



Willows Planning Commission Regular Meeting

March 20, 2024
Willows City Hall
6:00 PM

City Council
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Holly Myers, Commissioner
Llanira Valencia, Commissioner
Sherry Brott, Commissioner

City Planner
Byron Turner

City Clerk
Amos Hoover

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

Agenda

Watch online via Zoom (Passcode 95988):

<https://us06web.zoom.us/j/84380513470?pwd=A6PdVuljbGdABiUnHXT8i4GMUqOGVQ.1>

Remote viewing of the Planning Commission meeting for members of the public is provided for convenience only. In the event that the remote viewing connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote viewing.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CHANGES TO THE AGENDA**
5. **PUBLIC COMMENT & CONSENT CALENDAR FORUM**

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time.

Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to:

bturner@cityofwillows.org.

a. **Minutes Approval**

Recommended Action: Approve minutes of the January 24, 2024, Planning Commission Meeting.

Contact: Amos Hoover, City Clerk, ahoover@cityofwillows.org

6. **DISCUSSION & ACTION CALENDAR**

All matters in this section of the agenda are discussed and will be acted on individually. Individuals wishing to address the Commission concerning any of these items are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission, and not to staff and/or the audience. When the Chairman calls for public comment, please raise your hand to be acknowledged. While

not required, the city requests that you please state your name clearly for the audio recording. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: bturner@cityofwillows.org.

a. **Municipal Code 18.141.060 - Color Scheme Modification**

Recommended Action: Review modifications to the City of Willows Municipal Code 18.141.060 and approve a recommendation for a new color scheme.

Contact: Joe Bettencourt, Community Development & Services Director,
jbettencourt@cityofwillows.org

7. **COMMENTS & REPORTS**

- a. Commission Comments & Reports
- b. Staff Comments & Reports

8. **ADJOURNMENT**

This agenda was posted on March 15, 2024.



Amos Hoover, City Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Action Meeting Minutes January 24, 2024

Agenda Item #5a.

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

1. CALL TO ORDER– 6:00 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Vice Chair Ehorn, and Commissioners Brott, Myers and Valencia.

Commissioners Absent: Chair Bobadilla

4. CHANGES TO THE AGENDA

None

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

a. Minutes Approval

Action: Minutes approved for the November 15, 2023, Regular Planning Commission Meeting.

Moved/Seconded: Commissioner Myers/Commissioner Valencia

Yes: Vice Chair Ehorn, and Commissioners Brott, Myers, and Valencia

No: None

Absent: Chair Bobadilla

6. PUBLIC HEARING

a. Major Use Permit/ File #MUP-23-03/360 W. Sycamore Street

Open public hearing at 6:07 PM

Close public hearing at 6:17 PM

Public Comment:

Elton Garner

Karen Johnson

Harish Banger

Action: Vice Chair Ehorn motioned to approve a resolution granting a Major Use Permit. The motion died due to lack of a second.

7. DISCUSSION & ACTION CALENDAR

a. 245 S. Tehama St. Inconsistency with Color Scheme per Design Review (#DR-22-01)

Action: The Planning Commission made the determination that the existing color scheme was in line with the Willows Municipal Code.

Public Comment:

Munish Sharma

Doug Ross

Moved/Seconded: Commissioner Valencia/Commissioner Brott

Yes: Vice Chair Ehorn, and Commissioners Brott, and Valencia

No: None

Abstain: Commissioner Myers

Absent: Chair Bobadilla

b. Election of Chair and Vice Chair

Action: Commissioner Bobadilla was continued as Chair and Commission Ehorn was continued as Vice Chair.

Motion: Commissioner Bobadilla continuing as Planning Commission Chair

Moved/Seconded: Commissioner Myers/Commissioner Ehorn

Yes: Vice Chair Ehorn, and Commissioners Brott, Myers, and Valencia

No: None

Absent: Chair Bobadilla

Motion: Commissioner Ehorn continuing as Planning Commission Vice Chair

Moved/Seconded: Commissioner Myers/Commissioner Brott

Yes: Vice Chair Ehorn, and Commissioners Brott, Myers, and Valencia

No: None

Absent: Chair Bobadilla

8. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

9. ADJOURNMENT – 7:07 PM

Amos Hoover, City Clerk



DISCUSSION & ACTION CALENDAR



Date: March 20, 2024
To: Planning Commission
From: Joe Bettencourt, Community Development and Services Director
Subject: Municipal Code 18.141.060 - Color Scheme Modification

Recommendation:

Review modifications to the City of Willows Municipal Code 18.141.060 and approve a recommendation for a new color scheme.

Rationale for Recommendation:

The current language is highly subjective, the objective of the modification would be to provide a specific range of colors for selection, with certain exceptions.

Background:

At the January 24, 2024 Planning Commission meeting, staff was given direction to make color selection language in Municipal Code Section 18.141.060 less ambiguous.

Discussion & Analysis:

Municipal Code 18.141.060 (4) currently reads:

“Materials and Colors Used. Soft and muted colors in the earthtone and woodtone range and natural materials are preferred and generally should predominate. Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, are appropriate accent colors, and are harmonious with the site or compatible with the character of the neighborhood.

- (a) Earthtone and woodtone colors are considered to be various shades of reddish-brown, brown, tan, ocher, umber, gold, sand and green. Color schemes for new residential construction are incorporated into the single-family design guidelines.”

Fiscal Impact:

None



COMMENTS AND REPORTS