



Willows Planning Commission Regular Meeting

June 17, 2020
Willows City Hall
7:00 p.m.

Agenda

PLANNING COMMISSION

Robert Griffith, Chair
Jose Hansen, Vice Chair
Candis Woods, Commissioner
Hilgard Muller, Commissioner
Vacant

CITY PLANNER

Karen Mantele

MINUTE CLERK

Maria Ehorn

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

NOTICE:

Pursuant to N-25-20 issued by Governor Gavin Newsom suspending portions of the Brown Act, the June 9, 2020 Willows Planning Commission meeting will be OPEN to the public. We will be limiting the number of members of the public physically present in Council chambers at City Hall in order to observe recommended social distancing practices. Members of the public who choose to attend in person are strongly advised to wear a mask or other face covering, and to wash their hands and use hand sanitizer frequently, in addition to maintaining at least six feet of distance between themselves and any others who are not members of their household to minimize the possibility of transmission of the COVID-19 virus. For those members of the public who are at high-risk or prefer not to attend in-person, the City is also providing a mechanism through which they may attend the meeting telephonically by following the instructions below.

Dial in Number: (605) 313-5611

Access Number: 404150

1. CALL TO ORDER – 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT/WRITTEN COMMUNICATIONS

a. Public Comments: Members of the public wishing to address the Council on any item(s) not on the agenda may do so at this time by stating your name and address. Then please wait until you are recognized by the Chairman or Vice Chairman. No formal action will be taken unless the matter is placed on a future agenda. Each member of the public attending in person or caller will be limited to three (3) minutes. If you are calling in to provide public comment, use the call-in information below:

Dial in Number: (605) 313-5611

Access Number: 404150

5. CONSENT AGENDA

Consent items are considered to be routine by the Planning Commission and will be enacted in one motion. There will be no separate discussion on these items unless a Commission Member requests, in which event the item will be removed from the consent agenda. It is recommended that the Commission:

a. Approval of minutes of the Regular Planning Commission Meeting held on May 20, 2020.

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.

6. REGULAR BUSINESS AGENDA/PUBLIC HEARING(S)

- a. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the adoption of the attached resolution recommending approval of the Major Use Permit and Design Review applications

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL (FILE # MUP-20-04 & DR-20-03) TO JAIMAC PROPERTIES LLC ALLOWING A CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL AND APPROVE BUILDING AND SITE IMPROVEMENTS FOR THE PROJECT LOCATED AT 251 S. TEHAMA STREET ASSESSORS PARCEL NUMBER 003-061-009.

7. COMMISSION/STAFF REPORTS/COMMENTS.

- a. Staff Reports/Comments:

8. ADJOURNMENT

This agenda was posted on June 11, 2020



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. 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 MAY 20, 2020

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 Griffith called the meeting to order at 7:00 p.m.
2. The meeting opened with the Pledge of Allegiance led by Commissioner Hansen.
At this time Interim City Manager, Wayne Peabody, spoke: "The City of Willows is deeply saddened by the loss of Planning Commissioner Dana Owens. Dana was always thoughtful, prepared, insightful, and courteous to those who appeared before this Commission. More than that, she was a great mother and a true friend. Dana will be greatly missed. At this time, I would request a moment of silence in memory of Dana Owens." Ms. Owens sister was also in attendance via the phone call in.
3. **Roll Call:**
Commissioners Present: Griffith, Hansen, Woods, Muller
Absent:
Staff Present: Karen Mantele, City Planner, Maria Ehorn, Minute Clerk; Wayne Peabody, Interim City Manager,
4. **Public Comment/ Written Communications:** No public comments or written communications.
5. **Consent Agenda:**
 - a. Approval of minutes of the Regular Planning Commission meeting held on April 15, 2020.
Action:
Motion: Commissioner Woods/Second: Commissioner Muller
Moved to approve the minutes of Regular Planning Commission meeting as presented.
The motion passed 4/0 carried by the following voice vote:
AYES: Griffith, Hansen, Woods, Muller
NOES:
ABSENT:
ABSTAIN:
6. **REGULAR BUSINESS AGENDA/PUBLIC HEARING(S)**
 - a. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, determine the status of extending the Use Permit for Wrong Way Home Saloon Use Permit-One Year Review, business located at 222 W. Walnut Street/APN: 002-161-006.
7:13 pm Chair Griffith opened the public hearing.
7:14 pm Chair Griffith closed the public hearing.
Motion: Commissioner Hansen/Second: Commissioner Woods
Moved by motion to renew the Use Permit #UP-19-03 for the Wrong Way Home Saloon with the next review in 2 years.
The motion passed 4/0 carried by the following voice vote:
AYES: Griffith, Hansen, Woods, Muller
NOES:
ABSENT:
ABSTAIN:
 - b. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the adoption of the attached resolution for Variance File # V-20-01.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A VARIANCE REQUEST (#V-20-01) FOR JUNE SMITH TO ALLOW FOR AN EIGHTEEN FOOT FRONT YARD SETBACK FOR PROPERTY LOCATED AT 640 HOLLY STREET, ASSESSORS PARCEL NUMBER 003-173-016.

Mat Amaro was in attendance and answered some questions from the commissioners regarding the project.

7:29 pm Chair Griffith opened the public hearing.

7:29 pm Chair Griffith closed the public hearing.

Motion: Commissioner Muller/Second: Commissioner Woods

Moved by motion to approve the next resolution in line entitled, a resolution of the Planning Commission of The City of Willows approving a variance request (#V-20-01) for June Smith to allow for an eighteen foot front yard setback for property located at 640 Holly Street, Assessors Parcel Number 003-173-016.

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

AYES: Griffith, Hansen, Woods, Muller

NOES:

ABSENT:

ABSTAIN:

- c. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the adoption of the attached resolution recommending the City Council approve zoning text amendments.

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 EXHIBIT A WITH OTHER TEXT REMAINING UNCHANGED.

7:37 pm Chair Griffith opened the public hearing.

7:37 pm Chair Griffith closed the public hearing.

Motion: Commissioner Muller/Second: Commissioner Woods

Moved by motion to approve the next resolution in line 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 exhibit a with other text remaining unchanged.

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

AYES: Griffith, Hansen, Woods, Muller

NOES:

ABSENT:

ABSTAIN:

7. COMMISSION/STAFF REPORTS/COMMENTS:

- a. Staff Reports/Comments: City Planner, Karen Mantele, and Interim City Manager, Wayne Peabody, gave brief updates/status of upcoming and ongoing projects.
- b. Commission Reports/Comments: Commissioners gave comments/reports on activities and various meetings they attended.

8. ADJOURNMENT:

The meeting was adjourned at 7:48 p.m.

Robert Griffith – Chair

Maria Ehorn – Minute Clerk

Planning Commission Agenda Report:**June 17, 2020**

Project: Use Permit (File #MUP-20-04) and Design Review (File#DR-20-01) Request for Change of Use from Motel to Apartments and Request for approval for Exterior Façade and Site Improvements

Applicant(s)/Owner: Munish Sharma/Jaimac Properties LLC

Project Location: 251 S. Tehama Street

Parcel No: 003-061-009

Zoning: Central Commercial (CC)

General Plan: General Commercial

Project Description

The applicant has submitted Major Use Permit and Design Review planning applications for review and consideration by the Commission. The Major Use permit request is to allow a change of use to an existing structure, from a commercial use (motel) to a residential use (apartments). The proposal is to create 14 apartment style units consisting of 13 efficiency units (studios), and one two-bedroom unit. An on-site laundry room is located within the structure. An enclosed trash receptacle will be constructed for tenant use. Mailboxes will be installed, possibly near the trash receptacle. There will be an on-site manager at the apartment complex. The parking area will be re-surfaced and re-sealed and stripped to accommodate 15 parking spaces, one being handicap. Wood framed carports will cover all the on-site parking. Entrance into the apartment complex will be off W. Laurel Street as depicted on the site plan. Each unit will be equipped with high efficiency heat and air conditioning units and tankless water heaters.

Review Process

This matter is before the Planning Commission pursuant to Willows Municipal Code Section 18.135, 18.110.090(8), and Chapter 2.45.

Zoning/General Plan

The project site is located on a 15,000 SF lot on the SW corner of Tehama and W. Laurel Street and zoned Central Commercial (CC). Zoning to the north, east and west is the same as the project site. Zoning to the south is CG (General Commercial). A vacant structure sits north of the site; an auto body shop is south of the site (across Laurel Street). West of the site is an alley and beyond that a single-family dwelling. East of the site is Tehama Street and a vacant lot further beyond. The General Plan Land Use designation for this site is Commercial Industrial Combined pursuant to the City's General Plan Land Use Map.

BACKGROUND:

The subject property was developed in 1957 with a 5,164 SF building, which included 15 motel rooms plus the office/manager unit. The property had been used as a motel for many years since it was built, however in the past several years, this use was vacated. The City records indicate no Business License or TOT has been paid since 2007. Since the use was abandoned longer than six months, per Section 18.110.090 (1) (b), any new use would require review.

In 2017 a use permit was applied for and granted by the Commission for this property to re-establish it as a motel. That use continued for approximately a year and has been vacant since. A new owner prior to Mr. Sharma intended to resurrect the motel use and had obtained a building permit to renovate the larger unit which had been used as the managers unit. During the renovation he decided to sell it instead of

going through with the motel concept. Mr. Sharma, prior to purchasing the property, contacted the City with regards to the proposed change of use to residential, which was allowed per the exception to the code. Mr. Sharma has taken out a demo permit to remove dry rot damage and a building permit to start removal of windows and sheetrock during the processing of these applications.



Pictures of the motel prior to change of ownership and painting of building.



Current pictures of the structure

Use Permit Analysis:

WMC section 18.110.090(8) provides for an exemption for residential use, allowing existing single-story structures located in the CC district to be allowed use as residential by way of a use permit from the Planning Commission. The applicant desires to gain approval for this change of use under this code section. Findings of fact are required to be adopted for any use permit to be found and are stated within the attached resolution.



Mailboxes similar to this design, will be incorporated into the project site, with the exact location to be made in conjunction with the post office.

Project Analysis for Design Review (pursuant to Section 2.45.060)

Competent Design: The attached plans include architectural elevations of the exterior design, site, and floor layout of the existing building.

Relationship between Structures within the Development and between Structures and Site: There are businesses in the vicinity of the subject parcel, and single-family dwellings. The addition of an apartment complex in this area would not deter from the existing uses.

Relationship between Development and Neighborhood: The subject structure is existing and has been used as motel use for many years prior to being abandoned. The change of use from commercial to residential will not affect the relationship of the neighborhood as there are single-family uses within the neighborhood.

Materials and Colors Used: The building has had a recent paint job, in a gray tone with white accent. The project will replace some siding to the building, with any new additions to match the existing building materials and color.

Wall, Fences or Screening: No new walls or fences are proposed with this project.

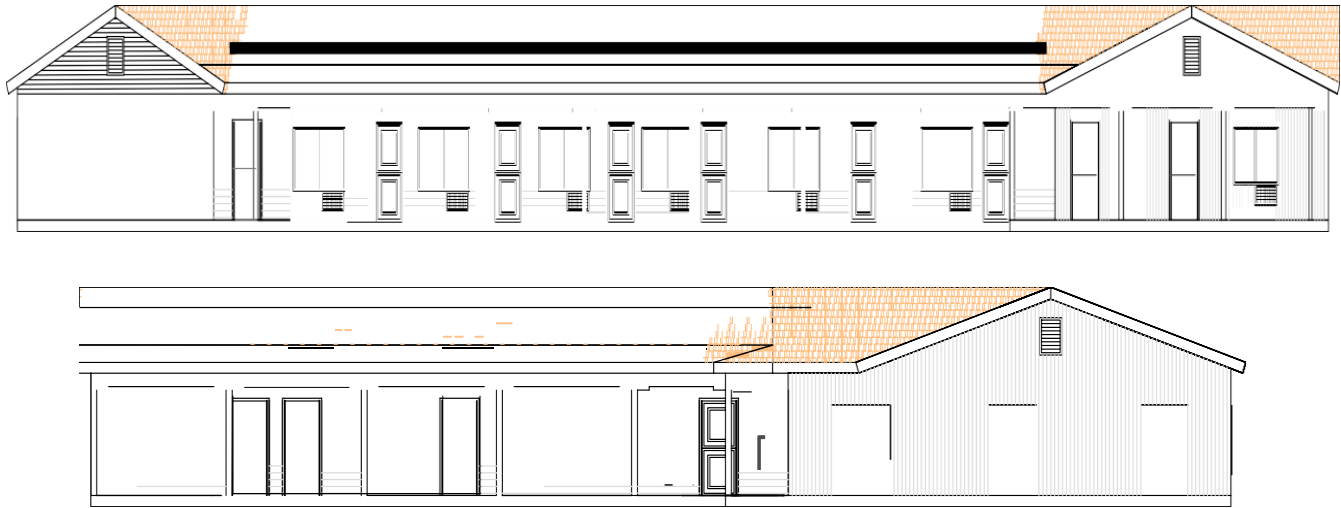
Drives, Parking and Circulation: Parking will be provided for per the Municipal Code, with multi-family units requiring one covered parking space for each bedroom. Fifteen parking spaces are proposed with the project, including one handicap space, thereby meeting the code requirement.

Utility Service: All existing utilities are in place for this project. No new electrical or gas upgrade is proposed for the project.

Signs: No new signage is being proposed with this project. Should this change in the future, a sign permit approval will be required.

Exterior Lighting: The project proposes replacing exterior lighting. All lighting shall be installed so as not to reflect glare onto adjacent property. The conditions of approval reflect this requirement.

Landscaping: New landscaping will be installed as part of the project to include new trees and ground coverings. A landscaping plan is included with the set of plans for the Commissioners review.



The project was reviewed internally by City departments and outside agencies for comments/conditions which attached proposed conditions of approval reflect those comments.

Environmental Review and Analysis

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

Findings of Fact

Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's request for a Major Use Permit to allow the change of use:

1. The proposed use is consistent with the purposes of the district in which the site is located.
2. 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. No public comments were received at the time of report preparation.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending Major Use Permit and Design Review approval to allow a change of use from commercial to residential and allow building and site improvements for the project, subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

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

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Architectural plans Plan

Submitted by:

Karen Mantele
Principal Planner

**THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING
THE PLANNING COMMISSION DECISION ON THE USE PERMIT per section 18.125.200(3)**

PC RESOLUTION NO. _____-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WILLOWS GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL
(FILE # MUP-20-04 & DR-20-03) TO JAIMAC PROPERTIES LLC ALLOWING A
CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL AND APPROVE
BUILDING AND SITE IMPROVEMENTS FOR THE PROJECT LOCATED AT
251 S. TEHAMA STREET ASSESSORS PARCEL NUMBER 003-061-009**

WHEREAS, the applicant, Jaimac Properties LLC has filed Major Use Permit and Design Review planning applications to gain approval for a change of use of a commercial single-story structure (previously used as a motel) to residential use as apartments and implement exterior façade treatments and site improvements; and,

WHEREAS, Municipal Code Section 18.110.090(8) allows for existing single-story structures located within the Central Commercial zoning district as residential unit(s) by way of a conditional use permit from the Planning Commission; and

WHEREAS, notice of the Planning Commission meeting held on June 17, 2020 was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission did, on June 17, 2020, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

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

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

WHEREAS, the Planning Commission does finds that the proposed use is consistent with the purposes of the district in which the site is located, as Municipal Code Section 18.110.090(8) allows for existing single-story structures located within the Central Commercial zoning district for use as a residential unit(s) by way of a conditional use permit, and

WHEREAS, the Planning Commission does find that the proposed use will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity as the conditions of approval have taken into account the public health, safety and welfare of the community in the vicinity; and

WHEREAS, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the City of Willows General Plan Policy DPS-9 states the Planning Commission should

evaluate residential development proposals based on their ability to provide housing opportunities consistent with this plan and the Housing Element;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Major Use Permit and Design Review proposal to allow a change of use from commercial to residential use and to implement exterior façade treatments to an existing building and site improvements is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Major Use Permit #MUP-20-04 and Design Review #DR-20-03, subject to the attached conditions of approval set forth in Attachment #2 and Attachment #3 Plans.

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 17th day of June, 2020 by the following vote, to wit:

AYES

NOES

ABSTAIN

ABSENT

APPROVED: _____
Robert Griffith, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

**MAJOR USE PERMIT & DESIGN REVIEW CONDITIONS OF APPROVAL
FOR JAIMAC PROPERTIES LLC
PROPERTY LOCATED AT 251 S. TEHAMA STREET APN; 003-061-009**

PC approval date: _____, 2020

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 (*change of use to apartments*) is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.
3. This use permit is void one (1) year after the use permitted by such permit is discontinued.
4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
5. All new 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.
6. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade and site improvements. 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.
7. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
8. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
9. If any business signage is later proposed, a sign permit shall be required to be obtained from the Planning Department.

Building Department.

10. The applicant shall submit 3 complete sets of plans to the building department for review.
11. The applicant shall submit a completed building permit application and pay the plan review fees prior to submittal.
12. Units shall be separated from each other in accordance with the California Residential Code.
13. The plans and the project shall comply with all Federal, State and Local codes and ordinances.
14. All contractors including subs shall obtain a business license to operate in the city of willows prior to commencing work.
15. Water heater systems shall be sized per California Plumbing code.
16. Working hours are 7am to 6 pm Monday thru Friday no Saturday, Sunday or Holiday work allowed.

Cal Water Service

17. The domestic water can be served by the existing 2” connection. This property does not have a fire service so we may require one to be installed if there will be fire sprinklers in the new units. The fire service will be installed at the developer’s expense.
18. Cal Water will need to see fire sprinkler calculations to determine size of fire service.

Fire Department

19. The building addressing shall meet WMC Section 15.15.100 criteria and be reviewed by the Fire Department prior to approval.
20. Shall provide fire extinguishers in accordance with the 2019 CFC.
21. The apartments shall require a residential fire sprinkler system designed per CalFire code. This can be a deferred submittal.
22. Red curbs maybe required and will be reviewed at the time of construction/development of project.

23. A Fire Plan will be required to be submitted for review prior to occupancy.
24. All utility rooms will need to be identified by signage.
25. Site shall be equipped with a Knox box holding a master key.
26. Site will need to meet Fire Apparatus access road requirement of 2019 California Fire Code Appendix D.

Public Works/Engineering Department

General Conditions:

27. Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
28. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
29. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

Improvement Plan and Construction Conditions

30. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
31. Site improvement shall include repaving and restriping of the existing parking lot. Parking lot restriping shall accommodate the required number of accessible parking stalls in accordance

with City and State regulations. Improvement plans shall be prepared to show what existing improvements will be removed or modified.

32. The trash enclosure shall be designed to include a sump to collect any fluids or trash from the trash enclosure area such that the sump can be pumped out or cleaned when needed. Additionally, a reinforced concrete pad area fronting the trash enclosure shall be installed. The pad shall be able to accommodate garbage truck loading when trash bins are emptied.

33. Roadway Improvements:

- a. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
- b. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs and other regulatory and informational signs shall be installed at locations determined by the City Engineer.
- c. The design shall include modifications of the existing pedestrian ramp at the corner of S. Tehama Street and Laurel St. to ensure that the ramp meets current ADA standards. Additionally, sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, driveways and fire hydrants obstruct sidewalks.
- d. Improvements shall include installation of curb, gutter, sidewalk, and any necessary paving along W. Laurel Street for the entire property frontage.
- e. The applicant shall obtain an encroachment permit work for all work within the City right-of-way. Surety shall be posted for the value of construction for all work within the public right-of-way.

34. Sanitary Sewer Improvements:

- a. The design engineer shall ensure that the existing sewer grades on the site are such that finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by installing a backflow check valve on the primary sewer lateral into the site.

35. Drainage Improvements:

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

The applicant shall submit for review and approval, drainage plans and hydraulic

calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:

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

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

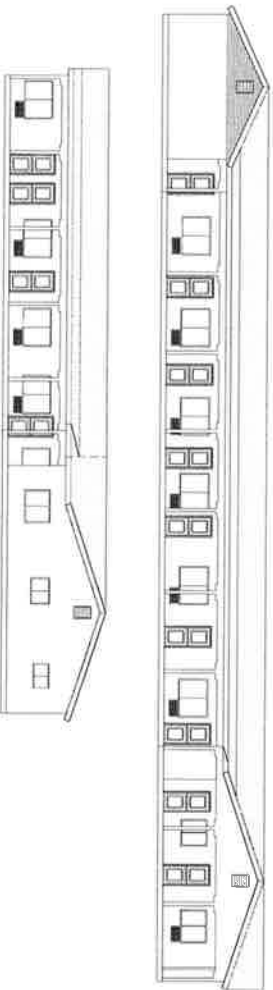
Construction Conditions:

36. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
37. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
38. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
39. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
40. Dust control must be maintained to the City's satisfaction.
41. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.

Release of Securities Conditions:

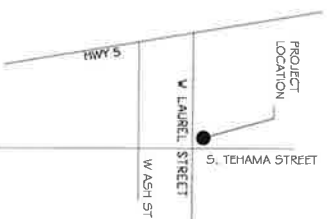
42. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
43. All punch-list work shall be completed, and any outstanding inspection fees or other charges shall be paid.
44. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
45. A complete set of *As-Built* or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



A.1	COVER SHEET
C.2	SITE PLAN
C.3	DETAILS
C.4	DETAILS
C.5	DETAILS
E.1	FOUNDATIONS PLAN
F.1	FLOOR PLAN 1ST FLOOR PLAN
F.2	DETAILS
F.3	FLOOR PLAN 2ND FLOOR PLAN
F.4	NEW FLOOR PLAN
F.5	BUILDING ELEVATION
F.6	EXISTING ROOF PLAN
F.7	NEW ROOF PLAN
F.8	NEW PLUMBING PLAN
F.9	NEW GAS LINE PLAN
F.10	GAS LINE DIAGRAM

PROJECT VICINITY MAP

[illegible]

APPLICABLE BUILDING CODE:
2013 IBC, IRC, etc.
2013 California Building
Code

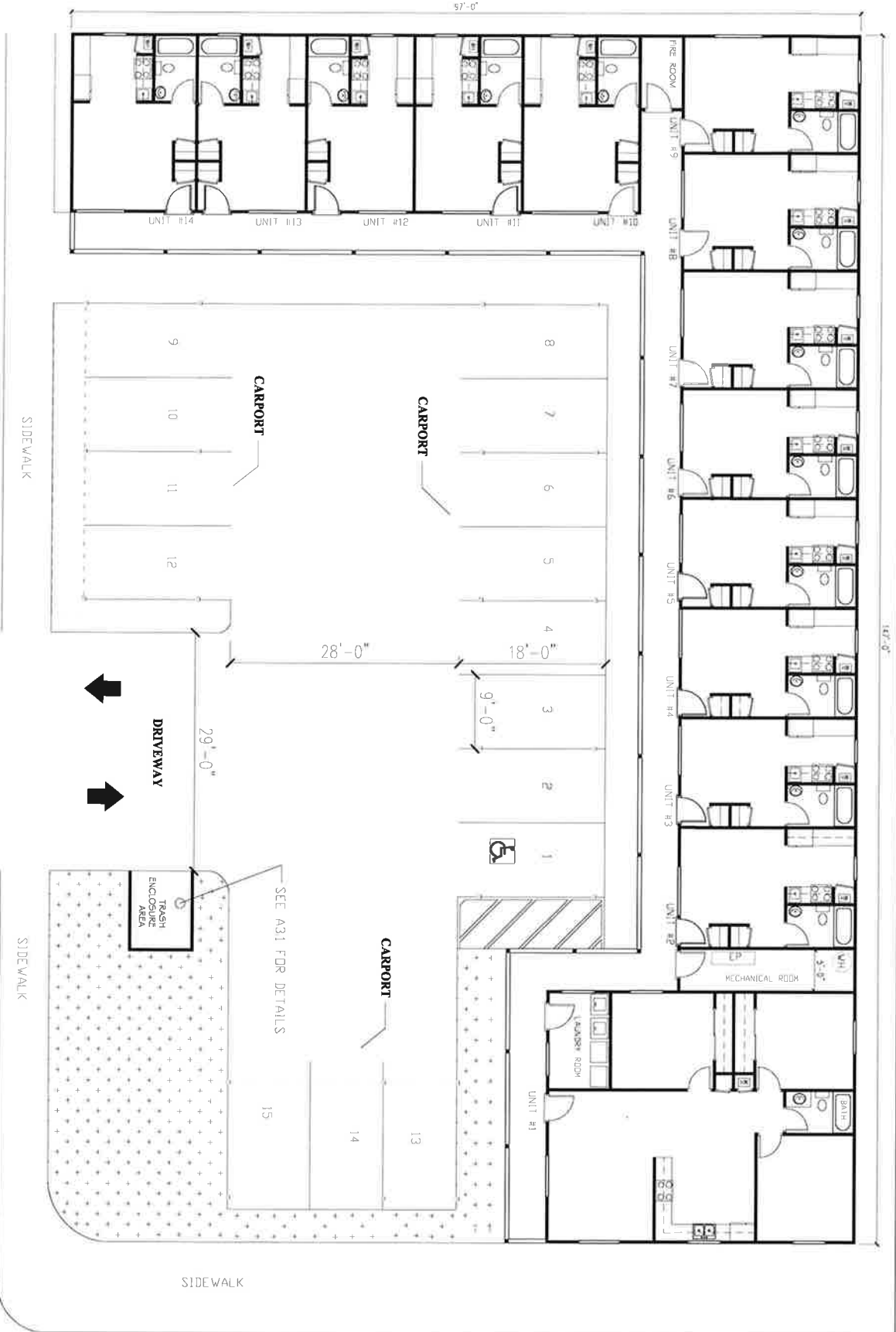
PROJECT SCOPE:
17 UNITS MOTEL WILL BE
REMODELLED INTO 14 UNITS
APARTMENT COMPLEX

TOTAL CONDITIONED FLOOR AREA 5,164 sq. ft.

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com



— S TEHAMA STREET —



C1.2

SHEET

TITLE
SITE PLAN

14 UNITS APARTMENT
251 S. TEHAMA STREET
WILLOWS CA 95573



California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

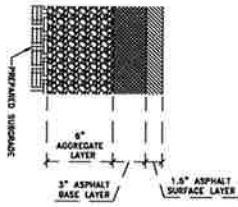
DESIGNER

I hereby certify that I am a duly Licensed Architect and that the plans and specifications shown on this drawing were prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of California.

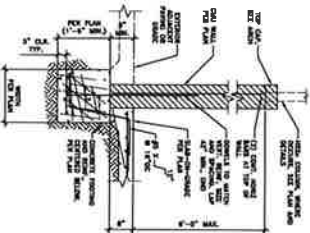
GENERAL NOTES

1. FOR THE PURPOSES OF THIS PERMIT, THE BUILDING SPECIFICATIONS, CURRENT VERSION, AND CALIFORNIA BUILDING CODE SHALL APPLY TO ALL CONSTRUCTION. THE CITY OF SACRAMENTO STANDARDS AND SPECIFICATIONS SHALL APPLY TO ALL OTHER APPLICABLE REQUIREMENTS. SEE INSTRUCTIONS, REGULATIONS AND SAFETY REQUIREMENTS.
2. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONSTRUCTION.
3. SAFETY NOTE: BUILDING RESPONSIBILITY TO SAFETY WITH THE PERMIT SECTIONS OF THE CONSTRUCTION MATERIALS, CONSTRUCTION SHALL COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS. SEE INSTRUCTIONS, REGULATIONS AND SAFETY REQUIREMENTS.
- 3.1. THE ARCHITECT, STRUCTURAL ENGINEER, AND THE OWNER DO TO COMPLY WITH THESE REQUIREMENTS FOR THE BUILDER'S FAILURE.
- 3.2. THE BUILDER SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN, CONSTRUCTION, AND FINISHING REQUIREMENTS.
4. BUILDER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
5. BUILDER SHALL NOTIFY THE ARCHITECT AND ENGINEER WHEN A CORRECTION IS REQUIRED ON ANY OF THE CONTRACT DRAWINGS OR ANY PORTION OF THE STRUCTURE THAT IS IN CONTACT WITH THE CONTRACTOR'S WORK. THE CORRECTION SHALL BE IN CONTACT WITH THE ARCHITECT, ENGINEER, AND THE OWNER.
6. THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, REPORTS, ETC.) REPRESENT THE INTENTED STRUCTURE, UNLESS OTHERWISE NOTED. THE BUILDER SHALL VERIFY AND CORRECT THE WORK AND SHALL MAINTAIN RECORDS AND PROCEEDURES.
7. THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, REPORTS, ETC.) REPRESENT THE INTENTED STRUCTURE, UNLESS OTHERWISE NOTED. THE BUILDER SHALL VERIFY AND CORRECT THE WORK AND SHALL MAINTAIN RECORDS AND PROCEEDURES.
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TYPICAL PARKING LOT PAYMENT SECTION



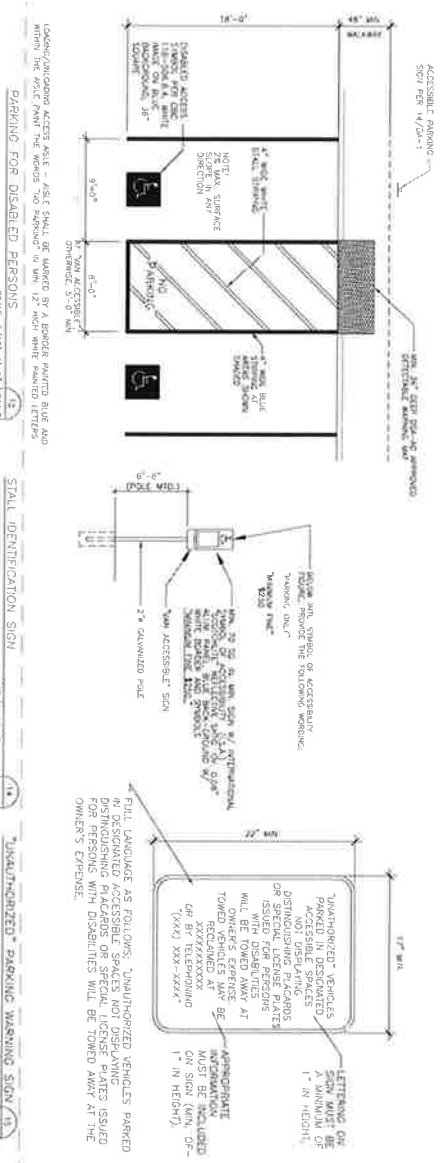
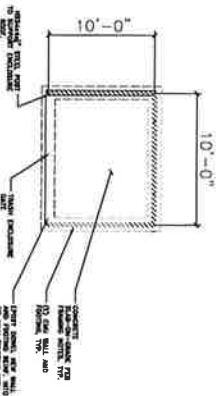
TRASH ENCLOSURE WALL/FOUNDATION PLAN



TRASH ENCLOSURE FRAMING NOTES

1. ALL CONSTRUCTION OF TRASH ENCLOSURE SHALL COMPLY WITH THE CITY OF SACRAMENTO STANDARDS AND SPECIFICATIONS, CURRENT VERSION, AND CALIFORNIA BUILDING CODE.
2. THE BUILDER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
3. THE BUILDER SHALL NOTIFY THE ARCHITECT AND ENGINEER WHEN A CORRECTION IS REQUIRED ON ANY OF THE CONTRACT DRAWINGS OR ANY PORTION OF THE STRUCTURE THAT IS IN CONTACT WITH THE CONTRACTOR'S WORK. THE CORRECTION SHALL BE IN CONTACT WITH THE ARCHITECT, ENGINEER, AND THE OWNER.
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TRASH ENCLOSURE WALL/FOUNDATION PLAN



DESIGNER

California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3021
e-mail: BuildingPermit@yahoo.com

PROJECT INFORMATION

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



Minimum construction requirements when located outside of a fire district

Fooling systems on expansive soil shall be constructed in a manner that will minimize damage to the

1. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior footings and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with four 1/2-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing.
4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with 1/2-inch diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with a moisture to a depth of 18 inches prior to placing the concrete.

California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-866-3821
e-mail: BuildingPermit@yahoo.com

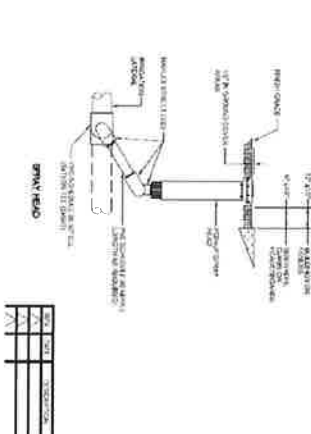
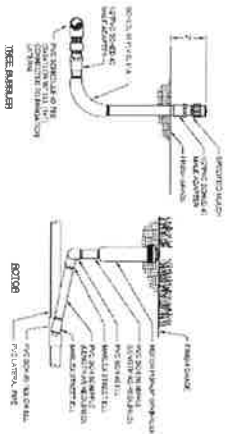
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DETAILS

INTERNET DIVISION

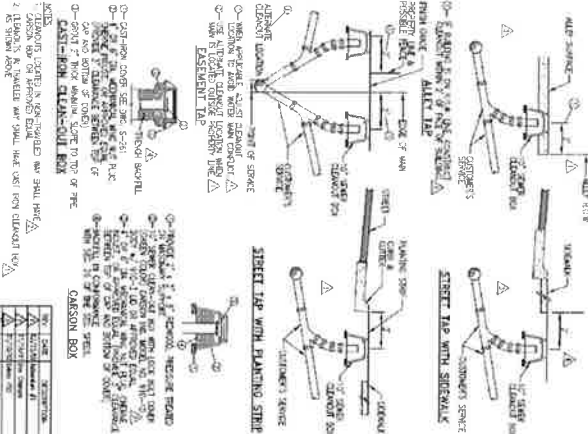
SUMMARY

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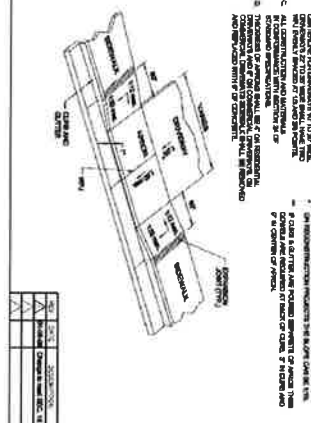
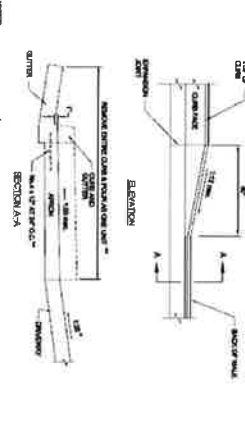
NOTE
CUT OFF IN 3/4" DIA. W/ 1/2" DIA. HOLE



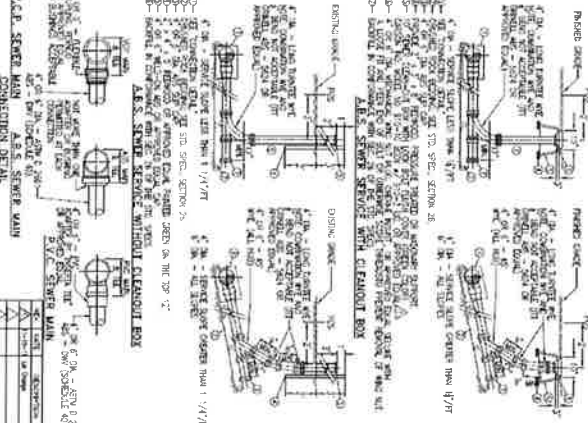
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2	REVISION	



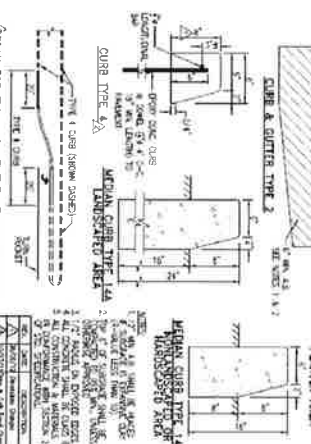
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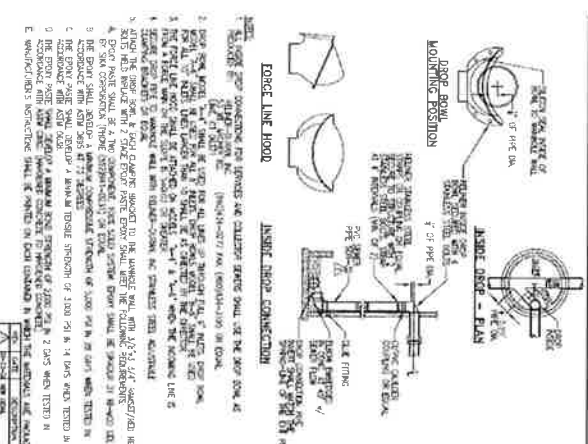
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NO.	DESCRIPTION	DATE
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2	REVISION	



NO.	DESCRIPTION	DATE
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2	REVISION	



DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3021
e-mail: BuildingPermit@yahoo.com

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JANAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2010 PLANNING COMMISSION AGENDA

PLANTING LEGEND



ARJULUS MARINA / MARINA STRAWBERRY TREE - LOW WATER USE
LACINIERA INDICA / CRAPE MYRTLE : LOW WATER USE
FROM 15 GALLON CONTAINERS MIN

TREES

SHRUBS - ALL LOW WATER USE



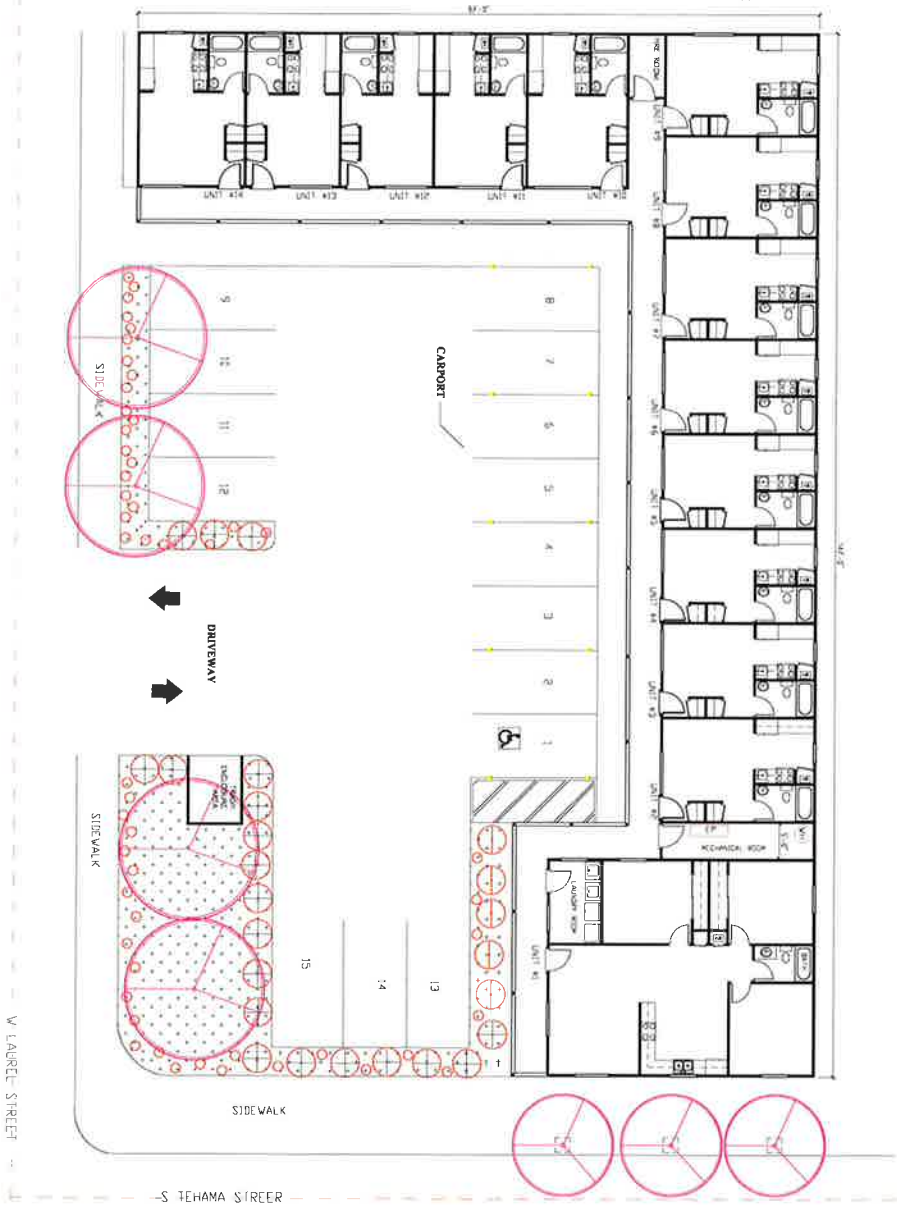
CALLISTEMON LITTLE JOHN / LITTLE JOHN BOTTLEBRUSH
OSYRIS SPY / ROCK ROSE
DODONAEA VISCOSA / BURDECKA / PURPLE HORSESHOE BUSH
LAMPYRIS SPECIOSA / JAPANESE SPYR
MAHONIA AQUIFOLIA / PACIFIC HOLLY
ROSEMARINUS SPY / ROSEMARY
SALVIA SPY / SALVIA
XYLOSMA COMESTIVUM / SHINY XYLOSMA
OLEA BACCATA / FORNIGHT LILY



5" LAYER BARK MULCH

LANDSCAPE DESIGN STATEMENT

THE LANDSCAPE DESIGN FOR THE PROPOSED WARD USED
DEVELOPMENT ATTEMPTS TO ADDRESS THE
LOW MAINTENANCE REQUIREMENTS OF WARD AS WELL AS THE
LOW MAINTENANCE REQUIRED OF PROJECTS BEING
SELECTED FOR THEIR RELATIVE HARDINESS AND
ABILITY TO RESIST DAMAGE DUE TO SALINITY AND
RELATIVELY HARSH ENVIRONMENTAL CONDITIONS



SHEET
1.1

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

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- [illegible]

SHALL RECEIVE A 3" LAYER OF "UTILITY MULCH" 4' TO 12' DIAMETER AFTER ALL GROUNDCOVERS HAVE BEEN PLANTED

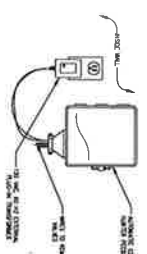
- [illegible]

	2007	2008
100% M&A	50%	200%
AVERAGE (ITA)	50%	200%

Diagram illustrating the components of a trench box cross-section:

1. Fresh sand/river sand
2. Fresh sand/river sand
3. Fresh sand/river sand
4. Fresh sand/river sand
5. Fresh sand/river sand
6. Fresh sand/river sand
7. Fresh sand/river sand
8. Fresh sand/river sand
9. Fresh sand/river sand
10. Fresh sand/river sand

The diagram illustrates a trenchless sewer repair system. A large host pipe is shown with a smaller repair pipe inserted into it. A camera inspection unit is attached to the repair pipe, and a cable is connected to it. Labels include: "1" - 1/2" - 1/4" - 1/8" - 1/16" - 1/32" - 1/64" - 1/128" - 1/256" - 1/512" - 1/1024" - 1/2048" - 1/4096" - 1/8192" - 1/16384" - 1/32768" - 1/65536" - 1/131072" - 1/262144" - 1/524288" - 1/1048576" - 1/2097152" - 1/4194304" - 1/8388608" - 1/16777216" - 1/33554432" - 1/67108864" - 1/134217728" - 1/268435456" - 1/536870912" - 1/1073741824" - 1/2147483648" - 1/4294967296" - 1/8589934592" - 1/17179869184" - 1/34359738368" - 1/68719476736" - 1/137438953472" - 1/274877907344" - 1/549755814688" - 1/1099511629376" - 1/2199023258752" - 1/4398046517504" - 1/8796093035008" - 1/17592186070016" - 1/35184372140032" - 1/70368744280064" - 1/140737488560128" - 1/281474977120256" - 1/562949954240512" - 1/1125899908481024" - 1/2251799816962048" - 1/4503599633924096" - 1/9007199267848192" - 1/18014398535696384" - 1/36028797071392768" - 1/72057594142785536" - 1/144115188285571072" - 1/288230376571142144" - 1/576460753142284288" - 1/1152921506284568576" - 1/2305843012569137152" - 1/4611686025138274304" - 1/9223372050276548608" - 1/18446744100553097216" - 1/36893488201106194432" - 1/73786976402212388864" - 1/14757395280442477728" - 1/29514790560884955456" - 1/59029581121769910912" - 1/118059162243539821824" - 1/236118324487079643648" - 1/472236648974159287296" - 1/944473297948318574592" - 1/1888946595896637149184" - 1/3777893191793274298368" - 1/7555786383586548596736" - 1/15111572767173097193472" - 1/30223145534346194386944" - 1/60446291068692388773888" - 1/120892582137384777547776" - 1/241785164274769555095552" - 1/483570328549539110191104" - 1/967140657099078220382208" - 1/1934281314198156440764416" - 1/3868562628396312881528832" - 1/7737125256792625763057664" - 1/15474250513585251526115328" - 1/30948501027170503052230656" - 1/61897002054341006104461312" - 1/123794004108682012208922624" - 1/247588008217364024417845248" - 1/495176016434728048835690496" - 1/990352032869456097671380992" - 1/1980704065738912195342761984" - 1/3961408131477824390685523968" - 1/7922816262955648781371047936" - 1/15845632525911297562742095872" - 1/31691265051822595125484191744" - 1/63382530103645190250968383488" - 1/126765060207290380501936766976" - 1/253530120414580761003873533952" - 1/507060240829161522007747067904" - 1/1014120481658323044015494135808" - 1/2028240963316646088030988271616" - 1/4056481926633292176061976543232" - 1/8112963853266584352123953086464" - 1/16225927706533168704247906172928" - 1/32451855413066337408495812345856" - 1/64903710826132674816991624691712" - 1/129807421652265349633983249383424" - 1/259614843304530699267966498766848" - 1/519229686609061398535932997533696" - 1/1038459373218122797071865995067392" - 1/2076918746436245594143731990134784" - 1/4153837492872491188287463980269568" - 1/8307674985744982376574927960539136" - 1/16615349971489964753149855921078272" - 1/33230699942979929506299711842156544" - 1/66461399885959859012599423684313088" - 1/132922799771919718025198847368626176" - 1/265845599543839436050397694737252352" - 1/531691199087678872100795389474504704" - 1/1063382398175357744201590778949009408" - 1/2126764796350715488403181557898018816" - 1/4253529592701430976806363115796037632" - 1/8507059185402861953612726231592075264" - 1/17014118370805723907225452463184150528" - 1/34028236741611447814450904926368301056" - 1/68056473483222895628901809852736602112" - 1/136112946966445791257803619705473204224" - 1/272225893932891582515607239410946408448" - 1/544451787865783165031214478821892816896" - 1/1088903575731566330062428957643785633792" - 1/2177807151463132660124857915287571267584" - 1/4355614302926265320249715830575142535168" - 1/8711228605852530640499431661150285070336" - 1/17422457211705061280998863322300570140672" - 1/34844914423410122561997726644601140281344" - 1/69689828846820245123995453289202280562688" - 1/139379657693640490247990906578404561125376" - 1/278759315387280980495981813156809122250752" - 1/557518630774561960991963626313618244501504" - 1/1115037261549123921983927252627236489003008" - 1/2230074523098247843967854505254472978006016" - 1/4460149046196495687935709010508945956012032" - 1/8920298092392991375871418021017891912024064" - 1/17840596184785982751742836042035783824048128" - 1/356811923

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DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

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251 S. TEHAMA STREET
WILLOWS CA 95573

L1.2

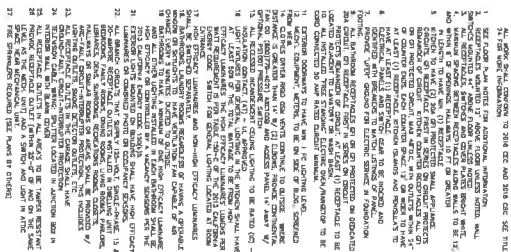
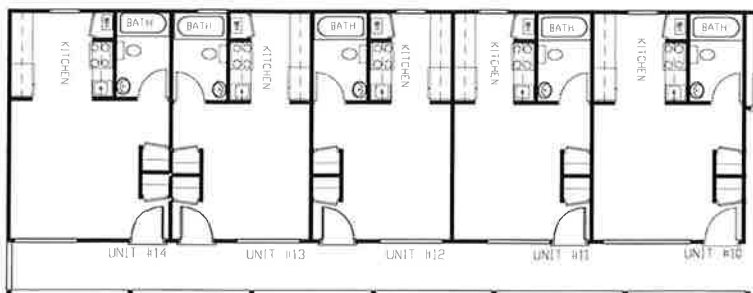


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SECRET
A2.1

JALMAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2008 JALMANSING COMMISSION AGENDA



A3.1

TITLES:
**NEW FLOOR
PLAN**

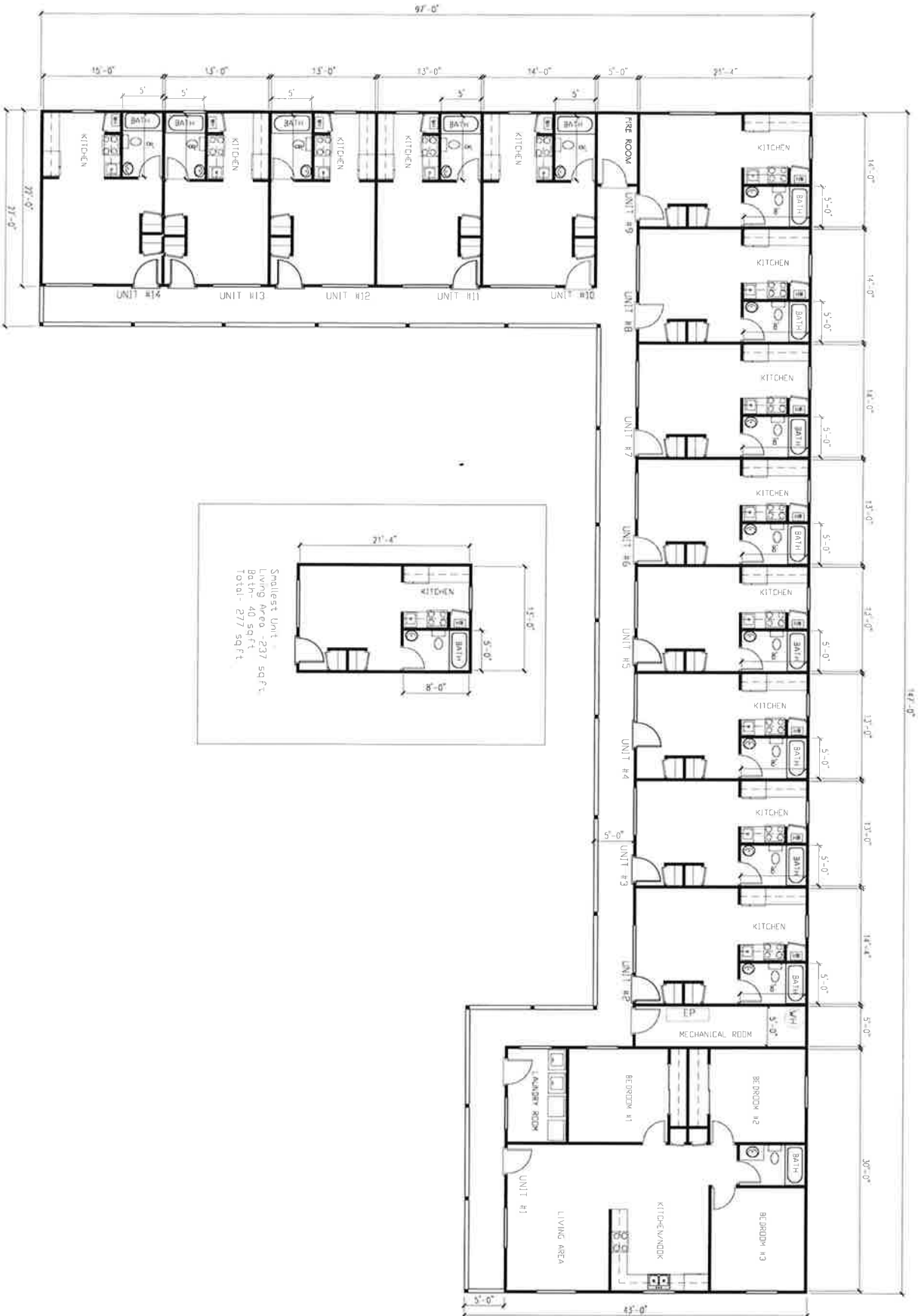
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DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-860-3821
e-mail: BuildingPermit@yahoo.com

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3-SHEET

A3.1a

JAINAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2020 PLANNING COMMISSION AGENDA

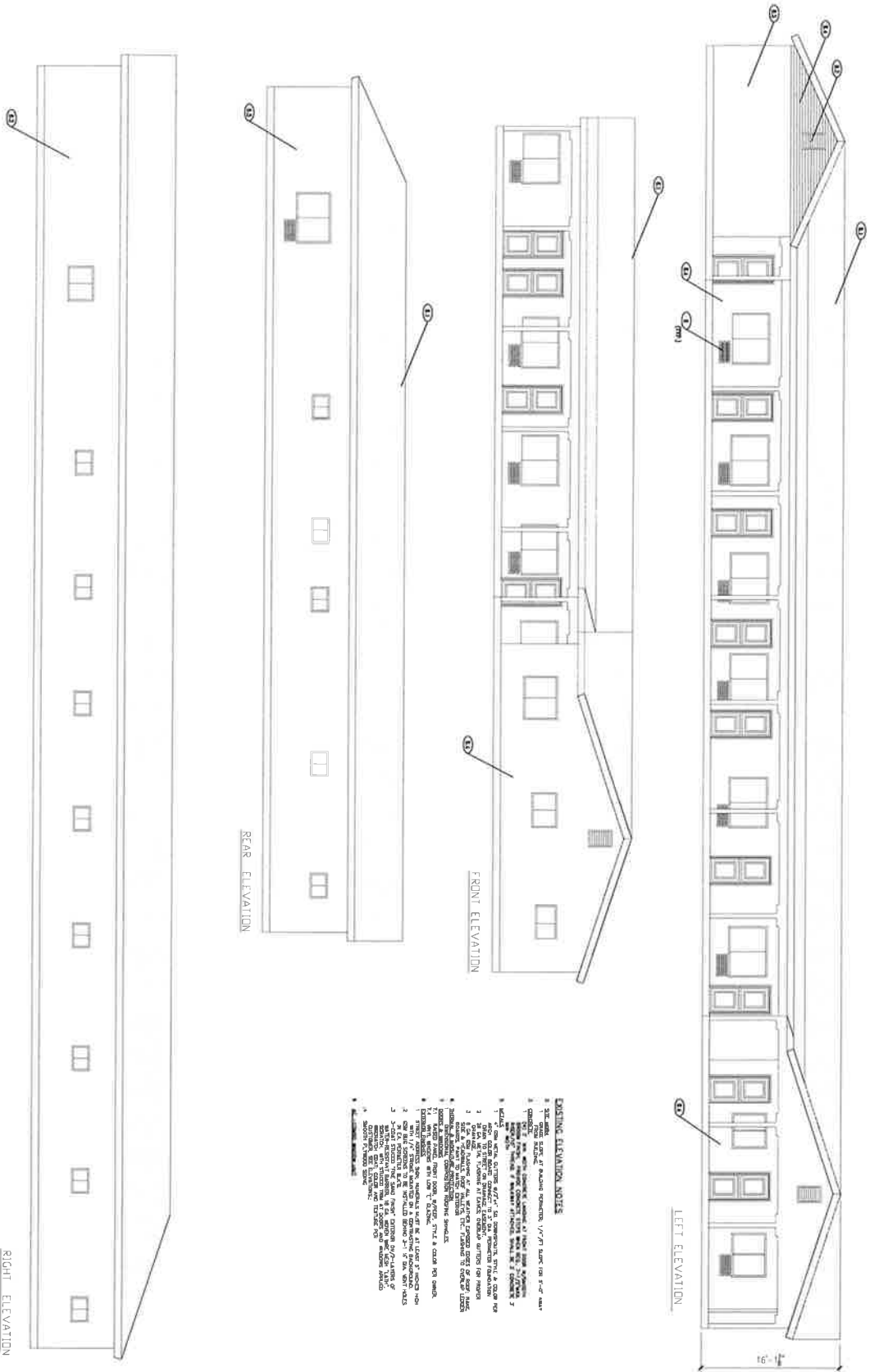
TITLE B3
NEW FLOOR
PLAN

14 UNITS APARTMENT
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DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

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EXISTING ELEVATION NOTES

1. EXISTING FRONT ELEVATION, 1/2" SCALE, 10' x 10' AREA.
2. EXISTING REAR ELEVATION, 1/2" SCALE, 10' x 10' AREA.
3. EXISTING LEFT ELEVATION, 1/2" SCALE, 10' x 10' AREA.
4. EXISTING RIGHT ELEVATION, 1/2" SCALE, 10' x 10' AREA.
5. EXISTING ROOF LINE, 1/2" SCALE, 10' x 10' AREA.
6. EXISTING WINDOW DETAILS, 1/2" SCALE, 10' x 10' AREA.
7. EXISTING DOOR DETAILS, 1/2" SCALE, 10' x 10' AREA.
8. EXISTING PORCH DETAILS, 1/2" SCALE, 10' x 10' AREA.
9. EXISTING BALCONY DETAILS, 1/2" SCALE, 10' x 10' AREA.
10. EXISTING STAIR DETAILS, 1/2" SCALE, 10' x 10' AREA.
11. EXISTING TERRACE DETAILS, 1/2" SCALE, 10' x 10' AREA.
12. EXISTING DRIVEWAY DETAILS, 1/2" SCALE, 10' x 10' AREA.
13. EXISTING FENCE DETAILS, 1/2" SCALE, 10' x 10' AREA.
14. EXISTING LANDSCAPE DETAILS, 1/2" SCALE, 10' x 10' AREA.



A4.1

SHEET

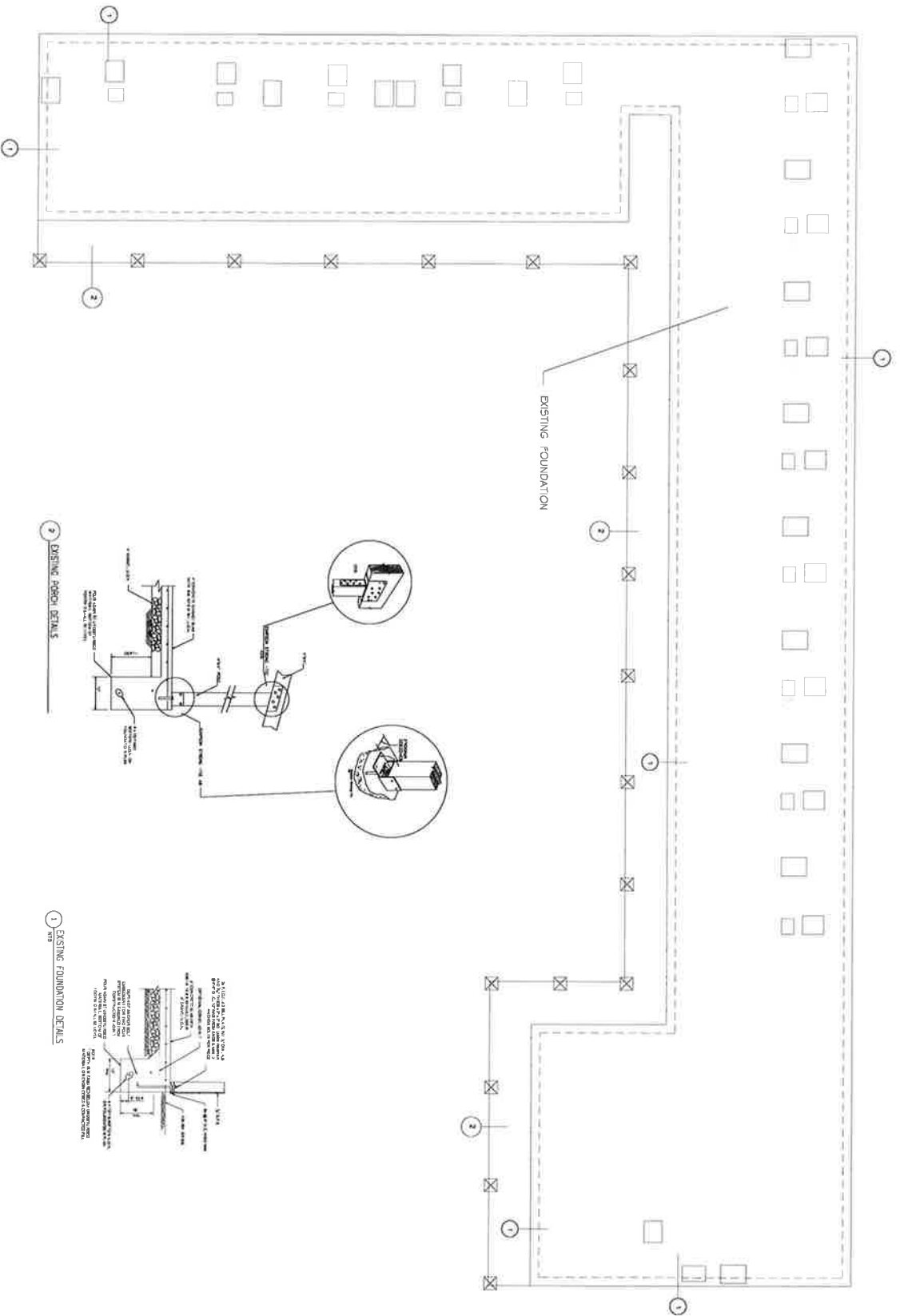
TITLE:
BUILDING
ELEVATION PLAN

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

These drawings are
intended to be used
for the purpose of
obtaining a building
permit. They are not
to be used for any
other purpose without
the written consent
of the designer.



2 EXISTING FOUNDATION DETAILS

1 EXISTING FOUNDATION DETAILS



A5.1

JAIMAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2006 PLANNING COMMISSION AGENDA

TITLE:
EXISTING
FOUNDATION PLAN

DATE:
JUNE 17, 2006

PROJECT:
14 UNITS APARTMENT
251 S. TEHAMA STREET
WILLOWS, CA 95573

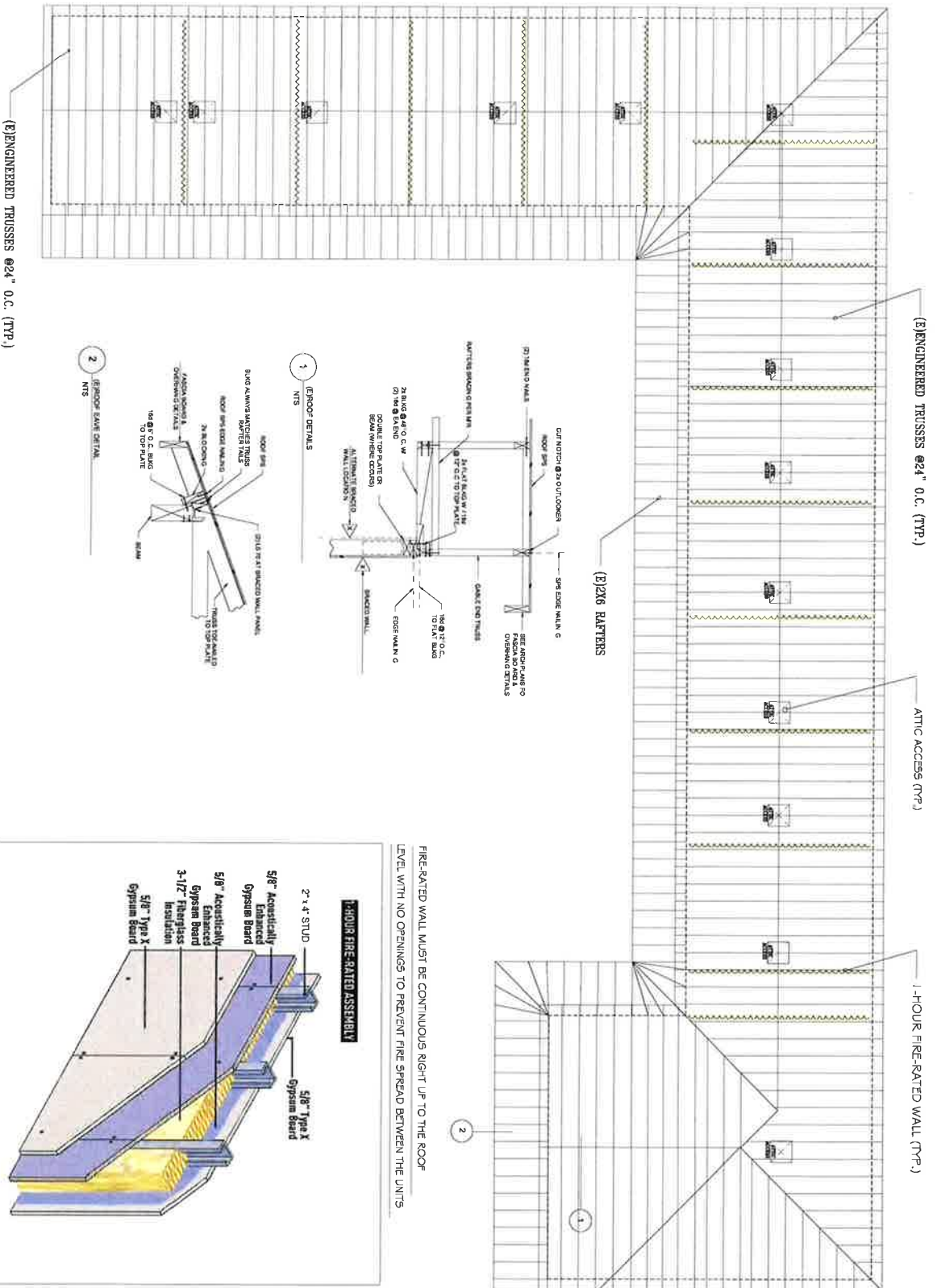
DESIGNER:
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-560-3021
e-mail: BuildingPermit@yahoo.com



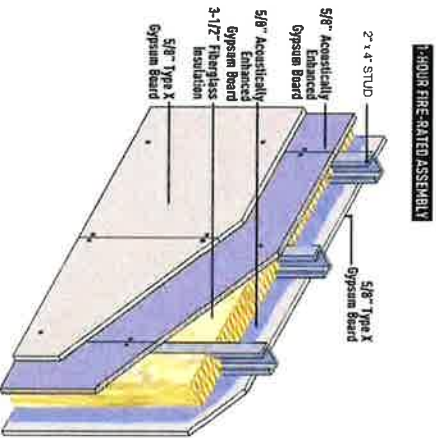
DESIGNER

California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-560-3021
e-mail: BuildingPermit@yahoo.com

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FIRE-RATED WALL MUST BE CONTINUOUS RIGHT UP TO THE ROOF LEVEL WITH NO OPENINGS TO PREVENT FIRE SPREAD BETWEEN THE UNITS.



JANAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2024 PLANNING & COMMISSION AGENDA



AG.1

SHEET

TITLE:
EXISTING
ROOF PLAN

REVISIONS:
1. REVISIONS TO THE
EXISTING ROOF PLAN
AND THE EXISTING
STRUCTURAL FRAME
AND THE EXISTING
STRUCTURAL FRAME
AND THE EXISTING
STRUCTURAL FRAME

14 UNITS APARTMENT COMPLEX
251 S. TEHAMA STREET
WILLOWS CA 95573



DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-866-3821
e-mail: BuildingPermit@yahoo.com

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EXISTING 800 AMP ELECTRICAL
PANEL

[illegible][illegible]

TITLES:

ELECTRICAL PLAN



JALMAC PROPERTIES MAJOR USE PERMIT & REVIEW PROJECT JUNE 17, 2020 PLANNING COMMISSION AGENDA

California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com



[illegible]

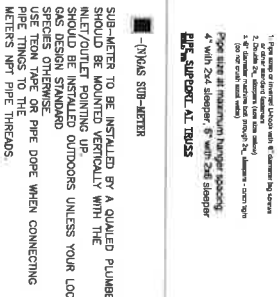
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WILLOWS CA 95573



California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

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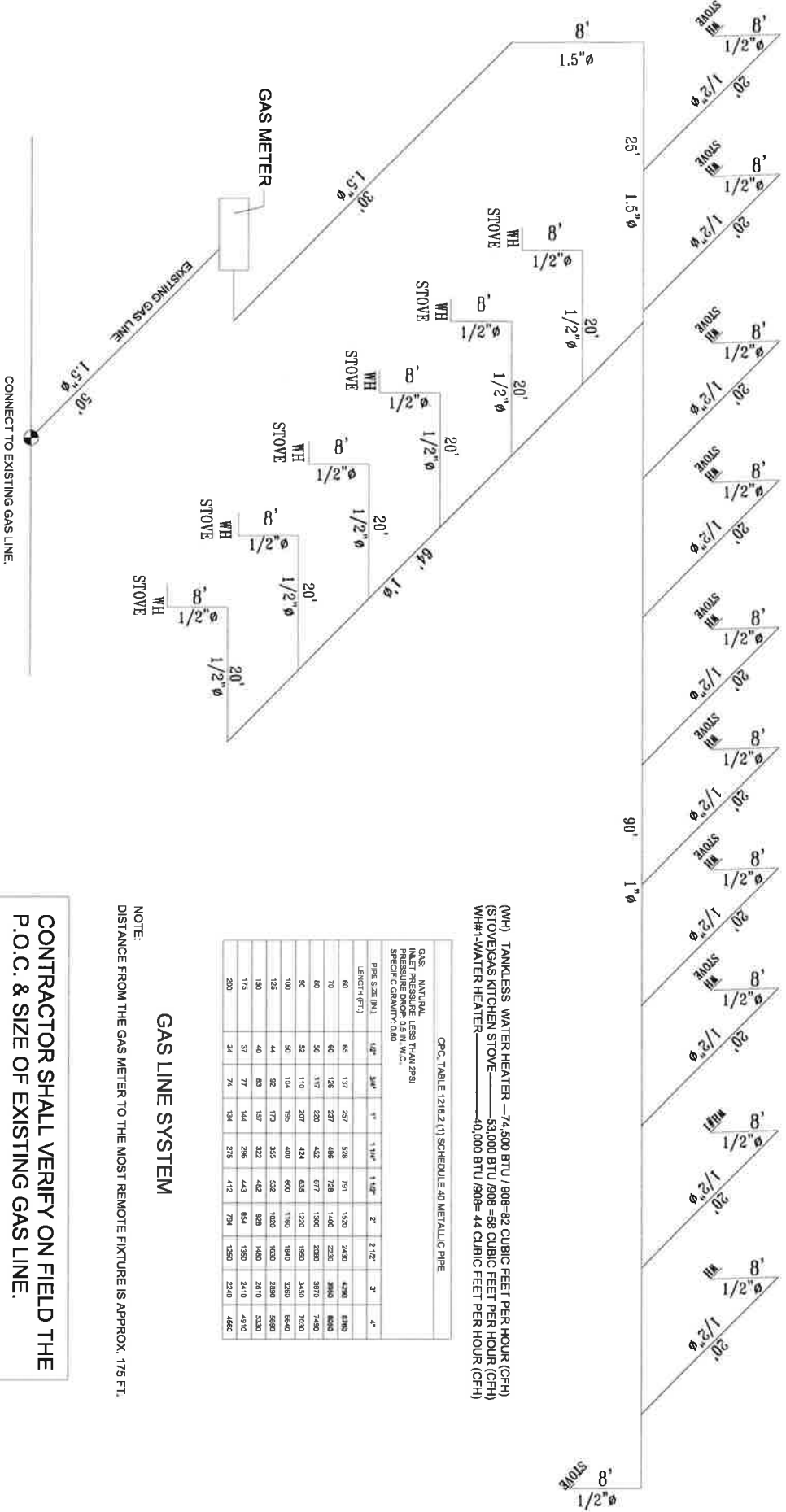


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[illegible]

A9.1



(M) TANK LESS WATER HEATER - 74,500 BTU / 808-82 CUBIC FEET PER HOUR (CFH)
(S) STOVE/GAS KITCHEN STOVE - 53,000 BTU / 808-88 CUBIC FEET PER HOUR (CFH)
WH#1-WATER HEATER - 40,000 BTU / 808-44 CUBIC FEET PER HOUR (CFH)

CFE, TABLE 12162 (1) SCHEDULE 40 METALLIC PIPE

PIPE SIZE (IN.)	GAS - NATURAL								GAS - PROPANE									
	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"
LENGTH (FT.)	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
60	137	257	257	508	791	1520	2430	4200	8190	137	257	257	508	791	1520	2430	4200	8190
70	60	126	207	486	728	1400	2230	3900	8050	60	126	207	486	728	1400	2230	3900	8050
80	58	117	200	462	677	1300	2080	3570	7400	58	117	200	462	677	1300	2080	3570	7400
90	52	110	207	424	638	1200	1960	3450	7000	52	110	207	424	638	1200	1960	3450	7000
100	50	104	195	400	600	1100	1840	3200	6640	50	104	195	400	600	1100	1840	3200	6640
125	44	92	173	355	535	1000	1630	2800	5800	44	92	173	355	535	1000	1630	2800	5800
150	40	83	157	322	482	928	1490	2510	5200	40	83	157	322	482	928	1490	2510	5200
175	37	77	144	296	440	854	1350	2310	4910	37	77	144	296	440	854	1350	2310	4910
200	34	74	134	275	412	794	1260	2240	4560	34	74	134	275	412	794	1260	2240	4560



DESIGNER
California Design Group
3040 Howe Ave.
Sacramento CA 95821
Phone: 916-868-3821
e-mail: BuildingPermit@yahoo.com

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TITLE:
GAS LINE
DIAGRAM



SHEET:
A9.2