

**MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD OCTOBER 17, 2018**



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

Commissioners:

PRESENT: White, Woods, Michael, Hansen, Griffith

ABSENT:

4. **Agenda Review:** Chair White asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.
5. **Public Comment:** Chair White introduced the item.
6. **Approval of Minutes:** It was moved by Commissioner Hansen and seconded by Commissioner Michael approve the minutes of September 19, 2018.

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

AYES: White, Michael, Hansen, Woods

NOES:

ABSENT:

ABSTENTION: Griffith

7. NEW BUSINESS/PUBLIC HEARING(S):

- a. **Review of Conditions for Use Permit (File# UP-18-03) Applicant/Owner: Ana Camacho/Aida Corpuz**
610 S. Tehama Street/Assessors Parcel Number 002-312-002/CG General Commercial Zone/General Commercial Land Use Designation/Use Permit Conditions Review.

Chair White introduced the item. Ms. Mantele presented the staff report. Chair White opened the public hearing. Ms. Camacho was in attendance and addressed the Commission about why the restaurant was not open, explaining that her daughter had taken ill since she got the approval from the Commission which took her away from running the business. She apologized to anyone affected by the music noise. She wants to comply with the rules and is looking to open six days a week and wants the opportunity to show she can follow the rules. A discussion was had by the Commission and Ms. Camacho regarding the Commissions concerns on whether or not to revoke the use permit. Commissioner Griffith and White inquired what days and hours of operation are planned in the future. Ms Camacho stated Thursday through Saturday from 2pm to 9 pm generally and that they do not plan on any more events until the restaurant is open. The Commissioners expressed concern about the restaurant not being open as they have tried to go there and it was not open. Commissioner Griffith spoke about meeting the requirements of the ABC license. Commissioner Woods spoke and stated that her thoughts were to not revoke the Use Permit at this time with the understanding that this will be a one-time extension and expressed concerns that it is being advertised as a nightclub and they are not serving food, which is inconsistent with the approval they granted. Commissioner Woods expressed her concerns about disturbing the neighborhood and stated that she is willing to give her an opportunity to fix the situation. Commissioner Michael stated that being consistent with hours of operation is key to building a business but he was willing to give her a chance for another couple of months to comply.

Doug Ross spoke briefly during the public hearing.

Chair White closed the public hearing after hearing Ms Camacho speak.

Commissioner Griffith made a motion to revoke the use permit, which was seconded by Chair White.

A voice vote was taken to revoke the Use Permit resulting in a 2/3 vote by the following voice vote:

AYES: White, Griffith

NOES: Woods, Michael, Hansen,

ABSENT:

ABSTENTION:

The motion died for a lack of majority votes. The Use Permit remains active following the voice vote which resulted in the majority of Commissioners in favor of allowing Ms Camacho to continue operations under this Use Permit.

- b. **Use Permit (File #UP-18-04) Applicant/Owner: Lori & Manuel Rodrigues/David & Marilee Doolittle**
Assessor's Parcel Number: 002-311-013, 669 S. Tehama Street, General Commercial zoning district, General Commercial Land Use Designation/Request to establish a used car sales business.

Chair White introduced the item. Ms. Mantele presented the staff report. Chair White opened the public hearing. David Doolittle, the property owner, addressed the Commission and gave some brief information on the history and proposed use of the property. Mr. Rodrigues was also in attendance and provided information on his processes for selling used cars, stating at times he sells a car in hours and other times it may be a week or more. Commissioner Woods stated that this proposal will augment the adjacent tow business and asked that he keep the lot in clean condition as it is very visible.

Chair White then closed the public hearing.

It was moved by Commissioner Griffith and seconded by Commissioner Woods to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows approving Use Permit (File #UP-18-04) for Manual Rodrigues allowing establishment of a used car sales business for property located at 669 S. Tehama Street, Assessor's Parcel Number 002-311-013.

Motion: Commissioner Griffith/Second: Commissioner Woods

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

AYES: White, Woods, Michael, Hansen, Griffith

NOES:

ABSENT:

ABSTENTION:

8. COMMISSION COMMENTARY:

- a. Commissioners gave reports on activities and various meetings they attended.
- b. Ms. Mantele reported on the status of several ongoing projects and possible other items to come before the Commission. Ms. Mantele suggested the next regular meeting be scheduled for November 14, 2018 due to the Thanksgiving holiday. The consensus of the Commission was to change the date to November 14, 2018.

ADJOURNMENT: 7:47 p.m.

PEGGY WHITE – Chair

Maria Ehorn – Minute Clerk