

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, August 11, 2009 @ 7:30 PM

City of Winters Council Chambers

318 First Street

Winters, CA 95694-1923

Community Development Department

Contact Phone Number (530) 795-4910 #112

Email: jen.michaelis@cityofwinters.org

Chairman: Pierre Neu

Vice Chairman: Glenn DeVries

Commissioners: Wade Cowan, Bruce Guelden, Corinne
Martinez, Phillip Meisch

Administrative Assistant: Jen Michaelis

Community Development Director: Nelia Dyer

I CALL TO ORDER 7:30 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 July 14, 2009 regular meeting of the Planning Commission.

VI DISCUSSION ITEMS:

A. PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL ON THE GENERAL PLAN HORIZON YEAR EXTENSION AND HOUSING ELEMENT UPDATE

A Public Hearing to consider a recommendation to the City Council on a General Plan Amendment on the extension of the General Plan Horizon Year from 2010 to 2018 and adoption of the Housing Element Update. An Initial Study and Negative Declaration for the two projects have been prepared in accordance with the California Environmental Quality Act (CEQA). The Planning Commission will forward a recommendation on the proposed extension of the General Plan Horizon Year and the proposed Housing Element Update to the City Council, who will take final action on the General Plan amendments and CEQA Document.

B. PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL ON THE FORM BASED CODE FOR THE DOWNTOWN

A Public Hearing to consider a recommendation to the City Council on the Form Based Code for the Downtown. An Initial Study and Negative Declaration for the project have been prepared in accordance with the California Environmental Quality Act (CEQA). The Planning Commission will forward a recommendation on the proposed Form Based Code for the Downtown to the City Council, who will take final action on the project and its associated CEQA Document.

C. INFORMATIONAL ITEM – WINTERS HEALTHCARE FOUNDATION ADMINISTRATIVE OFFICE AT 310 MAIN STREET

An Informational Item to receive feedback from the Commission on a Conditional Use Permit Application for the Winters Healthcare Foundation Administrative Office at 310 Main Street. Presently, the WHF is operating an office use in a Residential Zone (R-1). Office Use is not permitted in the R-1 Zone. A public hearing for this application is tentatively scheduled for the August 25th Planning Commission Meeting.

D. INFORMATIONAL ITEM – PROPOSED TILE MOSAIC ON THE PUBLIC RESTROOM FACILITY IN ROTARY PARK

An Informational Item to receive feedback from the Commission on the proposed tile mosaic on the public restrooms in Rotary Park. A public hearing for this application is tentatively scheduled for the August 25th Planning Commission Meeting.

E. INFORMATIONAL ITEM – PROPOSED RENOVATION OF THE CITY'S PARKING LOT AT FIRST AND ABBEY STREETS

An Informational Item to receive feedback from the Commission on the propose renovation of the City's Parking Lot at First and Abbey Streets. The proposed renovation consists of the removal of an existing building, 2-3 trees and number shrubs and the installation 39 parking spots. A public hearing for this application is tentatively scheduled for the August 25th Planning Commission Meeting.

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 JULY 22, 2009.



JEN MICHAELIS - 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