

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, May 25, 2010 @ 6:30 PM
City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #113
Email: jenna.moser@cityofwinters.org

Chairman: Pierre Neu
Vice Chairman: Glenn DeVries
Commissioners: Wade Cowan, Bruce Guelden, Corinne
Martinez, Phillip Meisch, Joe Tramontana
Administrative Assistant: Jenna Moser
Community Development Director: Nelia Dyer

I CALL TO ORDER 6:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. NOTICE TO SPEAKERS: Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

IV CONSENT ITEM

Approval of Minutes from the April 27, 2010 regular meeting of the Planning Commission.

V. STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

A. *Public Hearing and Consideration of a Site Plan (Design Review) Application Submitted by Jack McDowell for the Construction of a Parking Lot at 15 & 19 East Grant Avenue (APN 003-321-004 & 003-321-003)-*
CONTINUED OFF CALENDAR

B. *Public Hearing and Consideration of a Tentative Parcel Map Application Submitted by Bryan Bonino of Laugenour and Meikle Civil Engineers for the property located in the Southwest quadrant of Interstate 505 and State Route 128 (Grant Avenue) (APNs 038-070-028, 029, 030, 031 & 032)*

The City of Winters Community Development Department prepared an Initial Study for the project and found that although the proposed project could have a significant effect on the environment, nothing is further required because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR and Negative Declaration pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to the earlier EIR and Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

C. *Public Hearing and Consideration of a Site Plan (Design Review) Application Submitted by Bill Hailey, Richard Kleeberg, and Will Merchand to construct an "art park" at 23 Main Street (APN 003-204-012)*

The City of Winters Community Development Department has determined that the application is exempt from CEQA review under the provisions of Sections 15303 "New Construction or Conversion of Small Structures" and 15304 "Minor Alterations to Land".

D. *Informational Item – Mobile Food Vendors*

City Staff has received inquiries concerning our regulations governing mobile food vendors. Because of our revitalization efforts and successful attraction of numerous special events in Downtown Winters, entrepreneurs are viewing mobile food vending as a viable business in our commercial area. Our present Municipal Code generally regulates "stationary vendors", "stands", and "motor vehicles" under "street vendors", but does not offer the specific language and rules that would normally address "mobile food vendors". Staff is of the opinion that our code should be amended to offer appropriate regulations for this emerging business in our community and we are seeking directional policy guidance from the Planning Commission prior to drafting a proposed amendment.

E. *Informational Item – Signs along State Route 128 (Grant Avenue)*

City Staff will provide a brief presentation on plans for signs along State Route 128 (Grant Avenue).

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT ADMINISTRATIVE ASSISTANT OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON MAY 20, 2010.


JENNA MOSER - ADMINISTRATIVE ASSISTANT

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE