

Planning Commission Regular Meeting Minutes

Monday, July 28, 2008

Commission Members present: Chairman Sanders, Commissioner Marshall, and Commissioner Freeman.

Commissioners Absent: Commissioner Davis, and Commissioner Wright.

Others present: Jim Manning, City Administrator
 Monica Aguayo, Assistant City Planner
 Christy Edwards, Applicant
 Nancy Mayo
 Pramod Kumar
 Andi Armstrong
 Scott Parker
 Sarvan Singh
 Dennis Draves, Applicant
 George Lewis

Chairman Sanders calls the meeting to order at 7:00 p.m. leading the Pledge of Allegiance.

Chairman Sanders declares time for a period of public comment.

There being no public comment, Chairman Sanders closes the period of public comment.

Chairman Sanders declares time for the approval of the minutes from the April 21, 2008 meeting.

It is moved by Commissioner Marshall, seconded by Commissioner Freeman, to approve the April 21, 2008 minutes. Motion carried by the following vote:

Ayes: Commissioners Sanders, Marshall, & Freeman.

Noes: None.

Abstain: None.

Absent: Commissioner Davis & Commissioner Wright.

Commissioner Sanders declares time for discussion regarding a request for approval of a parcel map extension for Valley Ranch Units 3, 4, & 5 by William Vann.

Ms. Aguayo reports regarding the map extension stating the Williams Municipal code allows an additional twelve months to the two year life of a tentative

parcel map. She concludes it is staff's recommendation to approve the 12 months extensions to the Valley Ranch units 3, 4, & 5 parcel maps.

It is moved by Commissioner Marshall, seconded by Commissioner Freeman, to approve the map extensions. Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall, and Freeman.
Noes: None.
Absent: Commissioner Davis and Wright.

Commissioner Sanders declares time for discussion regarding a request for approval of a sign permit to replace the two existing signs at the First Baptist church, located at 251 Eighth Street.

Ms. Aguayo reports on the specifics of the sign explaining the sign is a 20 square foot sign and proposed to be constructed of wood. It is also proposed to be painted white with black lettering, which will provide the name of the pastor and time of service. Ms. Aguayo explains the proposed sign is consistent with the provisions of Chapter 17.11 and it is staff's recommendation to approve the sign permit.

It is moved by Commissioner Freeman, seconded by Commissioner Marshall, to approve the sign permit. Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall, and Freeman.
Noes: None.
Absent: Commissioner Davis and Wright.

Commissioner Sanders declares time for discussion regarding a request for approval of Design Review for an outdoor dining area for Louis Cairo's restaurant located at 558 Seventh Street in the Retail Commercial zone.

Ms. Aguayo explained the applicant is proposing to construct a 1,994 square foot outdoor dining area. The applicant provided the Planning Commission with a design packet which included the dimensions and elevations of the proposed outdoor dining area along with the color scheme and amenities of the outdoor dining area. Ms. Aguayo explained the applicant included two floor options in the design packet, one having a bar and fire pit and the other option without the bar and fire pit. It was staff's recommendation to approve the floor option without the bar and fire pit.

Commissioner Marshall inquired on the reasoning behind the recommendation of the option without the bar and fire pit.

Ms. Aguayo explained the Technical Advisory Committee (TAC) reviewed the project and their recommendation was to approve the option without the bar and fire pit due to potential problems with the bar being located so close to the city street and separated from the city street by a rod iron fence.

Commissioner Sanders declare time for public comments regarding the issue.

Andi Armstrong 1009 I Street, speaks regarding support of the project, she explains Citizens for a better Williams has been working diligently to improve and beautify the downtown business district and feels the project will be an asset to the downtown area.

Dennis Draves speaks on the possibility of the outdoor dining area providing a haven for burglary and vandalism.

George Lewis 1145 H Street, speaks regarding the proposed bar and fire pit and recommended the possibility of the bar and fire pit being allowed on a trial basis.

Hearing no further comment, Chairman Sanders closes the period of public comment.

It is moved by Commissioner Freeman, seconded by Commissioner Marshall, to approve both floor options, design and color scheme of the outdoor dining area for the Louis Cairos restaurant with the recommended conditions of approval.

Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall, and Freeman.

Noes: None.

Absent: Commissioner Davis and Wright.

Commissioner Sanders declares time for the public hearing regarding recommendation to amend the General Plan and Land Use designation from High Density Residential (Apartment-Professional R-4) to Low Density Residential (Single Family R-1).

Ms. Aguayo explained staff has recently had many inquires on the possibility of locating apartments on the property which are located off of twelfth Street on APN's 005-111-014, 005-151-005 and 005-151-006. Ms. Aguayo explained the sites have significant drainage issues and currently floods out Tenth Street during a heavy storm. Adding additional impervious area required for apartments would make the situation worse. In addition the city has had engineering attempts to fix the problem but have not been found adequate to the City Engineer.

Commissioner Freeman comments on his observation of Tenth Street during a storm.

Commissioner Sanders opens the public hearing.

Pramod Kumar 9413 South Butte Road, Sutter, CA, owner of parcel 005-111-014, speaks in opposition of the rezone and reads a letter he wrote addressed to the Planning Commission.

Andi Armstrong, 1009 I Street, spoke in support of the rezone, explaining 12th Street is currently difficult to drive down during a storm without the additional development on the subject parcels.

Jim Manning, City Administrator speaks in regards to Mr. Pramod comments, rebutting many of the inaccurate comments made by Mr. Pramod.

Commissioner Sanders closes the public hearing.

It is moved by Commissioner Freeman, seconded by Commissioner Sanders, to recommend City Council to adopt the Negative Declaration and recommend that the City Council certify the Negative Declaration for the General Plan Land Use designation amendment and rezone.

Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall, and Freeman

Noes: None.

Absent: Commissioners Davis and Wright.

It is moved by Commissioner Freeman, seconded by Commissioner Sanders to adopt resolution 2008-01, and recommend that the City Council adopt the Resolution 2008-13 amending the Williams General Plan Land Use Designation and approve the rezone.

Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall, and Freeman

Noes: None.

Absent: Commissioners Davis and Wright.

There being no further comments Chairman Sanders adjourns the meeting at 8:14 p.m.

Approved: _____

Chairman Sanders

Attest: _____

Monica Aguayo, Assistant City Planner