

Williams Planning Commission Minutes

810 E Street / P.O. Box 310, Williams, CA
95987

Regular Meeting of the Planning Commission
September 28, 2009
Minutes

The Planning Commission of the City of Williams meets this 28th day of September, 2009 at the hour of 7:00p.m.

1. ROLL CALL:

PRESENT: Commissioners Bob Freeman, Nancy Marshall, Ed Davis, David Miles, and Chairman Sanders.

Absent: None.

ALSO PRESENT:

Monica Aguayo, Assistant City Planner

Others: Debbie Rich, Rene Miles, Jorge Velazquez.

2. Chairman Sanders opens the meeting at 7:00 p.m. leading with the Pledge of Allegiance.

At this time, Ms. Aguayo requested that the Planning Commission add another item to the end of the Agenda, due to its immediate nature and that this item was brought to staff's attention after the posting of the agenda. The item requested was a discussion item regarding a mural painting at 653 F Street.

After hearing no comments from the Planning Commission or public, Commissioner Marshall moved to add the mural painting at 653 F Street as Item #9 on tonight's agenda. Motion seconded by Commissioner Davis. Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, Davis, Miles, and Chairman Sanders.

Noes: None.

Abstain: None.

3. Chairman Sanders declares time for a period of public comment.

After hearing no public comment, Chairman Sanders closes the period of public comment.

4. Chairman Sanders declares time for approval of the July 21, 2009 Special Meeting Minutes.

After hearing no comments from the Commission or public Commissioner Marshall motioned to approve the July 21, 2009 Special Meeting Minutes, motion seconded by Commissioner Freeman. Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, and Miles.

Noes: None.

Abstain: Commissioner Davis, and Chairman Sanders.

Chairman Sanders declares time for approval of the August 24, 2009 Regular Meeting Minutes.

After hearing no comments for the Commission or public Commissioner Freeman motioned to approve the August 24, 2009 Regular Meeting Minutes, motion seconded by Commissioner Miles. Motion carried by the following vote:

Ayes: Commissioners Freeman, Miles, and Chairman Sanders.

Noes: None.

Abstain: Commissioners Marshall and Davis.

5. Chairman Sanders declares time for approval of a sign permit by Bennett Development for a subdivision advertising sign.

Ms. Aguayo addressed the Planning Commission regarding the requested sign permit by Bennett Development. Ms. Aguayo explained Chapter 17.11 of the Municipal Code titled Signs, allows one non-illuminated sign advertising the subdivision, not to exceed 24 square feet in sign area is permitted for each ten acres in the subdivision.

Chairman Sanders opened the public hearing.

Chairman Sanders commented on the submitted sign specifications, mentioning that the red ovals at the top of the sign would exceed the permitted 24 square feet of allowed signage.

Ms. Aguayo reassured the Commission that Mr. Farley (Bennett Development representative) was explained how much signage was permitted and the specifications submitted on the drawing are incorrect and should be disregarded and the drawing shall be used only for interpretation of what the colors and design of the sign will look like.

The final order will re-stated that only 24 square feet of signage is permitted and approved by the Planning Commission.

After hearing no further comments from the Commission or public Chairman Sanders closes the public hearing. Commissioner Davis motioned to approve the sign permit for Bennett Development. Motioned seconded by Commissioner Marshall. Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, Davis, and Chairman Sanders.

Noes: Commissioner Miles.

Abstain: None.

6. Chairman Sanders declares time for approval of a Home Occupational Use permit to operate a Dog Grooming business.

Ms. Aguayo addressed the Planning Commission regarding a request by Jorge Velazquez for a Home Occupational Use Permit to operate a Dog Grooming business at 107 Virginia Street. It is staff's recommendation that the Planning Commission approve the requested Home Occupational Use Permit.

Chairman Sanders opened the public hearing.

Jorge Velazquez, applicant, approached the Planning Commission regarding his proposed business. He explained his background, credentials, and how he proposes to operate the business.

Commissioner Davis inquired on where Mr. Velazquez acquired his certificates for professional dog grooming.

Commissioner Freeman questioned where Mr. Velazquez's vehicles will be parked.

Ms. Aguayo explained there will still be sufficient room in his garage to park his vehicle. The Dog Grooming equipment is mobile and within the allowable restrictions of home occupations in the City of Williams.

After hearing no further comments from the Commission or public Chairman Sanders closes the public hearing. Commissioner Miles motioned to approve Jorge Velazquez's request for a Home Occupational Use Permit to operate a Dog Grooming business. Motion seconded by Commissioner Davis.

Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, Davis, Miles, and Chairman Sanders.

Noes: None.

Abstain: None.

7. Chairman Sanders declares time for discussion regarding off-street parking in the Downtown Business Area.

Ms. Aguayo addressed the Planning Commission regarding off-street parking in the downtown business area. Ms. Aguayo initiated the discussion by explaining the current process and requirements for businesses desiring to locate in the downtown area. Staff motives for this particular discussion item was to understand if the Planning Commission felt the current process in place was effective and conducive to getting businesses open in our downtown area. Commissioner Marshall expressed that current process in place allows the Planning Commission with discretion over parking requirements in relation to the proposed business. Commissioner Davis inquired on the status of vacant lots that are in close proximity to the downtown area for the purpose of public parking. Discussion was held regarding the off-street parking in the downtown area.

The discussion with finished with the conclusion that the current process in place for businesses wishing to locate in the downtown but are having difficulty meeting the requirement to pave, continue to go before the Planning Commission for consideration.

Discussion closed.

8. Chairman Sanders declares time for consideration of Pamm Stadick's request for a revision of the Planning Commission off-street parking findings regarding Garrison's Vestiges.

Ms. Aguayo addressed the Planning Commission in regards to Pamm Stadick's request. Ms. Stadick is requesting that her business be allowed to be open Monday through Sunday on a yearly basis, and that the parking waiver provided to her by Depue Warehouse be released.

Discussion was held regarding Ms. Stadick's business and off-street parking circumstances.

After hearing no further comments from the Commission or public, Commissioner Davis motioned to allow Ms. Stadick to operate Garrison's Vestiges Monday through Sunday on a yearly basis and retain the parking waiver on file, and revisit the Planning Commission in 12

months for review. Motion seconded by Commissioner Freeman. Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, Davis, Miles, and Chairman Sanders.

Noes: None.

Abstain: None.

9. Chairman Sanders declares time for discussion item regarding a mural painting at 653 F Street.

Ms. Aguayo approached the Planning Commission regarding a mural painting at 653 F Street. Ms. Aguayo explained that current City of Williams Municipal Code does not contain a permitting process for murals in the City of Williams. After researching a few mural codes from other Cities it was found that most city's have a set of criteria for permitting murals within their city. Permitting murals through our current sign ordinance was also discussed. Staff explained that signage for signs are calculated by parcel frontage. It was explained that if murals were to be processed as signs many murals would not be permitted due to their size. The discussion was finished by directing staff to research permitting processes for murals and bring back to the Planning Commission for review and recommendation.

Chairman Sanders adjourns the meeting at 8:32 p.m.

Approved: _____
Joel Sanders, Chairman

Attest: _____
Monica Aguayo, Assistant City Planner