



Willows Planning Commission

Action Meeting Minutes

March 4, 2025

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

1. CALL TO ORDER— 6:00 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Chair Bobadilla, Commissioner Valencia and Commissioner Brott

Commissioners Absent: None

4. CHANGES TO THE AGENDA

No Changes

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

Public Comment: Open 6:03PM, Closed 6:08PM

- i. Public Comment #1: Lan Zhou
- ii. Public Comment #2: Bill Sutherland

a. Minutes Approval

Action: Approved the minutes of the October 16, 2024, November 20, 2024, and January 7, 2025 Planning Commission Meetings.

Moved/Seconded: Commissioner Brott/Commissioner Valencia

Yes: Commissioners Brott and Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

b. Amendment to Resolution for File# UP-22-04(A) Commissary at 125 Willows St.

Action: Approved the amendment to the adopted resolution for File# UP-22-04(A) to correct clerical errors.

Moved/Seconded: Commissioner Brott/Commissioner Valencia

Yes: Commissioners Brott and Valencia, and Chair Bobadilla

No: None

Absent: None

6. PUBLIC HEARING

- a. **Conditional Use Permit Amendment (File# MUP-23-02 A) & Design Review (File# DR-25-01)/ 725 South Tehama Street**

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

No Public Comments

Action: Adopted Resolution 06-2025 approving conditional use permit (File# MUP23-02 A) to Munish Sharma amending the previously approved change of use from motel use to multifamily residential adding three new units and the design review approval (DR25-01) for the construction of a triplex and other site improvements for the property located at 725 S. Tehama Street, Assessor's Parcel Number 001-102-009 within the General Commercial Zone.

Moved/Seconded: Commissioner Valencia/Commissioner Brott

Yes: Commissioners Brott and Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

7. DISCUSSION & ACTION CALENDAR

- a. **Election of Chair and Vice Chair**

Action: Nominated and elected a Chair and Vice Chair to preside over the Planning Commission for the 2025 calendar year.

Commissioner Valencia nominated Commissioner Bobadilla as Chair.

Commissioner Brott nominated Commissioner Valencia as Vice Chair.

Moved/Seconded: Commissioner Valencia/Commissioner Brott

Yes: Commissioners Brott and Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

8. COMMENTS & REPORTS

- a. Commission Comments & Reports

- b. Staff Comments & Reports

- i. Joe Bettencourt gave an update on a future agenda item to discuss temporarily suspending the Planning Commission, set for the March 25, 2025 or April 8, 2025 City Council Meeting.
- ii. Joe Bettencourt gave an update on a future agenda item to discuss a Moratorium on Food Trucks, set for the March 25, 2025 or April 8, 2025 City Council Meeting.

9. ADJOURNMENT – 6:26 PM

Karleen Price, City Clerk