

City of Williams Planning Commission Minutes

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

REGULAR MEETING OF THE PLANNING COMMISSION FEBRUARY 28, 2011 MINUTES

Chairman Sanders called the meeting of the Planning Commission of the City of Williams to order at 7:00 p.m. on February 28, 2011.

ROLL CALL:

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

ABSENT: None.

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

OTHERS: Jim Simon, Rosenow Spevacek Group, Inc.

Chairman Sanders lead the Pledge of Allegiance.

PUBLIC COMMENT

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

MINUTES

On a motion by Commissioner Freeman, seconded by Commissioner Marshall and carried by the following vote, the minutes of the January 24, 2011 regular meeting minutes were approved as presented.

AYES: Commissioners Freeman, Marshall, and Chairman Sanders
NOES: None
ABSENT: None

ABSTAIN: Commissioners Davis and Miles (absent from the January 24th meeting)

DESIGN REVIEW – 426 FOURTH STREET

Interim City Planner Price advised the Commission of the request for a Design Review Application DR11-02 for proposed installation of three cabinet wall signs to be installed on the west side of the Holt California Building located at 426 4th Street, in the M-L, Limited Industrial District. The proposed signage, including all existing signs on the project site, would comply with the Sign Regulations, in that signs meet the City's design review standards, that recommended approval of the project is based on the findings for the public record and conditions of approval as outlined in the staff report. The applicant's representative, Mike Behnke, Mina Tree Signs, spoke in support of the application and concurred with staff's analysis and recommended conditions of approval.

Discussion was held by the Commission regarding the existing and proposed signs and how the project complies with the Zoning Code. Chairman Sanders requested clarification regarding the Sign Regulations relative to calculating cumulative sign area according to the property's street length.

On a Motion by Commissioner Davis, seconded by Commissioner Miles and carried unanimously by the following vote, Council approved the Design Review Application DR11-02 based on findings and subject to conditions of approval as listed below.

AYES: Commissioners Freeman, Marshall, Davis, Miles, and Chairman Sanders
NOES: None
ABSTAIN: None
ABSENT: None

Findings:

- (1) This application for Design Review DR11-02 was submitted by Mike Behnke, Mina-Tree Sign for Holt California on February 14, 2011, for new signage located in the M-L, Limited Industrial District at 426 4th Street, Assessor's Parcel No. 005-102-014.
- (2) This application for installing three signs of 88.125 square feet in area is consistent with the General Plan and complies with the Zoning Code.

- (3) This application for installing signage is exempt from environmental review in accordance with Section 15301 of the CEQA (California Environmental Quality Act) Guidelines regarding “Existing Facilities.

Conditions of Approval:

- (1) A sign permit shall be secured from the Building Department prior to sign installation.
- (2) All exposed sign brackets and mounting hardware shall be painted to match the base color of the cabinet.
- (3) The signs shall not be permitted to be illuminated in any way.
- (4) Sign design and installation shall conform to the plans represented to and approved by the Planning Commission.

DRAFT ENVIRONMENTAL IMPACT REPORT – REDEVELOPMENT PLAN

Planner Price gave an overview of the Draft Environmental Impact Report (DEIR) process and indicated the public was given the opportunity to comment during the public review period between January 31 and March 16, 2011. Staff is seeking Planning Commission’s comments on the DEIR as to the adequacy of the document. Chairman Sanders opened this matter up to public comments. Hearing no comments, Chairman Sanders opened this matter up to Commission discussion. The Commission did not offer any comments on the DEIR.

DRAFT REDEVELOPMENT PLAN

Planner Price requested that the Commission provide the public an opportunity to offer comments on the Draft Redevelopment Plan; to provide Commission comments on the Plan; to adopt Resolution PC2011-01 finding that the Redevelopment Plan is consistent with the General Plan; and that the Commission recommend to the City Council and Redevelopment Agency approval of the Redevelopment Plan.

Chairman Sanders declared time for public comments on the Redevelopment Plan. Hearing no comments, Chairman Sanders opened this matter up to Commission discussion. Commissioner Davis noted that there is a policy in the 1988 General Plan regarding Class 1 soils in the southern portion of the City. That policy indicates these lands should be preserved in agriculture and not developed. Staff noted this concern and indicated that the

proposed redevelopment area boundaries don't extend into this area. However, staff plans to address this concern in the 2010 General Plan Update.

The Commission discussed financing provisions of the Redevelopment Agency. Jim Simon, Rosenow Spevacek Group, Inc. presented an overview of the Plan and the various financing programs provided to the City under the Redevelopment Plan.

Commissioner Marshal noted some concern that some Commissioners, including herself, did not obtain a copy of the 1988 General Plan in time to review it. Planner Price presented an overview of specific consistency with the General Plan citing several sections of the Redevelopment Plan Draft Environmental Impact Report.

On a motion by Commissioner Davis, seconded by Commissioner Freeman and carried by the following vote, the Commission adopted Resolution PC2011-01, finding consistency between the Draft Redevelopment Plan and the General Plan and recommending approval of the Redevelopment Plan to the City Council and Redevelopment Agency.

AYES: Commissioners Freeman, Marshall, Davis, Miles, and
Chairman Sanders
NOES: None
ABSTAIN: None
ABSENT: None

UPDATE – GENERAL PLAN

Planner 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 City Council will be considering an amendment to the General Plan Consultant's Contract with the City. This amendment is to expand the Scope of Services to assist staff in preparing an update to the City's General Plan Circulation Element, incorporate it into the overall General Plan document, and expand environmental review of the General Plan Update to include the updated Circulation Element. If the amended Contract is approved by the Council, the Consultant will proceed with the project. The next step will be to conduct a General Plan Advisory Committee meeting on the Circulation Element Update.

UPDATE REDEVELOPMENT PLAN

Planner Price explained that the next steps for the Redevelopment Plan will be to complete the Environmental Impact Report process and have the Plan adopted by the City Council. City Administrator 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.

ADJOURNMENT

At 8:15 p.m., Chairman Sanders adjourned the meeting regular meeting of the Planning Commission.

APPROVED BY:

Joel Sanders, Chairman

ATTEST:

Gary Price, Interim City Planner