

City of Williams Planning Commission Agenda

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

REGULAR MEETING OF THE PLANNING COMMISSION
MONDAY, JULY 26, 2010, 7:00 P.M.
CITY HALL, 810 E STREET

1. Call to Order and Roll Call.
2. Pledge of Allegiance.

PUBLIC COMMENT

3. Citizens are welcomed and encouraged to participate in this meeting. At this time, any member of the public may address the Planning Commission on matters which are *not* on the agenda. Speakers are asked to first complete a Speaker Card which is located in the lobby and present it to the Chairman of the Planning Commission before the meeting and/or before coming to the podium. Speakers are asked to state their name and address for the record. Citizens wishing to address the Planning Commission regarding any matter *on* this agenda should also complete a speaker card and present it to the Chairman at this time. For matters *on* this agenda, citizens will be called to speak at the time the item is considered by the Planning Commission. All speakers are encouraged to keep comments to three minutes. **Note**, under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

APPROVAL OF MINUTES

4. Approval of Regular Meeting Minutes for March 22, 2010 & May 24, 2010.

PUBLIC HEARING

5. **Subject:** A request by V & R Land Corporation for approval of Valley Ranch Unit 6 Phase 1 a tentative parcel map to subdivide a 7.79 acre parcel into four parcels and one remainder. The property is zoned Light Industrial (M-L) and located on APN 005-270-031.
Action Recommendation: Approve the Valley Ranch Unit 6 phase 1(a) parcel map subdividing the property into four parcels and one remainder subject to the conditions of approval.

Result of Recommended Action: Valley Ranch Unit 6 phase 1(a) tentative parcel map will be approved with conditions.

Staff Report: Monica Aguayo, Assistant City Planner.

6. **Subject:** A Request by Iskander Hussein owner of El Toro Loco Market for a Conditional Use Permit to renovate the living quarters located on the second floor of the retail grocery store located at 757 E Street building in the Retail Commercial (C-1) zoning district.
Action Recommendation: Approve the Conditional Use Permit to update and renovate the living quarters on the second floor of the retail grocery store located at 757 E Street subject to the conditions of approval.
Result of Recommended Action: Iskander Hussein will be issued a Conditional Use Permit.
Staff Report: Monica Aguayo, Assistant City Planner.
7. **Subject:** Request by Teresa Jaime for a Home Occupational Use Permit to operate residential cleaning business at 1115 E Street.
Action Recommendation: Approve the Home Occupational Use Permit to operate a residential cleaning business at 1115 E Street.
Result of Recommended Action: Teresa Jaime will be issued a Home Occupational Use Permit.
Staff Report: Monica Aguayo, Assistant City Planner.
8. **Subject:** Request by Melissa Wilkerson for a Home Occupational Use Permit to operate a handyman business at 834 9th Street.
Action Recommendation: Approve the Home Occupational Use Permit to operate a handyman business at 1115 E Street.
Result of Recommended Action: Melissa Wilkerson will be issued a Home Occupational Use Permit.
Staff Report: Monica Aguayo, Assistant City Planner.
9. **Subject:** Request by TK Development, LLC. for approval of Design Review for a 48 unit Senior Apartment Complex on Marguerete Rd. on a portion of APN 005-270-022. The proposal is to build a 48-unit senior housing complex.
Action Recommendation: Approve the proposed design of the buildings, color scheme, and site plan pursuant to Chapter 17.108 of the Williams Municipal Code subject to the conditions of approval. Approve the signs proposed for the site, pursuant to Chapter 17.11 of the Williams Municipal Code.
Result of Recommended Action: The senior apartment complex will be approved with conditions.
Staff Report: Monica Aguayo, Assistant City Planner.
10. **Subject:** Request for Modification of the Conditions placed on the E-Center Head Start School Project.

Action Recommendation: Deny request 2, 3, 4 per the request letter submitted by E-Center Head Start School to modify the conditions placed on E-Center Head Start project.

Result of Recommendation Action: E-Center Head Start project will be required to comply with the conditions placed on the project on May 24, 2010 with the minor exception of an alternative material that may be used on the exterior of the building.

Staff Report: Monica Aguayo, Assistant City Planner

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk, Rene Miles, at (530) 473-2955, by fax at (530) 473-2445 or by email to cityclerk@cityofwilliams.org at least 48 hours prior to the meeting.

INFORMATION

DEPARTMENTAL GENERAL TELEPHONE NUMBERS

Building	(530) 473-5389
Code Enforcement	(530) 473-2533
Finance	(530) 473-2982
Planning	(530) 473-2955
Police	(530) 473-2661
Public Works	(530) 473-2519
Swimming Pool	(530) 473-2603

Compliance with Government Code Section 54957.5

Public records, including writings related to an agenda item for an open session of a regular meeting of the Planning Commission of the City of Williams that are distributed less than 72 hours before the meeting, are available for public inspection during normal business hours at Williams City Hall located at 810 E Street, Williams, California, 95987.

Certificate of Posting of Agenda

I, Monica Aguayo, Assistant City Planner for the City of Williams, declare that the foregoing agenda for the July 26, 2010 Regular Meeting of the Williams Planning Commission was posted on July 22, 2010, at the office of the City of Williams, 810 E Street, Williams, California, 95987 and was available for public review at that location.

Signed this 22nd day of July, 2010 at Williams, California.

Monica Aguayo, Assistant City Planner