



# Willows Planning Commission Action Meeting Minutes April 1, 2025

Planning Commission  
Pedro Bobadilla, Chair  
Llanira Valencia, Vice Chair  
Sherry Brott, Commissioner  
Vacant, Commissioner  
Vacant, Commissioner

## 1. CALL TO ORDER– 6:01 PM

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Valencia and Commissioner Brott

Commissioners Absent: None

## 4. CHANGES TO THE AGENDA

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

### a. Minutes Approval

Action: Approved the minutes of the March 4, 2025 Planning Commission Meeting.

**Moved/Seconded:** Commissioner Brott/Vice Chair Valencia

**Yes:** Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

**No:** None

**Absent:** None

**Abstain:** None

## 6. PUBLIC HEARING

### a. Walmart Drive-Thru ATM / Design Review (File# DR-25-02)/ 420 N Airport Road

**Hearing Open: 6:07PM, Closed: 6:07PM**

No Public Comments

Action: Adopted Resolution 07-2025 granting the design review approval of design review (FILE # DR-25-02) to Walmart for the construction of a Drive-thru ATM for the property located at 470 N. Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

**Moved/Seconded:** Vice Chair Valencia/Commissioner Brott

**Yes:** Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

**No:** None

**Absent:** None

**Abstain:** None

## 7. DISCUSSION & ACTION CALENDAR

### a. Coyote Saloon Use Permit (File#MUP-23-01) Review

Action: Authorized a modification to the conditions of approval for Conditional Use Permit (File#MUP-23-01) allowing Coyote Salon to operate until 2:00am, contingent upon modification of ABC License.

**Moved/Seconded:** Commissioner Brott/Vice Chair Valencia

**Yes:** Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

**No:** None

**Absent:** None

**Abstain:** None

### b. Tacos Ocampo (File# UP-24-02) Electrical Review

Action: Determined that the establishment has completed the process of obtaining electricity onsite.

**Moved/Seconded:** Vice Chair Valencia/ Commissioner Brott

**Yes:** Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

**No:** None

**Absent:** None

**Abstain:** None

**Directed Staff to check with Environmental Health regarding Commissary and report back.**

**Directed staff to review Conditional Use Permit regarding parking issues and report back.**

**Directed staff to prepare modification to Conditions of Approval for Conditional Use Permit (File# UP-24-02) regarding on-site waste receptacle and bring back to the Planning Commission for approval.**

### c. Section 1 Review of Willows Municipal Code Title 18-Zoning

Action: Reviewed Willows Municipal Code Title 18-Zoning and provided direction to staff.

## 8. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

i. Staff provided an update on a Land Use Variance request to convert property located at 501 W. Wood St from Commercial use to Residential use.

ii. Staff provided an update on Code Enforcement activities

- iii. Staff provided update on the status of the Sycamore Park Project.
- iv. Staff provided Notice of Public Meeting for Discussion of Possible State CDBG Application, to be held on April 13, 2025, at 6:30 pm at 201 N. Lassen St in Willows, and invited the public to attend.

**9. ADJOURNMENT – 7:12 PM**

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Karleen Price, City Clerk