



MINUTES
Meeting of the
CITY OF COLUSA PLANNING COMMISSION
WEDNESDAY February 24, 2010, at 7:00 PM
425 Webster Street, City Hall (530) 458-4740

The public may address the Commission on any agenda item during the Commission's discussion of that item. When doing so, and when commenting on non-agenda items, we ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and please keep their remarks brief. If several persons wish to address the same item, or if any one person's comments are excessive, a two (2) minute time limit may be imposed on individual speakers.

1. MEETING CALLED TO ORDER AND ROLL CALL

The meeting was called to order @ 7:00pm. Commissioners present: Chairman Settlemire, Vice Chairman Selover, White, Herrick, and Flagor.

2. CONSENT CALENDAR: Items on the Consent Calendar may be removed and discussed at the request of a Commission member.

A. **Action Minutes:** December 16, 2009 minutes.

B. **Action Minutes:** January 27, 2009 minutes. **Chairman Settlemire noted an error within the January 27, 2010 meeting minutes. He pointed out that those minutes incorrectly reflected the Commission's vote on Agenda Item 5 as being 3-0-1, when –if fact– the vote was 4-0-1. Planner Stice acknowledged the error and agreed to correct it in the final draft of those minutes. Commissioner White moved, and Chairman Settlemire seconded a motion to approve the meeting minutes of January 2010 and February 2010 (as to be amended). The motion passed unanimously via roll call vote.**

The Commission then briefly discussed voting protocol and reaffirmed that the Planning Commission Chair traditionally voted last.

C. **Correspondence:** Cover letter (January 28, 2010) from the City Clerk, with Statement of Economic Interest forms from the Fair Political Practices Commission (attached). **Chairman Settlemire referenced the need for Commissioners to complete the annual Statement of Economic Interest "Form 700" by March 16th, and Planner Stice mentioned that any questions on such forms should be directed to either the City Clerk or Cathy Higgins.**

3. PUBLIC COMMENTS: The public may address the Planning Commission on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.

No public comments presented.

4. PUBLIC HEARING:

No items

5. PLANNING COMMISSION MATTERS:

- A. Discussion of swimming pool display plans for a new pool & supply sales business, proposed at the northwest corner of 10th Street and Market Street (Kittles Building). Staff requests Planning Commission direction to apply or not to apply City of Colusa Zoning Ordinance Section 32.07 (m) requirements. Project proponent: Bill Lauff, Lauff's Pool & Supplies.

Chairman Settlemire opened discussion by explaining that he did not feel that pools should be considered a "storage item" as described within the City Zoning Ordinance. Planner Stice presented the staff report as well as his reasoning for bringing this item before the Planning Commission. Commissioner White noted that according to the agenda (Item 5), the only issue to be discussed was Zoning Ordinance Section 32.07 (m), and that the staff report went into much more than that section. Planner Stice responded that the intent of the report was to give the background, details, and as much relevant information of the proposal as possible. Planner Stice also explained that the report focused only on Section 32.07 (m) and no other sections, and that he understood his role as a planner was to ensure a project's compliance with goals & policies of the General Plan, the intent of the Zoning Ordinance, and the priorities established by the City Council.

Mr. Lauff addressed the Commission, presented exhibits of his proposed plans, and explained how he intends to display the pool. He also explained his plans for a short fence to deter any unauthorized access to the display area.

Commissioner Herrick asked if the neighbor to the west was notified. Planner Stice explained that the property is vacant.

Mr. Lauff discussed that the site would be very decorative, including palm trees. Chairman Settlemire encouraged Mr. Lauff to check with the City as to how palms might or might not be allowed.

Commissioner White believed that the next door neighbor needed to be notified of this request. Planner Stice explained that the owner was not notified since this project did not require a public hearing.

Commissioner Selover asked if Mr. Lauff was an agent of the pool manufacturer. Mr. Lauff answered that in fact he was. Commissioner Selover referenced that Section 10 (b) item 20 of the Zoning Ordinance clearly allows for the proposed use.

Mr. Lauff concluded his discussion by explaining that he didn't want to sign a lease for the property without first verifying with the City that the placing the pool display as proposed would be allowed.

Chairman Settlemire acknowledged that that was the appropriate thing to do and that –in his opinion- Planner Stice handle the request well. Chairman Settlemire voiced that the if the Zoning Ordinance says that the use is allowed, then the use is allowed, and then asked if there was any other discussion. No other points of discussion were had and it was thereby resolved that Mr. Lauff's proposal was consistent with the City Zoning Ordinance.

6. PUBLIC WORKSHOP

- A. Discussion of updates to Sections 1-4 of the City Zoning Ordinance in order to conform with the City of Colusa 2007 General Plan.

Planner Stice updated Commissioner Flagor regarding the recent consensus of the Planning Commission to review the existing Zoning Ordinance, to begin drafting recommended changes, and bring the Zoning Ordinance into compliance with the General Plan as required.

Chairman Settlemire asked the Commission if anyone had any recommended changes. Commissioner Herrick asked if it's typical that the findings be changed to reflect the most recent ...Zoning Ordinance should be simpler to read...

Chairman Settlemire asked if Planner Stice should check with the City Attorney to see if the language within Article 1 (i.e. Sections 1.01 (b) & (c), 1.05, etc...) is worded the way it is for a particular reason, and if there is a certain format we should follow.

Chairman Settlemire addressed Section 1.06 and asked if it should also apply to areas that may be outside of the incorporated City limits ...given that some properties were slated for ultimate annexation into the City. He gave the example of property at 5th Street and Ware Avenue that needed

Chairman Settlemire wants to examine that language given that the owner of property in the City is required to make improvements that may likely be outside of the City limit boundary.

Planner Stice stated that he didn't see where an amendment to this particular section of the Ordinance would be necessary, given the issues brought up in the example of 5th & Ware were able to be addressed aside from the Zoning Ordinance.

Additional discussion was held amongst the Commission ...particularly regarding the new Mixed-Use District as called for in the General Plan. Planner Stice offered to begin researching sample ordinances from other cities to bring back for discussion at the next couple of Commission meetings.

Additional discussion also centered around Section 3.02, and the potential need to amend a portion or all of that section. Planner Stice agreed to also begin researching how best to amend that section and to ultimately bring back before the Commission some draft language that could be considered as amendments.

The Commission agreed to limit their workshop meeting time to no later than 9pm. The Commission then agreed address Article 4 of the Zoning Ordinance during their March 24, 2010 meeting.

7. **ADJOURNMENT:** Meeting adjourned to the March 24, 2010, Planning Commission meeting. The meeting will be held at 7:00 p.m. in the City Council Chambers at City Hall. The

Bryan Stice, Senior Planner