be indicated. Adequate garbage and refuse collection areas shall be mandatory and designed to prevent scatter and located in areas convenient both to users and to persons who make collections and be of sufficient size and properly screened. There shall be adequate ingress and egress to all utilities.

(9) Signs, when submitted as part of the development, shall be so designed as to be skillfully integrated into the development and not detract from the overall appearance of the project or of surrounding areas or developments.

(10) Exterior Lighting. Light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas. The location of lights and electric conduits in the landscaped areas shall be coordinated with the landscaping and irrigation plans.

(11) Landscaping shall be well designed with appropriate variations and shall be included as an integral enhancement of the site and, where needed, for screening purposes. Plant materials shall be suitable for the functions to be served. Irrigation systems may be required, and their location shall be coordinated with the plans for the location of plants. 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.

(12) Temporary visual and air pollution resulting from construction shall be minimized through retention of natural vegetation, rock formations and topography until applicant is prepared, once he starts grading, to continue immediately with the construction applied

for through to completion as one continuous process. The period of construction shall be of duration reasonable to the size and complexity of the development. During grading, dust prevention must be emphasized to avoid unnecessary annoyance to persons living or working in the area.

(13) Any or all of the above criteria may be waived by the planning commission in developments showing exceptional design merit, which carry out the objectives of this chapter and which are consistent with the general plan. [Ord. 520-76 § 14, 1-12-76. Prior code § 2-96].

(14) **Consistency with Design Guidelines.** A proposed development shall be consistent with the City's Design Guidelines as applied to the project through the Design Review process. The Historic Downtown and Wood Street Design Guidelines, the single-family residential and multi-family residential design guidelines, shall be utilized for proposals brought before the Architectural Design Review Board.

(15) **Development is subject to public works standards per WMC Section 17.55.280, 17.55.290 and 17.55.300.**

2.45.070 18.141.070 Approval, conditions, and guarantees.

(1) An application for design review may be approved, approved with modifications, conditionally approved, or disapproved.

(2) The city may require the applicant contract with the city to complete the development proposed in accordance with the design review approval given, and also may require the posting of a bond to guarantee performance, which shall be in such amount as the city may fix.

(3) An approved application and all other related and approved maps, drawings, and other supporting materials constituting a part of the approved applications shall be so endorsed by the city manager or his authorized representative.

(4) The **building official** City shall review construction drawings, final plans, and other similar documents for compliance with the approved design review, and conditions attached thereto, or any approved or required modifications thereof. **The City shall He shall when performing building inspections on the site also inspect for compliance with design review requirements.** [Ord. 520-76 § 15, 1-12-76. Prior code § 2-97].

2.45.080 18.141.080 Dedication and improvement.

Dedication, relocation, installation and/or improvement of rights-of-way may be required where essential to prevent congestion and/or hazards which may result from the use of land proposed. [Ord. 520-76 § 16, 1-12-76. Prior code § 2-98].

2.45.090 18.141.090 Noncompliance.

(1) In addition to any other fines, penalties or enforcement provisions set forth in this code, failure to comply in any respect with an approved design review application shall

constitute grounds for the immediate stoppage of the work involved in said noncompliance.

(2) 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. [Ord. 520-76 § 17, 1-12-76. Prior code § 2-99].

~~2.45.100~~ 18.141.100 Revocation, expiration and extension of approval.

(1) When demolition or removal of any existing structure is a part of design review approval, said demolition or removal 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~~ **City Manager** shall grant an extension of time for such work.

(2) Design review permits shall expire in one year unless a different expiration date or unlimited expiration is stipulated at the time of approval. Prior to the expiration of a design review approval, the applicant may apply to the ~~building official~~ **City manager** for an extension of not more than one year from the original date of expiration. The ~~building official~~ **City Manager** shall grant the extension and may make minor modifications of the approved design at the time of extension, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Any further extension beyond one year shall require planning commission approval. [Ord. 520-76 § 18, 1-12-76. Prior code § 2-100].

18.110.090 Nonconforming uses.

(1) Continuation.

(a) The lawful use of land existing at the time of the passage of the ordinance codified in this title, although such use does not conform to the provisions hereof, may be continued. However, nonconforming commercial and industrial uses operated on open land not accessory to a permanent building on the site may be continued for a period not longer than five years after such uses become nonconforming.

(b) If any nonconforming use is abandoned or discontinued for any reason, subsequent use of such land shall be in conformity with the provisions of this title. The discontinuance of a nonconforming use for a period of six months or more is, in itself, prima facie evidence of abandonment.

(2) Changing to Another Such Use. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

(3) Alterations of Buildings. No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations of this title for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered, unless such use is changed to a use permitted under the regulations specified by this title for such district in which said building is located. However, authorized maintenance shall be permitted not exceeding a total amount (during a period of five years) of 50 percent of the assessed value of the building according to the assessments thereof by the assessor of the county.

Notwithstanding the above, an owner of a nonconforming building intended for residential use may apply for a conditional use permit to allow maintenance of the building in excess of the amount specified.

(4) Destruction of Building. If at any time any building in existence or maintained at the time of the adoption of the ordinance codified in this title or amendments thereto which does not conform to the regulations for the district in which it is located shall be destroyed by fire, explosion, act of God, or act of the public enemy, to the extent of more than 50 percent of the value thereof, then and without further action by the city council, said building and the land on which said building was located or maintained shall from and after the date of such destruction be subject to all the regulations of the district in which such land and/or building is located. For the purposes of this title, the value of any building shall be the estimated cost of the replacement of the building in kind, as determined by the building official.

Notwithstanding the above, nonconforming residential structures solely for residential use located in an office, commercial or industrial zone may be continued as a residential use; provided, that there shall be no increase in the number of dwelling units or total

floor area of the former structure. An owner of a nonconforming building intended for residential use may at any time apply to the city manager or his/her designee for a zoning clearance letter to allow the continued use, maintenance and improvement of the nonconforming structure including its reconstruction in the event it is destroyed more than 50 percent by any of the enumerated acts; provided, that the following conditions are met:

- (a) A building permit for reconstruction is issued within six months of destruction.
- (b) Reconstruction conforms to the current development standards regarding parking, height, setback, and other provisions of this code.

(5) Applicability of Chapter to New or Changed Districts. The foregoing provision shall also apply to nonconforming uses in districts hereafter changed or established, and any time limit for the suspension of a nonconforming use of the land shall date from the date of the enactment of the ordinance codified in this title or any amendment of district boundaries which first creates a nonconforming use or uses.

(6) Certificate of Use and Occupancy. The owner or occupant of any land or building classified as a nonconforming use under provisions of this title shall, upon notification by the planning commission, make application for a certificate of use and occupancy and shall, on a schedule established by the planning commission, thereafter apply for renewal of said certificate. The planning commission may waive the requirement for initial application for a certificate of use and occupancy and/or periodic renewal, either on a case-by-case basis or categorically for a class or classes of nonconforming properties.

~~(7) Enlargement of Nonconforming Use. Any nonconforming use or building may be permitted to be enlarged, extended, reconstructed, or structurally altered in cases where an application for a use permit is first approved, as provided in Chapter [18.135](#) WMC, Use Permits. The regulations of this chapter are subject to this section.~~

(8) Residential Use Exemption for Existing Structure(s). Existing structure(s) located within the CC (central commercial) or CG (general commercial) zoning districts **whether** originally constructed as a single-family **residential** dwelling **or not** may be allowed for use as a single-family residential unit(s) by way of a conditional use permit from the planning commission. No enlargement, extension, reconstruction, or **structural alteration** may be permitted to the structure **except as permitted under [18.110.090\(3\)](#)**. The planning commission is authorized to approve, conditionally approve or deny a request subject to appeal provisions of WMC [18.135.060](#).

(9) Residential Use Exemption for Existing Structure(s). Existing structure(s) constructed for single or multiple residential use prior to current code and located within the entryway zoning district may be allowed for use as a residential unit(s) by way of a conditional use permit. Enlargement, extension, reconstruction, or structural alteration may be permitted to the structure in accordance with WMC [18.50.050](#) **and as**

permitted under 18.110.090(3). ~~and subsection (7) of this section.~~ The planning commission is authorized to approve, conditionally approve or deny a request subject to appeal provisions of WMC [18.135.060](#).

(10) Residential Use Exemption. Existing vacant property located within the entryway zoning district may be allowed for use as a single-family residential unit by way of a conditional use permit from the planning commission, subject to the following criteria: (a) the parcel shall not abut Wood Street; (b) the parcel shall abut another residential use; (c) the parcel shall comply with WMC [18.50.050](#)(1). The planning commission is authorized to approve, conditionally approve or deny a request subject to appeal provisions of WMC [18.135.060](#). [Ord. 751-20 § 2, 8-25-20; Ord. 750-20 § 2, 6-23-20; Ord. 743-19 § 1, 2-26-19; Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.09), 3-11-08; Ord. 664-00 § 7.09, 6-27-00; Ord. 632-91 § 7.09, 10-22-91].