



Willows Planning Commission Regular Meeting Agenda

August 16, 2023, 6:00 pm

Willows City Hall (Eubank Room)
201 N Lassen Street
Willows, CA 95988

Planning Commission
Pedro Bobadilla, Chair
Kellie Burt, Vice Chair
Holly Myers, Commissioner
Maria Ehorn, Commissioner
Llanira Valencia, Commissioner

City Planner
Karen Mantele

Minute Clerk

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 July 19, 2023, Regular Planning Commission Meeting.
Contact: Karen Mantele, kmantele@cityofwillows.org

6. PUBLIC HEARING(s)

a. Design Review (File#DR-22-02) and Use Permit File#UP-23-03) New Hotel with Site improvements for project-with revised plan & additional building height.

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 GRANTING DESIGN REVIEW APPROVAL (FILE# DR-22-02) TO SURESH PATEL FOR CONSTRUCTION OF A NEW THREE-STORY 94 ROOM, 53,863 SF HAMPTON INN HOTEL AND SITE IMPROVEMENTS AND USE PERMIT APPROVAL (FILE# UP-23-03) FOR ADDITIONAL BUILDING HEIGHT FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 001-032-025; 001-032-026 LOCATED IN THE HIGHWAY COMMERCIAL ZONING DISTRICT

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

b. Rezone (File#RZ-23-01) and General Plan Amendment (File# GPA-23-01) Request to rezone and change land use designation on five parcels.

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 REQUEST TO REZONE FIVE PARCELS FROM RP (MULTIPLE RESIDENCE-PROFESSIONAL OFFICE DISTRICT) TO CC (CENTRAL COMMERCIAL) ZONING AND CHANGE THE GENERAL PLAN LAND USE DESIGNATION

FROM OFFICE AND PROFESSIONAL TO GENERAL COMMERCIAL DESIGNATION BE FORWARDED TO THE CITY COUNCIL FOR APPROVAL FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 002-152-001; 002-152-002; 002-152-003; 002-152-007 & 002-152-012

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

7. COMMENTS & REPORTS

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

8. ADJOURNMENT

This agenda was posted on August 11, 2023

Amos Hoover, City 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



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Draft Action Meeting Minutes July 19, 2023

Planning Commission
Pedro Bobadilla, Chair
Kellie Burt, Vice Chair
Llanira Valencia, Commissioner
Holly Myers, Commissioner
Maria Ehorn, Commissioner

1. CALL TO ORDER– 6:00 PM

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chair Bobadilla

3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Burt, Commissioner Myers, Commissioner Ehorn, Commissioner Valencia

Commissioners Absent: None

4. CHANGES TO THE AGENDA

None

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

Public Comments: Chris Martinez of No. California Carpenters Union

a. Minutes Approval

Action: Minutes approved for the June 21, 2023, Regular Planning Commission Meeting.

Moved/Seconded: Commissioner Meyers/Commissioner Ehorn

Yes: Chair Bobadilla, Vice Chair Burt, Commissioner Myers, Commissioner Ehorn, Commissioner Valencia

No: None

Absent: None

6. PUBLIC HEARING

a. **Use Permit File#MUP-23-02 Change of Use from Motel to Multi-Family Residential Apartments and Design Review File#DR-23-0/Site improvements for project.**

Open public hearing at 6:28 p.m.

Closed public hearing at 6:37 p.m.

Public Comments: Doug Ross

Action: Adopted a resolution of the Planning Commission of the City of Willows approving use permit

(file #MUP-23-02) to Munish Sharma to establish a change of use from motel use to multi-family residential use and design review approval (file #DR-23-02) for site and off-site improvements for property located at 725 S. Tehama Street, assessor's parcel 001-102-009 located within the general commercial zoning district.

Moved/Seconded: Commissioner Ehorn/Commissioner Valencia

Yes: Voice Vote: Chair Bobadilla, Vice-Chair Burt, Commissioner Myers, Commissioner Valencia, Commissioner Ehorn

No: None

Absent: None

7. DISCUSSION AND ACTION

- a. One year extension on Design Review File#DR-21-01 for Jack in the Box Project

Action: Commission approved by voice vote a one-year extension

8. COMMENTS & REPORTS

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

9. ADJOURNMENT – 6:45 PM

Amos Hoover, City Clerk



PUBLIC HEARING



Date: August 16, 2023

To: Planning Commission/Architectural Design Review Board

From: Karen Mantele, Principal Planner

Subject: Updated Plan for a Hampton Inn/ Design Review (File#DR-22-02)

Minor Use Permit (File#UP-23-03) Additional building height

Recommendation:

Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, adopt the attached resolution.

Rationale for Recommendation:

The property is in the CH (Highway Commercial) zone. Motels and hotels are permitted uses within this zone per 18.65.020(1). However, all new commercial buildings and site improvements must obtain Architectural Design Review approval from the Commission/ADRB per Chapter 18.141.030(1). Per WMC Section 18.65.040(c), additional building height above 35 feet requires use permit approval from the Planning Commission.

Background:

A 100-room, single-story, 45,472 SF motel structure was previously located on the subject site, built in the 1970's. Several years ago, that building, and site were demolished as the structure was fire damaged. The applicant Suresh Patel purchased the property, submitted a Design Review application and staff brought the application for the new hotel project to the Commission in December of 2022. Subsequently, the property went through a Lot Line Adjustment which carved out four different sized parcels from the four existing parcels. Eventually one of the parcels will be used to develop the Hampton Inn Hotel on it. The Lot Line Adjustment came before the Commission in May of 2023 and has been recorded with the Glenn County Recorder.

When the Commission heard the Design Review application in December of 2022, the proposal was for a three-story, 82-room hotel 48,898 SF hotel. Since that time the applicant changed the size from 82 to 94 rooms, which increased the size of the hotel square footage. The Commission at the December meeting was made aware of this possible change and conditioned the project to come back to them once architectural plans had been prepared for the room increase, per COA#5 which stated *The developer shall adhere to the design and specification of the Architectural Design Review approval submitted which grants approval for 82 rooms for a Hampton Inn. Should the number of rooms increase to 94, a new set of architectural plans shall be reviewed by the city, and the Planning Commission* That has now taken place.

Design Review Discussion & Analysis:

The proposal now submitted to the city for review is a three-story, 94-room, 53,863 SF Hampton Inn Hotel with an indoor pool and spa, fitness center and board room. There will be five handicap accessible rooms in the hotel. A new site plan has been submitted reflecting the increase in the number of rooms, and parking spaces. The square footage of the newly sized Hampton Inn Hotel is as follows:

Ground Floor SF = 19,227 SF

Second Floor SF = 17,318 SF

Third Floor SF = 17,318 SF

TOTAL SF = 53,863 SF (was 48,898 SF)

The proposed Hampton Inn hotel will sit on a newly created parcel via the Lot Line Adjustment, resulting in a 2.531-acre site. Regulations for commercial uses in this district, regarding setbacks are, none for front and side yards, with the rear yard setback requiring 12-feet if for loading purposes if the access is via a street or alley and that the building may project over the rear yard, where building code regulations would apply. That is not the case with this location, as the building will be situated closer to the eastern/street side of Humboldt Avenue and no alley exists.

Project Analysis:

Materials and Colors Used. The exterior color of the three-story building is multicolored, in the shades of off white/grays, and cobalt blue, with an aluminum composite brown color wood grain paneling – which looks like wood veneer, for accent in several locations around the building with a touch of cultured stone veneer.

Relationship between Structures within the Development and between Structures and Site: This new building will be the first part of the applicants' plan for development, with future development to occur over time on the adjoining parcels. Since the previous motel burned, this new building will be an improvement to the site.

Relationship between Development and Neighborhood: The development of a three-story 53,863 SF building will be taller than the previous motel, which was one story. However, there are buildings in the neighborhood which are two story, therefore this new development would not be out of character for the neighborhood.

Drives, Parking and Circulation: Off-street parking facilities shall be provided for any new building constructed. The site plan submitted indicates ninety-nine parking spaces and is more than the parking code requires for this size hotel. The parking code for hotels requires one parking space per sleeping unit plus two for managers. The number of parking spaces exceeds the requirement by three spaces, not including the RV/truck parking spaces.

WMC Section 18.120.040(2) allows for compact parking where three or more parking spaces are required allowing for 1/3rd of the spaces to be smaller in size. There are 31 compact parking spaces shown on the site plan. The site plan also shows additional parking spaces west of the hotel for RV/truck parking. There are six parking spaces for this type of vehicle shown on the site plan.

Per WMC Section 18.120.040(4), Parking facilities containing six through 40 spaces, inclusive, shall include one handicapped parking space permanently signed with the international symbol of

accessibility. One more handicapped space shall be provided for each additional 40 spaces or increment thereof. The site plan indicates four handicap parking spaces, including one van accessible space.

There are two proposed entrances to enter the hotel site off N. Humboldt Avenue: one at the north end and one on the south end of the parcel providing sufficient circulation for both hotel users and emergency vehicles. Additionally, there are two driveways on the north side of the parcel going into the northern parcel and one on the south side of the parcel going into the south parcel, providing sufficient ways to enter future uses from the Hampton Inn hotel site. Five electrical vehicle charging stations will be installed on the property with 17 more planned.

Per WMC 18.120.030, off street loading facilities are required, requiring one loading space for the first 10,000 SF of gross floor area and one additional loading space for each 35,000 SF of gross floor area. This would require the proposal to have two loading spaces. These are shown on the site plan and located on the north and south sides near parking spaces. An enclosed trash bin area is shown on the plans located in the north-western side of the parcel.

Wall, fences, or screening: The site plan indicates a six-foot high black wrought iron fence will be installed around the perimeter of the hotel site, with the fence being three-feet high at the north and south driveways that lead into the respective parcels. There will be roof top mechanical equipment installed. The building has a mansard wall on the top of the building to screen the HCAC equipment, resulting in a higher building.

Lighting. On site pole and building lighting will be installed strategically throughout the site. All lighting shall comply with requirements that lighting shall not glare onto adjacent property. A photometric lighting plan is conditioned to be submitted with the building plans for city engineer review.

Utility Service: Utilities are available to the site along Humboldt Avenue. All new utility hook-ups shall be placed underground and conditioned so.

Landscaping: New landscaping is proposed to be planted on site, to include trees (*Japanese maple, red maple, crape myrtle, Chinese Pistache*), shrubs and ground cover. A final landscape plan shall be submitted for city review with the building plans.

Signs: Signage will be installed for the new hotel; however, a sign package was not submitted with the plans, but will be submitted later. Any new signage to advertise the hotel is required by the Comprehensive Sign Law to submit a planning application for a sign permit requiring city approval prior to installation and shall comply with the sign law code.

Use Permit Analysis:

The maximum building height for this zoning district is 35 feet per WMC Section 18.65.040(c) with additional height allowed with use permit approval. The site plan shows the building height of 29-feet 4 inches with a mansard roof to shield the mechanical equipment from the public resulting in a final height of 37.4 feet high; therefore, requiring use permit approval for the additional height, which the applicant has made application for. The Fire Department has no concerns with this height regarding the ability to address a fire should that occur.

As part of agency review, the project plans were sent to the FAA/Caltrans office of Aviation Planning for their comments. Their statements were that the site appears to be in the “overflight zone” where the

Land Use Guidelines allows hotels and outside of any noise contours of concern as depicted in the Comprehensive Airport Land Use Plan for the Willows Glenn County Airport. The Division stated they do not have Part 77 concerns as it relates to airspace protection.

The required use permit findings required per Chapter 18.135.050 are included within the attached draft resolution. Additionally, the applicant has requested a two-year timeframe to allow sufficient time for the hotel development. This request is part of the conditions of approval.

Environmental Review:

This hotel project is a replacement for a hotel, and the project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to Section 15302, Class 2 Replacement or Reconstruction.

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 300 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written or verbal public comments have been made.

Fiscal Impact:

There is no cost to the city associated with the project as a PTA deposit is on file.

Attachments:

1. Draft Commission Resolution
2. Draft Conditions of Approval
3. Architectural Plans/Elevations of Hotel
4. Zoning/General Plan map
5. Lot Line Adjustment plan/map



Proposed Project Site

PC RESOLUTION NO. XXX-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING
DESIGN REVIEW APPROVAL (FILE# DR-22-02) TO SURESH PATEL FOR CONSTRUCTION
OF A NEW THREE-STORY 94 ROOM, 53,863 SF HAMPTON INN HOTEL AND SITE
IMPROVEMENTS AND USE PERMIT APPROVAL FOR ADDITIONAL BUILDING HEIGHT
FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 001-032-025; 001-032-026
LOCATED IN THE HIGHWAY COMMERCIAL ZONING DISTRICT**

WHEREAS the applicant, Suresh Patel has filed for Design Review approval for construction of a new three-story 94 room Hampton Inn Hotel and site improvements on subject parcels; and,

WHEREAS City of Willows Municipal Code Chapter 18.141.030 requires that all new buildings, structures, and other physical improvements shall have design review approval; and,

WHEREAS the applicant has filed for Use Permit approval under WMC Chapter 18.65.040(c) for additional building height allowing a 37 foot 4-inch-high building; and

WHEREAS notices of the Planning Commission meeting held on August 16, 2023, were published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS the Planning Commission did, on August 16, 2023, 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 does find that the proposed use is consistent with the purposes of the district in which the site is located as,

- a. The Highway Commercial zoning district allows for hotels/motels as a permitted use within this zoning district per Section 18.65020(1),

WHEREAS the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity as,

- a) The zoning district allows for motel uses and
- b) The conditions of approval to allow the use have been included in the approval of his project to ensure the safety and welfare of the public are met;
- c. A Lot Line Adjustment has been recorded for a 2.531-acre parcel for the Hotel; and

WHEREAS the Planning Commission does find that the proposed use is in conformance with the General Plan, as

- a. The property is located within the Highway Commercial land use designation, which allows for hotel businesses.
- b. The project furthers the General Plan goals, including LU-4.2; LU-4.6; LU-4a; CIRC 4.4 to allow appropriate commercial development that enhances the economic vitality of the community.

WHEREAS the Planning Commission finds that the Design Review and Use Permit proposals are considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Class 2 Replacement or Reconstruction.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to construct a new three-story 94 room Hampton Inn is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review File# DR-22-02 and Use Permit File UP-23-03 requests subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 16th day of August 2023 by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Pedro Bobadilla, Chairperson

ATTEST: _____
Amos Hoover, City Clerk

**Design Review (File#DR-22-02) &
Use Permit (File#23-03)
CONDITIONS OF APPROVAL FOR
HAMPTON INN HOTEL
PROJECT PC approval date: _____2023**

General:

1. That the applicant/developer shall enter into a Pass-Through Agreement with the City of Willows for cost recovery to pay the cost of all planning review, plan checking and field inspection of this development.
2. 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.
3. A final landscaping plan shall be submitted with the building plans for city review.
4. The developer shall adhere to the design and specification of the Architectural Design Review approval submitted which grants approval of a 94-room, 53,863 SF Hampton Inn Hotel.
5. The Architectural Design Review approval shall expire in two years unless otherwise stipulated by the Planning Commission. The applicant may apply to the city for an extension of not more than one year from the original date of expiration. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
6. In any case where an approved use, is not made on the property subject to the use permit within two years after the date of granting thereof, then without further action the permit shall be null and void, and such use shall not be made of the property except on the granting of a new use permit.
7. As shown in the architectural plans submitted with the project, ninety-nine parking spaces shall be installed. All parking spaces shall adhere to WMC Parking regulations.
8. All contractors/sub-contractors doing work on the project shall obtain a city business license prior to commencing operations.
9. Any new signage to advertise the Hampton Inn Hotel shall obtain sign permit approval from the city prior to installation. A sign package shall be submitted for Planning Department review and approval prior to installation.

Building Department:

8. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
9. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
10. Development impact fees applicable shall be paid at the time of building permit issuance.
11. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City for review. The final lighting plan shall include details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow,

and sufficient details regarding the proposed wattage and area of coverage for all site lights.

12. The final adopted conditions of approval for this Design Review approval, shall be on the building plans submitted for review.

Fire Department:

13. All impact fees shall be paid prior to the issuance of a building permit.
14. All buildings will have fire sprinkler systems provided. The Fire Department shall review all sprinkler plans prior to installation. WMC 15.15.10.
15. All fire and alarm systems must meet the approval of the Fire Chief. WMC 15.15.120.
16. A Knox box shall be installed per Fire Chief approval. WMC 15.15.130.
17. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to installation.
18. Provide fire extinguishers in accordance with the 2019 CFC.
19. Provide illuminated exit signs over all exit doors in accordance with the 2019 CBC and CFC.
20. All exit doors shall have no knowledge door locks, be posted "this door to remain unlocked when building is occupied" and swing in the direction of exit travel.
21. Water flow calculations shall be provided after the installation of new hydrants to indicate that they meet water flow requirement minimums for this development.
22. On Site Hydrants will be required to have dedicated right of way easements to Cal Water and will follow Cal Water design and planning process.
23. FDC connection will be within 50' of hydrant.
24. On site road surface will meet CFC Chapter and Sec 15.15.090 Fire Apparatus Access Roads.
25. Red curbs may be required and will be reviewed at the time of construction by the Fire Chief.
26. WMC requires and will continue to require with the 2022 code, a fire hydrant within 50feet of the FDC. The site plans show hydrants represented with the symbol x5 and FDC with the symbol w6. The current plans show the FDC in excess of 50 feet from the nearest hydrant and within the building collapse zone. I would like the FDC to be located next to the fire hydrant depicted at the SE corner of the property.
27. If the owner has any plans to put solar panel covered parking, it will need to be approved by the Fire Chief due to ingress and egress issues for the ladder truck prior to installation.
28. Because of the size of the building and per the 2019 CFC, a distributed antenna system (DAS) is required per section 510 of the 2019 CFC. If the developer can provide a study that the building will meet emergency responder signal strength outlined in 510.4.1 through 510.4.1.3, a system will not be required.
29. Annual Fire inspections shall take place after construction of the hotel.

CalWater Service:

30. Submit plans and necessary paperwork to CalWater for review of the water requirements and connections.

County of Glenn Health Department

30. All new development will be connected to city services for waste and water management

and will not require any permits from Glenn County Environmental Health. The Hampton Inn will require a plan review for the recreational facilities (pool/spa) and for food service areas.

31. Annual operating permits issued by Glenn County Environmental Health are required for the consumer food service operations and the recreational areas (pool/Spa).

Engineering/Public Works Department

32. 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.
33. 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 improvement 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.
34. 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:

35. 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, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
36. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
37. Improvements plans shall include a storm water pollution prevention plan and erosion control measures.
38. Roadway Improvements:
 - a. The structural section of all on-site parking isles is designed to support a fully loaded fire truck or other emergency apparatus. Where new driveway 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. The improvement plans shall demonstrate adequate access and turning movements for the largest sized semi-truck (53' trailer.) All proposed semi-truck parking stalls shall be sized to fit the largest semi-trucks.
 - c. Street lighting shall be designed to provide and meet safety requirements and

minimize glare. Street light standard and luminaries of the design, spacing, and locations shall be approved by the City. All lighting must have shields as specified in the City Standards.

- d. Ramps and access paths for disabled persons meeting the most recent standards shall be provided in the public right-of-way, at all driveway intersections and designated parking stalls and paths from the parking stalls to the facility. Sidewalk warps shall be provided as necessary to allow a clear four-foot-wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks. If any sidewalk warps are installed that go outside of the existing public right-of-way, the applicant shall provide a public access easement over all sidewalk facilities that encroach onto private property.
- e. Reciprocating access easements shall be provided to the adjacent properties north and south to ensure proper circulation in the area. The access easements shall be recorded prior to issuance of the certificate of occupancy.

39. Water and Sanitary Sewer Improvements:

- a. The proposed domestic, fire and landscaping water services to the property shall be subject to approval by Cal Water and to their adopted standards.
- b. The locations of all fire hydrants, fire services, connections and sprinklers for the building shall be subject to review and approval by the City Fire Chief.
- c. Per the site plans, it appears that there will be four water services (for fire, domestic, hydrant and irrigation) to the property. Services shall be constructed such that the trenching of Humboldt Street shall be minimized (they should be located adjacent to each other as shown on the site plan). For restoration of the trenches, pavement restoration shall extend from approximately 5 feet south of the southernmost water services to 5 feet north of the northernmost water line.
- d. Sewer grades must be designed such that ultimate 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 either raising finished floor elevation(s), installing a check valve on the sewer line to prevent backflow into the property or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site. If either a check valve or sewer lift station are installed, it shall be the property owner's responsibility to operate and maintain the devices and the City shall not be liable for any malfunctioning of these devices that may result in property damage.
- e. A trash enclosure shall be constructed with the project that shall include a sump to collect any liquid, runoff, or rainwater from the trash area. The sump shall be pumped as needed and shall not be connected to either the storm drain system or the sewer system (unless there is a cover over the trash enclosure that would prevent rain runoff from getting to the sump. If a cover is put over the trash area, the sump can be connected to the City's sewer system.)

40. 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.
- b. The applicant shall submit for review and approval drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The Drainage Plan 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.

- a. Post-development off-site flows shall not exceed pre-development flows.
- b. If retention/detention basins are proposed, routing and basin sizing calculation shall be submitted showing hydrographs and storage calculations.
- c. Drainage facilities shall be constructed to intercept any drainage runoff from offsite properties and conveyed to an approved storm drain.
- d. With the submittal of the improvement plans, the developer's engineer shall submit to for review and approval a Final Storm Water Low Impact Development Submittal prepared by a Registered Civil Engineer in conformance with the State Storm Water LID regulations.
- e. The maintenance and inspection of all storm water Best Management Practice (BMP) facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.
- f. A legally binding, signed maintenance agreement, or equivalent mechanism approved by the city, is required for all storm water BMP facilities prior to issuance of certificate of occupancy.

Construction Conditions:

41. 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.
42. 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.
43. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
44. 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.
45. If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
46. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Services Department

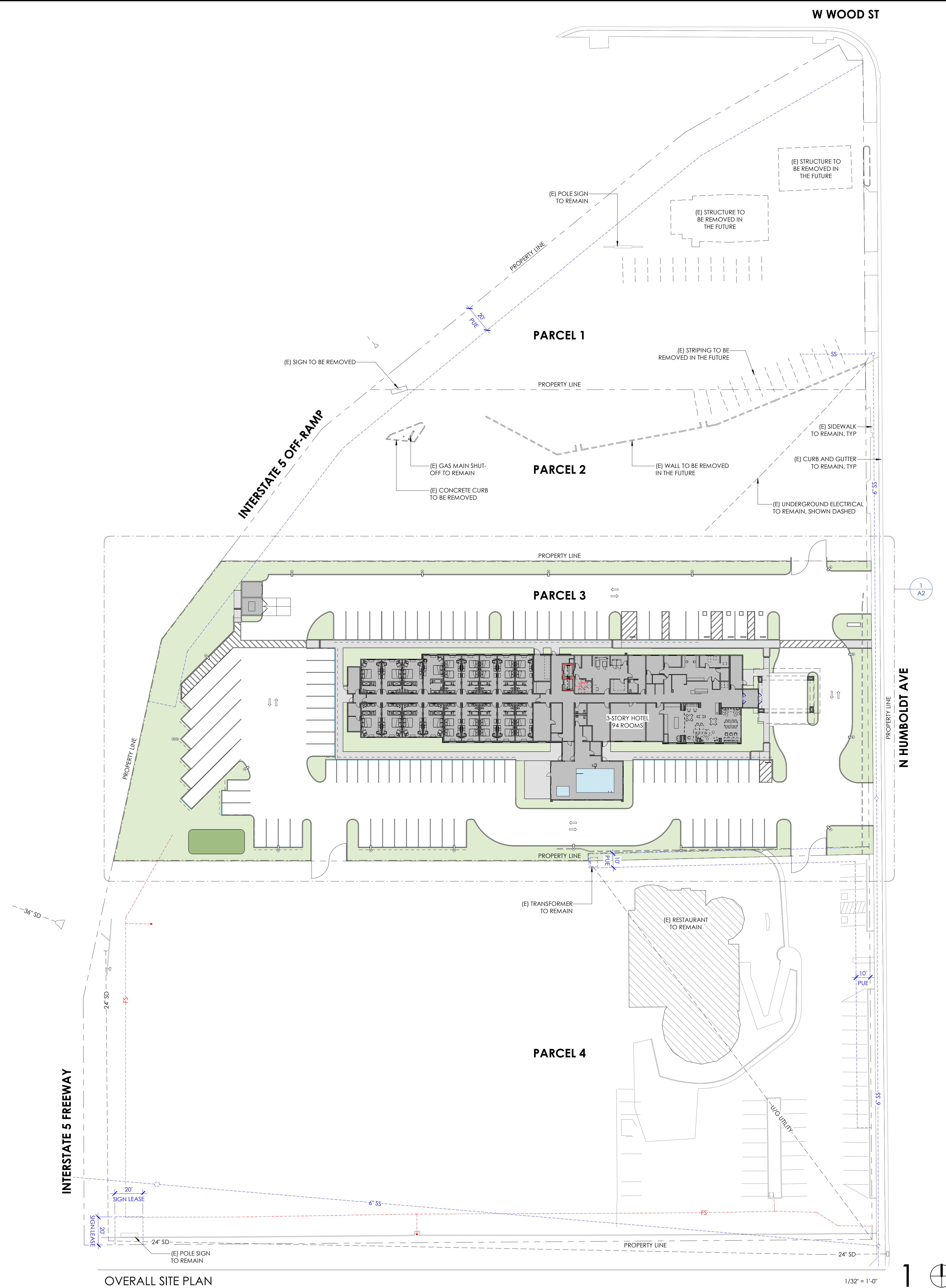
shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Services Department.

47. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Services Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.
48. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
49. 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.
50. Haul routes for all trucking associated with this project shall be via N. Humboldt Street. No truck traffic will be allowed to go through residential areas.
51. Dust control must be maintained to the City's satisfaction.
52. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.

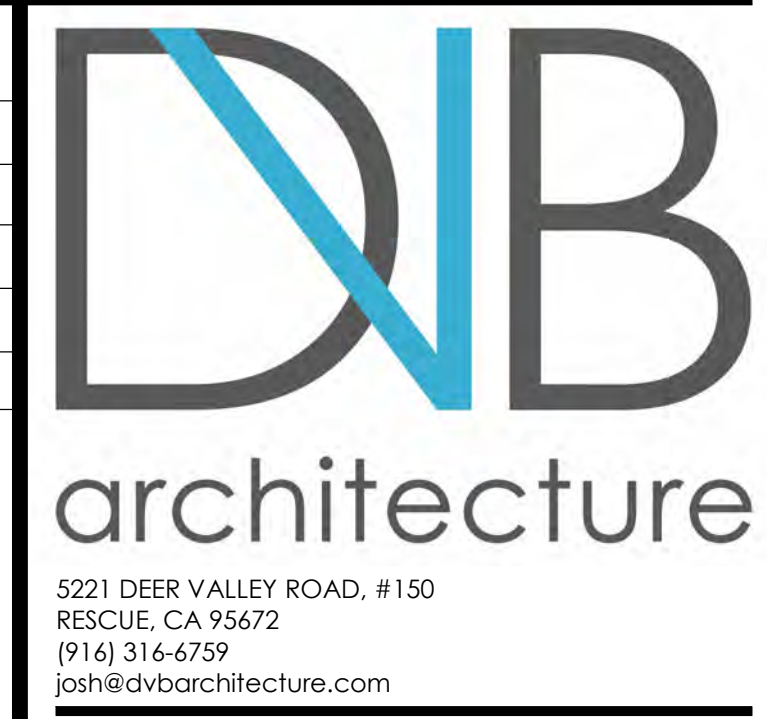
Release of Securities Conditions

53. All public improvements shown on the Improvement Plans shall be completed to the City's satisfaction prior to issuance of a certificate of occupancy.
54. All punch-list work shall be completed, and any outstanding inspection fees or other charges shall be paid.
55. The developer shall provide sufficient surety guaranteeing any public improvements for a period of one year.
56. 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.
57. Prior to issuance of a certificate of occupancy, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

58. Prior to issuance of a certificate of occupancy, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.



ZONING ANALYSIS	
APN(S):	001-0320-160, -180, -250, -260
ZONING:	CH (HIGHWAY COMMERCIAL)
GENERAL PLAN:	HIGHWAY COMMERCIAL
PREVIOUS HOTEL ROOMS	100
PROPOSED HOTEL ROOMS	94



PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

OVERALL SITE PLAN

Project Number
21032

Drawn By
DVB

Checked By
DVB

A1

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

NOT FOR CONSTRUCTION

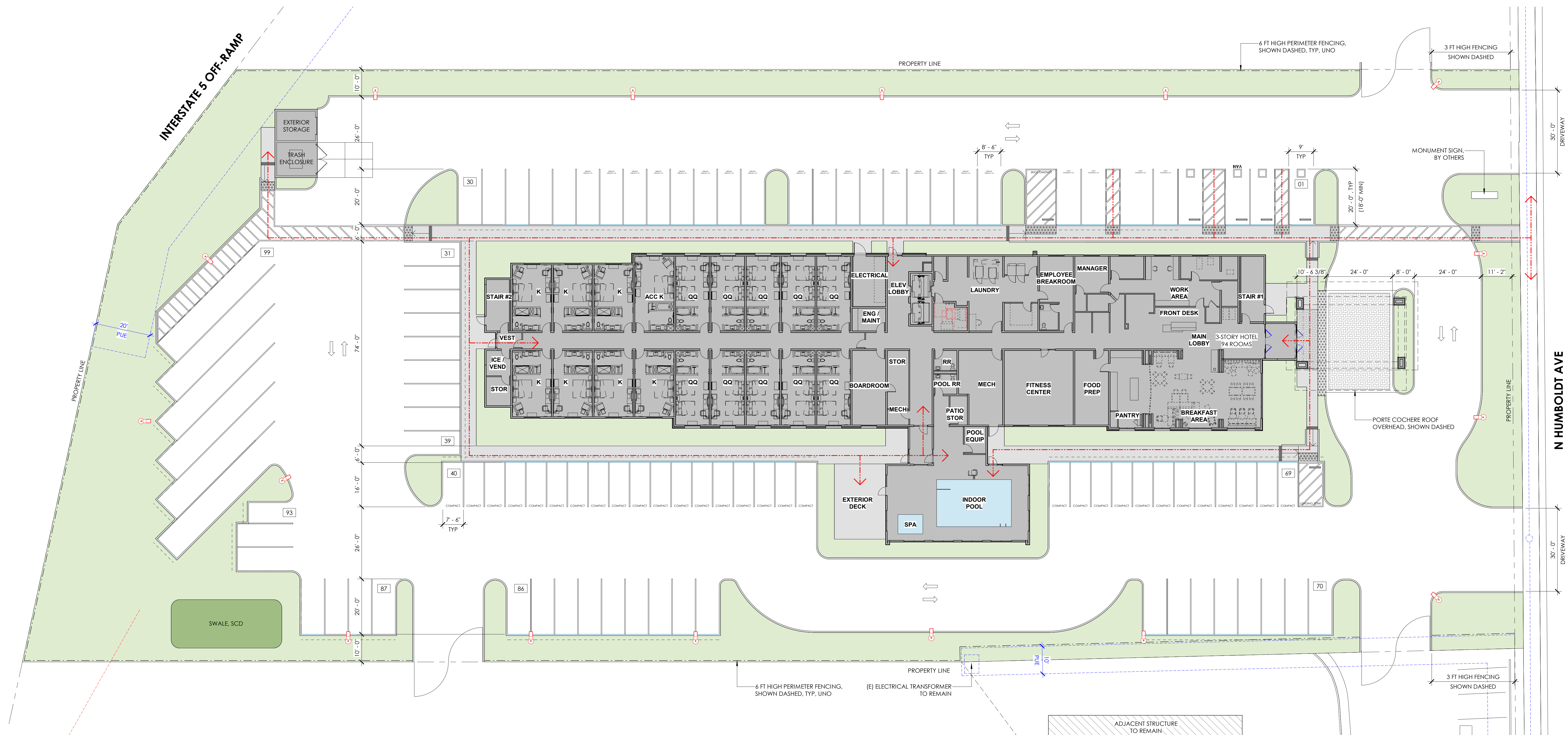
SITE PLAN

Project Number

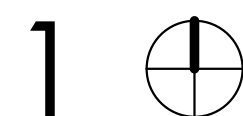
Drawn By
DVB

Checked By
DVB

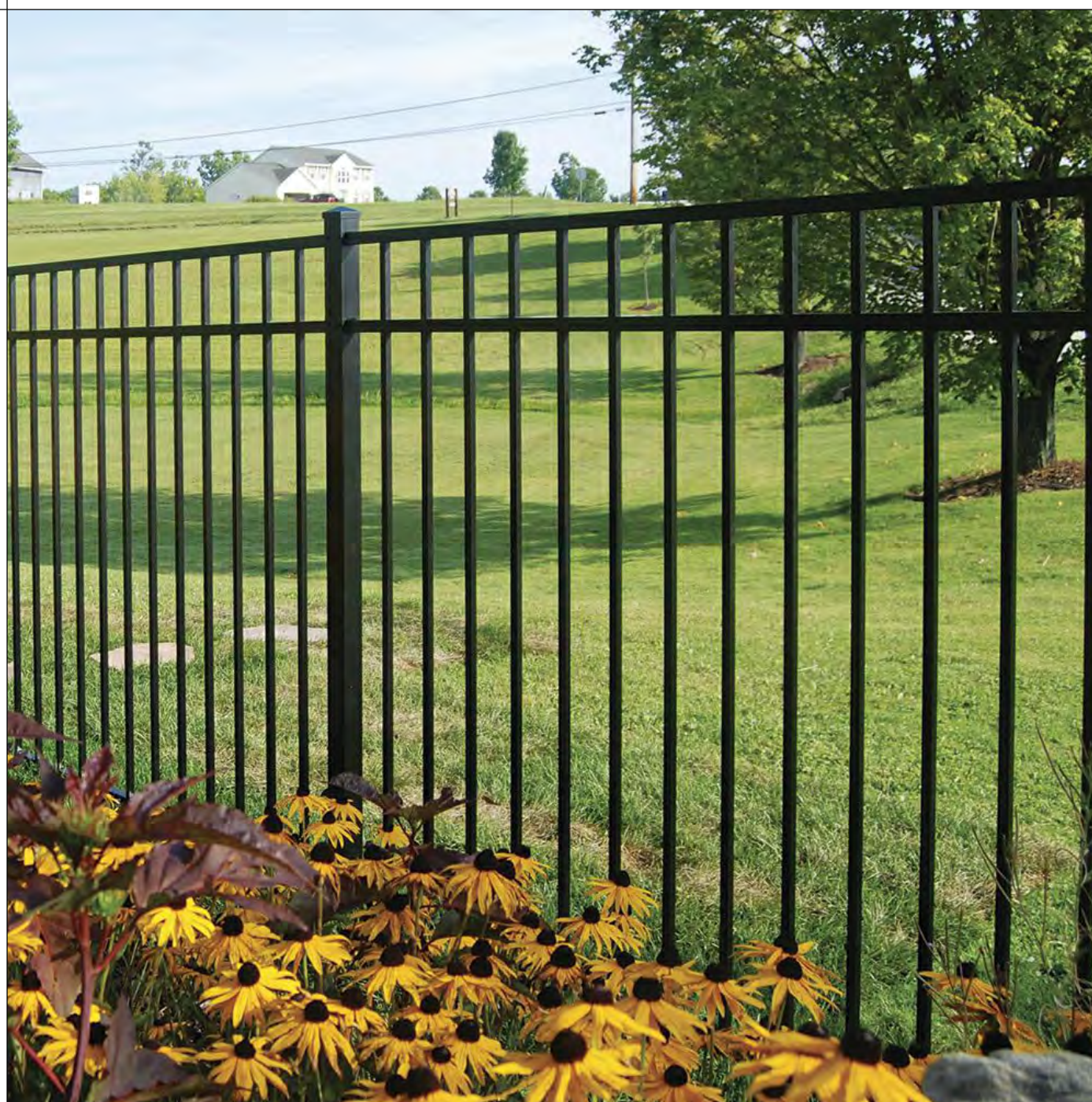
A2



SITE PLAN

$$1/16'' = 1'-0''$$


PERIMETER FENCING - ALUMINUM - BLACK



POLE LIGHTING - LITHONIA - RSX3 LED P1 40K R3



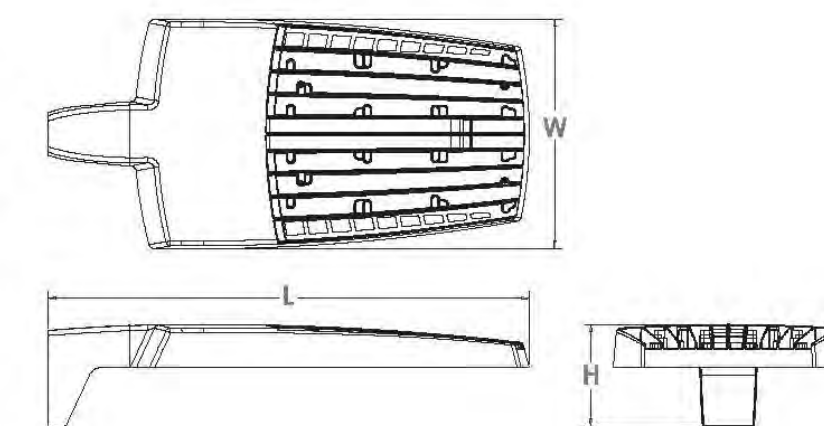
RSX3 LED

Area Luminaire



Specifications

EPA (ft²@0°):	0.70 ft ² (0.07 m ²)
Length:	33.8" (85.9 cm) (SPA mount)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	48.0 lbs (21.8 kg)

**PARKING COUNT:**

GUEST ROOMS	94
REGULAR STALLS (8.5'W x 20'L MIN)	62
COMPACT STALLS (7.5'W x 16'L MIN)	31 (<1/3) = OK
TRUCK / RV STALLS	6
REQUIRED PARKING (1 PER GUEST ROOM + 2 FOR LOBBY)	96
TOTAL PARKING	99
ACCESSIBLE PARKING (INCL. ABOVE)	4 = OK
ELECTRIC VEHICLE CHARGING STATIONS (INCL. ABOVE)	4 = OK
ELECTRIC VEHICLE CAPABLE (FUTURE) (INCL. ABOVE)	17 = OK
APN 001-0320-160, -180, -250, -260	
ZONING - CH (HIGHWAY COMMERCIAL)	

SITE PLAN LEGEND:

← ACCESSIBLE PATH OF TRAVEL

DETECTABLE WARNING SURFACE

SITE LIGHT FIXTURES:

 SITE POLE LIGHTING
LITHONIA - RSX3 LED P1 40K R3

OWNER

CONTRACTOR
This drawing is not final or to be used for construction until
it is signed by the architect and the owner.

PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95088

NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

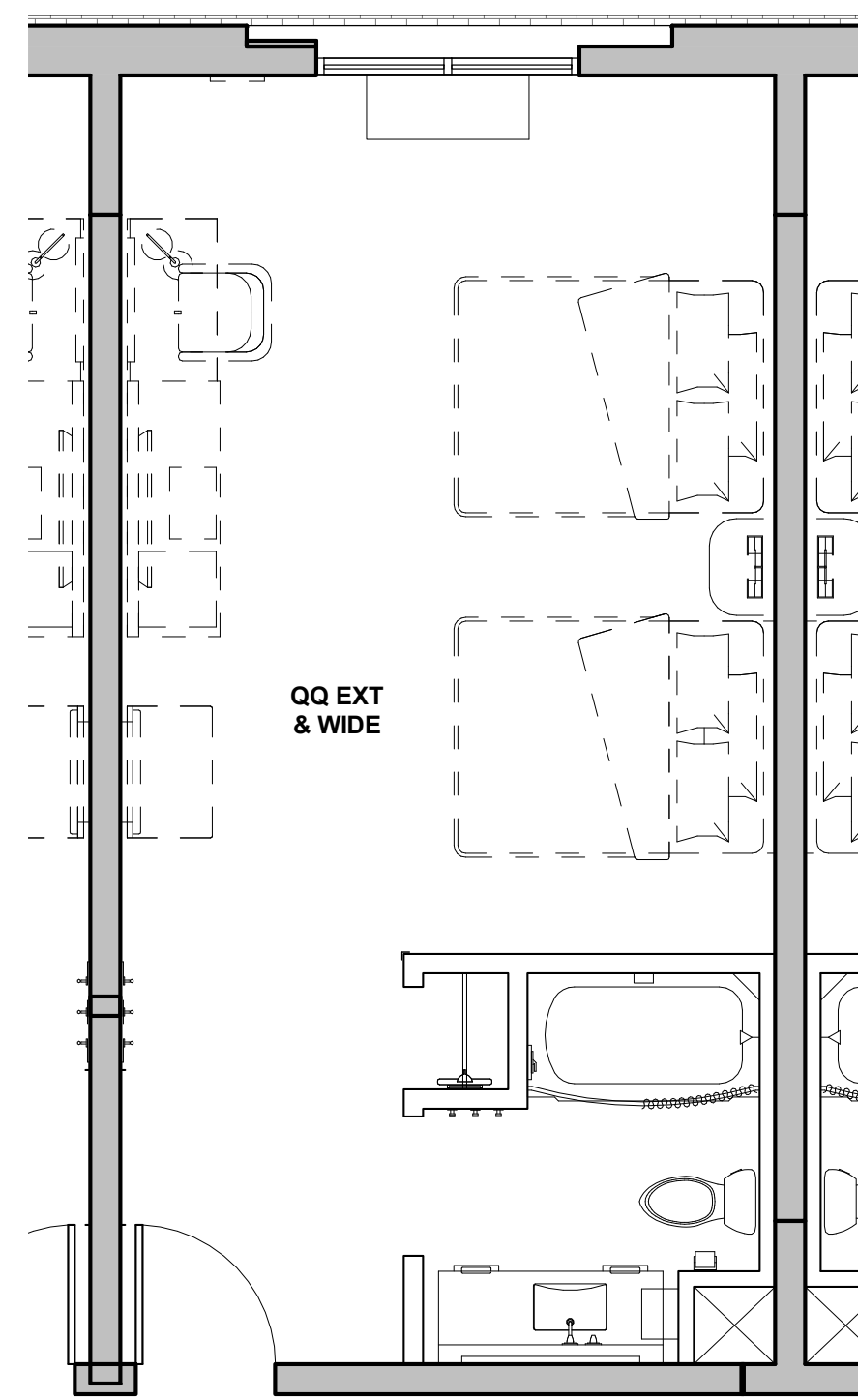
GROUND FLOOR AND
ENLARGED GUESTROOM
PLANS

Project Number
21032

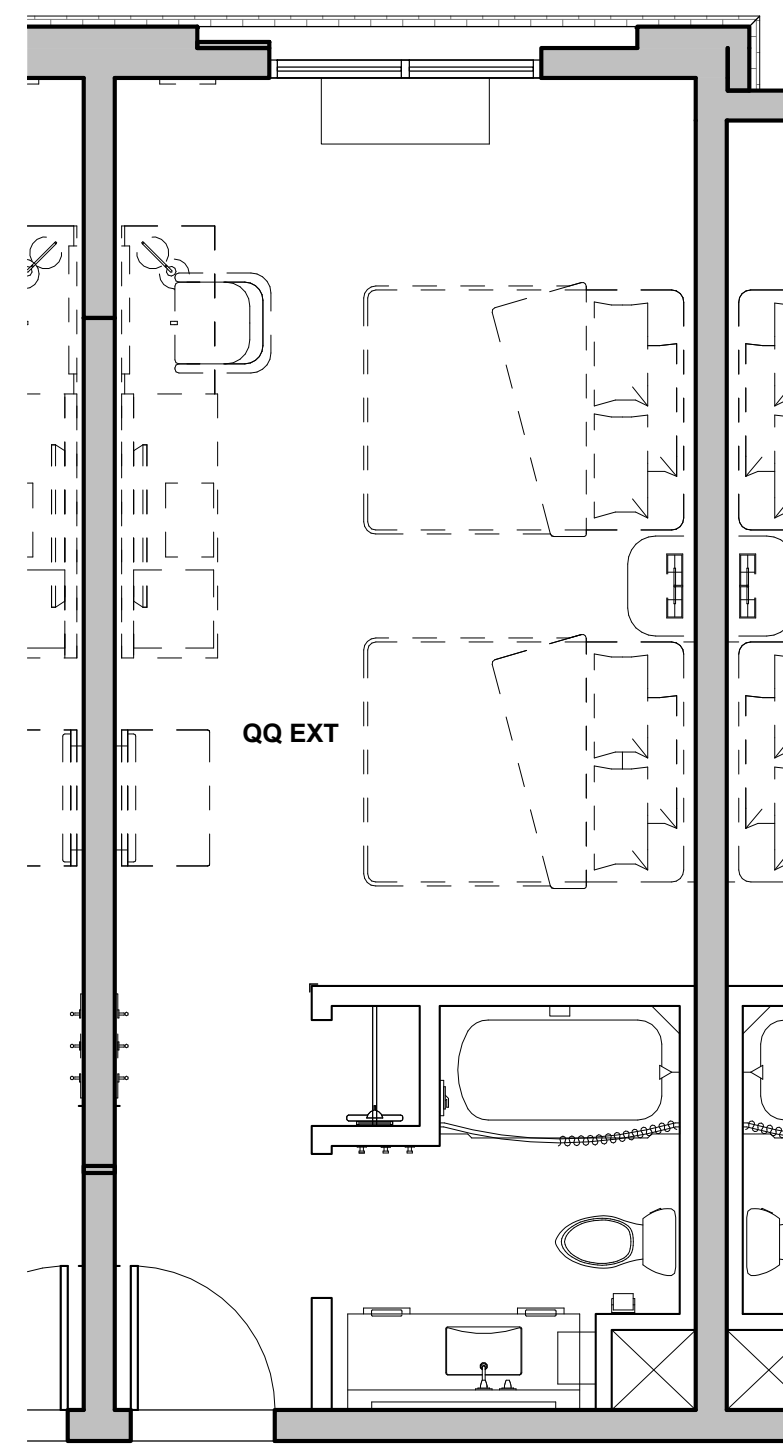
Drawn By
DVB

Checked By
DVB

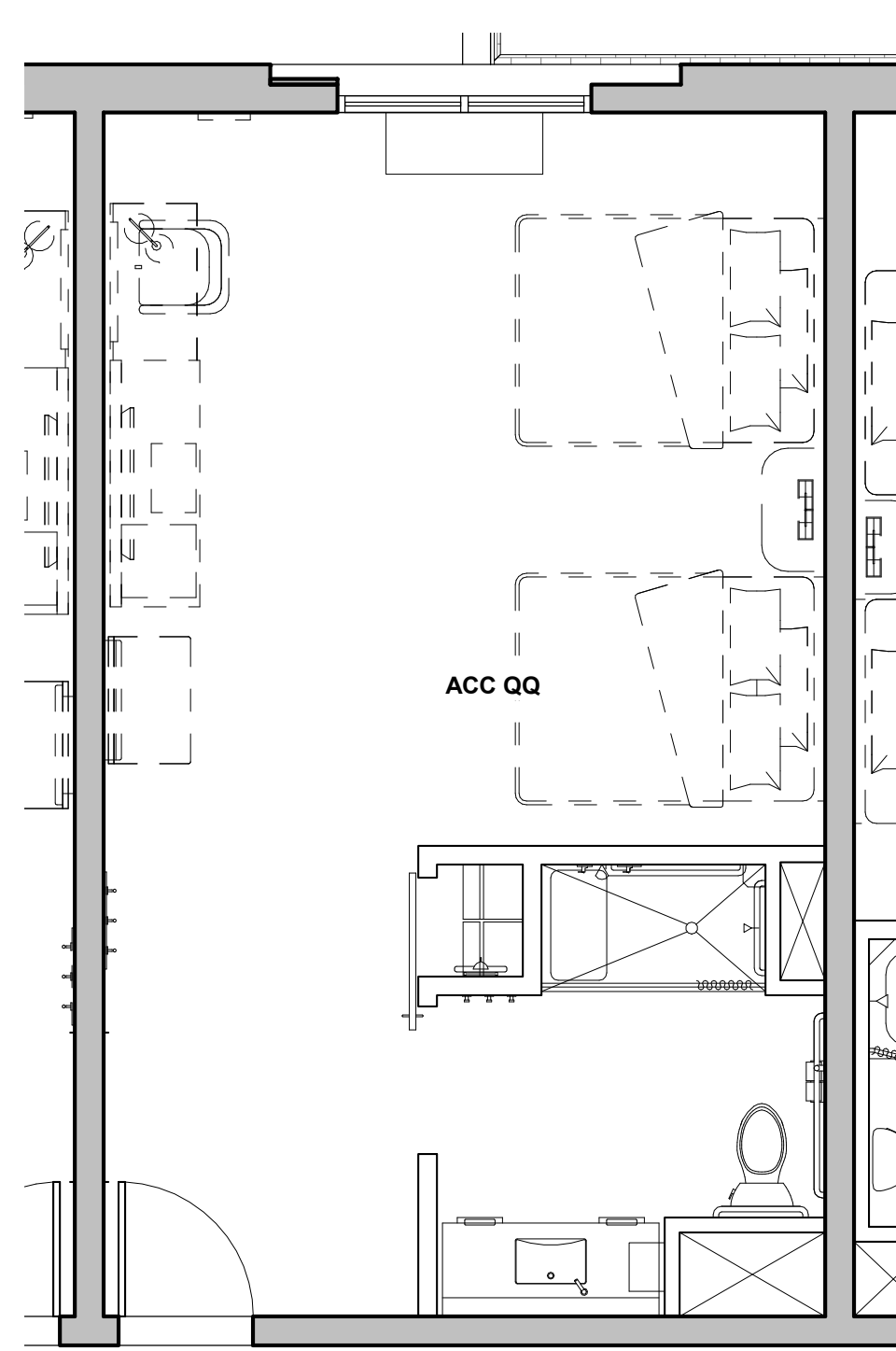
A3



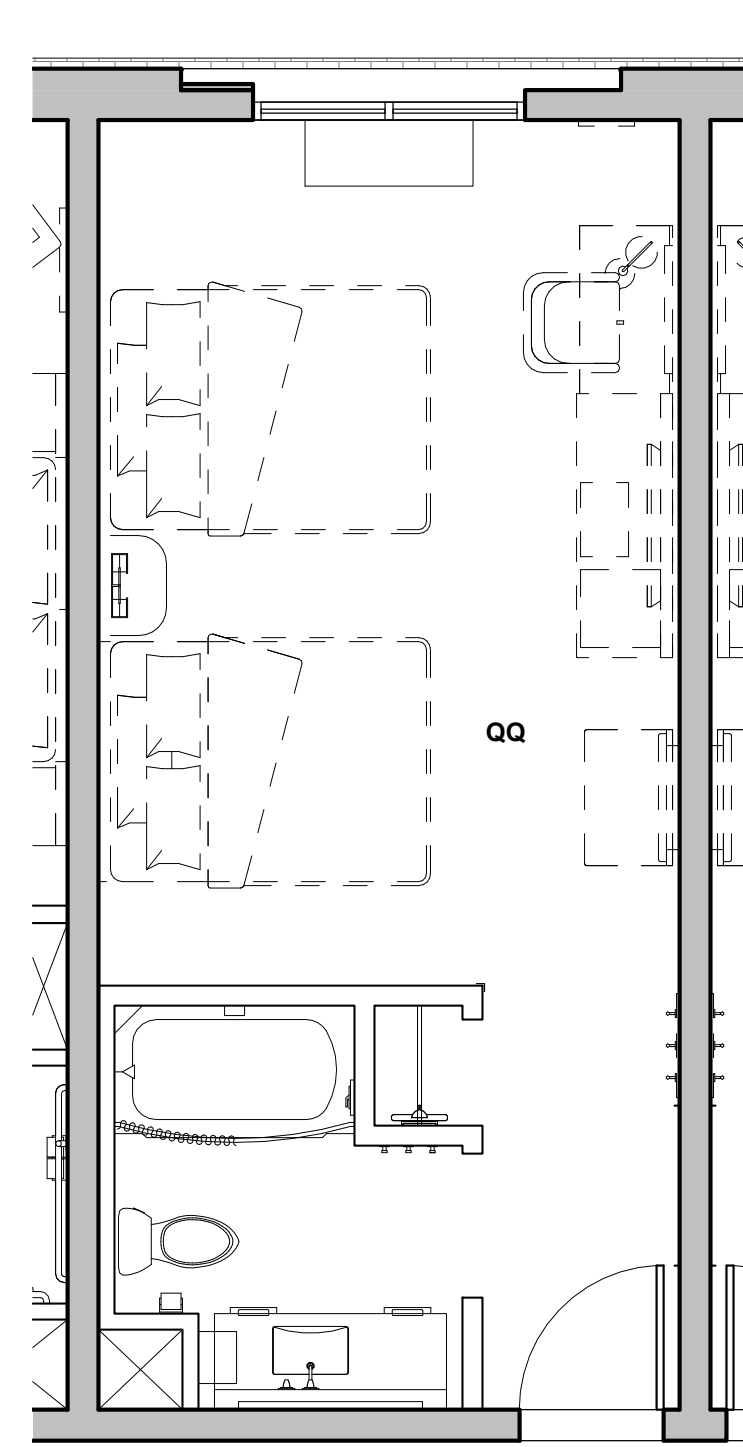
DOUBLE QUEEN EXT & WIDE



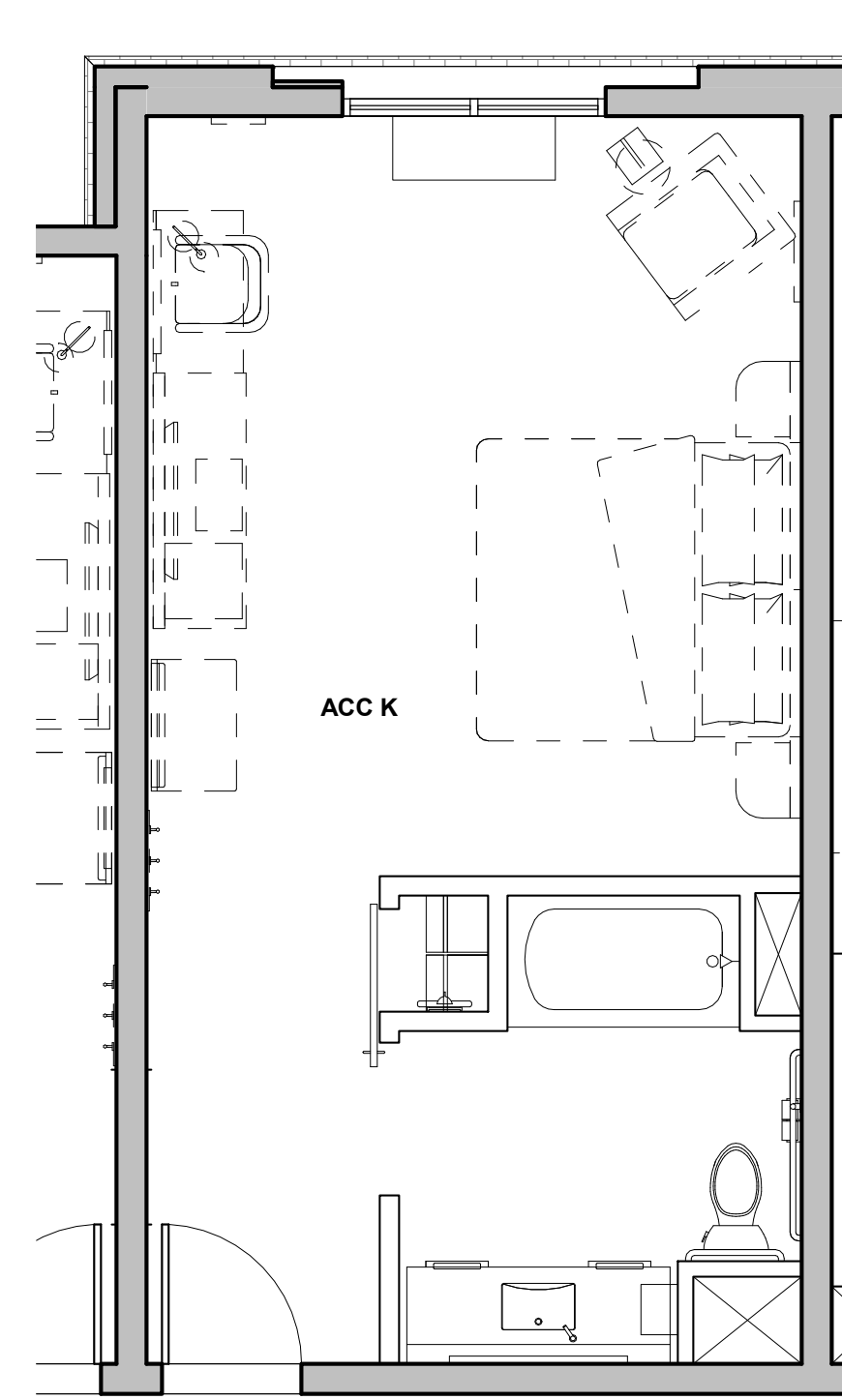
DOUBLE QUEEN EXT



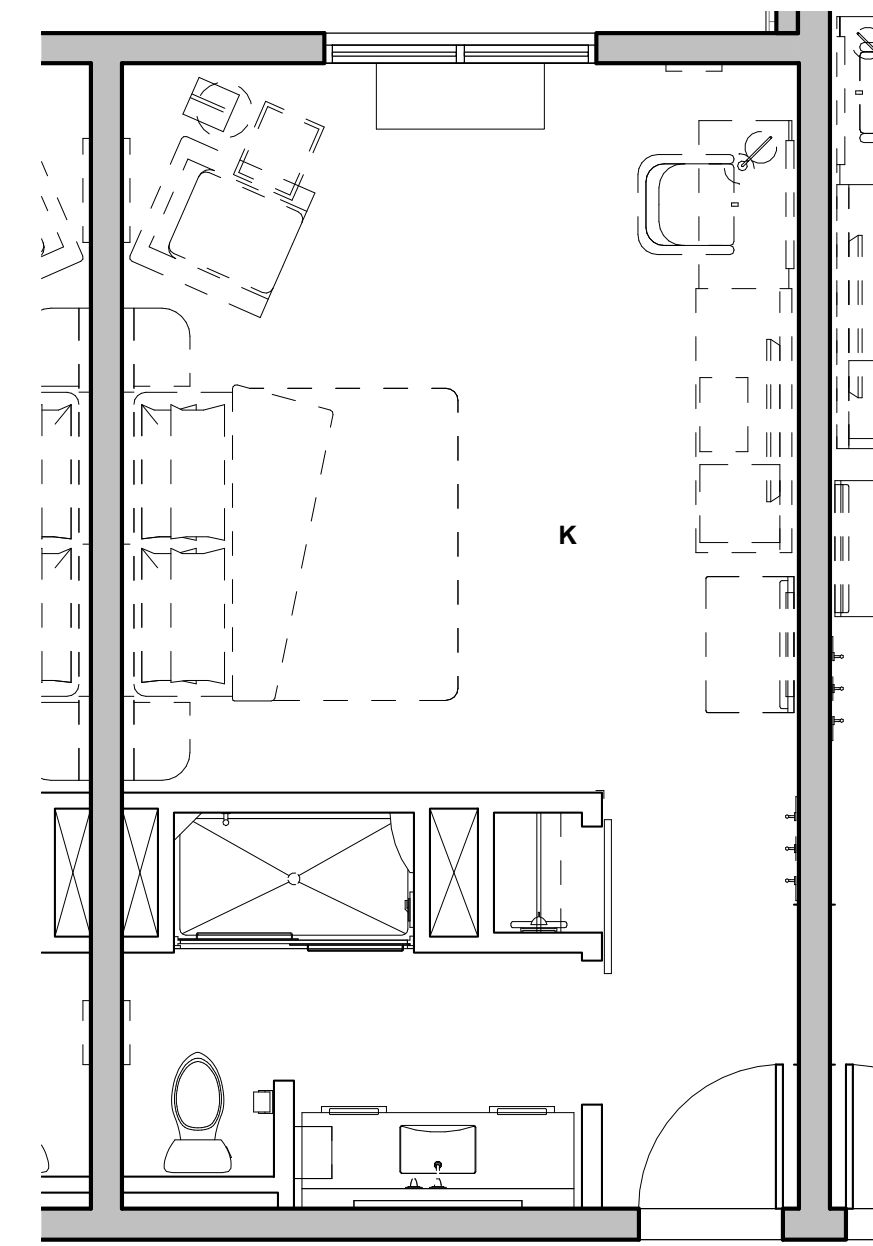
ACCESSIBLE DOUBLE QUEEN



DOUBLE QUEEN



ACCESSIBLE KING



KING



GROUND FLOOR PLAN

3/32" = 1'-0"

1

OWNER

CONTRACTOR
This drawing is not final or to be used for construction until
it is signed by the architect and the owner.

PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95088

NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

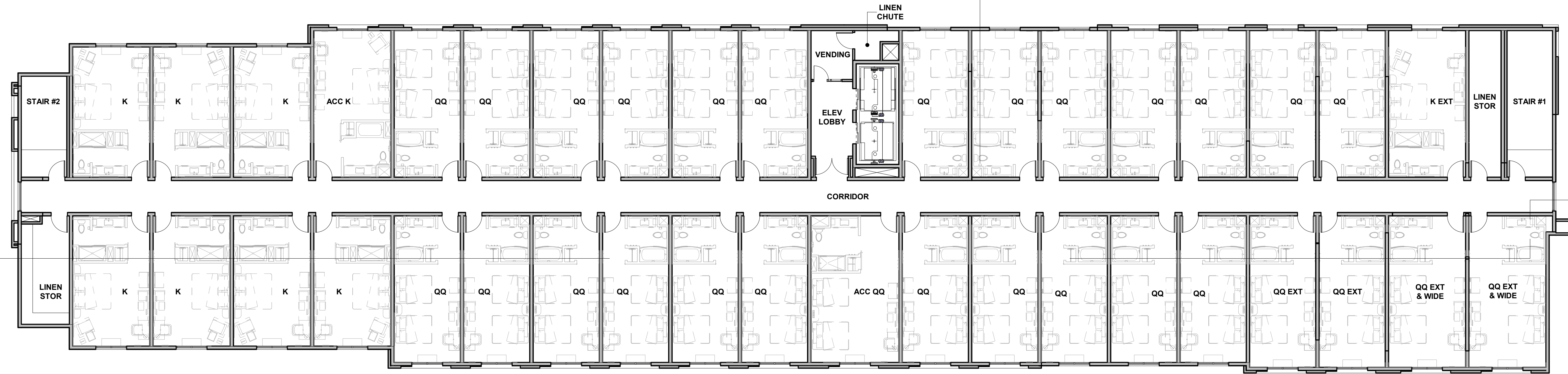
SECOND AND THIRD FLOOR PLANS

Project Number
21032

Drawn By
DVB

Checked By
DVB

A4



THIRD FLOOR PLAN

3/32" = 1'-0"

1



SECOND FLOOR PLAN

3/32" = 1'-0"

2

OWNER

CONTRACTOR
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it is signed by the architect and the owner

PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

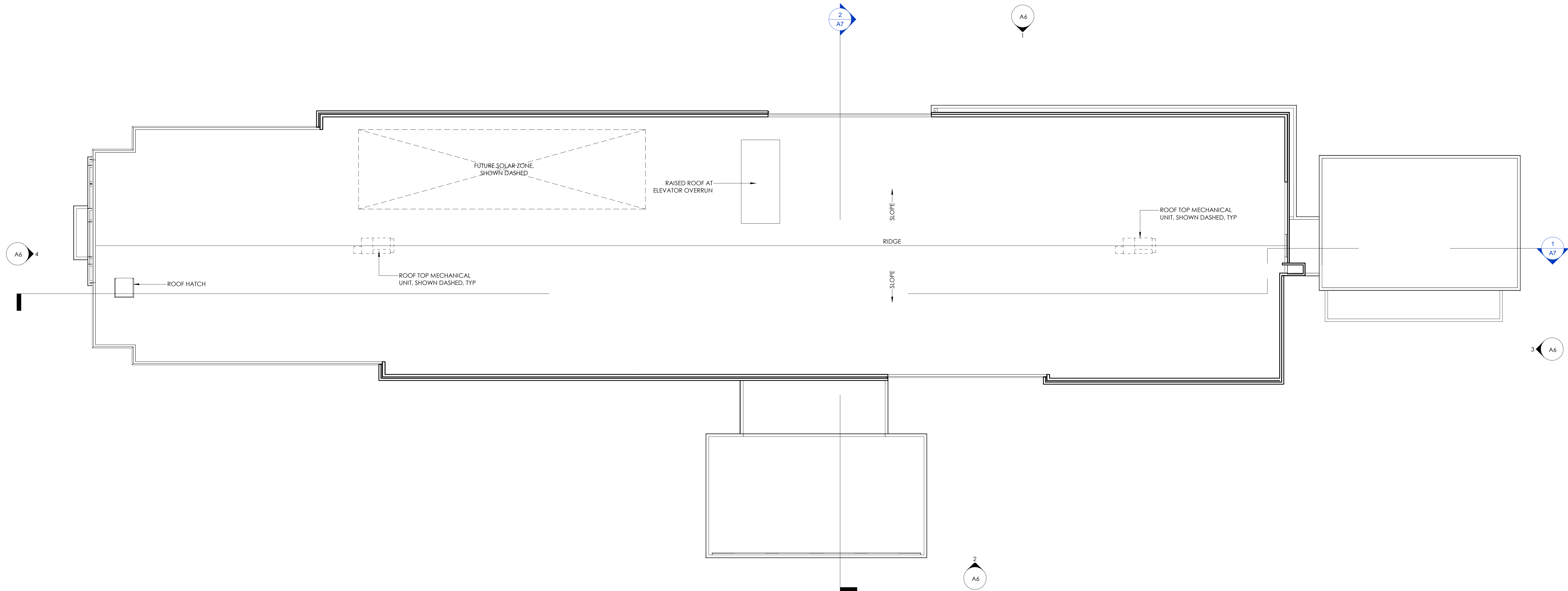
NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

ROOF PLAN

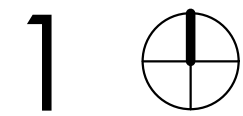
Project Number
21032
Drawn By
DVB
Checked By
DVB

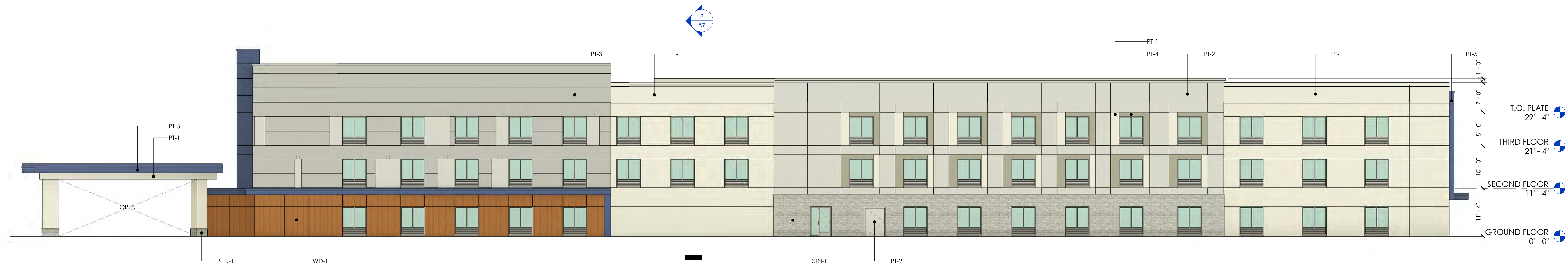
A5



ROOF PLAN

3/32" = 1'-0"

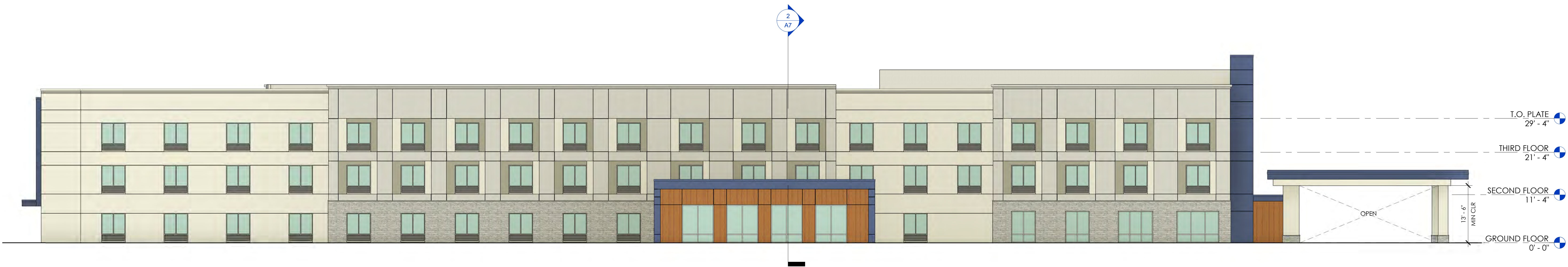




EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"

1



EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

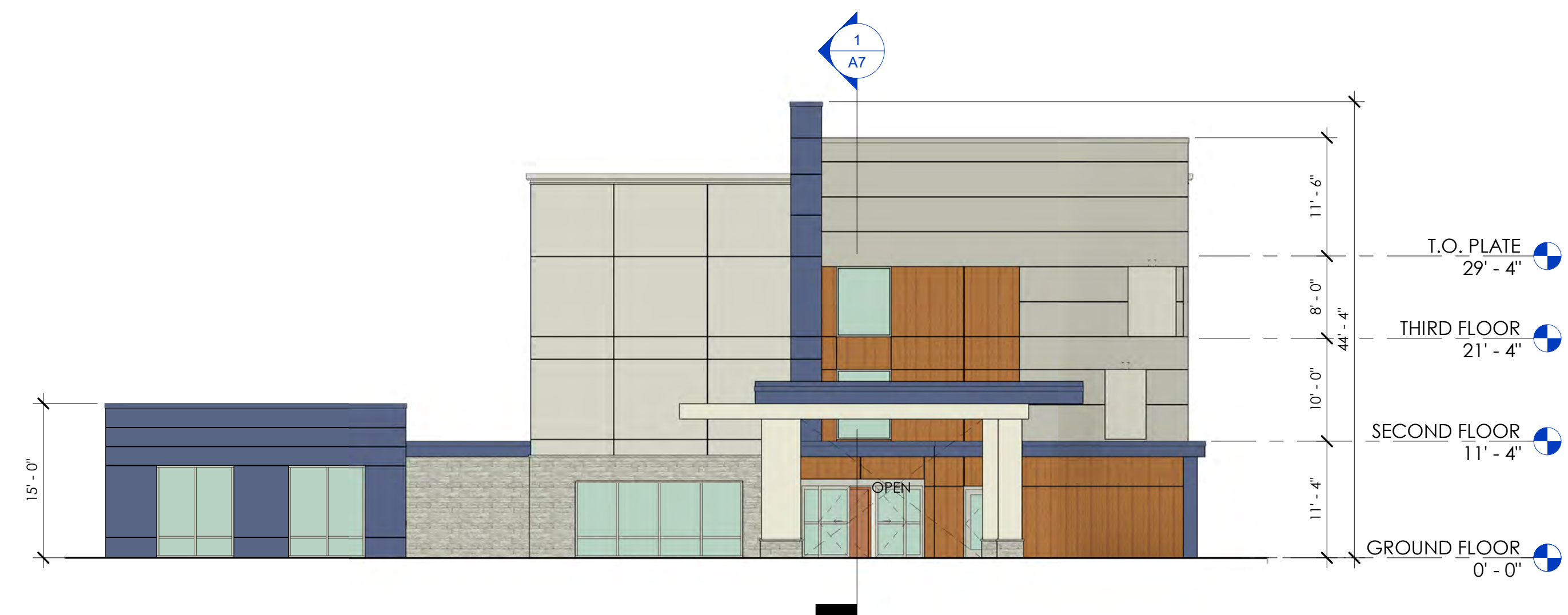
2



EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

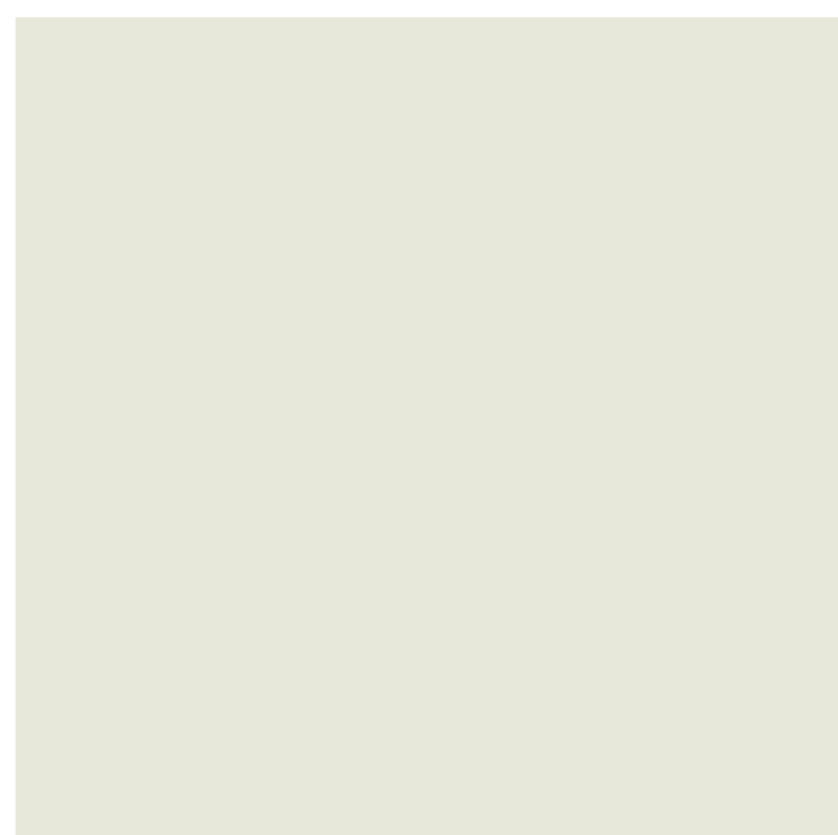
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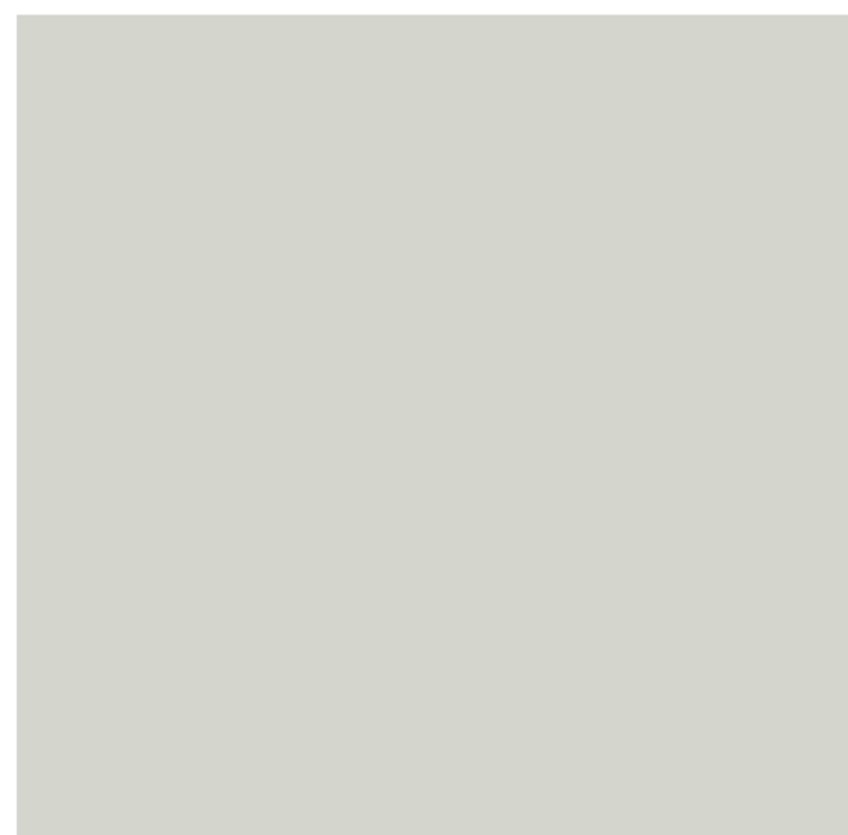
EXTERIOR ELEVATION - EAST

3/32" = 1'-0"

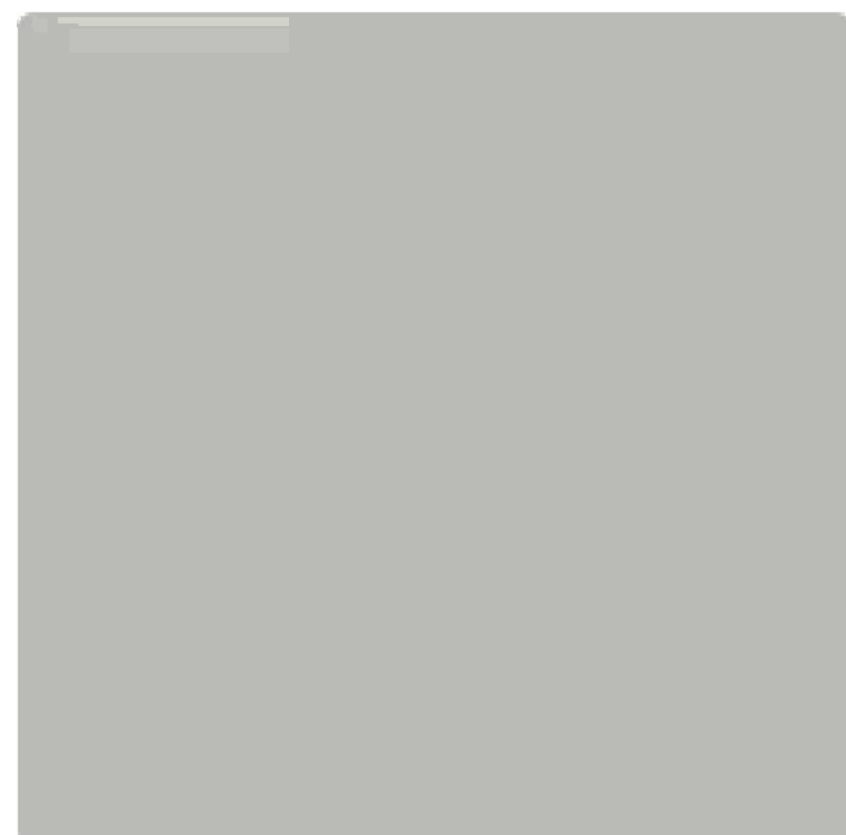
3



PT-1 (PAINT-FIELD)
MANUFACTURER: BENJAMIN MOORE
MODEL: OC-141 - CHINA WHITE



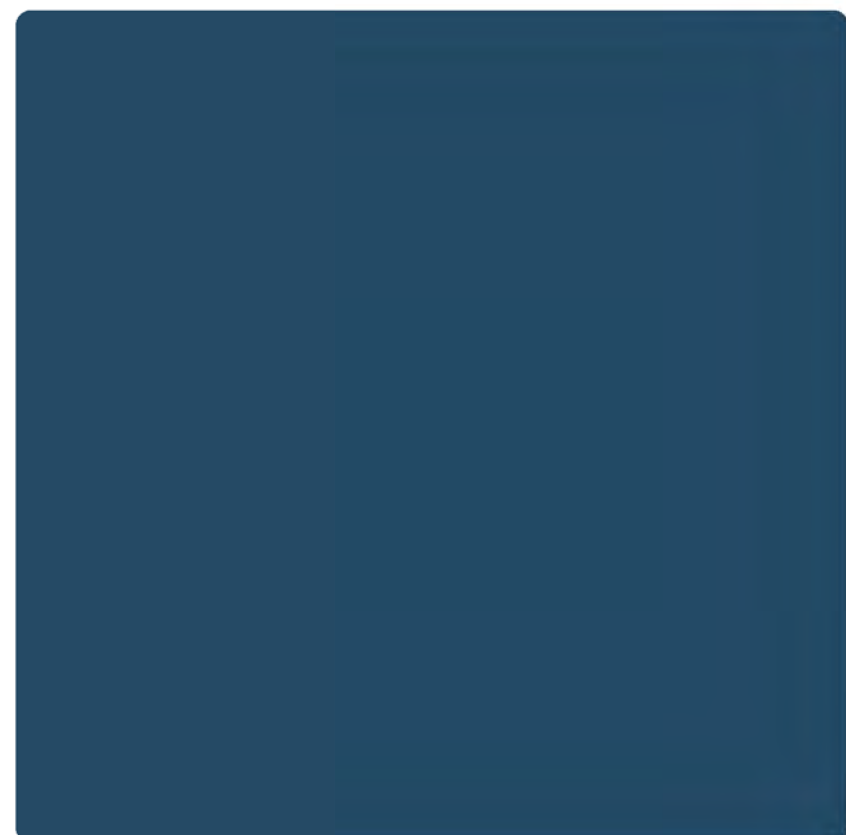
PT-2 (PAINT-FIELD)
MANUFACTURER: BENJAMIN MOORE
MODEL: 2137-60 - GRAY OWL



PT-3 (PAINT-FIELD)
MANUFACTURER: BENJAMIN MOORE
MODEL: HC-169 - COVENTRY GRAY



PT-4 (PAINT-FIELD)
MANUFACTURER: BENJAMIN MOORE
MODEL: AC-27 - GALVESTON GRAY



PT-5 (PAINT-FIELD)
MANUFACTURER: BENJAMIN MOORE
MODEL: 2061-20 - CHAMPION COBALT



WD-1 (ALUMINUM COMPOSITE WOOD GRAIN PANELING)
MANUFACTURER: ALUCOBOND
MODEL: NATURAL - CHESTNUT PVDF - WOODGRAIN



STN-1 (CULTURED STONE VENEER)
MANUFACTURER: ELDORADO STONE
MODEL: RIDGETOP 18 - GRANITE SPIRE

OWNER

CONTRACTOR
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it is signed by the architect and the owner.

PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

EXTERIOR ELEVATIONS
AND MATERIAL BOARD

Project Number
21032

Drawn By
DV8

Checked By
DV8

A6

OWNER

CONTRACTOR
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it is signed by the architect and the owner.

PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

NOT FOR CONSTRUCTION

07/12/23 PLANNING DEPARTMENT SUBMITTAL

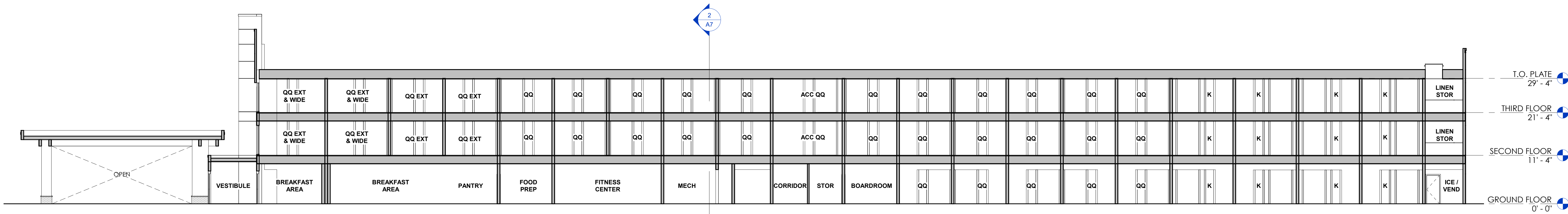
BUILDING SECTIONS

Project Number
21032

Drawn By
DVB

Checked By
DVB

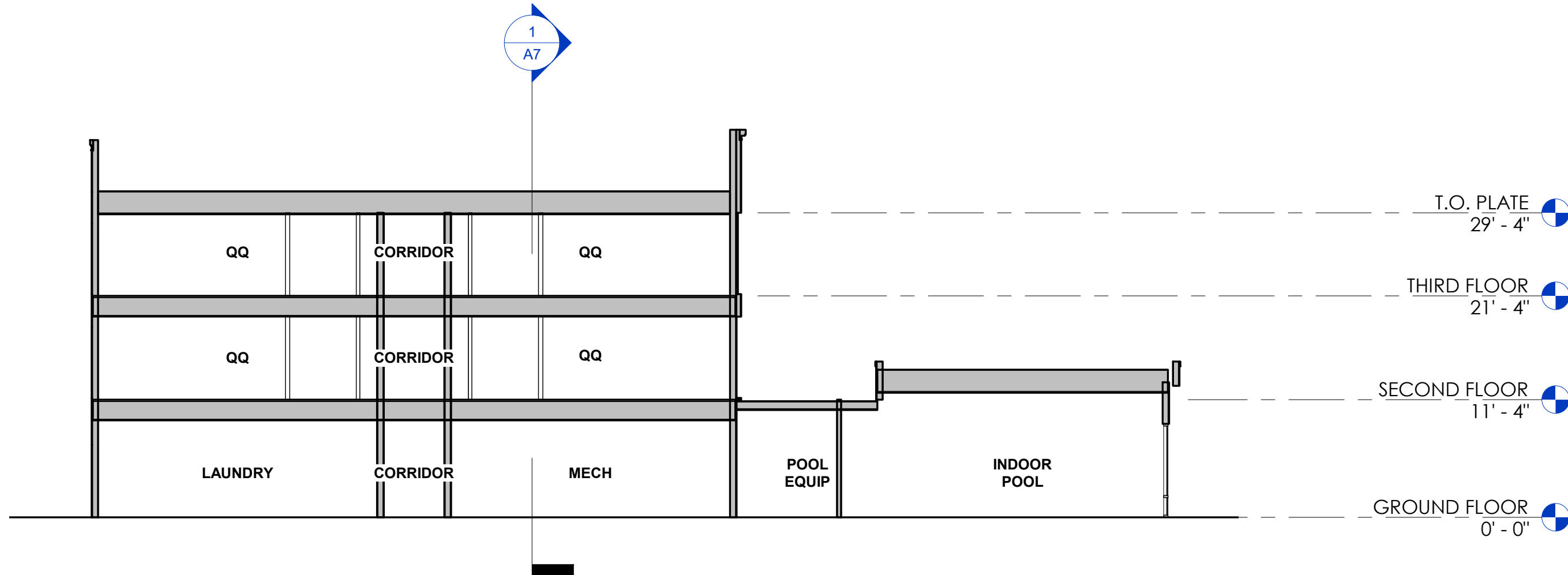
A7



BUILDING SECTION

3/32" = 1'-0"

1



BUILDING SECTION

3/32" = 1'-0"

2

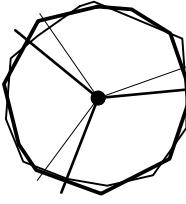

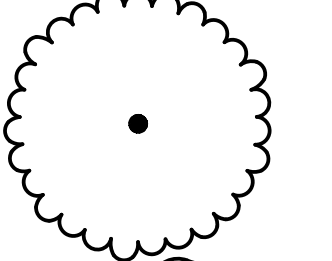



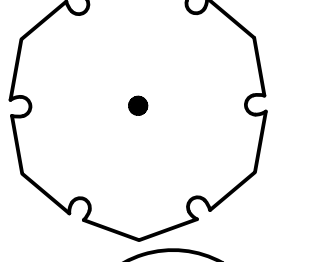

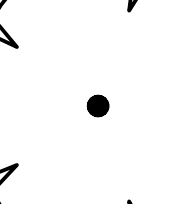

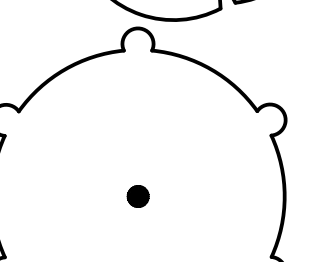



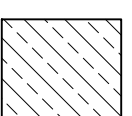
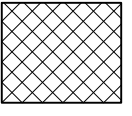
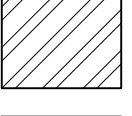
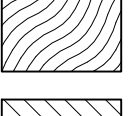
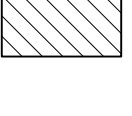
Planting Notes:

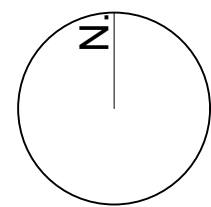
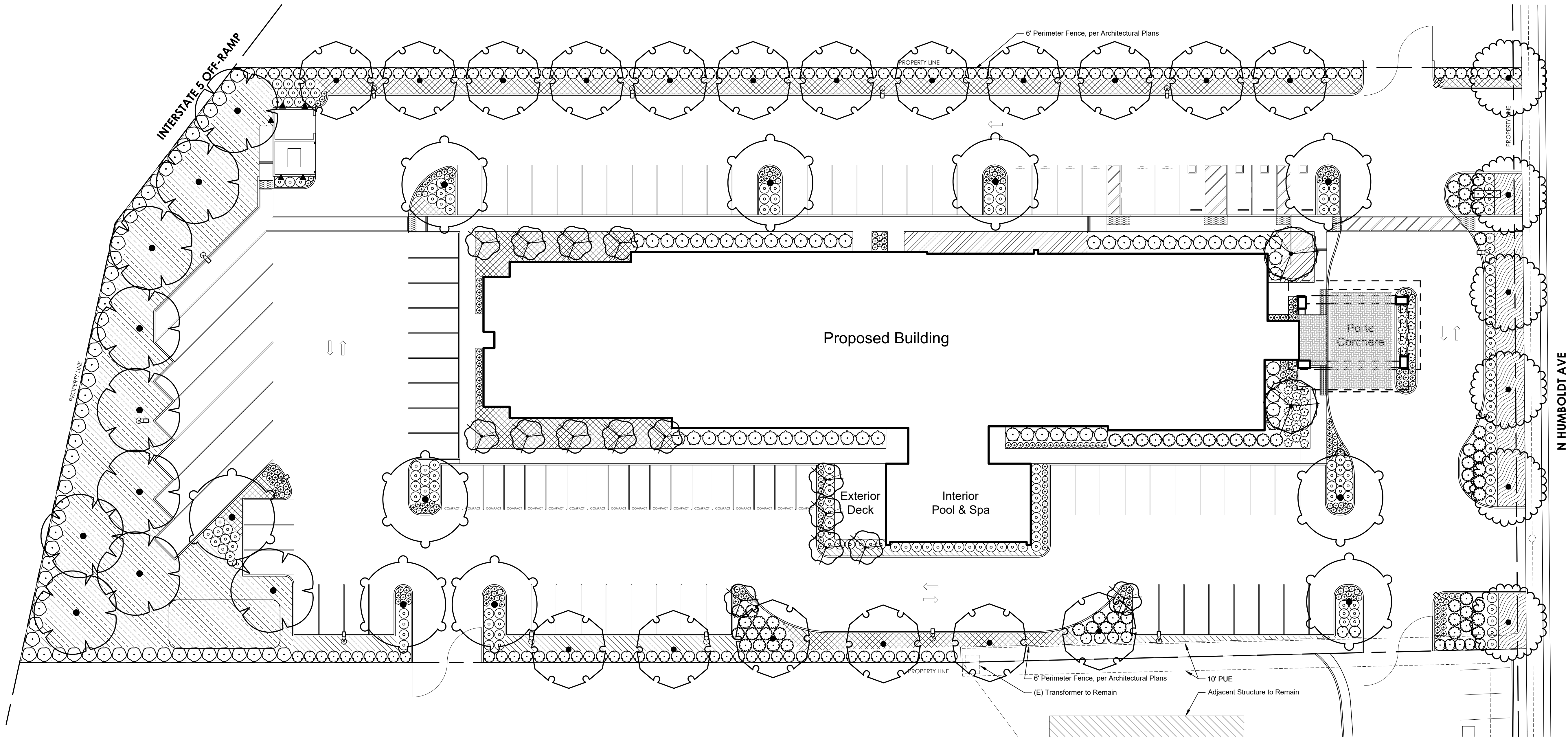
- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences. If this or other drainage problem exists, use drainage structures (catch basins, perforated pipe, etc.) as necessary to eliminate the problem.
- Contractor shall furnish the City and Owner with a LTP-4 landscape soils report, from Sunland Analytical Lab (916) 852-8557 in Rancho Cordova or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Rototill all planting areas at least 9" deep.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Contractor to submit 2 photos of each plant (photo of entire plant, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Install linear root barriers at each tree within 7' of a paved surface. Use 10 lineal feet (five 24" wide panels) of 24" deep DeepRoot panels, or equal, centered on tree, per manufacturer's instructions, at each edge of paved surface. The root barrier is to be installed linear against the curb or walk at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add fertilizer tablets (Agriform or similar) to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 10 tablets, 24" box - 15 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor to place 3" of recycled dark brown bark chip mulch to cover all planting areas.
- Contractor is responsible to ensure that all plant containers will not be treated as waste. Containers should be returned to a nursery or may be recycled. Plant tags are to be recycled when possible.
- Contractor is responsible to notify the City prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 90 days after the landscape has been accepted by the City of Willows.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.

Compliance Statement:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Planting Legend:

TREES							SHRUBS						
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY		BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Acer palmatum	Japanese Maple	24" Box	per plan	M	2		Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal.	6"	L	56
	Acer rubrum 'October Glory'	October Glory Red Maple	24" Box	per plan	M	6		Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	2.5'	L	255
	Lagerstroemia x 'Natchez'	White Crape Myrtle Multi-Trunk	24" Box	per plan	L	15		Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	5
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	per plan	L	18		Prunus caroliniana 'Compacta'	Compact Carolina Laurel Cherry	5 gal.	6"	L	59
	Platanus x acerifolia 'Columbia'	London Plane Tree	24" Box	per plan	M	10		Raphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal.	4"	L	163
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	per plan	M	10		Rosa x 'Meiradena' TM	Icecap Floribunda Rose	2 gal.	3.5'	L	28
								Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 gal.	5"	L	62
								Xylosma congestum 'Compacta'	Compact Xylosma	5 gal.	4.5'	L	157
							GROUND COVERS						
								Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 gal.	8"	L	121
								Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	5"	L	185
								Mahonia repens	Creeping Mahonia	1 gal.	3.5'	L	61
								Myoporum parvifolium	Trailing Myoporum	1 gal.	4"	L	89
								Verbena peruviana	Peruvian Verbena	1 gal.	2.5'	L	151



Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346



PLANNING DEPARTMENT SUBMITTAL

WILLOWS GATEWAY

APN 001-0320-160, -180, -250, -260, WILLOWS, CA 95988

NOT FOR CONSTRUCTION

04/20/23 PLANNING DEPARTMENT SUBMITTAL

PRELIMINARY
LANDSCAPE PLAN

Project Number
21032
Drawn By
Checked By

L1

Images: Willows.pg;Willows.jpg; Xrefs: Willows Base.dwg
Path: F:\Civil 3D Projects\724941 Hampton Inn\DWG\Hampton Inn - Willows Gateway - Zoning and General Plan Map.dwg Layout Name: Zoning 11x17 PDF Plot Date: Nov 18, 2022 at 11:42 am

ORIGINAL PLOT DATE: 18-JUN-2010

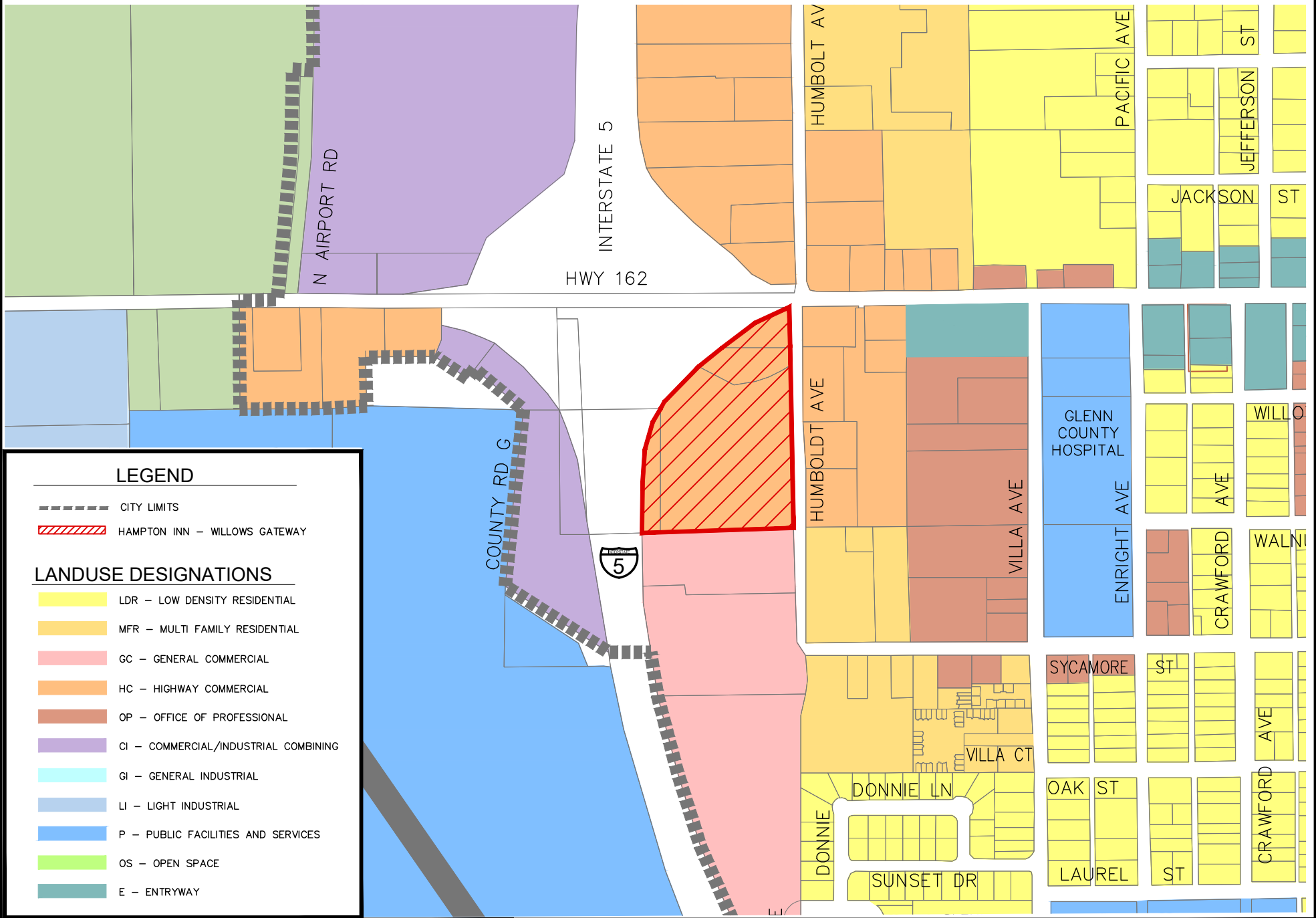
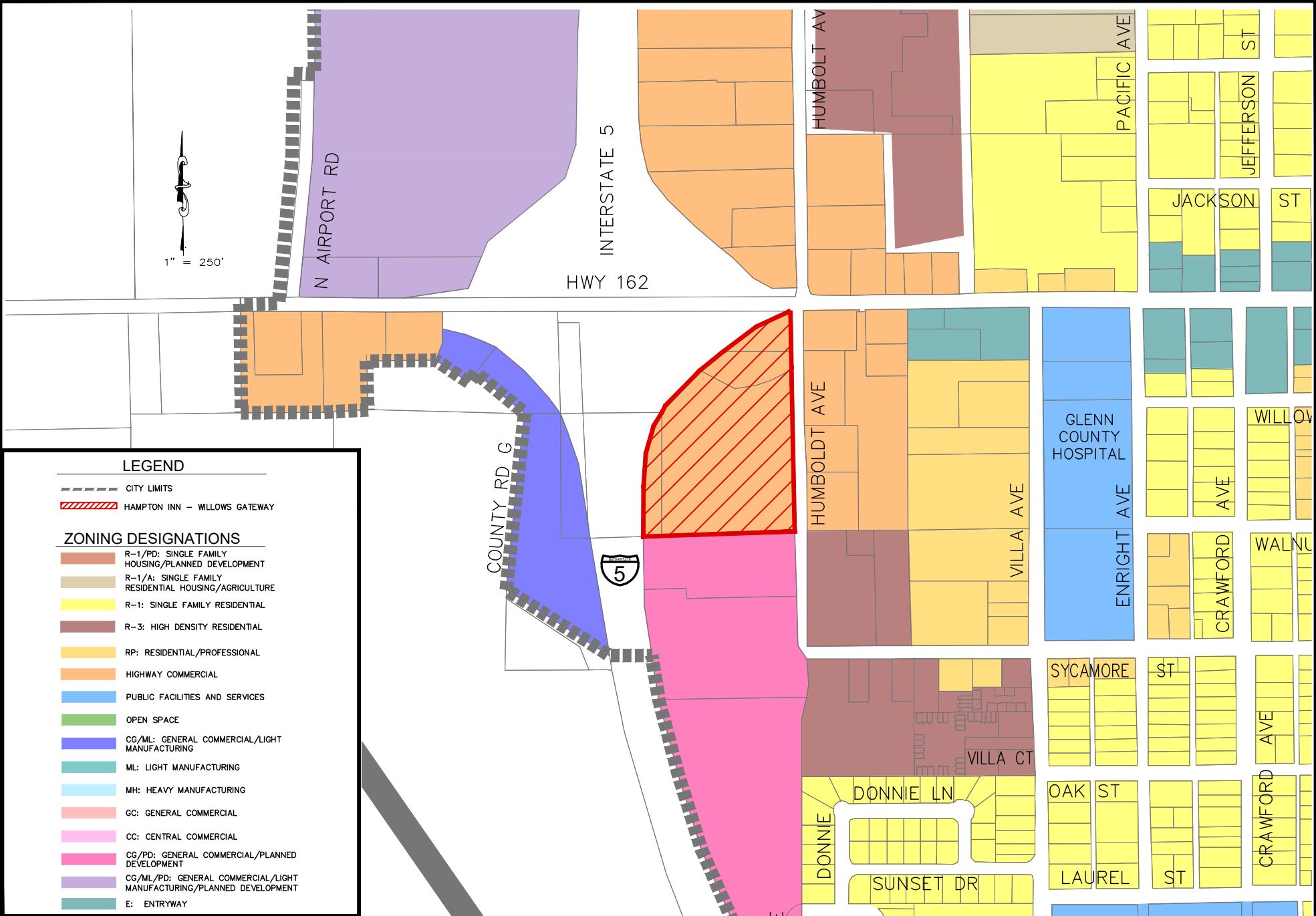


EXHIBIT B**LOT LINE ADJUSTMENT**

APNS: 001-032-016, -018, -025 & -026

CITY OF WILLOWS, COUNTY OF GLENN, CALIFORNIA

OCTOBER 2022

SCALE: 1"=120'

LEGEND

- BOUNDARY
 NEW LOT LINE
 LOT LINES EXTINGUISHED
 NO INGRESS/EGRESS

120 0 120

1 INCH = 120 FEET

20.00' GAS EASEMENT
NO. 1 TO P.G.&E.
PER 484/335, ORGC.

BASIS OF BEARING:

SOUTH EASTERLY
RIGHT OF WAY LINE
OF INTERSTATE
FREEWAY 5
PER 7 RS 33

INTERSTATE HIGHWAY 5

7 RS 33

N00°04'30"W

175.85'

N12°26'40"E 262.11'

97.84'

APN: 001-032-025

LINE TO BE EXTINGUISHED (TYP.)

20'x20' SIGN LEASE AREA
PER BK. 511, PG. 609 O.R.PARCEL A
12 P.M. 44

S89°45'26"W 562.02'

GURRAJ, INC.
APN: 001-010-028
DOC.NO.: 2020-1236PARCEL 4
3.482 ACRES

S88°46'59"W 200.00'

APN: 001-032-026

10.00' P.G.&E. EASEMENT PER
753/297, ORGCPARCEL 3
2.531 ACRES

S89°45'26"W 339.90'

APN: 001-032-018

1.070 ACRES

PARCEL 2
1.070 ACRES

S89°45'26"W 364.78'

APN: 001-032-016

1.177 ACRES

PARCEL 1
1.177 ACRES

S60°30'34"W 4.00'

BIGGS-WILLOWS
ROAD

CWE

S29°29'26"E 12.79'

N89°42'33"E 10.88'

NE COR. SEC 8
T.19N. R.3W.

S77°56'11"E 182.10'

N89°49'06"W 251.40'

P.O.B. PARCEL 1

P.O.B. PARCEL 2

P.O.B. PARCEL 3

P.O.B. PARCEL 4

N. HUMBOLDT
AVENUE

S00°16'25"E 840.94'

212.85'

274.70'

112.00'

241.39'



FEB 13, 2023



Date: August 16, 2023

To: Planning Commission

From: Karen Mantele, Principal Planner

Subject: Rezone/File#RZ-23-01 & General Plan Amendment/File#GPA-23-01/APNs: 002-152-001; 002-152-002; 002-152-003; 002-152-007; 002-152-012

Recommendation:

Receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

Rationale for Recommendation:

Per WMC Section 18.20.030 all zone changes require city approval via the Planning Commission and a recommendation report to the City Council thereafter per 18.20.040.

Rezone/GPA Discussion

The applicant, Joshua Owings on behalf of Northern Valley Indian Health, has filed Rezone and General Plan Amendment applications for consideration by the Planning Commission. The request is to amend the zoning and general plan land use designation on the above five referenced parcels located within the City of Willows. The five parcels are currently zoned RP (Multiple Residence Professional Office District) with the land use designation of Office & Professional. The parcels are located between Walnut Street on the south, Willows Street on the north, Shasta Street to the west, and an alley on the east.

Three of the parcels were being used for residential uses and two of the parcels were vacant lots. One of the parcels which had a residential structure located on it has been burned down, with the other two structures remaining. The request is to rezone the five lots to CC (Central Commercial) zone which would require the amendment of the city's zoning map as well. The second request is to amend the land use designation on the five lots from Office & Professional to General Commercial. Additionally, this will result in an amendment to the city's land use map.

The reasoning for the rezone and general plan amendment requests is NVIH has an administrative office building and a clinic located west across the alley, with the desire in the future to merge these five lots with that property. Additionally, the intent is to develop a behavioral clinic building on the southern parcels and develop an employee parking lot on the northern parcels. Since the development of the two-story office administration building in 2018 on the one lot, use of the existing off-site parking spaces surrounding the office building for the employees has caused a lack of parking for other users of the downtown area. By adding their own parking lot, this will alleviate the crowded off-site parking conditions and provide NVIH with necessary parking for their staff. The future behavior clinic will provide ADA parking on site.

Public Hearing:

Per WMC Section 18.20.030(2) Notice of the proposed applications and public hearing was posted in a local newspaper and property owners within 300 feet of the subject site were sent notice. No written or verbal comments have been received from the adjoining property owners.

Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposed project is exempt from further CEQA review and qualifies as a Categorical Exemption pursuant to Section 15061(3).

Fiscal Impact:

The project has a PTA deposit on file to process the applications.

Attachments:

1. Draft Resolution
2. Draft Conditions of Approval
3. Pre-Rezone & GPA map
4. Post Rezone & GPA map
5. Aerial of the parcel and surrounding area
6. APN map

PC RESOLUTION NO. XXX-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS
RECOMMENDING THE REQUEST TO REZONE FIVE PARCELS FROM RP (MULTIPLE
RESIDENCE-PROFESSIONAL OFFICE DISTRICT) TO CC (CENTRAL COMMERCIAL) ZONING
AND CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM OFFICE AND
PROFESSIONAL TO GENERAL COMMERCIAL DESIGNATION BE FORWARDED TO THE CITY
COUNCIL FOR APPROVAL FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 002-
152-001; 002-152-002; 002-152-003; 002-152-007 & 002-152-012**

WHEREAS, the applicant Joshua Owings, on behalf of Northern Valley Indian Health, has filed Rezone and General Plan Amendment applications for consideration, and,

WHEREAS, City of Willows Municipal Code Chapter 18.20 states that all zone changes require city approval, and,

WHEREAS the Planning Commission did, on August 16, 2023, 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 notice of the Planning Commission meeting held on August 16, 2023, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; 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 rezone/general plan change proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(3).

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the proposal to rezone the five subject parcels from RP zoning to CC zoning, and change the land use designation on the five parcels from Office and Professional to General Commercial, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby forwards the request to the City Council with a recommendation to approve the request, subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 16th day of August 2023, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Pedro Bobadilla Chairperson

ATTEST: _____
Amos Hoover, City Clerk

**Rezone/General Plan Amendment
CONDITIONS OF APPROVAL FOR
NORTHERN VALLEY INDIAN HEALTH PROJECT
FOR PROPERTY LOCATED
APNS: 002-152-001; 002-152-002; 002-152-003; 002-152-007; 002-152-012**

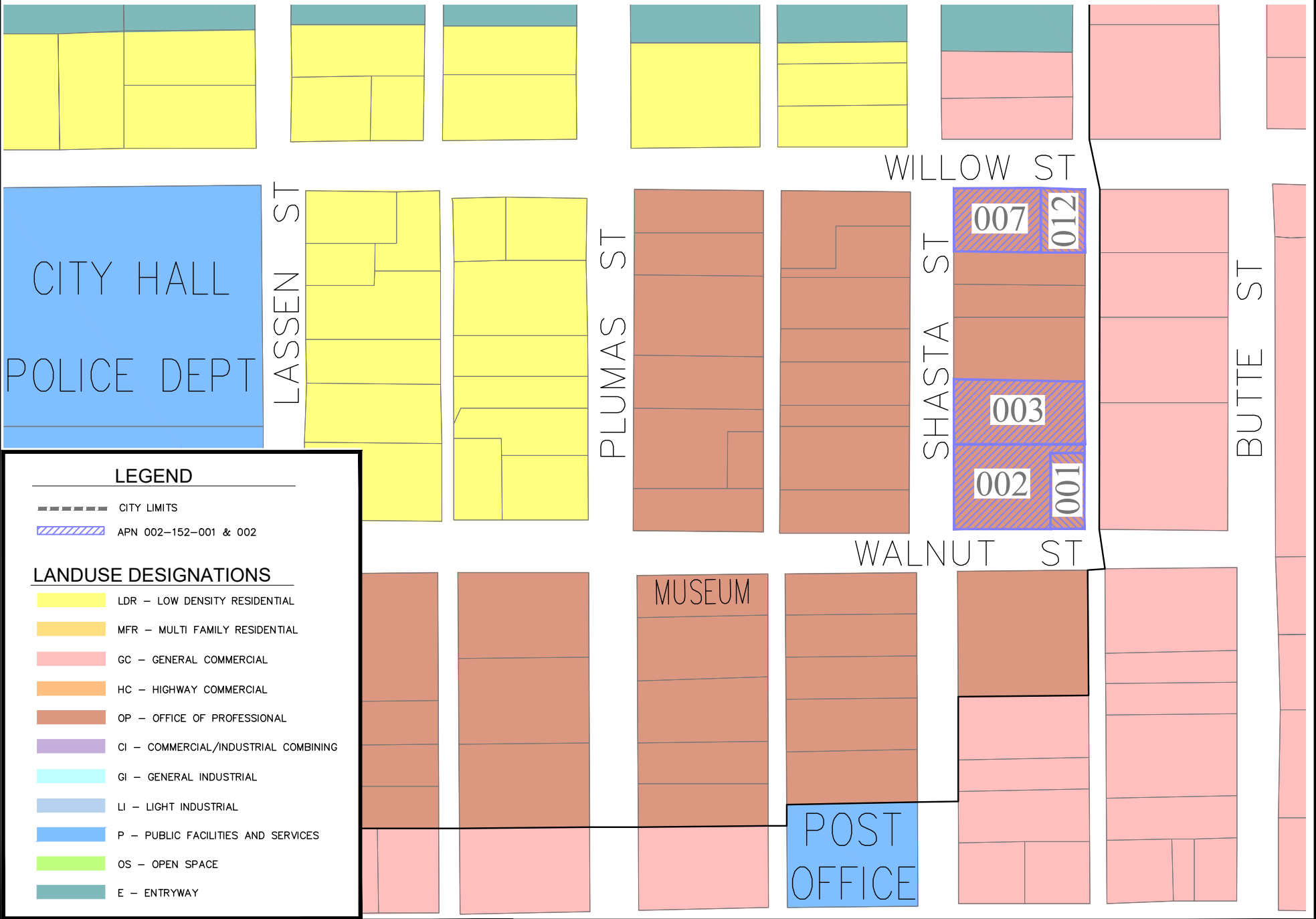
PC approval date: _____, 2023

General

1. That the applicant/developer enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning review of this development.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies, and fees of the City of Willows.

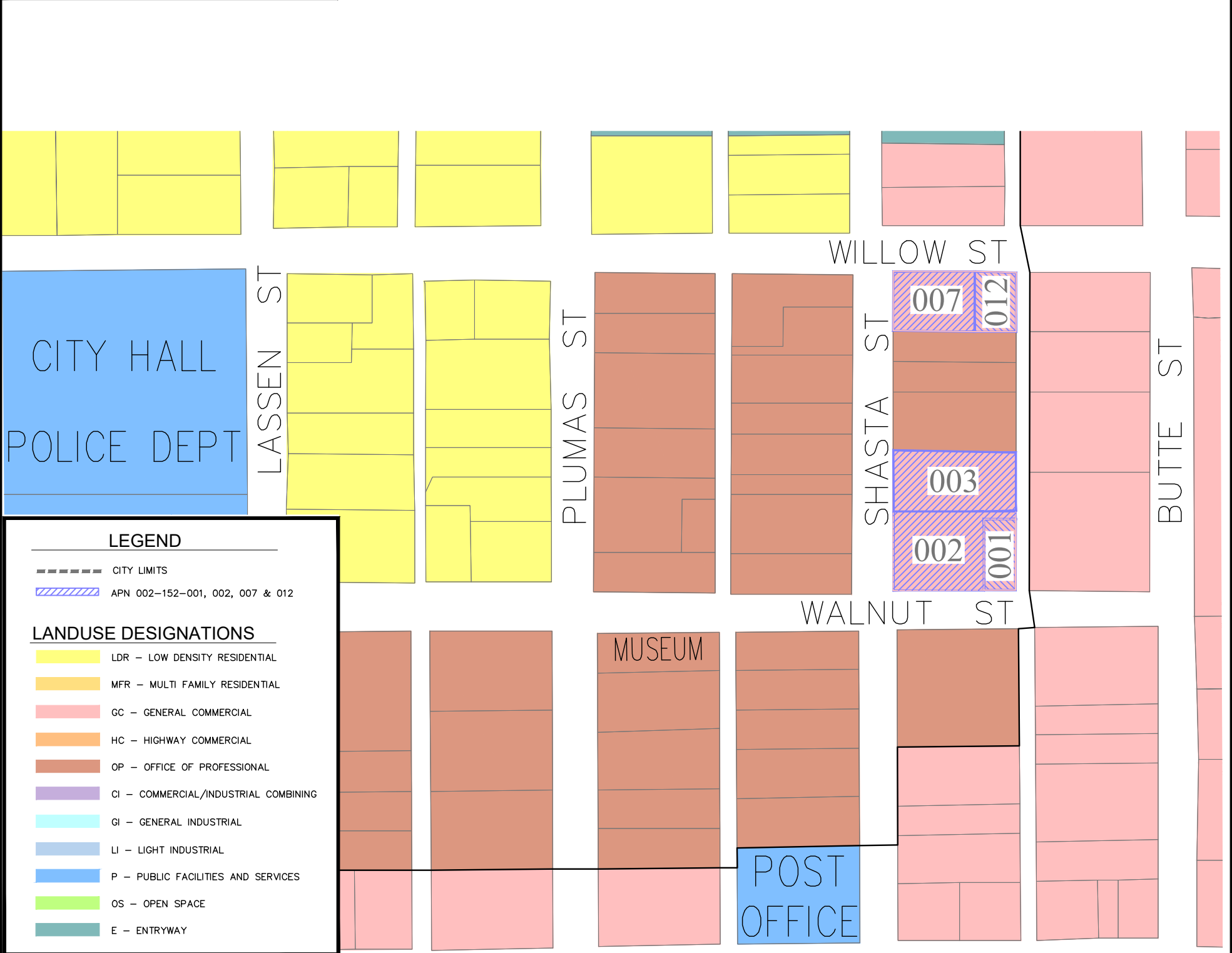
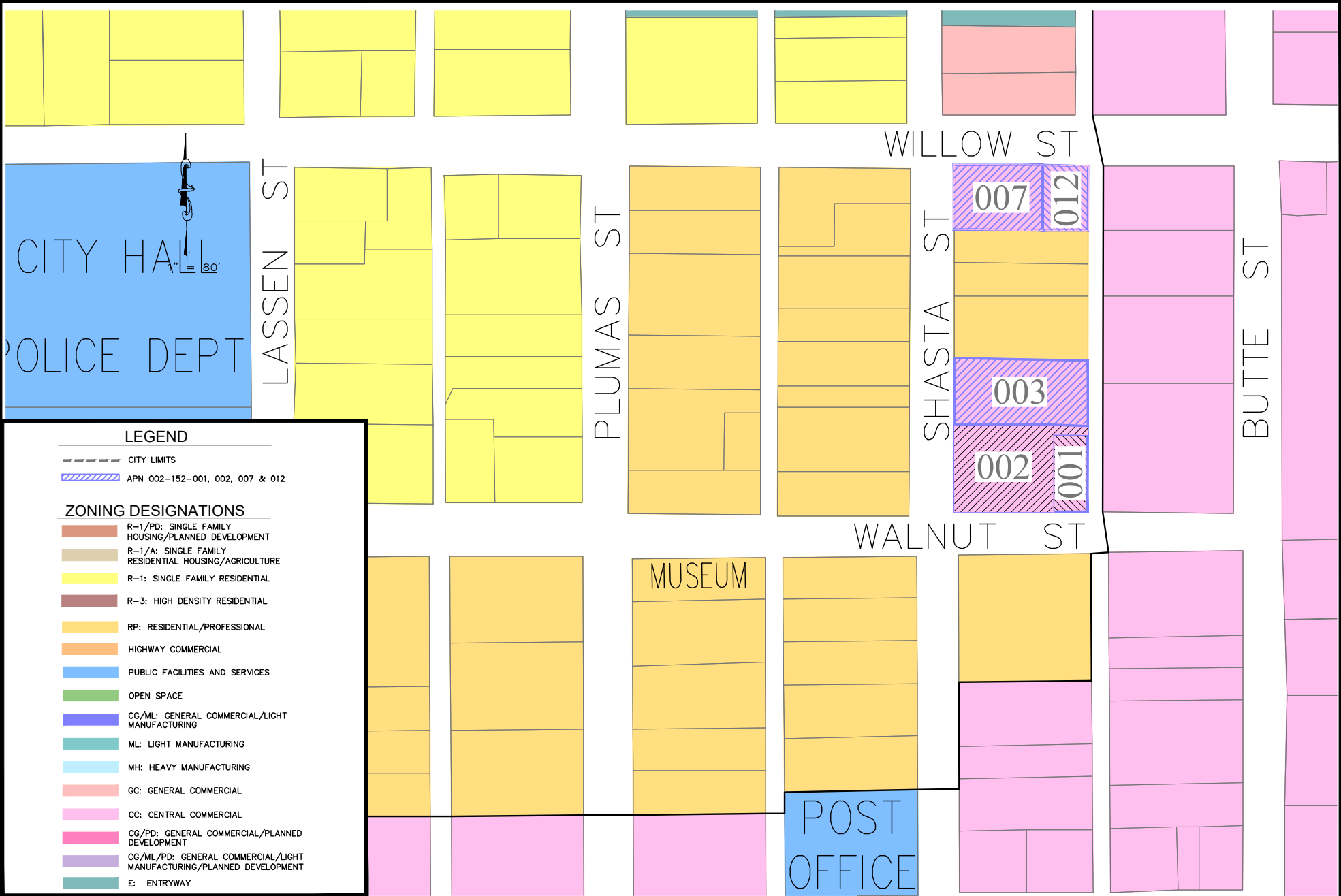
Images: Willows.pg;Willows.jpg; Xrefs: Willows Base.dwg
Path: F:\Civil 3D Projects\724861 Mapping\DWG\Northern Valley Indian Health Rezone\General Plan 6-30-2023.dwg Layout Name: Zoning 11x17 POR Plot Date: Jul 20, 2023 at 11:51 am

ORIGINAL PLOT DATE: 18-JUN-2010



Images: Willows.pg;Willows.jpg Xrefs: Willows Base.dwg
Path: F:\Civil 3D Projects\724861 Mapping\DWG\Northern Valley Indian Health Rezone\Northern Valley Indian Health Rezone-General Plan 001 - 002 - 003 - 007 - 012.dwg Layout Name: Zoning 11x17 POR Plot Date: Jun 29, 2023 at 10:10 am

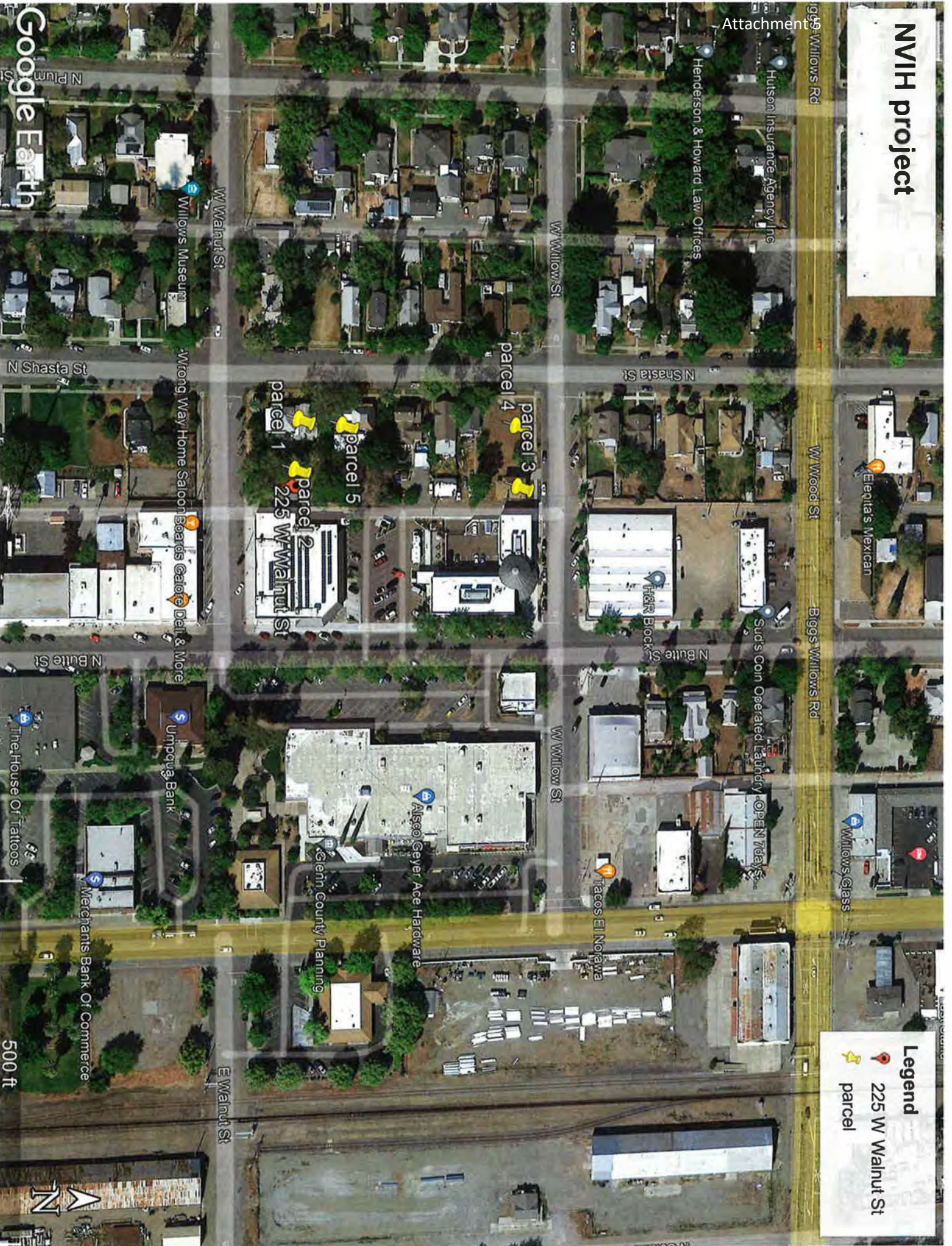
ORIGINAL PLOT DATE: 18-JUN-2010



NVIH project

Attachment

Legend
📍 225 W Walnut St
📍 parcel



Google Earth

NOTE: ALL INFORMATION SHOWN ON ASSESSOR
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

TOWN OF WILLOWS

T.C.A.
02001
02006

2-15

14

14

13

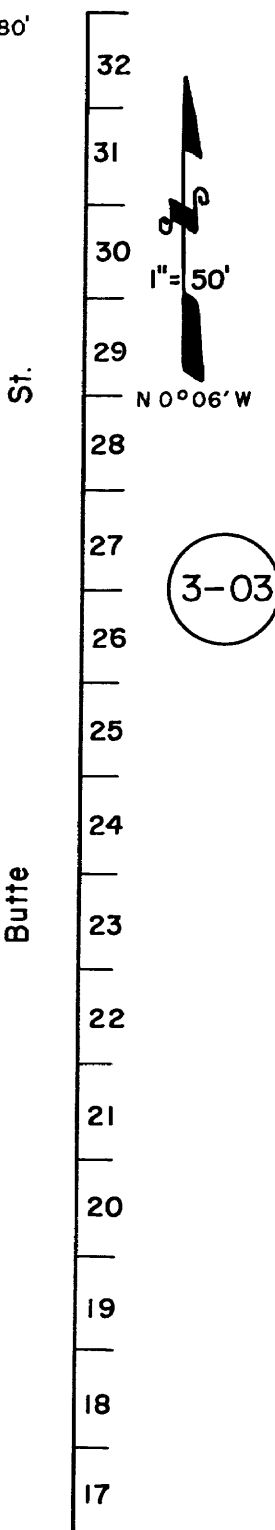
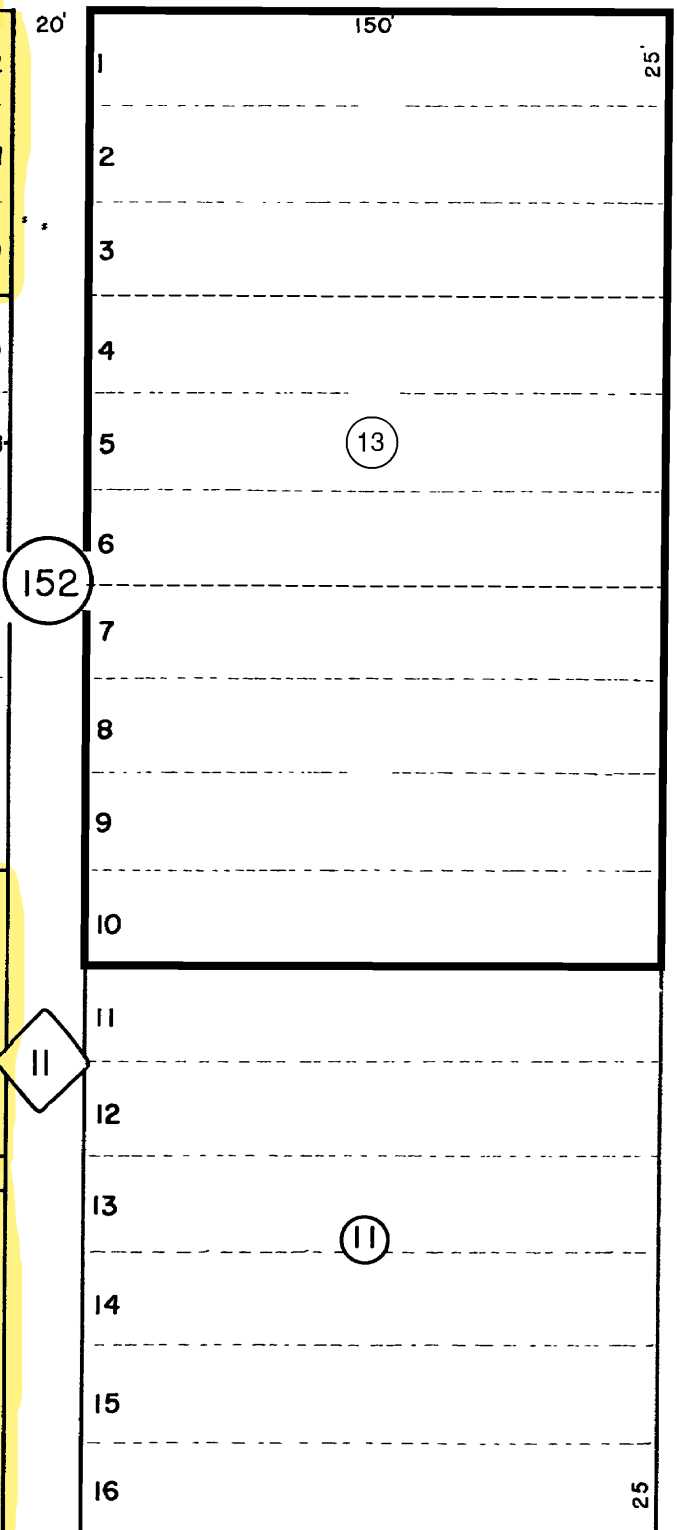
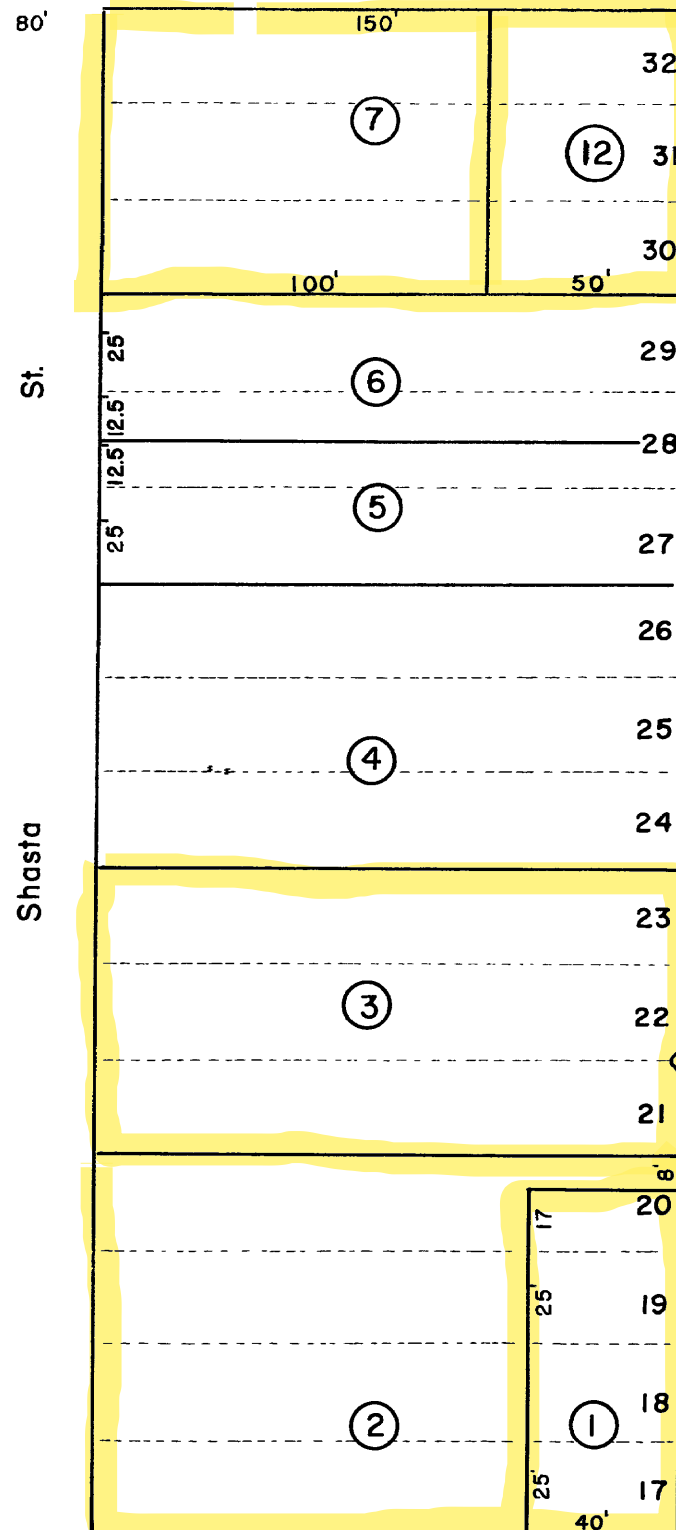
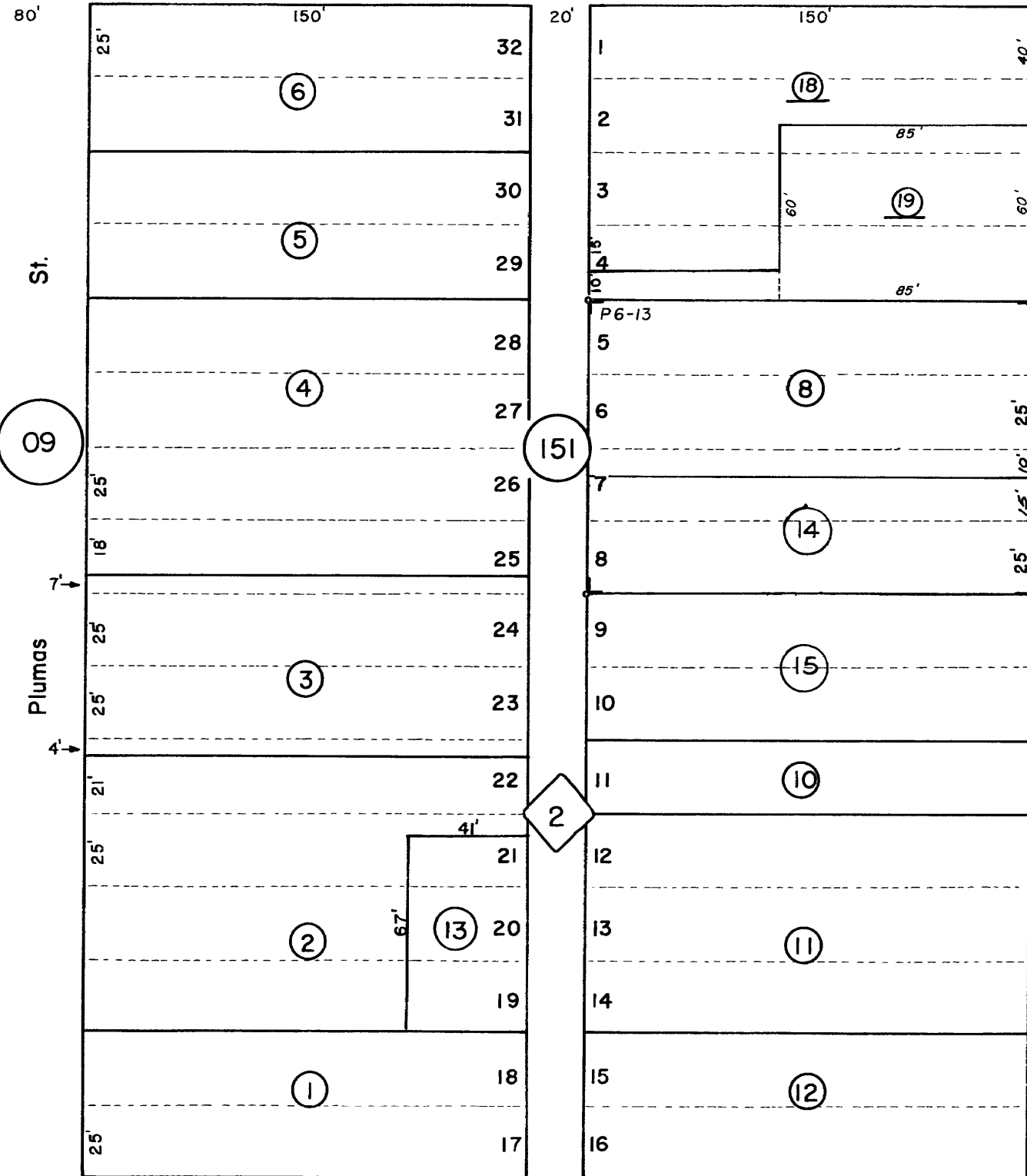
14

13

14

Willow

St.



Walnut

St.

16

32

1

32

1

32



Date: August 16, 2023
To: Planning Commission
From: Karen Mantele, Principal Planner
Subject: Lot Line Adjustment of two parcels/ File #LLA-23-01
Subject parcels: APNs:002-271-014 & 002-271-015

Recommendation: Receive the Staff Report, attachments, discuss, and upon conclusion, adopt the attached resolution.

Rationale for Recommendation: WMC Chapter 17.55.240 requires Lot Line Adjustments shall be heard by the Commission and they may conditionally approve or disapprove the application.

Background:

The applicant Michael Hall, is the owner of two separate adjacent parcels, and desires to adjust the property lines of these two parcels.

Project Discussion:

The applicant/property owner has submitted a Lot Line Adjustment application proposing to readjust two adjoining parcels. Both parcels are located within the R-1 (*Single Family Residential*) zoning district, and within the Low-Density Land Use Designation per the Land Use Map. Per the SMA (*Subdivision Map Act*) Section 66412(d), a Lot Line Adjustment must comply with zoning ordinances. Per the R-1 code regulations Section 18.30.040 *Other Regulations*, the minimum lot size shall be 6,000 SF for interior lots and 7,500 SF for corner lots, and minimum lot width 60 feet wide. The city engineer has reviewed all supporting documentation associated with the Lot Line Adjustment application and has deemed it approved to move forward.

Parcel number 002-271-014 has an existing non-conforming duplex located on it, constructed in 1952 according to the assessor's information. This duplex has two addresses: 504 and 510 South Plumas Street. The resulting size of this parcel will be 9,000 SF, compliant with the zoning district regulations. Parcel 002-271-015 is addressed as 330 Birch Street and has a single-family residential unit on it, constructed in 1951. The resulting size of this parcel post readjustment will be 6,000 SF, and 60-feet wide: compliant with the zoning district regulations.

Environmental Review:

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposed project is exempt from further CEQA review and qualifies as a Categorical Exemption pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations.

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 300 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written public comments have been received.

Fiscal Impact:

There is no impact to the city as this project has a PTA deposit on file for processing the application.

Attachments:

1. Draft Resolution
2. Draft Conditions of Approval
3. Lot Line Adjustment plan/map
4. APN map

PC RESOLUTION NO. XXX-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS
APPROVING A LOT LINE ADJUSTMENT (FILE #LLA-23-01) FOR MICHAEL HALL TO
ADJUST PROPERTY LINES ON TWO PARCELS ASSESSORS PARCEL NUMBERS 002-271-
014 AND 002-271-015 LOCATED IN THE R-1 ZONING DISTRICT**

WHEREAS the applicant Michael Hall, has filed a Lot Line Adjustment application to request adjustment of property lines for two adjoining parcels; and,

WHEREAS Section 17.55.240 allows for Lot Line Adjustments with Planning Commission approval; and

WHEREAS notices of the Planning Commission meeting held on August 16, 2023, were published in a newspaper of general circulation in the city in accordance with law, and sent to property owners within 300 feet of subject parcels; and

WHEREAS the Planning Commission did, on August 16, 2023, 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 15305(a), Class 5, Minor Alterations in Land Use Limitations, and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Lot Line Adjustment proposal to adjust two adjoining parcel lines is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Lot Line Adjustment #LLA-23-01, subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 16th day of August 2023 by the following vote, to wit:

AYES _____

NOES _____

ABSTAIN _____

ABSENT _____

APPROVED: _____
Pedro Bobadilla, Chairperson

ATTEST: _____
Amos Hoover, City Clerk

Lot Line Adjustment (File# LLA-23-01) Michael Hall
Conditions of Approval
Assessors Parcel Numbers: 002-271-014 and 002-271-015

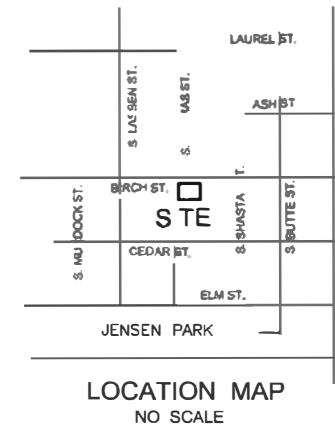
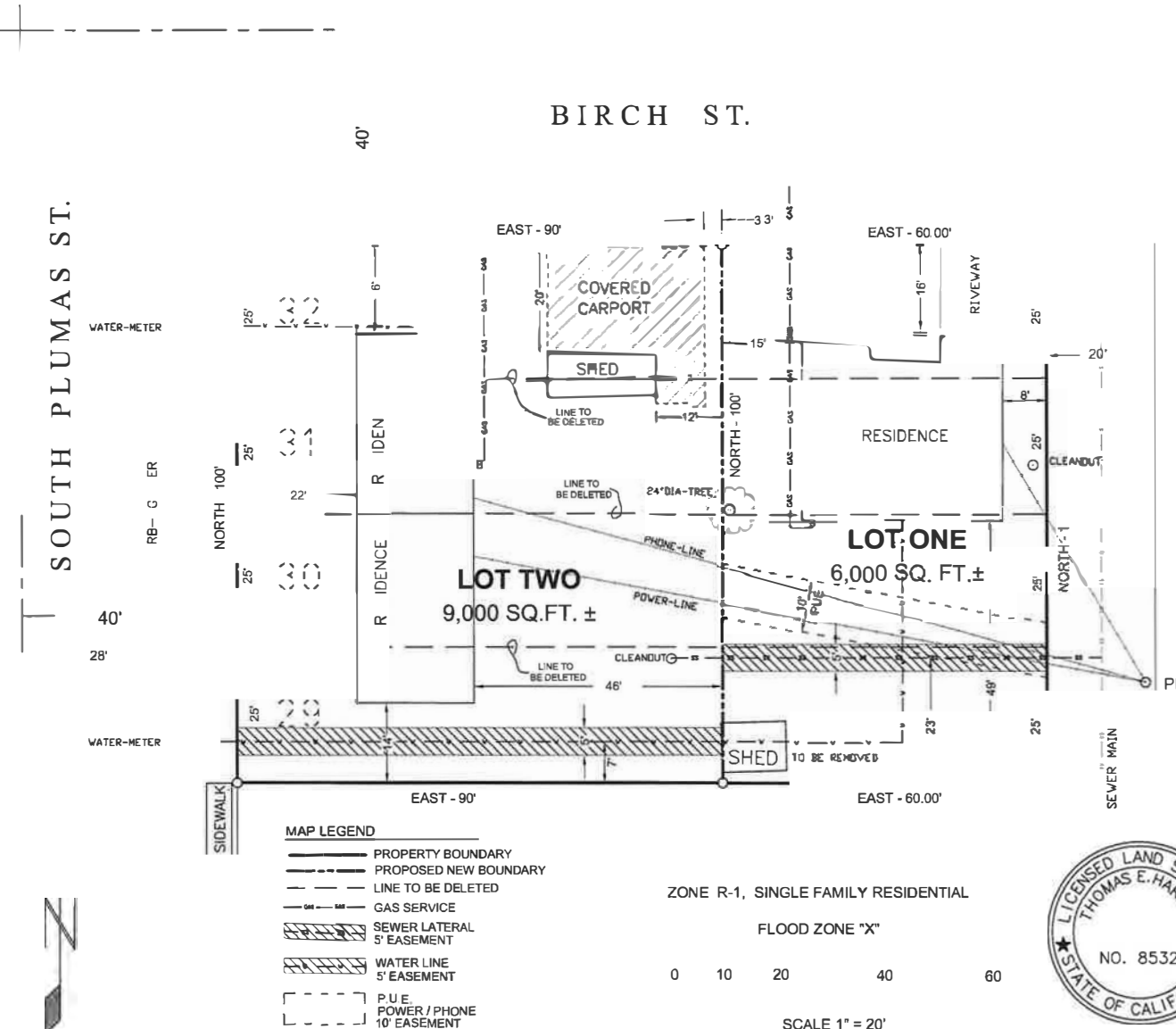
PC approval date: _____,2023

General

1. That the applicant/developer shall enter into a Pass-Through Agreement/Cost Recovery with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. The final Lot Line Adjustment document and deed shall be filed and recorded at the Glenn County Recorder's office.
3. Payment of real property taxes shall be paid prior to recordation of the Lot Line Adjustment deed.
4. The resulting lots from the lot line adjustment shall conform to the City's Zoning Code and the current adopted Building Code and ordinances.

RECEIVED
AUG 9 2023

City of Willows



OWNER'S CONSENT

LISTED BELOW IS THE OWNER OF THE REAL PROPERTY AS SHOWN
HEREON AND BY HIS SIGNATURE ON THE APPLICATION, CONSENTS TO
THE PREPARATION OF THIS PROPOSED LOT LINE ADJUSTMENT AS
SHOWN HEREON.

MICHAEL HALL, Successor Trustee

10665 North Plumas Street
Willows, California 95988

SITE ADDRESS:

504 SOUTH PLUMAS STREET
510 SOUTH PLUMAS STREET
330 BIRCH STREET

APN 002-271-014 and 002-271-015

LOT LINE ADJUSTMENT

BEING LOTS 29, 30, 31 and 32 IN BLOCK 8 AS SHOWN ON THAT CERTAIN
MAP ENTITLED "PLAT OF SOUTH WILLOWS, WEST WILLOWS and
VILLA-LOTS" SITUATE IN THE CITY OF WILLOWS, COUNTY OF GLENN,
STATE OF CALIFORNIA.

JUNE 2023

SCALE 1" = 20'

FOR

MICHAEL HALL, Sucessor trustee of the
Hall Family Trust

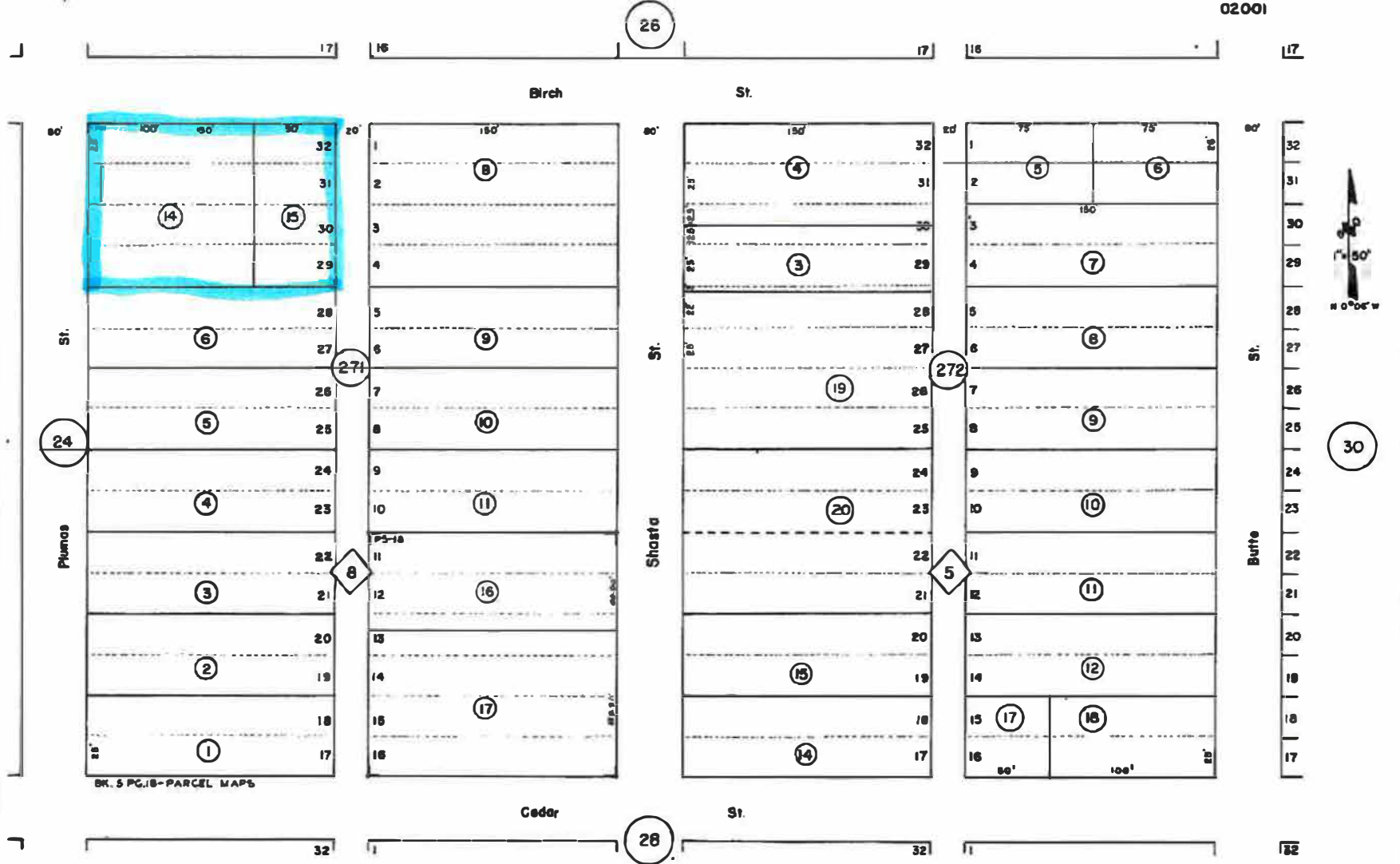
OFFICIAL RECORDS DOCUMENT No. 2016-5129

THOMAS E. HARRIS
LAND SURVEYOR No. 8532
908 6TH STREET, ORLAND, CA. 95963



SOUTH WILLOWS

TCA 2-27
02.001





COMMENTS AND REPORTS