



PUBLIC HEARING



Date: January 7, 2025
To: Planning Commission
From: Jessica Shull, Contract Planner, Harris & Associates
Subject: Design Review/ File #DR-24-09/ 175 N. Villa Avenue

Recommendation:

Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

Rationale for Recommendation:

The City of Willows Municipal Code (WMC) Section 18.141.030, states *"All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."*

Additionally, section 18.141.060 outlines the criteria for design review approval, encompassing building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations. Guidelines for material and color selection are specified in Section 18.141.060(4), which states, *"Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character."*

Lastly, per Section 18.141.070 of the WMC, an application for design review may be approved, approved with modifications, conditionally approved or disapproved.

Background:

The applicant Sunrun Installation Services, Inc. representing TMO (property owner) is seeking Design Review approval to construct three new carports with solar panels on the property located at 175 N. Villa Avenue, (Willows Apartments) identified by Accessor Parcel Number (APN): 105-100-200 (Site; See Figure 1), within the Multiple Residence-Professional Office (R-P) zoning district.



Figure 1: Location

Discussion & Analysis:

The Site is zoned Multiple Residence /Professional Office (R-P). This district is designed to provide land use flexibility for mixed residential development, allowing for a combination of multiple-family dwellings, alongside professional office spaces, specifically providing a transition between more intensive commercial uses and residential neighborhoods.

Carports are allowed within the R-P zoning district as an accessory use subject to WMC Section 18.141.030, with Design Review oversight. The applicant proposes constructing three carports with solar arrays on the roof of the structures. Two carports, 45.7 feet long by 18.5 feet wide and another 83.6 feet by 18.5 feet wide, are proposed along the property's western side at the site's rear. The site's last carport is proposed internally towards the southern property line. This carport is proposed to be 139.4 feet long and 18.5 feet wide. The proposed carports with solar comply with local land use standards and carports are well-suited to the character and development patterns within the within the Multiple Residence /Professional Office (R-P). A neighboring property has constructed similarly designed carports.

The proposed carports will be constructed of steel and aluminum. They are typically installed with no change to their natural element color, which is varying shades of gray. While the proposed color is not an approved natural color from the color list, per Section 18.141.060, other colors can be selected if *“they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or*

neighborhood character". As discussed previously an abutting property has carports with a similar color and material scheme. The visual below shows an example of what the carports will look like as installed.



Figure 2: Example of Proposed carports

The surrounding visual characteristics consists of the following:

- West: A two-story Spanish-style stucco apartment complex known as the Villas @ Willows West. The color scheme is muted white with blue accents around the property.
- South: A Craftsman-style single-family residence located along Villa Avenue. Adjacent to this, along Sycamore Street, is a two-story multi-family apartment complex known as Sycamore Ridge Apartments. The structure is painted in a light beige color scheme with muted red accents. The apartment complex includes carports situated internally on the property.
- East: A single-story rectangular office building with a flat roof, brown-façade and a large, paved parking lot.
- North: A single-story structure with a pitched roof, a light-colored facade, and a paved parking lot.

The proposed change is consistent with the design review criteria established in WMC 18.141.060, including building design, site relationship, neighborhood compatibility, material selection, and operational considerations. The addition of the new carports provides a functional element that does not detract from the existing structure. They also increase the usability for residents, the carports offer convenient, sheltered parking, addressing practical needs. The design of the carports does not detract from the overall character of the area. The carports are situated in a way that preserves sightlines, greenery, and open space, ensuring they do not negatively impact the neighborhood's aesthetic. Therefore, the proposed modification is in compliance with all applicable regulations and guidelines and is recommended for approval.

Fiscal Impact:

The applicant has provided a deposit for the planning portion of the project.

Attachments:

- Attachment 1: Resolution XX-2025

- Attachment 2: Conditions of Approval
- Attachment 3: Site Plan
- Attachment 4: Elevations
- Attachment 5: Design Review Analysis



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS 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 CAPORTS WITH ROOFTOP SOLAR AT THE PROPERTY LOCATED AT 175 N. VILLA AVENUE, ASSESSORS PARCEL NUMBER 105-100-200 WITHIN THE MULTIPLE RESIDENCE-PROFESSIONAL OFFICE DISTRICT

WHEREAS, the applicant, Sunrun Installation Services, Inc., on behalf of the property owner, TMO has filed for Design Review approval (File# DR-24-09) to allow for the construction of three carports with rooftop solar; and

WHEREAS, the City of Willows Municipal Code Chapter (WMC) 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and

WHEREAS, notice of the Planning Commission meeting held on January 7, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on January 7, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1) pursuant to the California Environmental Quality Act (CEQA); and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the construction of three carports with rooftop solar is consistent with the General Plan, and the City of Willows Municipal Code; and hereby approves Design Review (File # DR-24-09), subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 7th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Pedro Bobadilla, Chair

ATTESTED:

Tara Rustenhoven, Deputy City Clerk

Design Review (DR-24-09) Conditions of Approval
175 N. Villa Avenue/APN: 105-100-200
Planning Commission Approval Date: January 7, 2025

GENERAL

1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
3. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
4. The developer shall adhere to the design and specification of the Architectural Design Review approval for the construction of the carports and attached solar panels, to include the proposed material/color scheme and necessary site improvements as shown on the plans submitted with the application.
5. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
6. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
7. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
8. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
9. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.

BUILDING DEPARTMENT

10. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
11. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.
12. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.

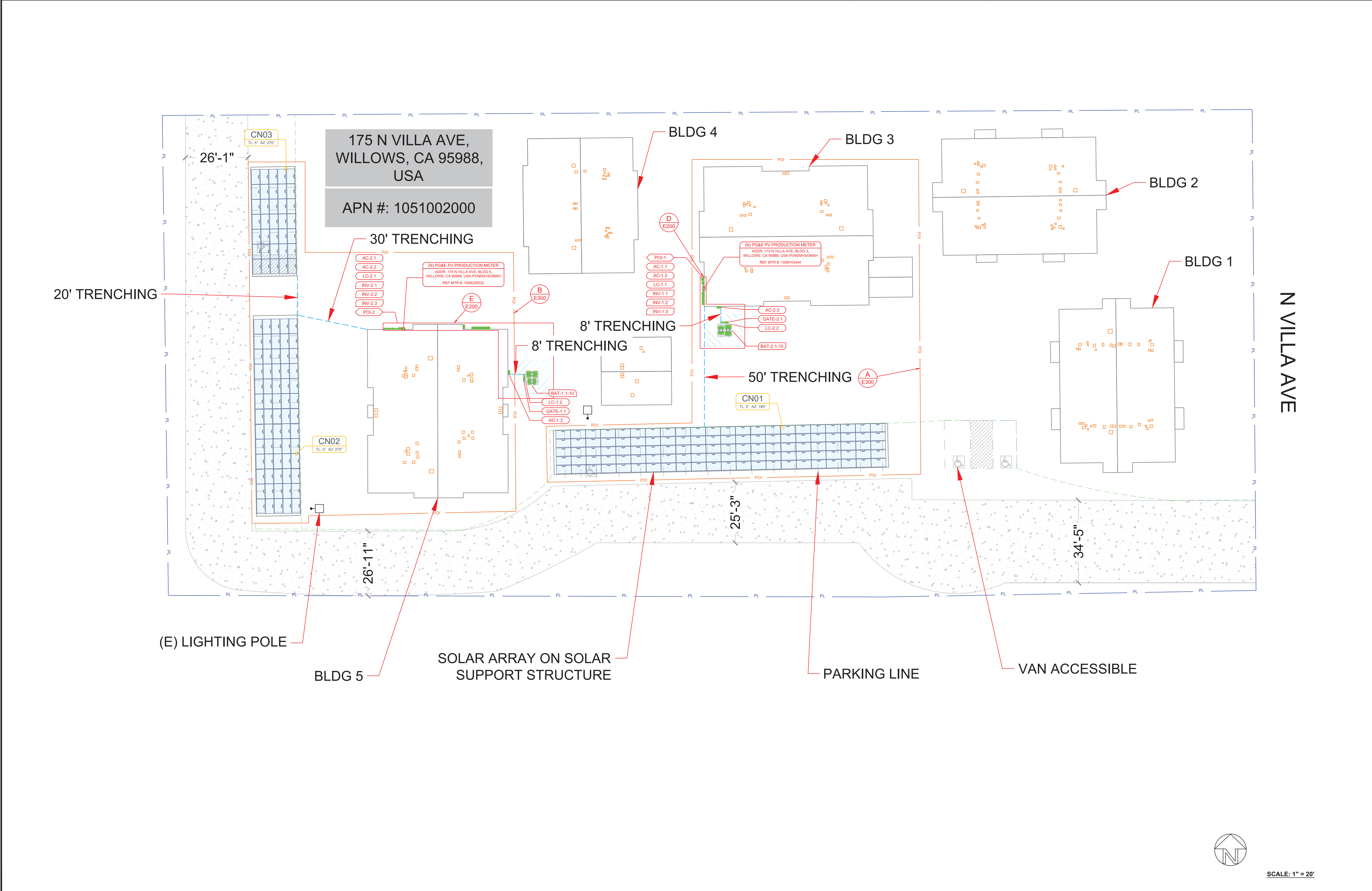
13. Conditions of approval shall be shown on the plans submitted for building permit review.
14. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

POI-1 ROOF SCHEDULE

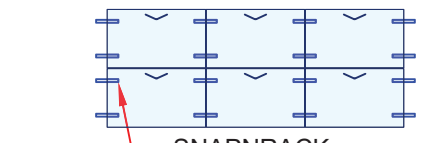
BLDG	LABEL	RACKING	TILT (DEG)	AZIMUTH (DEG)	BUILDING HEIGHT (FT)	MODULE COUNT	MODULE	AREA (SQFT)	KW DC	CARPORT LENGTH	CARPORT WIDTH	CARPORT AREA
CN01	CN01	CARPORT	5°	180°	10	110	QCELLS NORTH AMERICA Q.PEAK DUO BLK ML-G10+ 410	2323.3	45.1	139'-4"	18'-5"	2562 SF
Totals						110		2323	45			

POI-2 ROOF SCHEDULE

BLDG	LABEL	RACKING	TILT (DEG)	AZIMUTH (DEG)	BUILDING HEIGHT (FT)	MODULE COUNT	MODULE	AREA (SQFT)	KW DC	CARPORT LENGTH	CARPORT WIDTH	CARPORT AREA
CN02	CN02	CARPORT	5°	270°	10	65	QCELLS NORTH AMERICA Q.PEAK DUO BLK ML-G10+ 410	1372.9	26.7	83'-6"	18'-5"	1536 SF
CN03	CN03	CARPORT	5°	270°	10	35	QCELLS NORTH AMERICA Q.PEAK DUO BLK ML-G10+ 410	739.2	14.4	45'-7"	18'-5"	839 SF
Totals						100		2112	41			



LEGEND



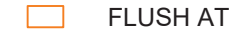
SNAPRACK ATTACHMENTS



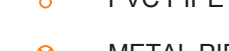
CHIMNEY



ATTIC VENT



FLUSH ATTIC VENT



PVC PIPE VENT



METAL PIPE VENT



T-VENT



SATELLITE DISH



FIRE SETBACKS



HARDSCAPE



PROPERTY LINE



POI BOUNDARY



MAIN PANEL & SUB PANELS



GENERAL LOCATION OF EQUIPMENT



PV LOAD CENTER



METER SOCKET & DISCONNECTS



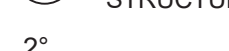
INVERTER(S) WITH INTEGRATED DC DISCONNECT AND AFCI



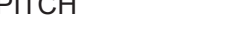
(N) SOLAR CANOPY STRUCTURAL COLUMN



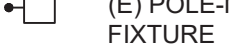
2° DOWN SLOPE



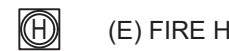
(E) POLE-MOUNTED LIGHT FIXTURE



(E) FIRE HYDRANT



SECTION CUT



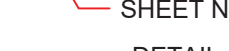
SHEET NUMBER



DETAIL CUT



SHEET NUMBER



ELECTRICAL CONDUIT



TRENCHING



TESLA BACKUP GATEWAY 2 (IF APPLICABLE)



TESLA PAOWERWALL 2 WALL OR PAD MOUNTED (IF APPLICABLE)

ROOF IDENTIFIER

MOUNTING INDEX

MOUNTING TYPE

TILT

AZUMUTH

XX##

TL: ##° AZ: ###°

CARPORTS CAN BE PAINTED IF NEEDED.
TYPICALLY INSTALLED WITH THEIR NATURAL ELEMENT COLOR.

CARPORT FRAMING COLOR
EXAMPLE: STEEL GRAY

CARPORT DECKING COLOR
EXAMPLE: ALUMINUM GRAY

CARPORT COLUMN COLOR
EXAMPLE: STEEL GRAY



CONTRACTOR:

SUNrun

600 CALIFORNIA ST #1800, SAN
FRANCISCO, CA 94104
CA CL #750184

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS

WILLOWS
175 N VILLA AVE, WILLOWS,
CA 95988, USA
APN:1051002000
DEVELOPER:
TMO

PROJECT DETAILS:

PV SYSTEM:
86.1 kW DC
68.4 kW AC
9.21 CEC AC

ENGINEERING APPROVAL:



REVIEWED FOR STRUCTURAL

[illegible]

SHEET SIZE:
36" X 24" (ARCH D)

SHEET TITLE:
STRUCTURAL SIDE SECTIONS

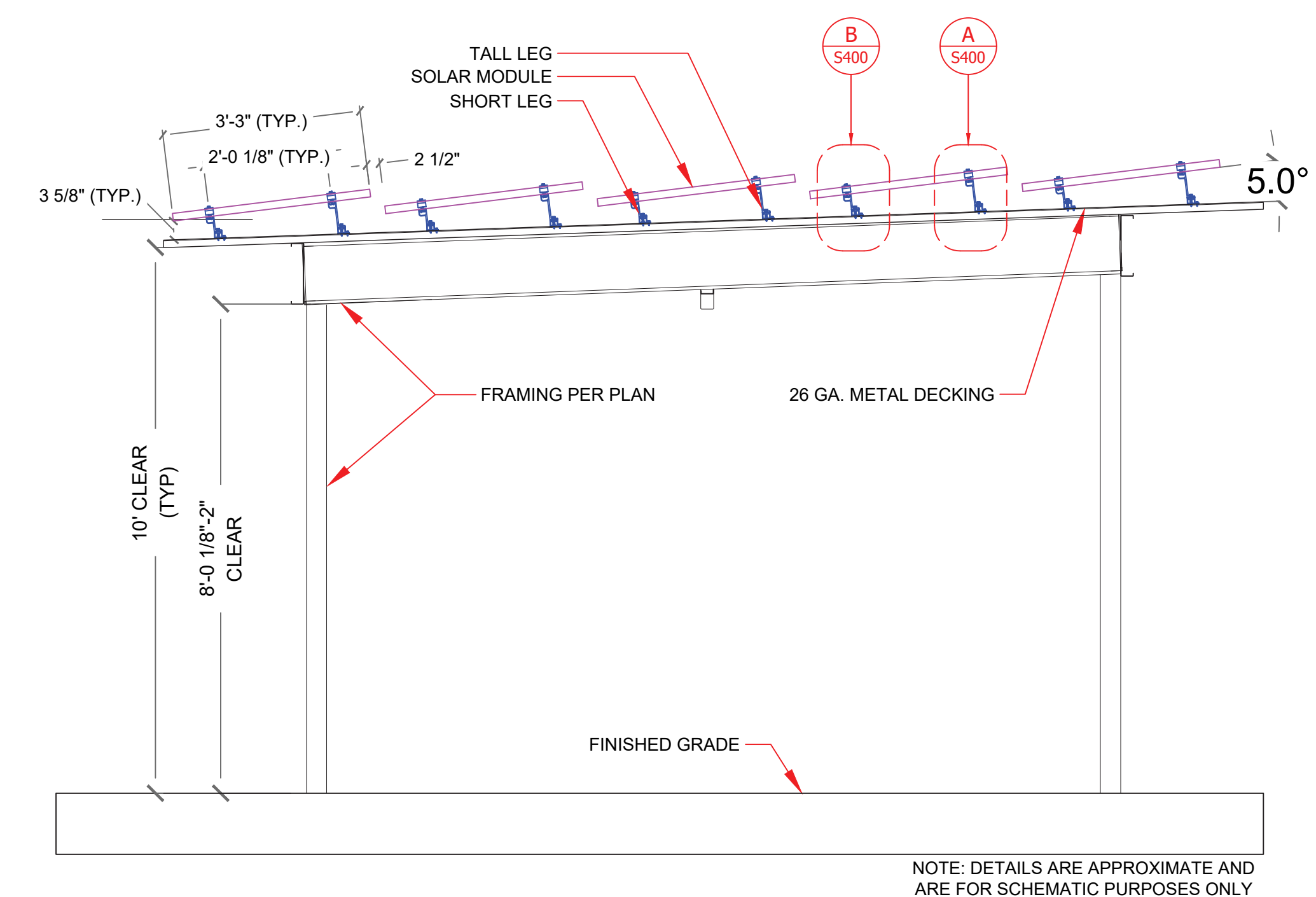
SHEET NUMBER:
S300

REVISION: B

PM: NO DATA

DESIGNER: FINS_PN

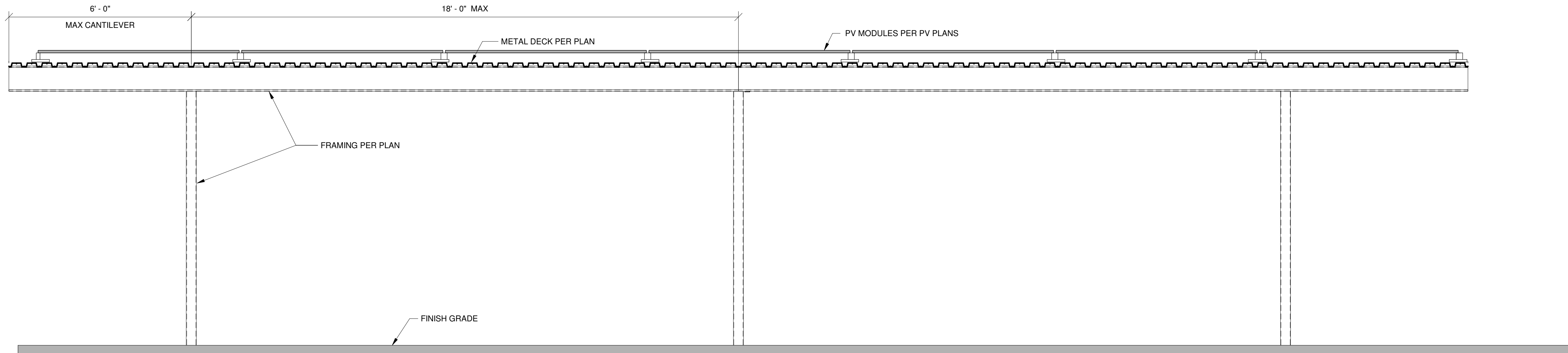
PJT #: PROP-000789
CONTR #: 3001362802



NOTE: DETAILS ARE APPROXIMATE AND ARE FOR SCHEMATIC PURPOSES ONLY

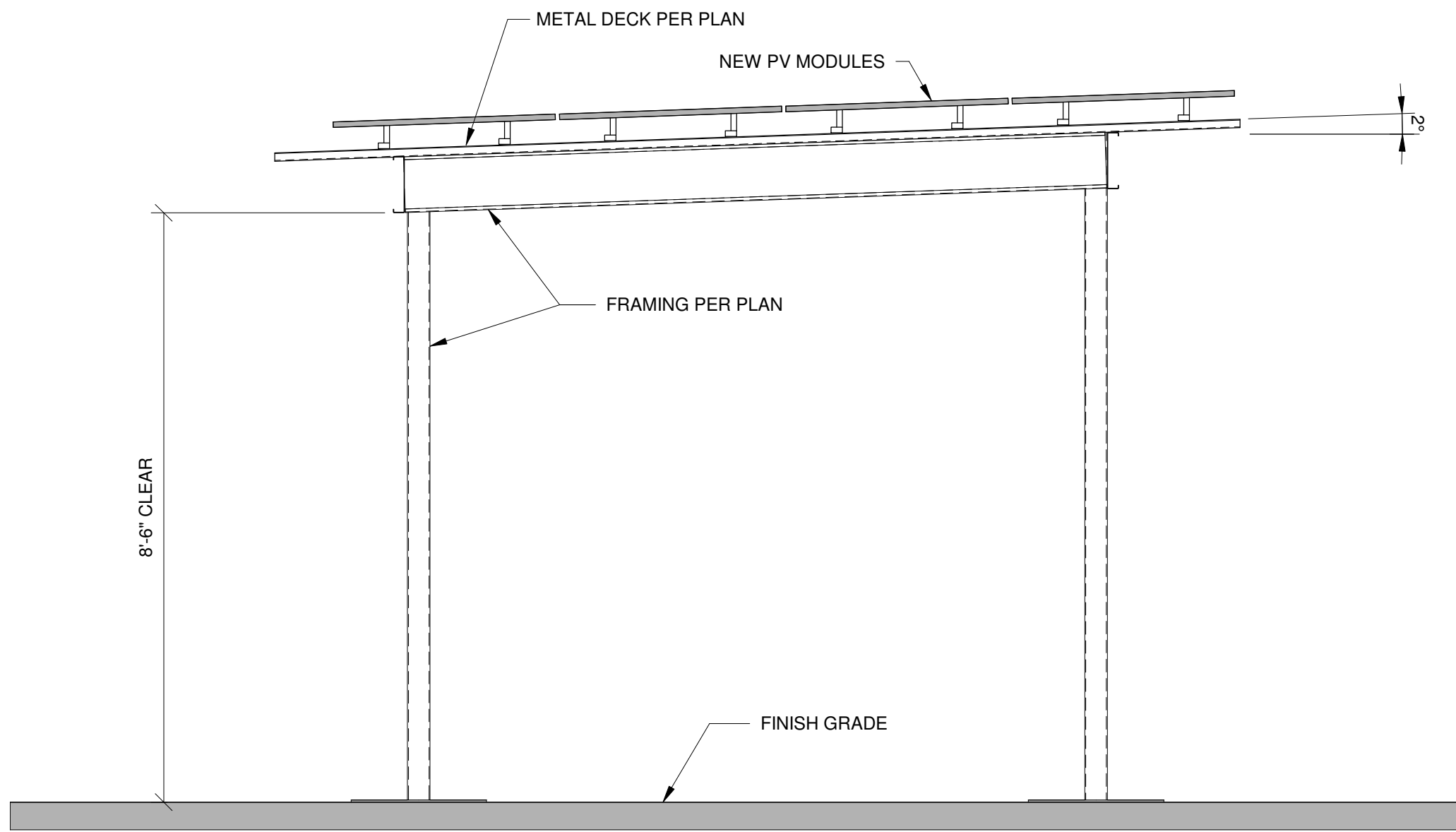
A STRUCTURAL SIDE SECTIONS - NEW CARPORT

NTS



SOUTH ELEVATION

1/2" = 1'-0"



EAST/WEST ELEVATION

1/2" = 1'-0"



WILLOWS
175 N VILLA AVE.
WILLOWS, CA 95988



Client:
SUNRUN

Revisions:

Revision	Description	Date

Project Number	21-001
Date	8/27/24

TYPICAL ELEVATIONS

Drawing No.
S-3

Scale
1/2" = 1'-0"

Design Review Analysis

Design Review (DR-24-09)

175 N. Villa Avenue /APN: 105-100-200

I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed exterior design of the existing building to located at 175 N. Villa Avenue, identified by Assessor Parcel Number (APN): 105-100-200. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

II. Design Review Analysis

Competent Design

The Site contains five existing two-story multi-family buildings with blue façades. The buildings are generally characterized as simple, and functional. The materials used are consistent throughout the building. Three carports with solar are being proposed. No changes are proposed for the existing buildings.

Relationship Between Structures Within the Development and Between Structures and Site

The Site contains five existing two-story buildings, and the project does not involve any alterations to the building's position. As a result, there will be no impact on the relationship between the structure and the Site.

Relationship between Development and Neighborhood

The carports with solar will not be out of character for the neighborhood, as there are a variety of uses including other residential around this property. Surrounding properties to the north and south are similarly zoned as Residential/Profession (RP) as the Site. The property to the west is zoned R-3, High Density Residential. The property to the east is Glenn Medical Center.

The surrounding visual characteristics consists of the following:

- West: A two-story Spanish-style stucco apartment complex known as the Villas @ Willows West. The color scheme is muted white with blue accents around the property.
- South: A Craftsman-style single-family residence located along Villa Avenue. Adjacent to this, along Sycamore Street, is a two-story multi-family apartment complex known as Sycamore Ridge Apartments. The structure is painted in a light beige color scheme with muted red accents. The apartment complex includes carports situated internally on the property.
- East: A single-story rectangular office building with a flat roof, brown-façade and a large, paved parking lot.
- North: A single-story structure with a pitched roof, a light-colored facade, and a paved parking lot.

Materials and Colors Used

The proposed carports will be constructed of steel and aluminum. They are typically installed with no change to their natural element color, which is varying shades of gray. While the proposed color is not an approved natural color from the color list, per Section 18.141.060, other colors can be selected if “they

are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character". As discussed previously an abutting property has carports with a similar color and material scheme.

The proposed carports demonstrates that the applicant has considered the proposed color and materials, in the overall context of the site and neighborhood. Therefore, the proposed carports will complement the existing structures on site and contribute to a integrated site design.

Wall and Fencing

No new walls or fences around the property perimeter are proposed with this project.

Surface Water Drainage

No changes to the Site regarding surface water drainage is proposed with this project.

Drives, Parking and Circulation

No changes to the Site regarding driveways and circulation is proposed with this project. There are no changes to the number of spaces on site as part of this project as the carports will be built over the existing parking.

Utility Service

No changes to the Site regarding utility services is proposed with this project. The proposed solar system is a utility interactive system with no storage batteries.

Signs

No changes to the Site regarding signs are proposed with this project.

Exterior Lighting

No changes to the Site regarding exterior lighting is proposed with this project.

Landscaping

No changes to the Site regarding landscaping is proposed with this project.

III. Conclusion

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.



Date: January 7, 2025
To: Planning Commission
From: Joe Bettencourt, Community Development & Service Director
Subject: Use Permit/ File #UP-24-02(A)/ 361 W. Sycamore Street Storage Shed

Recommendation:

Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

Rationale for Recommendation:

The amendment to Conditional Use Permit #UP-24-02 is consistent with the City of Willows Municipal Code (WMC) Section 18.55.030(17) as the storage shed is an accessory use to the existing Conditional Use Permit and is a compatible use for the property and surrounding area.

The WMC Section 18.25.010 defines "Accessory use" as "a use of land or building incidental or subordinate to the principal use or building on the same lot."

Furthermore, WMC Section 18.110.030 states that "accessory uses as defined in WMC 18.25.010 shall be permitted as appurtenant to any permitted use without the necessity of securing an administrative use permit or use permit, unless particularly provided in this chapter". Furthermore WMC 18.110.010 states "Each and every district shall be subject to the provisions of this chapter in addition to the requirements and regulations set out in each of the district regulations."

The subject property is located in the Central Commercial (CC) zoning district within the Downtown Area Boundary Overlay. Within the CC District, WMC Section 18.55.030 requires the following uses and structures to obtain a conditional use permit:

(17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration

Lastly, per WMC 18.141.030, "All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."

Therefore, an amendment to the Conditional Use Permit is appropriate because a Conditional Use Permit has been obtained for the principal use, and the storage shed, as an accessory use, is incidental to the principal use. Design review is required by the Architectural Review Board to comply with Chapter 18.141 of the WMC.

Background:

The Planning Commission approved File# UP-24-02 on August 28, 2024, to allow a mobile food truck to operate at 361 W. Sycamore St. within the conditions of approval.

Discussion & Analysis:

A 10x12 storage shed was placed on site using pier blocks. The shed was not included in the original scope of work for the CUP and it is subject to Design Review. The storage shed is used to house necessities for the mobile food truck. (plates, napkins etc.)

Fiscal Impact:

The applicant has provided a deposit for the planning portion of the project.

Attachments:

- Attachment 1: Resolution XX-2024
- Attachment 2: Conditions of Approval
- Attachment 3: Design Review Analysis



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS 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, ASSESSORS PARCEL NUMBER 002-161-001 WITHIN THE CENTRAL COMMERCIAL ZONE

WHEREAS, the applicants, Juan Carlos Ocampo and Christina Ocampo, have submitted an application to amend Use Permit File# UP-22-04 to install a storage shed as an accessory to the existing permitted mobile food facility; and

WHEREAS, WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the of the primary use within the Central Commercial zone with a Use Permit approved by the Planning Commission; and

WHEREAS, City of Willows Municipal Code Chapter 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and,

WHEREAS, notice of the Planning Commission meeting held on January 7, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on January 7, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Sections 15301 (Class 1) & 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

- 1) That the use is consistent with the purposes of the district in which the site is located.
- 2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- 3) That the proposed use is in conformance with the General Plan.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the request to site a storage shed is consistent with the General Plan, and the City of

Willows Municipal Code; and hereby grants the amendment approving Use Permit [File # UP-24-02(A)] and Design Review, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 7th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Pedro Bobadilla, Chair

Tara Rustenhoven, Deputy City Clerk

Conditional Use Permit (UP-24-02(A)) Conditions of Approval
Siting of Storage Shed
361 W. Sycamore St. /APN: 002-161-001
Planning Commission Approval Date: January 7, 2025

GENERAL

1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies, and Fees of the City of Willows.
3. In any case where a use, permitted by a use permit, is not made on the project subject to the permit within the time specified in the permit or within one year after the date of granting thereof, then without further action, the permit shall be null, and void and such use shall not be made of the property except upon the granting of a new permit.
4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
5. Any new signage to advertise the business shall obtain sign permit approval from the city prior to installation.
6. Any outdoor lighting must comply with Section 18.141.060 (10) EXTERIOR LIGHTING.
7. Except as expressly modified hereby, all terms, covenants, and conditions of Use Permit UP-24-02 shall remain unmodified and in full force and effect.

PRINTED NAME

DATE

SIGNATURE

Design Review Analysis
Conditional Use Permit (UP-24-02(A))
361 W. Sycamore St. / Storage Shed

I. Introduction

This Design Review Analysis evaluates the exterior design for the storage shed located at 361 W. Sycamore Street.

II. Design Review Analysis

Competent Design

The design is consistent with a storage shed of this size and use.

Relationship Between Structures Within the Development and Between Structures and Site

The storage shed is the only structure on site.

Relationship between Development and Neighborhood

Attachment A is an aerial view of the surrounding neighborhood.

- North: Is a residential property and shed is located just south of the backyard, which is fenced.
- South: Is a law office and mini-mart, it is separated by Sycamore St.
- East: Is the Willows Post Office, it is separated by an alleyway that runs north/south
- West: Is a vacant lot separated by Plumas St.

Materials and Colors Used

Attachment B contains pictures of the storage shed.

The proposed structure is constructed of wood paneling painted light brown and a composite roof attached to pier blocks.

Wall and fencing

N/A

Surface Water Drainage

N/A

Drives, Parking and Circulation

N/A

Utility Service

N/A

Signs

N/A

Exterior Lighting

There is a small solar light attached to the front of the shed. Appropriate lighting is necessary for safe operation during times of darkness and provides a safe environment for employees.

Landscaping

N/A

III. Conclusion

Per WMC Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.

Attachment A

From North



From South



From East



From West



Attachment B





Date: January 7, 2025
To: Planning Commission
From: Jessica Shull, Contract Planner, Harris & Associates
Subject: Caretaker Residence Design Review (File# DR-24-06)/ 900 S. Tehama Street

Recommendation:

Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

Rationale for Recommendation:

The City of Willows Municipal Code (WMC) Section 18.141.030, states *"All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."*

Additionally, section 18.141.060 outlines the criteria for design review approval, encompassing building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations. Guidelines for material and color selection are specified in Section 18.141.060(4), which states, *"Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character."*

Lastly, per Section 18.141.070 of the WMC, an application for design review may be approved, approved with modifications, conditionally approved or disapproved.

Background:

Matt Amara (Applicant) representing Matthew Bippus (property owner) would like to renovate an existing building (360 square feet), add 288 square feet, to construct a caretaker's residence at his business property, located at 900 S. Tehama Street, identified by Accessor Parcel Number (APN): 017-310-005 (Site; See Figure 1). The Site is located in the Light Industrial (ML) zoning district.



Figure 1: Location

Discussion & Analysis:

The Site is zoned as Light Industrial (ML). The preferred primary uses for this district are light manufacturing, non-nuisance heavy commercial activities, and large administrative facilities. Per WMC Section 18.70.020(9) a caretaker's residence is an allowed use in the ML district, provided that the legally established use on the site requires the continuous supervision of a caretaker or security person. The property owner is presently running a business on the premises and has expressed a need to have a security presence on-site. This request stems from concerns about theft and unauthorized individuals accessing the property. By maintaining a security presence, the owner aims to protect the business operations, minimize potential losses, and create a safer environment for employees and visitors. The proposed Caretaker's residence is in compliance with local land use standards. A caretaker's residence is suited to the character and development patterns within the within the Light Industrial Zone.

There are two structures on the project site. An existing 15' by 40' rectangular storage shed and the 360-square foot former office building that is being converted. The overall design of the buildings on the property are characterized by functionality. The Applicant proposes to construct and renovate an existing 360-square-foot former office building and construct an additional 248-square feet to create a small caretaker's residence.



Figure 2: Existing Site Conditions

The new caretaker's residence will match the design of the property owner's existing business located to the south of the project site. All structures on the site will have the same color scheme with a light-colored metal siding and a blue metal roof. While blue is not an approved natural color from the color list, per Section 18.141.060, colors can be selected if *"they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character"*. The location of the project site in the Light Industrial zone and the property owner's adjacent business reflects a compatible design with the surrounding neighborhood. The blue metal roof serves as an accent and appropriate to the style.

The surrounding visual characteristics consists of the following:

- West: Vacant. Across Tehama Street is open agricultural land.
- South: The Applicant's existing business. It is a rectangular metal structure, featuring a beige exterior, with a blue metal roof, a white sign with Bippus Roofing," and a grey shingled awning over the entrance along Tehama Street.
- East: California Northern Railroad. It is located behind the Site and abuts the storage area behind the applicant's existing business.
- North: A single-family residence with a pitched roof, light-colored façade and attached carport across County Road 53 facing S. Tehama Street.

The proposed construction of the caretaker's residence aligns with the design review criteria set forth in WMC 18.141.060, which includes factors such as site relationship, neighborhood compatibility, materials and colors used, and operational considerations. As a result, the proposed changes comply with all relevant regulations and guidelines. Given these considerations, the proposed project is recommended for approval.

Consistency with Council Priorities and Goals:

The project is consistent with Priority #4: Community Engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing.

Fiscal Impact:

The applicant has provided a deposit for the planning portion of the project.

Attachments:

- Attachments 1: Resolution XX-2025
- Attachments 2: Conditions of Approval
- Attachments 3: Site Plan/ Elevations
- Attachments 4: Design Review Analysis
- Attachments 5: Site Photos



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS 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, ACESSORS PARCEL NUMBER 017-310-005 WITHIN THE LIGHT INDUSTRIAL ZONE

WHEREAS, the applicant, Mathew Amaro, on the behalf of the property owner, Matthew Bippus, has submitted an application for a Design Review approval to allow the renovation and expansion of an existing office building to create a small caretaker's residence, totaling 648-square feet, with site improvements; and

WHEREAS, City of Willows Municipal Code Section Chapter 18.141 requires all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and,

WHEREAS, notice of the Planning Commission meeting held on January 7, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on January 7, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the request to renovate and expand an existing office building to create a small caretaker's residence is consistent with the General Plan, and the City of Willows Municipal Code; and hereby approves Design Review (File # DR-24-06), subject to the attached conditions of approval.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to allow the renovation and addition of an existing office building to a caretaker's residence totaling 648-square feet with associated site improvements is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Design Review Permit #DR-24-06, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 7th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Pedro Bobadilla, Chair

Tara Rustenhoven, Deputy City Clerk

**Conditions of Approval
Design Review (DR-24-06)
For Caretaker's Residence Project
900 S. Tehama Street /APN: 001-041-028
Planning Commission Approval Date: January 7, 2025**

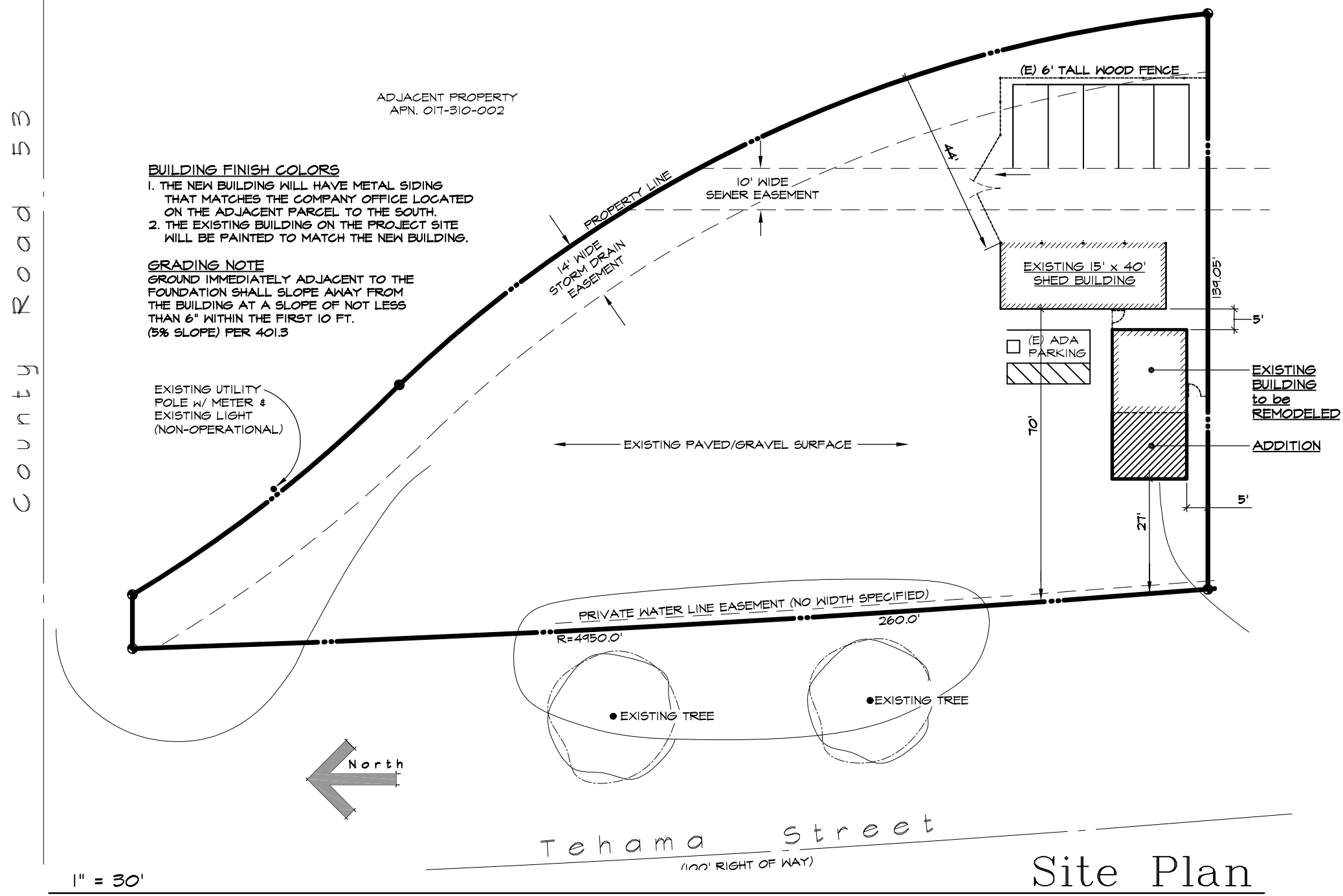
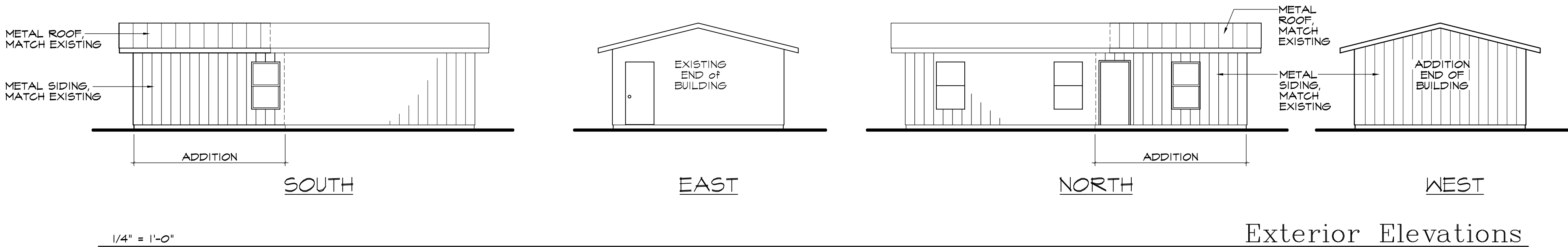
GENERAL

1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
3. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
4. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements, to include the proposed material/color scheme of the new building and necessary site improvements as shown on the plans submitted with the application.
5. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
6. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
7. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
8. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
9. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.

BUILDING DEPARTMENT

10. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
11. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.

12. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.
13. Conditions of approval shall be shown on the plans submitted for building permit review.
14. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.



INDOOR AIR QUALITY VENTILATION

1. THE BATHROOM NOTED ON THE ELECTRICAL FLOOR PLAN SHALL HAVE AN EXHAUST FAN W/ A MINIMUM CFM RATING OF 75 CFM, RATED AT A MAXIMUM OF 1/2 SONE, CONTROLLED W/ A SWITCH LABELED AS "WHOLE-BUILDING VENTILATION", OPERATE WHENEVER THE HOUSE IS OCCUPIED AND HAVE AN EXHAUST FAN CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 90%.
2. THE KITCHEN HOOD EXHAUST (100 CFM MIN. W/ 3 SONE MAX. RATING) DUCTED TO THE OUTSIDE.

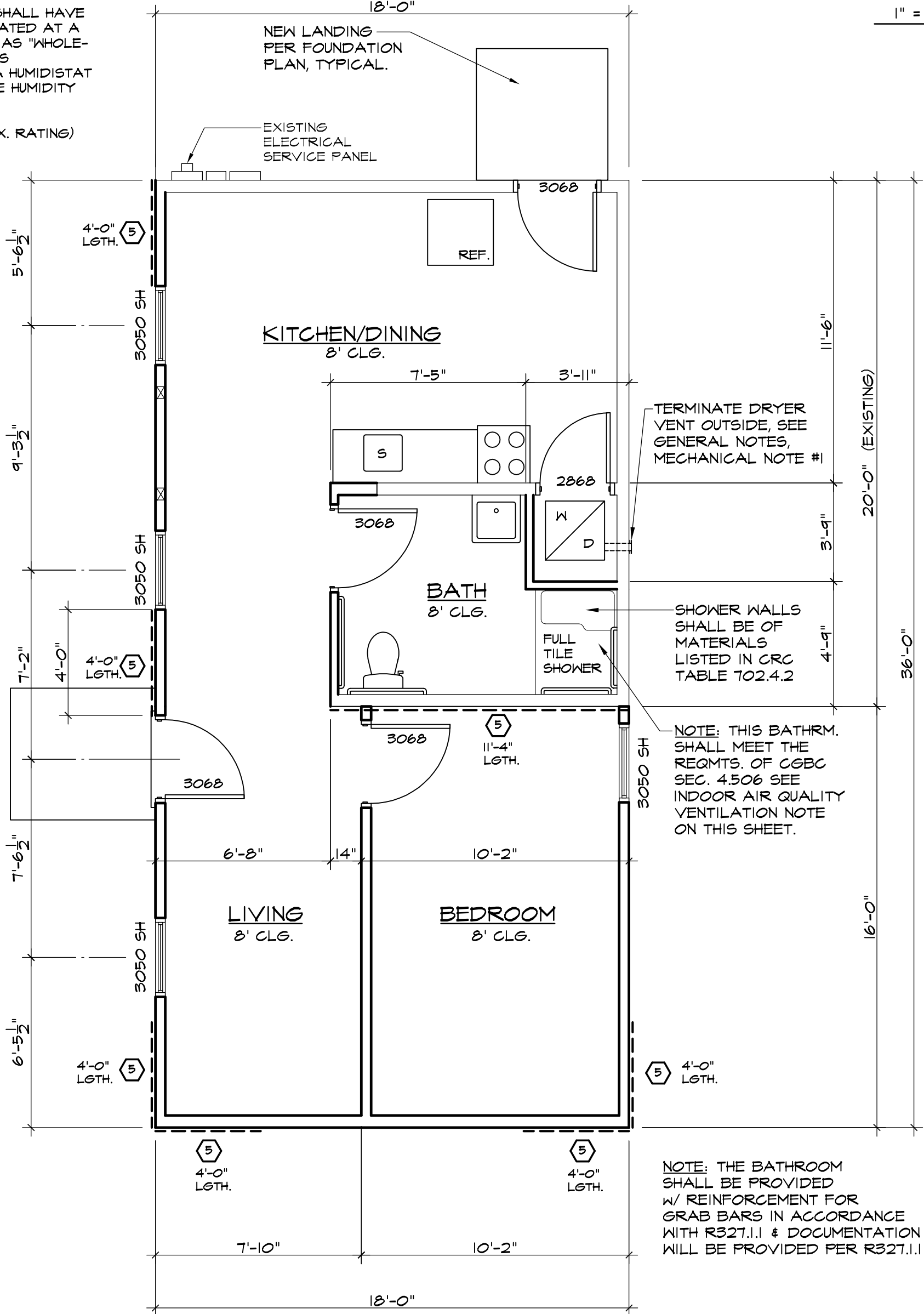
STRUCTURAL NOTES:

1. CONCRETE SLAB SECTION:
 - 1.1. 4" CONCRETE SLAB WITH #3 AT 15" O.C. SECURELY LOCATED AT MID-DEPTH OF SLAB.
 - 1.2. 6 MIL THICK POLYETHYLENE FILM (DELETE AT EXTERIOR SLABS)
 - 1.3. 4" FREE DRAINING MATERIAL.
 - 1.4. PROPERLY PREPARED SUBGRADE
2. CONTRACTOR TO PROVIDE CONTROL JOINTS AT 15'-0" O.C. EA. MAY MAX.
3. TYPICAL MINIMUM BEARING WALL FRAMING U.N.O.:
 - 3.1. EXTERIOR WALL: 2X6 DF STUD AT 16" O.C.
 - 3.2. INTERIOR WALLS: 2X4 DF STUD AT 16" O.C.
4. TYPICAL ROOF SHEATHING (U.N.O.): 1/2" THICK, RADIANT BARRIER, APA, TECO, OR PITTSBURGH RATED SHEATHING, SPAN RATING 32/16, EXPOSURE 1 STRUCTURAL PANELS, APPLIED WITH LONG DIMENSION ACROSS SUPPORTS AND ADJACENT PANELS STAGGERED WITH 4" ENDS OFFSET 4" (CASE 1/3 CBC TABLE 23-V-1); EDGE NAIL WITH 2d COMMON OR EQUIVALENT AT 6" O.C. AT ALL PANEL EDGES, BOUNDARIES, GABLE ENDS, BLOCKING AND WHERE INDICATED ON PLAN. FIELD NAIL AT 12" O.C. PROVIDE 1/8" GAP AT ALL PANEL EDGES U.N.O. BY PANEL MANUFACTURER.

BRACED WALL PANEL SCHEDULE

- ① ALTERNATE BRACED WALL PANEL - 3/8" PLYKD. 8d @ 6" O.C. HOLDOWN DEVICE PROVIDING AN APPROVED UPLIFT CAPACITY OF 1800 LBS. EA. - 2 2X4 MEMBERS OR 4X4 @ EA. HOLDOWN SEE NOTE FOR ANCHOR BOLTS ON FOUNDATION PLAN
- ② 1/2" MIN. THICK GYP. BD. (4 FT. SHTS.) W/5d @ 7" O.C. @ ALL SUPPORTS, 8 FT. MIN. LENGTH OR 4 FT. MIN. LENGTH IF APPLIED TO BOTH SIDES.
- ③ NET 3/8" THICK HARDBOARD PANEL SIDING WITH 6d @ 4", 8" O.C.
- ④ 1/8" CEMENT PLASTER WITH METAL LATHE FASTENED @ 6" O.C. @ ALL SUPPORTS WITH APPROVED FASTENERS. MINIMUM 4'-0" LONG WHERE SHOWN.
- ⑤ NET 3/8" CDX PLYKD. W/8ds @ 6", 12" O.C.

- BRACED WALL NOTES:
1. SILL NAILING AT BRACED WALL PANELS SHALL BE 16d @ 5" O.C. (WHERE APPLICABLE)
 2. PANEL SHALL SPAN THREE STUD BAYS, BE 4'-0" MIN. WIDE, AND HAVE ALL EDGES BLOCKED.
 3. WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES ABOVE BLOCKING SHALL BE PROVIDED UNDER AND IN LINE WITH BRACED WALL PANELS.
 4. SILL PLATES SHALL BE FASTENED WITH ANCHOR BOLTS PER DETAIL FOUNDATION PLAN AND DETAIL 2/2



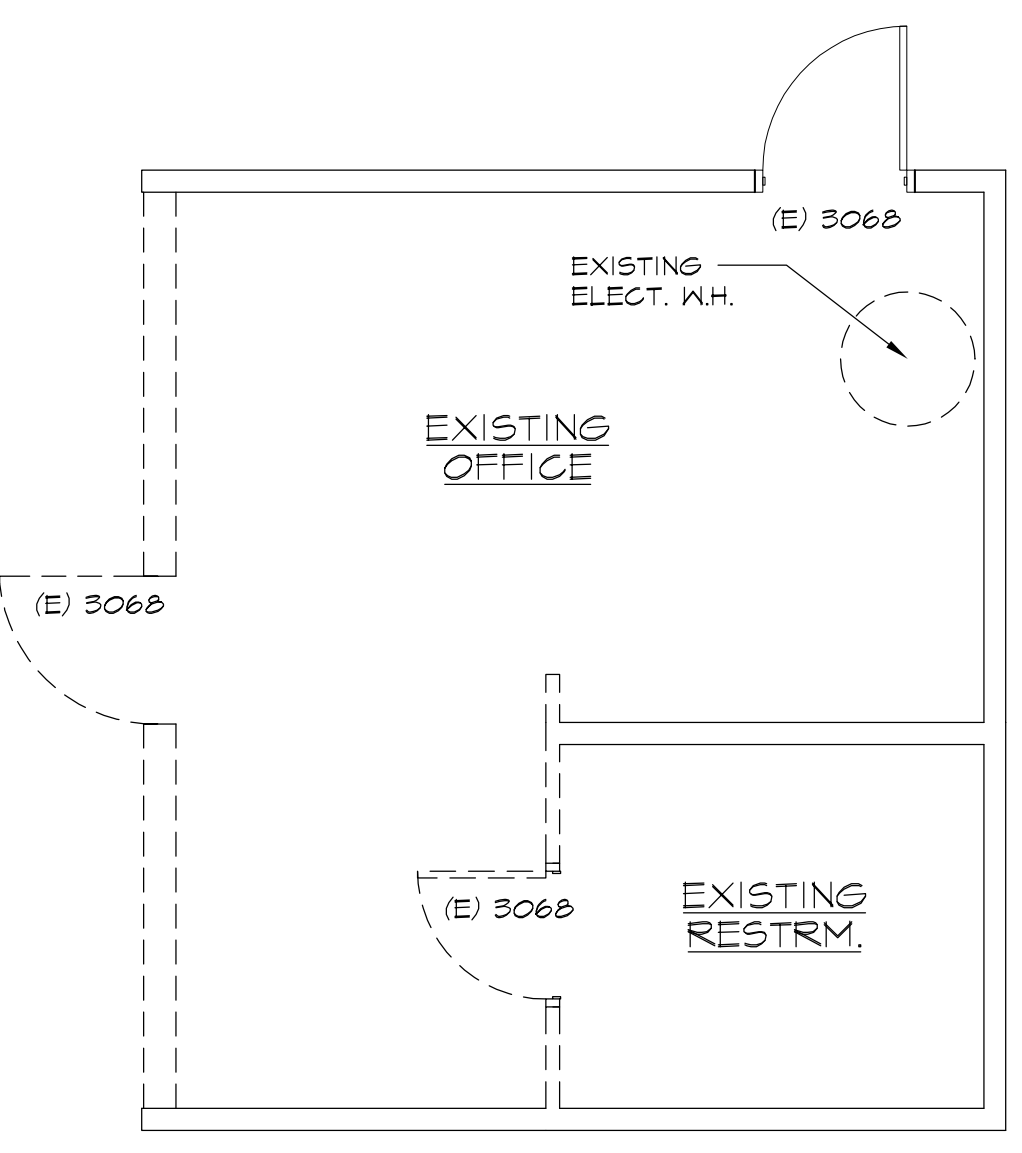
- LEGEND
- (N) NEW
 - (R) EXISTING
 - (E) WALL FRAMING
 - (R/E) WALL FRAMING

AREAS:

EXISTING BUILDING SQ. FT.: 560 SQ. FT.

ADDITION: 288 SQ. FT.

TOTAL: 848 SQ. FT.



- LEGEND
- (E) EXISTING
 - (R) REMOVE
 - (E) WALL FRAMING
 - (R/E) WALL FRAMING

Demolition Floor Plan

Floor Plan

PROJECT INFORMATION & CODE ANALYSIS

JOB SITE ADDRESS:	400 S. TEHAMA ST., WILLOWS, CA 95968
JOB SITE PARCEL NUMBER:	071-510-008
PROPERTY OWNER:	MATT BIBBUS
PROJECT CONTACT:	MATT BIBBUS (509) 624-4242
USE & OCCUPANCY:	RESIDENTIAL GROUP R3
PROJECT SQ. FOOTAGE:	560 EXISTING SQ. FT. 288 SQ. FT. ADDITION
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	PROJECT WILL HAVE FIRE SPRINKLERS

SCOPE OF WORK:

THIS PROJECT WILL RENOVATE A FORMER OFFICE BUILDING BY REMODELING AND ADDING ADDITIONAL SQUARE FOOTAGE CREATING A SMALL RESIDENCE. THE NEWLY FORMED BUILDING WILL SERVE AS A CARETAKER STUDIO OF 640 SQUARE FEET TOTAL.

- GENERAL NOTES
- GOVERNING CODES AS FOLLOWS:
- CALIFORNIA BUILDING CODE (2022 EDITION)
 - CALIFORNIA RESIDENTIAL CODE (2022 EDITION)
 - CALIFORNIA GREEN BUILDING STANDARDS CODE "CALGREEN" (2014 EDITION)
 - CALIFORNIA PLUMBING CODE (2022 EDITION)
 - CALIFORNIA MECHANICAL CODE (2022 EDITION)
 - CALIFORNIA ELECTRICAL CODE (2022 EDITION)
 - CALIFORNIA ENERGY STANDARDS, TITLE 24 (2022 EDITION)
 - CALIFORNIA FIRE CODE (2022 EDITION)
 - ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL CODES.

1. THE NATURE OF WORK TO BE COMPLETED ON THIS PROJECT WILL REQUIRE COMPLIANCE WITH CALIFORNIA SENATE BILL 407 FOR THE INSTALLATION OF WATER-CONSERVING PLUMBING FIXTURES. NOTE: ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 19011 FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

- SMOKE AND CARBON MONOXIDE ALARM NOTES:
1. Residential Smoke Alarms and Carbon Monoxide Alarms: When building permits are issued for additions, alterations or repairs to residential buildings and the value of the work exceeds \$1,000, the installation of smoke alarms and carbon monoxide alarms must be installed per code for the safety of the occupants. If they do not already exist, smoke alarms approved and listed by the State Fire Marshal shall be installed in each sleeping room, outside each of the immediate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.
 2. Carbon monoxide alarms approved and listed by the State Marshal shall be installed in existing dwellings or sleeping units that have attached garages or fuel-burning appliances as follows: outside each separate dwelling unit sleeping area in the immediate vicinity of bedrooms and on every level of dwelling unit including basements. Where more than one carbon monoxide alarm is required to be installed, the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

- MECHANICAL NOTES:
1. INSTALLED DRYER DUCT SHALL BE A METAL MATERIAL, A MIN. OF 4" DIAMETER AND SHALL HAVE A SMOOTH INTERIOR SURFACE. DUCT SHALL NOT BE FASTENED WITH SCREEN TYPE FASTENERS WHICH MAY IMPIDE THE AIR FLOW OR CATCH LINT YET MUST BE FASTENED AND SEALED SUBSTANTIALLY AIRTIGHT AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE) DRYER DUCT SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER AND THE EXHAUST DUCT LENGTH SHALL BE 14 FEET MAXIMUM WITH MAXIMUM TWO 90 DEGREE ELBOWS. INSTALLATION INSTRUCTIONS MUST BE APPROVED BY THE BUILDING OFFICIAL.

- PLUMBING NOTES:
1. THE AGGREGATE AREA OF PLUMBING VENTS SHALL BE 1251 SQ. INCHES, MIN.
 2. EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACKFLOW PREVENTION DEVICE. CFC SEC. 609.5.1
 3. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE CONTROL VALVES OF THE PRESSURE-BALANCING, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION HANDLE POSITION STOPPED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. PER CFC 408.3
 4. MIN. FLOW RATES SHALL APPLY TO THE PLUMBING FIXTURES AS FOLLOWS:
 - a. WATER CLOSETS: 1.20 GALLONS PER FLUSH
 - b. SINKS: 0.5 GPM @ 80 PSI, AND BE CERTIFIED U.S. EPA WaterSense.
 - c. LAVATORY FAUCETS: 1.2 GPM @ 80 PSI
 - d. KITCHEN FAUCETS: 1.8 GPM @ 80 PSI
 - e. 2.2 GPM @ 80 PSI MINUTE TEMPORARY FLOW
 5. THE NATURE OF WORK TO BE COMPLETED ON THIS PROJECT WILL REQUIRE COMPLIANCE WITH CALIFORNIA SENATE BILL 407 FOR THE INSTALLATION OF WATER-CONSERVING PLUMBING FIXTURES. NOTE: ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 19011 FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.
 6. ALL HOSE BIBBS INSTALLED SHALL BE SELF-DRAINING, FROST-PROOF AND WITH INTEGRAL BACKFLOW PREVENTER PER CALIFORNIA PLUMBING CODE
 7. A CONTROL VALVE SHALL BE INSTALLED IMMEDIATELY UPSTREAM OF EACH WATER-SUPPLIED APPLIANCE AND IMMEDIATELY AHEAD OF EACH SLIP JOINT OR APPLIANCE SUPPLY. REQUIRED WATER OR CONTROL VALVES SHALL BE ACCESSIBLE. CFC 606.5 AND 606.6
 8. THE WATER SYSTEM SHALL BE PROVIDED WITH AN APPROVED LISTED AUTOMATICALLY SIZED COMBINATION TEMPERATURE AND PRESSURE-RELIEF VALVE OR CHECK THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE INSTANTANEOUS WATER HEATER DOES NOT REQUIRE A TEMPERATURE OR PRESSURE-RELIEF VALVE PER CFC 609.5. ADDITIONALLY, EACH COMBINATION TEMPERATURE AND PRESSURE-RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN IN ACCORDANCE WITH 609.5
 9. PROVIDE A MINIMUM 4" DIA. SEWER DRAIN FOR THE RESIDENCE. 4" DIA. DRAIN IS THE MIN. SIZE REQUIRED FOR RESIDENTIAL BUILDINGS WITH MORE THAN THREE WATER CLOSETS. CFC TABLE T03.2 (4)
 10. FLEAGE NOTE: IF INSTANTANEOUS WATER HEATER HAS AN INPUT RATINGS GREATER THAN 6.9 BBTU/Hr THEN IT SHALL HAVE ISOLATE VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED, PER CFC 190.01.4.4.

Revisions	By

Mathew Amaro Designs

453 N. Murdock St., Willows, California 95968 Phone: (530)-592-9912

OFFICE - RESIDENCE REMODEL/ADDITION for MATT BIBBUS

900 S. TEHAMA STREET APN: 017-310-005 Willows, California

Date	10.21.24
Scale	SHOWN
Drawn	M.A.
Sheet	1
Of	2 Sheets

ELECTRICAL SYMBOLS:

1. NEW LIGHTING SHALL MEET THE FOLLOWING:

JAB High Efficacy Light Sources: To qualify as a JAB high efficacy light source for compliance with 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JAB, Luminaire Efficacy.

All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.

Recessed Downlight Luminaires in Ceilings:

Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC)

labeling, air leakage, sealing, maintenance, and socket and light source as described in

150.0(k)(c). A JAB-2016-E light source rated for

elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.

Electronic Ballasts:

Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an output

frequency no less than 20 kHz.

Lighting Integral to Exhaust Fans:

Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods)

must meet the applicable requirements of 150.0(k).

Screen based luminaires:

Screen based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that

comply with Reference Joint Appendix JAB. Installed lamps must be marked with "JAB-2016" or "JAB-2016-E"

as specified in Reference Joint Appendix JAB.*

Enclosed Luminaires:

Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E."

Interior Switches and Controls:

All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

Exhaust fans must be switched separately from lighting systems.*

Luminaires must be switched with readily accessible controls that permit the luminaires to be manually

switched ON and OFF.

Controls and equipment must be installed in accordance with manufacturer's instructions.

No control must bypass a dimmer or vacancy sensor function.

An energy management control system (EMCS) may be used to comply with dimmer requirements if it:

functions as a dimmer according to 110.4; meets the Installation Certificate requirements of 130.4; meets

the EMCS requirements of 150.5(f); and meets all other requirements in 150.0(k)(2).

An EMCS may be used to comply with vacancy sensor requirements in 150.0(k) if it meets all of the

following: it functions as a vacancy sensor according to 110.4; the Installation Certificate requirements

of 150.4; the EMCS requirements of 150.5(f); and all other requirements in 150.0(k)(2).

A multiscene programmable controller may be used to comply with dimmer requirements in 150.0(k) if it

provides the functionality of a dimmer according to 110.4; and complies with all other applicable

requirements in 150.0(k)(2).

Interior Switches and Controls:

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must

be controlled by a vacancy sensor.

Interior Switches and Controls:

Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with

Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.*

Interior Switches and Controls:

Undercabinet lighting must be switched separately from other lighting systems.

Residential Outdoor Lighting:

For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other

buildings on the same lot, must meet the requirement in item 150.0(k)(3A) (ON and OFF switch) and the requirements

in either item 150.0(k)(3A) (photocell and motion sensor) or item 150.0(k)(3A) (photo control and automatic time

switch control, astronomical time clock, or EMCS).

For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies,

and porches; and outdoor lighting for residential parking lots and residential carports with less than eight

vehicles per site must comply with either 150.0(k)(3A) or with the applicable requirements.

For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by

150.0(k)(3B) or 150.0(k)(3D) must comply with the applicable requirements in 110.4, 150.0, 150.2, 150.4, 140.7 and 141.0.

Outdoor lighting for residential parking lots and residential carports with a total of eight or more

vehicles per site must comply with the applicable requirements in 110.4, 150.0, 150.2, 150.4, 140.7, and 141.0.

2. VERIFY ALL BEDROOMS HAVE SMOKE DETECTORS AND HOME HAS A CARBON MONOXIDE DETECTOR

THAT MEETS CURRENT CODES.

3. FIXTURES, LAMP HOLDERS AND RECEPTACLE OUTLETS SHALL BE SECURELY SUPPORTED.

A FIXTURE THAT WEIGHS MORE THAN 6 LBS. OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE

SUPPORTED BY THE SCREEN SHELL OF A LAMP HOLDER PER SEC.410.15 (a). OUTLET BOXES SHALL

NOT BE USED AS THE SOLE SUPPORT FOR CEILING FANS PER 2022 SEC. 314.2T (a&d)

4. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS ARE ICAT AND CERTIFIED ASTM E283

OR EQUIVALENT. INSTALLATION IS AIRTIGHT (CAULKING, GASKETS)

5. PROVIDE AN ADDITIONAL 20 AMP BRANCH CIRCUIT WHICH WILL SERVE THE LAUNDRY ROOM, KITCHEN,

PANTRY, DINING ROOM, BATH ROOMS AND SIMILAR AREAS. THESE CIRCUITS SHALL SERVE NO OTHER

OUTLETS.

6. PROVIDE 4-WIRE RECEPTACLES FOR ALL DRYER AS PER CEC 250-60.

7. INSTALL SMOKE & CARBON MONOXIDE DETECTORS AS SHOWN. ALL DETECTORS SHALL BE

INTERCONNECTED AND SHALL RECEIVE PRIMARY POWER FROM A COMMERCIAL SOURCE AND

WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING

SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH.

8. ALL 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN LAUNDRY AREAS, KITCHENS,

BEDROOMS, FAMILY ROOMS, LIVING ROOMS, LIBRARIES, DINING, RECREATION ROOMS,

HALLWAYS, CLOSETS OR SIMILAR ROOMS, SHALL BE GFI PROTECTED AND PROVIDED/INSTALLED WITH A

COMBINATION ARC-FAULT CIRCUIT INTERRUPTER BY ONE OF THE METHODS DESCRIBED IN CEC 210.12(A)(1-6).

9. ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.

10. PROVIDE ATTIC LIGHTING AND SWITCH NEAR ALL ATTIC ACCESSSES.

11. PROVIDE 110V, OUTLET AT ATTIC MOUNTED F.A.U.

12. BATHROOMS AND LAUNDRY ROOM AND ALL CLOSET HIGH EFFICACY LUMINAIRES SHALL BE

CONTROLLED WITH MANUAL-ON/AUTOMATIC-OFF OCCUPANCY SENSORS.

13. VERIFY LOCATION OF MAIN PANEL AND SUB PANEL.

14. VERIFY LOCATION OF HVAC CONDENSING UNITS AND DISCONNECT.

15. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS ARE ICAT AND CERTIFIED ASTM E283

OR EQUIVALENT. INSTALLATION IS AIRTIGHT (CAULKING, GASKETS)

16. PANEL BOARDS SHALL BE PROVIDED WITH A CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION

CEC ARTICLE 408.3(f) EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED

AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE

AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL

OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL

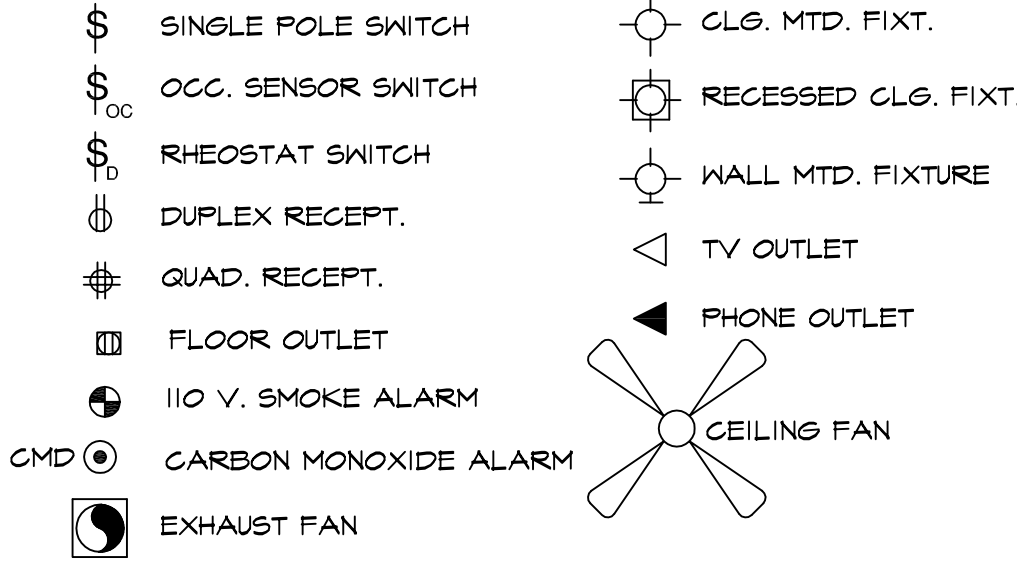
BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY

THAT IS LOCATED ON THE FACE OF INSIDE OF THE PANEL DOOR IN THE CASE OF A PANEL BOARD

AND AT EACH SWITCH CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL

BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.

ELECTRICAL SYMBOLS

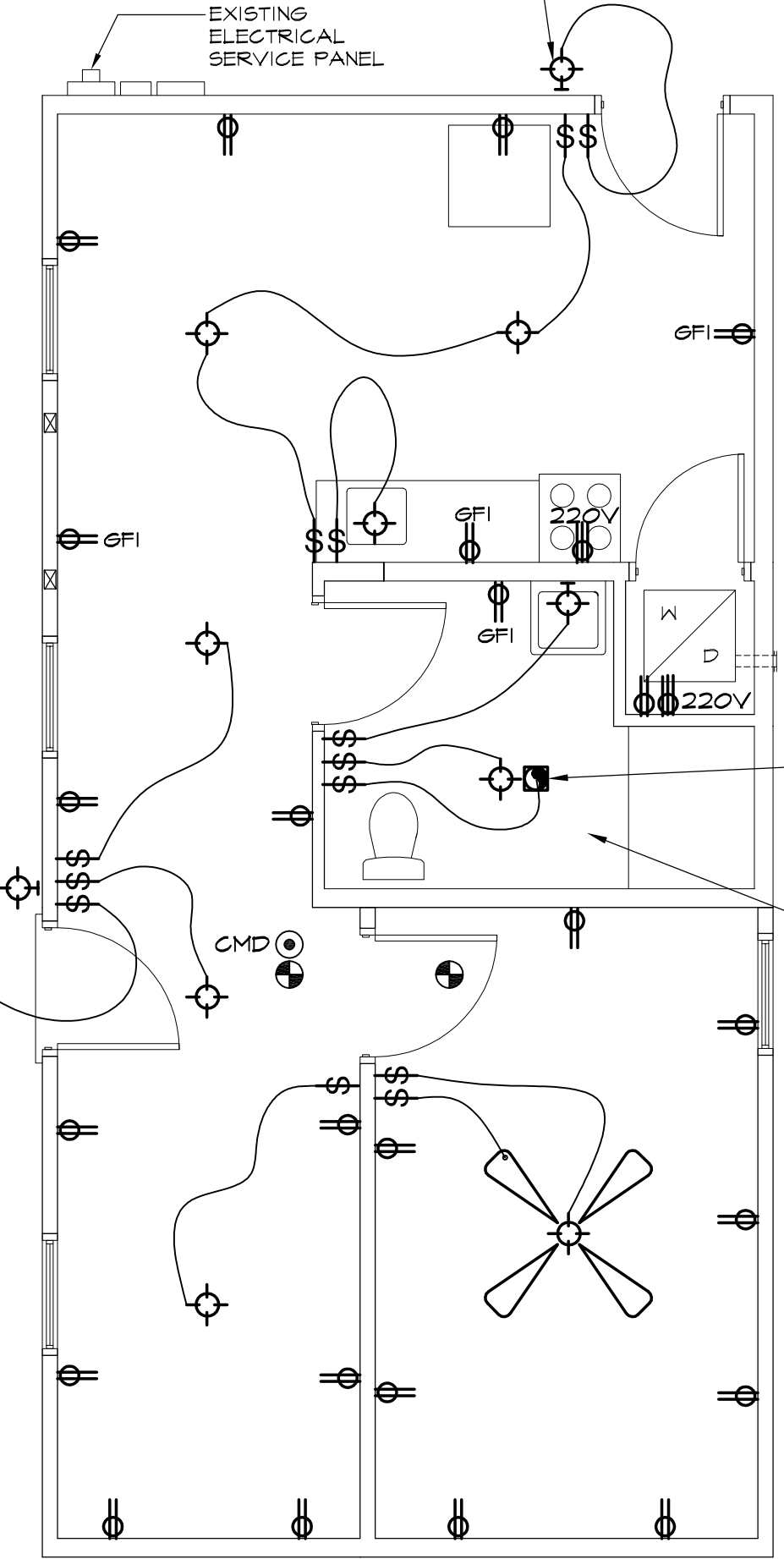


NOTE: ALL NEW OUTLETS & SWITCHES ARE TO BE MOUNTED NO MORE THAN 48" TO THE TOP OF BOX AND NOT LESS THAN 15" TO THE BOTTOM OF THE BOX.

FIXTURES AT EXTERIOR SHALL BE SUITABLE FOR DAMP & WET LOCATIONS, TYP.

FIXTURES AT BATH SHALL BE SUITABLE FOR DAMP & WET LOCATIONS, TYP.

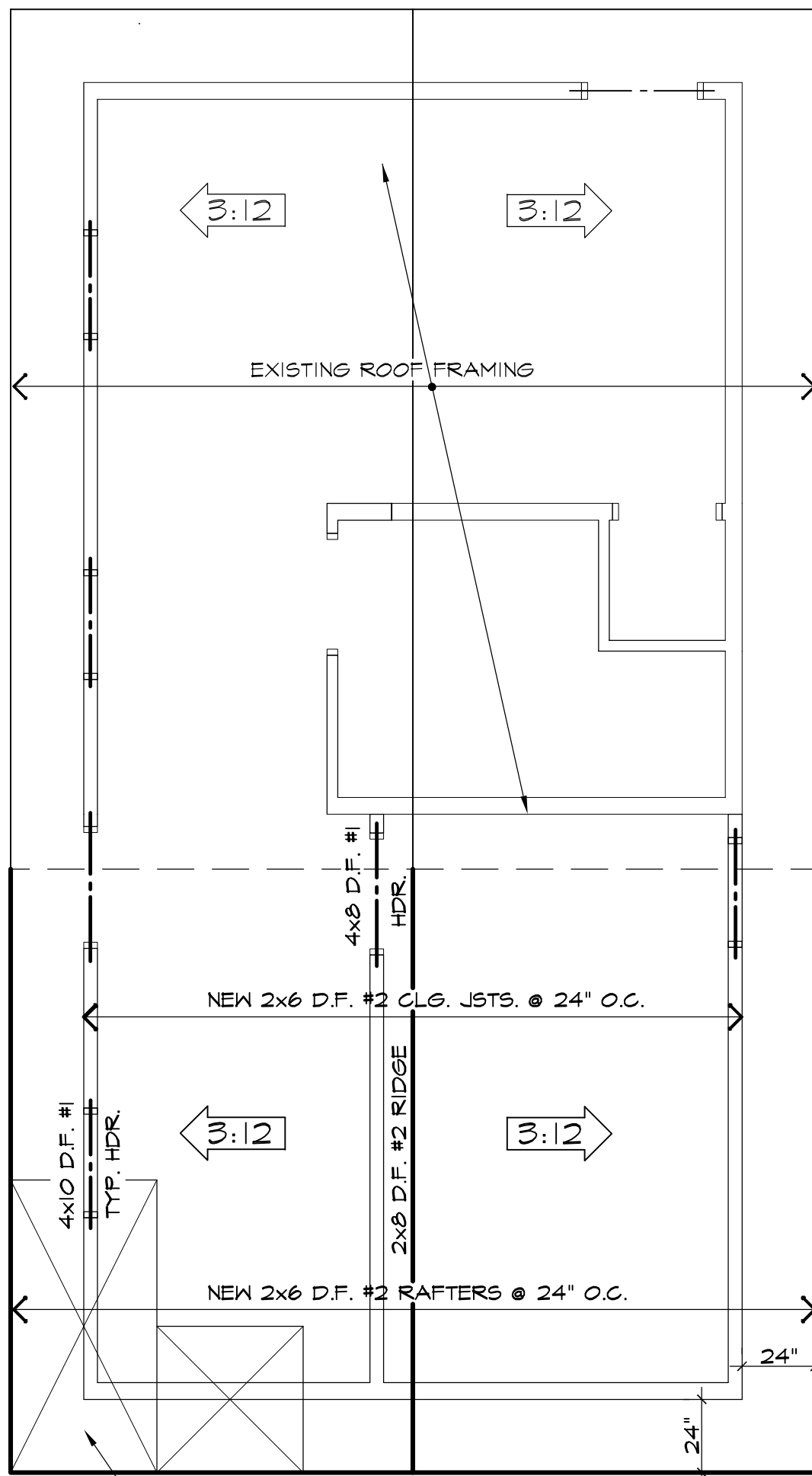
NOTE: THIS BATHROOM SHALL MEET THE REQMTS. OF CSEB SECTION 4.506 SEE INDOOR AIR QUALITY VENTILATION NOTE ON THIS SHEET.



Electrical Plan

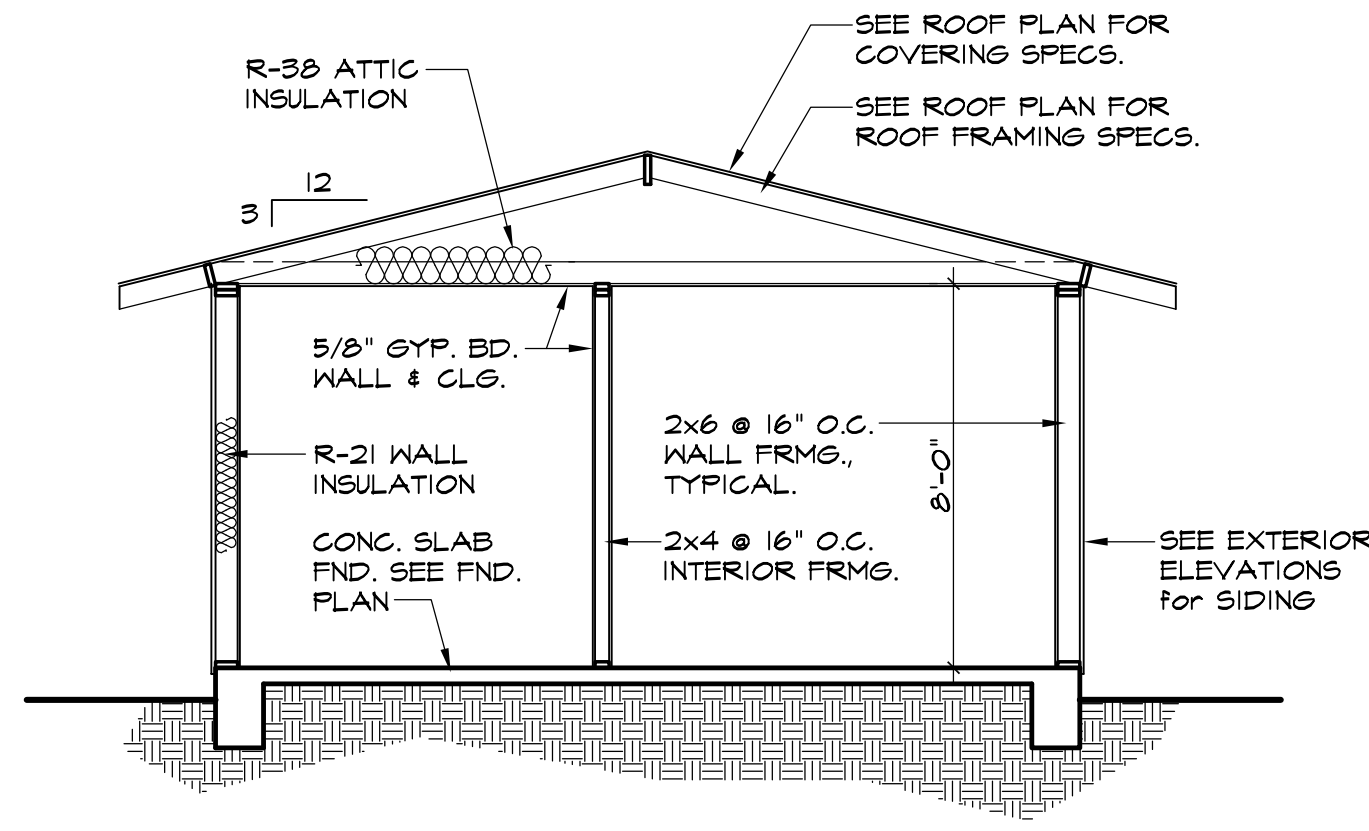
ARCHITECTURAL ROOF PLAN NOTES:

1. MATCH EXISTING 3:12 ROOF PITCH.
2. MATCH EXISTING ROOF O.H. OF 24" TYPICAL.
3. ROOF COVERING SHALL BE: TUFF RIB METAL BY TAYLOR METAL PRODUCTS INSTALLED PER MFR. INSTRUCTIONS OVER SHEATHING PER STRUCTURAL NOTE # 4 THIS SHEET.
4. HEADERS SHALL BE AS SHOWN.
5. PROVIDE NET FREE VENTILATION TO THE ENTIRE ATTIC AREA OF 1/300 (1 SQ. FT. VENTILATION PER 300 SQ. FT. OF ATTIC AREA) PROVIDED THE FOLLOWING CONDITION IS MET: AT LEAST 40% AND NOT MORE THAN 60% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



1/4" = 1'-0"

Roof Plan

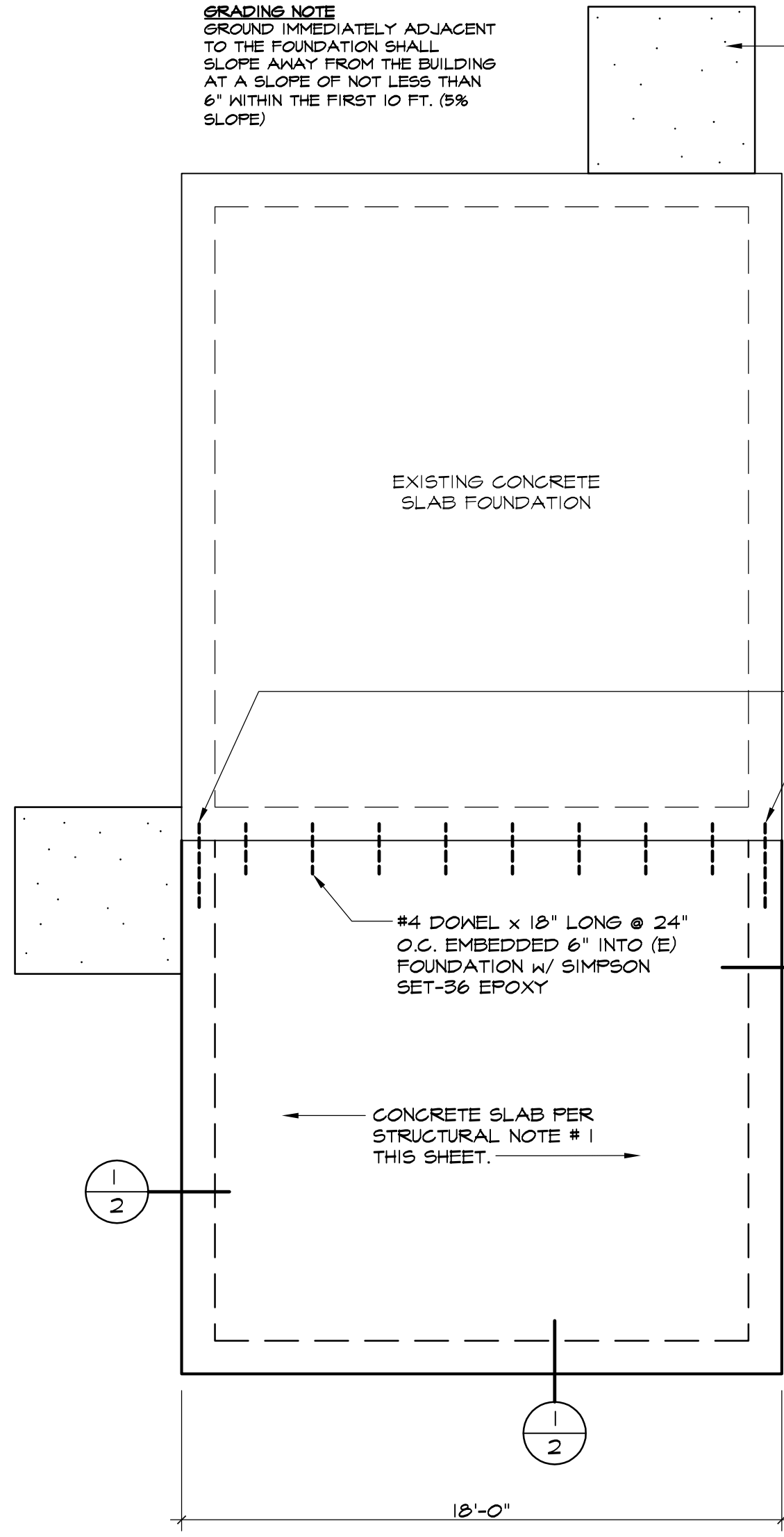


1/4" = 1'-0"

Section

GRADING NOTE: GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6' WITHIN THE FIRST 10 FT. (3% SLOPE)

PROVIDE 60" SQUARE DEEP LEVEL LANDING AREA WITH A SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. TYPICAL (2) PLACES



1/4" = 1'-0"

Foundation Plan

Revisions	By

Mathew Amaro Designs

453 N. Murdock St., Willows, California 95988 Phone: (530)-592-9912

OFFICE- RESIDENCE REMODEL/ADDITION for MATT BIBBUS

900 S. TEHAMA STREET Willows, California APN. 017-310-005

Date	10.21.24
Scale	SHOWN
Drawn	M.A.
Sheet	2

Of 2 Sheets

Design Review Analysis
Design Review (DR-24-06)
900 S. Tehama Street/APN: 017-310-005

I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed exterior design for the proposed building to be located at 900 S. Tehama Street, identified by Assessor Parcel Number (APN): 017-310-005. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

II. Design Review Analysis

Competent Design

The proposed building has been designed by a professional architect licensed within the State of California to meet the building code standards of development. The single-story has a simplified design that matches the existing buildings on the project site. The roof will match the existing 3:12 pitch.

Relationship Between Structures Within the Development and Between Structures and Site

The existing building is located along the southern side of the parcel and visible from S. Tehama Street and County Road 53. The addition will extend toward the western property line. WMC Section 18.141.060(3) states that *"The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space."* The project utilizes an existing vacant building on the site and effectively uses the available space. Creating the addition the southern property line allows for a larger open space.

Relationship between Development and Neighborhood

The existing structure and addition totaling 648-square-foot (sf) will not be out of character for the neighborhood. Surrounding properties to the north, west, and south, are similar zoned as Light Industrial as the Site and the property to the west is zoned as Open Area. The surrounding visual characteristics consists of the following:

- West: Vacant. Across Tehama Street is open agricultural land.
- South: The Applicant's existing business. It is a rectangular metal structure, featuring a beige exterior, with a blue metal roof, a white sign with Bippus Roofing," and a grey shingled awning over the entrance along Tehama Street.
- East: California Northern Railroad. It is located behind the Site and abuts the storage area behind the applicant's existing business.
- North: A single-family residence with a pitched roof, light-colored façade and attached carport across County Road 53 facing S. Tehama Street.

Materials and Colors Used

The new building will be finished with metal siding that matches the company office located on the adjacent parcel. The siding is a light-colored beige. The roof will match the company office as well. It will be finished in tuff rib metal in light blue. Metal buildings or finishes may be allowed in areas that have a industrial zoning classification. Site photos are attached to the staff report (Attachment #).

Wall and Fencing

No new walls or fences around the property perimeter are proposed with this project. All waste and recycling including cardboard will be in a secured, screened space.

Surface Water Drainage

All surface/on-site water shall drain properly. WMC Section 18.141.030 states that “*Stormwaters shall be removed and carried away in an adequate drainage system*”. The project is conditioned as such within the Engineering Department section of Attachment 2 of the Staff Report.

Drives, Parking and Circulation

Access to the project site will be provided by from S. Tehama Street. Parking will be provided for all uses per Municipal Code Section 18.120.020. One parking space is currently available at the front of the vacant office building.

Utility Service

All new utilities shall be placed underground as conditioned by the Engineering Department. Please see Attachment 2 of the Staff Report.

Signs

There is no signage included in this project.

Exterior Lighting

Minimal lighting will be installed on the Site. WMC Section 18.141.060(10) states “*Light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas*”. As a condition of approval, photometric plan shall be submitted for review to ensure that lighting will not be over glaring and/or project onto adjacent property.

Landscaping

No new landscaping is proposed for the Site.

III. Conclusion

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.



Figure 1: Project site with applicant's business office



Figure 2: Existing vacant office building and storage shed



COMMENTS AND REPORTS