

City of Williams Planning Commission Minutes

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

Regular Meeting of the Planning Commission
June 22, 2015
Minutes

The Planning Commission of the City of Williams meets this 22th day of June, 2015 at the hour of 6:00 p.m.

1. ROLL CALL:

PRESENT: Commissioners Nancy Marshall, Steven Jeet, and Sajit Singh.

ABSENT: Alisia Carmona, Don Parsons, and Ed Davis.

ALSO PRESENT: Monica Stegall, Gary Price, and Ann Siprelle.

2. Commissioner Marshall opened the meeting at 6:00 p.m. leading with the Pledge of Allegiance.
3. Commissioner Marshall declared time for a period of public comment. No public comments were made. Commissioner Marshall closed the period of public comment.

Commissioner Marshall declared time for the workshop, for an overview and discussion on the sign code update.

Mrs. Stegall approached the Commission and gave an overview of the sign code update, and freeway overlay zone.

Discussion is held regarding the sign code update and the Design Guidelines Manual. Mr. Price gave an overview of the supplemental sign package that was presented to the Commission at the meeting. Mr. Price explained the regulations format of the new sign code and the Design guidelines manual. Mr. Singh questioned the description of commercial messaging and the differences between commercial messages and temporary signs. Mr. Price plans to clarify the difference of the two terms and work on a better definition for

commercial messaging signs. With no further comments or discussion from the public or Commission. Commissioner Nancy Marshall closed the workshop.

4. Commissioner Marshall declared time for approval of Meeting Minutes.

Commissioner Nancy Marshall requested the minutes for March 2, 2015 be tabled due to no quorum for approval.

It was moved by Commissioner Jeet and seconded by Commissioner Singh to approve the Meeting Minutes for April 27, 2015. Motion carried by the following vote:

Ayes:	Commissioners Singh, Jeet, and Marshall.
Absent:	Commissioners Carmona, Parsons, and Davis.
Noes:	None.

5. Commissioner Marshall declared time for a public hearing for the Design Review application submitted by Green Valley Homes. Application submitted by Corporation for Better Housing to build 40 single family homes and a community center. The project is located in the Valley Ranch Eastside Subdivision, Phase 10.

Planning Consultant Gary Price gave an overview of the project details submitted by Corporation for Better Housing. The project consists of the construction of 40 single family homes, and a community center. Project is located in the Valley Ranch Eastside Project, Phase 10. Planner Price explained the pattern book and how the project relates to the zoning code.

Jake Lingo with the Corporation for Better Housing (CFBH) shared that the Corporation has been established since 1995. CFBH has built and maintains over 60 communities in California. Mr. Lingo explained specifics of management and maintenance on these homes.

Mrs. Marshall asked about the locations of their other projects.

Mr. Lingo explained the other developments are located throughout California, mentioning the nearest development to Williams is located in Calistoga, California.

Mrs. Marshall questioned the process for approving residents for the development.

Mr. Lingo shared that they have income requirements and background checks for approving tenants.

Mr. Singh questioned the California Environmental Quality Act (CEQA) on the project. Mr. Price clarified that CEQA was conducted initially on the overall project when the subdivision map was approved.

Commissioner Singh stated that he liked the idea of them being family oriented, but questioned the impact this project would have on the fire and police services.

Singh also asked about future repairs or replacement on energy efficient products in these homes such as solar panels and water heaters.

Jake Lingo explained that the company has a reserve fund for these types of repairs and replacements. He also explained the project would have 1 full-time manager, 1 part-time manager, and 1 full-time maintenance manager.

Mrs. Marshall questioned the components of a pattern book development.

Mr. Lingo discussed the City Zoning code and the challenges the project had regarding meeting the setbacks for the homes within the Neighborhood Conservation 61-6 zone. He further explained that City Staff and the applicants felt the pattern book provided flexibility regarding setbacks if all criteria for the pattern book approval was met.

Commissioner Jeet questioned why the project did not construct any multi-story homes.

Mr. Lingo explained that all homes needed to be American with Disabilities Act (ADA) compliant due to the funding.

Mr. Singh questioned what would happen to the homes if the Corporation were to fail. Mr. Lingo explained that the homes are deed restricted and would be required to remain rentals through the life of the loan. Mr. Lingo went on to discuss specific regarding the funding of the project.

Mr. Singh spoke to the ongoing services the City will need to provide to service the development. He questioned whether the homes will

ever be sold. Mr. Lingo explained that it is unlikely that the homes will ever be sold.

Mr. Singh questioned Mr. Lingo on what attracted the applicants to Williams. Mr. Lingo explained that they discovered the finished lots in Williams, and there had been little to no market for the sale of housing in recent years. He also explained that their market analysis indicated a demand for farmworker housing in the Williams area.

Commissioner Marshall declared time for a period of public comment. No public comment was heard. Commissioner Marshall closed the period of public comment and declared time for a break. Commissioner Marshall along with the Planning Commission's consent decided to reconvene after a break and continue on to the next agenda item and will revisit and open the Green Valley Homes public hearing after other items of business on the Planning Commission agenda have been addressed and determined.

6. Commissioner Marshall declared time for a public hearing regarding Zoning Amendment ZOA 2015-1 regarding establishment of highway signs overlay zone.

Commissioner Marshall declared time for a period of public comment. No public comment was heard. Commissioner Marshall closed the period of public comment. Mrs. Marshall moved to continue public hearing to the next Planning Commission meeting. Motion seconded by Mr. Jeet. Motion carried by the following vote:

Ayes: Commissioners Singh, Jeet, and Marshall.
Absent: Commissioners Carmona, Parsons, and Davis.
Noes: None.

7. Commissioner Marshall declared time for a public hearing regarding Zoning Amendment ZOA 2015-2 an update of the city of Williams sign code.

Commissioner Marshall declared time for a period of public comment. No public comment was heard. Commissioner Marshall closed the period of public comment. Mrs. Marshall moved to continue public hearing to the next Planning Commission meeting. Motion seconded by Mr. Jeet. Motion carried by the following vote:

Ayes: Commissioners Singh, Jeet, and Marshall.
Absent: Commissioners Carmona, Parsons, and Davis.

Noes: None.

8. Chairperson Marshall declared time for a request for approval of a Colusa Casino sign permit. The sign is proposed to be installed on Williams Nursery Property at HWY 20 & Husted Rd.

It was moved by Commissioner Marshall, seconded by Commissioner Jeet, to approve the sign permit with the added condition to maintain the sign as approved by the Planning Commission. Motion carried by the following vote:

Ayes: Commissioners Singh, Jeet, and Marshall.
Absent: Commissioners Carmona, Parsons, and Davis.
Noes: None

9. Commissioner Marshall declared time for a discussion regarding chain link fencing.

Assistant City Planner Stegall updated the Commission on the discussion that was held at the City Council's June meeting regarding chain link fencing. The overall consensus among the City Council was to keep the regulations regarding chain link fencing in place unless there becomes a demand for chain link fencing. At that time the City Council and the Commission can reassess the regulations.

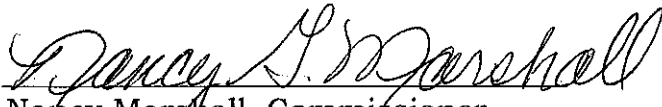
Mrs. Marshall reconvened the public hearing for Green Valley Home's Design Review and Pattern book application.

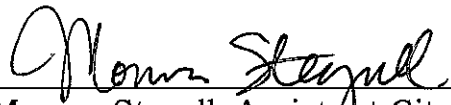
Assistant City Planner Stegall explained that staff is recommending the Planning Commission approve items 2-5 of the recommendation as stated in the Staff report.

It was moved by Mrs. Marshall and seconded by Mr. Jeet to approved items 2-5 of the Staff report for Green Valley Homes design review as recommended by Staff. Motion carried by the following vote:

Ayes: Commissioners Singh, Jeet, and Chairperson Marshall.
Absent: Commissioners Davis, Carmona, and Parsons.
Noes: None

Commissioner Marshall adjourned the meeting at 8:36 p.m.

Approved: 
Nancy Marshall, Commissioner

Attest: 
Monica Stegall, Assistant City Planner