



# Willows Planning Commission Action Meeting Minutes May 6, 2025

Planning Commission  
Pedro Bobadilla, Chair  
Llanira Valencia, Vice Chair  
Sherry Brott, Commissioner  
Keith Corum, Commissioner  
Cristina Ocampo, Commissioner

## 1. CALL TO ORDER– 6:00 PM

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Valencia, Commissioners Brott, Corum and Ocampo

Commissioners Absent: None

## 4. CHANGES TO THE AGENDA

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

**Public Comment: Open 6:04PM, Close 6:04PM**

Public Comment #1: An emailed comment from Jeff Williams was read into the record.

### a. Minutes Approval

Action: Approved the minutes of the April 1, 2025 Planning Commission Meeting.

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

**Yes:** Commissioner Brott, Commissioner Ocampo, Vice Chair Valencia, and Chair Bobadilla

**No:** None

**Absent:** None

**Abstain:** Commissioner Corum

## 6. PUBLIC HEARING

### a. 510 W Wood St – Land Use Variance

**Hearing Open: 6:32PM, Closed: 7:21PM**

Public Comment #1: Bill Sutherland

Public Comment #2: Lan Zhou

Public Comment #3: Bo Chou

Public Comment #4: Dennis Asbury

Public Comment #5: Mike Murray

Public Comment #6: Harriet Gomez

Public Comment #7: Ashley Wagenman Hernandez

**Action:** Motion to deny Land Use Variance (File# V-25-01) to establish a residential land use on a parcel currently zoned for commercial use on the property located at 510 W. Wood St., identified by Assessor's Parcel Number (APN): 002-081-002.

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

**Yes:** Commissioner Brott, Vice Chair Valencia

**No:** Commissioner Corum, Commissioner Ocampo, and Chair Bobadilla

**Absent:** None

**Abstain:** None

**Action:** Motion to continue item.

**Moved/Seconded:** Commissioner Corum/ Commissioner Ocampo

**Yes:** Commissioner Corum, Commissioner Ocampo, and Chair Bobadilla

**No:** Commissioner Brott, Vice Chair Valencia

**Absent:** None

**Abstain:** None

**b. Mobile Food Truck Moratorium**

**Commissioner Ocampo recused herself from the public hearing at 7:26PM due to a possible conflict of interest as a food truck owner.**

**Hearing Open: 7:36PM, Closed: 7:57PM**

Public Comment #1: Marlena Sparkman

Public Comment #2: Doug Ross

Public Comment #3: Jon Owens

Public Comment #4: Pete Mann

Public Comment #5: Ashley Wagenman Hernandez

**Action:** Motion to deny the proposed moratorium.

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

**Yes:** Vice Chair Valencia, Commissioner Corum

**No:** Commissioner Brott, Chair Bobadilla

**Absent:** None

**Abstain:** Commissioner Ocampo

**Action:** Motion to adopt a resolution recommending that the City Council approve the proposed ordinance imposing a temporary 12 month or sooner moratorium on the acceptance of new mobile food truck applications in all zoning districts within the City of Willows.

**Moved/Seconded:** Commissioner Brott/ Chair Bobadilla

**Yes:** Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

**No:** Commissioner Corum

**Absent:** None

**Abstain:** Commissioner Ocampo

c. **Multi-Jurisdiction Hazard Mitigation Plan**

**Hearing Open: 8:05PM, Closed: 8:05PM**

**Action:** Motion to adopt a resolution recommending that the City Council approve the proposed ordinance imposing a temporary 12 month or sooner moratorium on the acceptance of new mobile food truck applications in all zoning districts within the City of Willows.

**Moved/Seconded:** Commissioner Corum/ Commissioner Brott

**Yes:** Chair Bobadilla, Vice Chair Valencia, Commissioners Corum, Brott, and Ocampo

**No:** None

**Absent:** None

**Abstain:** None

7. **DISCUSSION & ACTION CALENDAR**

a. **Tacos Ocampo (File# UP-24-02) Review**

Action: Directed staff to modify the Conditions of Approval for Conditional Use Permit (File #UP-24-02) to require that waste be transferred from front bins into the covered waste receptacle, with removal occurring no less than once per week.

b. **Section 2 Review of Willows Municipal Code Title 18-Zoning**

Action: Continued to May 20, 2025 Special Meeting.

8. **COMMENTS & REPORTS**

a. **Commission Comments & Reports**

- i. Chair Bobadilla commented on the large turnout and expressed appreciation for the community's engagement.
- ii. Commissioner Brott welcomed the two new Commissioners, Corum and Ocampo.

b. **Staff Comments & Reports**

- i. Staff welcomed the two new Commissioners, and thanked the community.

9. **ADJOURNMENT – 8:16 PM**

---

Karleen Price, City Clerk