

City of Williams Planning Commission Minutes

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

Regular Meeting of the Planning Commission
January 24, 2011
Minutes

The Planning Commission of the City of Williams meets this 24th day of January, 2011 at the hour of 7:00 p.m.

1. ROLL CALL:

PRESENT: Commissioners Bob Freeman, Nancy Marshall,
and Chairman Sanders.

ABSENT: Ed Davis and David Miles

ALSO PRESENT: Gary Price, Interim City Planner
Charles Bergson, City Administrator

OTHERS: None

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

3. Chairman Sanders declared time for a period of public comment. With no public, Chairman Sanders closed the period of public comment.

4. Chairman Sanders declared time for approval of the December 13, 2010 Special Meeting Minutes.

Commissioner Freeman motioned to approve the December 13, 2010 Special Meeting Minutes. Motion seconded by Commissioner Marshall. Motion carried by the following vote:

Ayes: Commissioners Freeman, Marshall, and
Chairman Sanders.

Noes: None.

Abstain: None.

Absent: Commissioners Davis and Miles

5. PUBLIC HEARINGS:

Chairman Sanders declared time to review Design Review Application DR11-01 of Jerry and Beth Nall for a 490 square foot room addition to an existing house at 2516 George Road. This application was made in accordance with Section 17.108.020 of the Zoning Code.

Mr. Price gave an overview of the proposed project application, including a description of the addition that it meets all design review criteria. Mr. Price stated that it is staff's recommendation that the Planning Commission approve the design review application pursuant to Chapter 17.108.020 of the City of Williams Municipal Code titled Design Review based on findings for the public record and subject to conditions of approval noted in the staff report.

Discussion was held regarding project. Chairman Sanders noted that Section 17.108.020-A-2 exempts any exterior addition that is not visible from the public right of way and, therefore, future projects, such as this one would probably not require design review by the Planning Commission. Commissioners Freeman and Marshall concurred. Mr. Price acknowledged this and indicated that staff would approve these types of projects in the future.

Chairman Sanders opened up this item for public hearing. The project applicant, Mr. Jerry Nall, spoke in favor of the application.

Seeing nobody else interested in discussion of this item, Chairman Sanders closed the public hearing. Commissioner Freeman motioned to approve the proposed application based on findings and subject to conditions of approval listed in the staff report.

Motion seconded by Commission Marshal. Motion carried by the following vote:

Ayes:	Commissioners Freeman, Marshall, and Chairman Sanders.
Noes:	None.
Abstain:	None.
Absent:	Commissioners Davis and Miles

6. OTHER BUSINESS:

- A. Housing Element Update: Mr. Price indicated that the City Council had approved the Housing Element Update recommended by the Planning Commission and that it was transmitted to the California Department of Housing and Community Development (HCD) for review. HCD submitted comments back to the City and substantial changes will need to be made to the document before it is certified. Staff will be working with HCD to revise the document and once complete it will be approved by the City Council and sent back to HCD for certification. Once the document is certified copies will be transmitted to the Commission for reference.

- B. General Plan Update: Mr. Price indicated that the City was coordinating work between the General Plan Update consultant and the City's traffic consultant which has delayed the project. The traffic numbers need to be accurate before other work is completed on the General Plan, such as noise and traffic impacts assessment. Staff is also completing a Circulation Element Update to the General Plan, which also needs to be included in the overall General Plan Update. Once all these items are completed, the consultant will be able to conduct the environmental impact report. In the mean time, staff will soon convene a meeting with the General Plan Advisory Committee to review the Circulation Element Draft.

- C. Redevelopment Plan Update: Mr. Price handed out to the Commission a package of information consisting of the Redevelopment Agency (RDA) Preliminary Report (1/19/11), the Redevelopment Plan for the Williams Redevelopment Project Area Draft for Planning Commission Review (1/19/11), RDA Resolution 10-11, Resolution of the City of Williams Redevelopment Agency Referring the Proposed Redevelopment Plan to the Planning Commission for Report and Recommendation and the January 19, 2011 City of Williams Redevelopment Agency Report that includes background information on the Redevelopment Plan. He described the plan and indicated that the Planning Commission should review this information in preparation for the next Regular Meeting of February 28, 2011. In accordance with State law, the Planning Commission needs to review the draft redevelopment plan and issue a report and recommendation concerning the Plan's conformity to the General Plan. Mr. Price indicated the need for the Commission to start reviewing the document now to obtain an understanding of the project description and be ready to

make an informed recommendation to the Redevelopment Agency. Also, he indicated that an Environmental Impact Report was being prepared for this project and will be transmitted to the Commission in a few weeks for review. The EIR will also need to be considered in the review and recommendation to the Redevelopment Agency regarding the RDA Plan. Mr. Bergson mentioned the importance of the plan and how it should be considered as an important tool for revitalizing the downtown, the project area and the overall City.

Chairman Sanders adjourned the meeting at 7:25 p.m.

Approved: _____
Joel Sanders, Chairman

Attest: _____
Gary Price, Interim City Planner