



# Willows Planning Commission Action Meeting Minutes January 7, 2024

Planning Commission  
Pedro Bobadilla, Chair  
Maria Ehorn, Vice Chair  
Llanira Valencia, Commissioner  
Sherry Brott, Commissioner  
Vacant, Commissioner

## 1. CALL TO ORDER– 6:00 PM

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Commissioners Present: Commissioner Valencia, Vice Chair Ehorn, and Chair Bobadilla

Commissioners Absent: Commissioner Brott

## 4. CHANGES TO THE AGENDA

None

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

No Public Comments

## 6. PUBLIC HEARING

### a. Design Review/ File #DR-24-07/ 470 N. Airport Road

**Hearing Open: 6:05PM, Closed: 6:05PM**

No Public Comments

**Action:** Adopted Resolution 01-2025 granting the design review approval of design review (File # DR-24-07) to Walmart for minor external civil site work including site accessibility improvements for the property located at 470 N. Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

**Moved/Seconded:** Vice Chair Ehorn/Commissioner Valencia

**Yes:** Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

**No:** None

**Absent:** Commissioner Brott

**Abstain:** None

### b. Minor Use Permit File# MUP-24-03 & Design Review File# DR-24-08/ 470 N. Airport Road

**Hearing Open: 6:09PM, Closed: 6:09PM**

No Public Comments

**Action:** Adopted Resolution 02-2025 granting the design review approval of design review (File # DR-24-08) to Walmart for exterior building improvements and use permit approval for 112.82 Sf of additional incidental signage to Walmart for the property located at 470 Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

**Moved/Seconded:** Vice Chair Ehorn/Commissioner Valencia

**Yes:** Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

**No:** None

**Absent:** Commissioner Brott

**Abstain:** None

c. **Design Review/ File #DR-24-09/ 175 N. Villa Avenue**

**Hearing Open: 6:17PM, Closed: 6:17PM**

No Public Comments

**Action:** Adopted Resolution 03-2025 granting the approval of design review (File # DR-24-09) to Sunrun Installation Services Inc. on behalf of property owner TMO for the construction of three carports with rooftop solar at the property located at 175 N. Villa Avenue, Assessor's Parcel Number 105-100-200 within the Multiple Residence-Professional Office District.

**Moved/Seconded:** Commissioner Valencia/Vice Chair Ehorn

**Yes:** Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

**No:** None

**Absent:** Commissioner Brott

**Abstain:** None

d. **Amend Use Permit/ File #UP-24-02A/ 361 W. Sycamore Street**

**Hearing Open: 6:17PM, Closed: 6:17PM**

No Public Comments

**Action:** Adopted Resolution 04-2025 granting the approval of an amendment to use permit (File # UP-24-02) and design review to allow the establishment of a storage shed at the property located at 361 W. Sycamore Street, Assessor's Parcel Number 002-161-001 within the Central Commercial Zone.

**Moved/Seconded:** Vice Chair Ehorn/Commissioner Valencia

**Yes:** Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

**No:** None

**Absent:** Commissioner Brott

**Abstain:** None

e. **Design Review/ File# DR-24-06/ 900 S. Tehama Street**

**Hearing Open: 6:21PM, Closed: 6:21PM**

No Public Comments

**Action:** Adopted Resolution 05-2025 granting the design review approval of design review (File # DR-24-06) to Matthew Bippus for the renovation and expansion of a former office building to a caretaker's residence totaling 648-square feet and site improvements for the property located at 900 S. Tehama Street, Assessor's Parcel Number 017-310-005 within the Light Industrial Zone.

**Moved/Seconded:** Commissioner Valencia/ Vice Chair Ehorn

**Yes:** Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

**No:** None

**Absent:** Commissioner Brott

**Abstain:** None

## **7. COMMENTS & REPORTS**

a. Commission Comments & Reports

b. Staff Comments & Reports

- i. Chair Bobadilla commented on the vacant position on the Planning Commission and asked that anyone interested in serving on the commission should contact City Hall.

## **8. ADJOURNMENT – 6:26 PM**

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Tara Rustenhoven, Deputy City Clerk