APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, APRIL 17, 2008

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Sanders; Barzo;

Gonzalez; Spesert

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: MacNicholl; Stillman; Pollard

The meeting was called to order at 7:03 PM.

1. Director's Report:

- Robert MacNicholl, Planning Manager: He said that he noted "Casa Del Sol" on the agenda as a reminder to confirm that the Commissioners all received the email from Associate Planner Dan Sokolow with the update.
- <u>Commissioner Sanders</u>: He confirmed that they did receive it,
- Robert MacNicholl: He said that he had no other items to report at this time.

2. Approval of Minutes:

March 20, 2008:

It was moved by Commissioner Dote and seconded by Commissioner Murray to approve the Planning Commission meeting minutes of March 20, 2008 as written.

AYES: Wurzel; Dote; Murray; Sanders; Gonzalez

NOES: None

ABSTAINED: Barzo; Spesert

ABSENT: None

April 3, 2008:

It was moved by Commissioner Dote and seconded by Commissioner Murray to approve the Planning Commission meeting minutes of April 3, 2008 as written.

AYES: Wurzel; Dote; Murray; Sanders; Barzo; Gonzalez; Spesert

04/17/08

NOES: None

ABSTAINED: None ABSENT: None

- <u>Commissioner Sanders</u>: He again thanked Staff for the excellent minutes and said that he appreciated the timeliness of them as well.
- 3. Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
 - a. None.
- 4. Communication Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any item a Commission member would like to have discussed at a future Commission meeting.
 - <u>Commissioner Spesert:</u> He had no comments or announcements.
 - Commissioner Gonzalez: She had no comments or announcements.
 - Commissioner Barzo: He had no comments or announcements.
 - <u>Commissioner Murray:</u> She had no comments or announcements.
 - <u>Commissioner Dote:</u> She noted that some of the Commissioners were just at the opening and tour of the revised Porter Building and that it was quite impressive.
 - Commissioner Wurzel: He had no comments or announcements.
 - <u>Commissioner Sanders:</u> He said that some time in the future he would like to talk about sound walls, the maintenance of them and the landscaping around them. He requested advanced notice from Staff as he plans to prepare a PowerPoint presentation as he is getting tired of some of the things that we are doing. He would like to talk about what works, what does not and the maintenance of them. He said that we could do a better job.
 - Robert MacNicholl: He asked that Commissioner Sanders give him a call to make sure that this item is scheduled.
 - <u>Commissioner Sanders:</u> He said that he wants to fit this item in at a time when it is appropriate, so he will work with Staff on the timing.
 - <u>Commissioner Gonzalez:</u> She asked if this would include landscaping, such as how she brought up earlier how the trees were being trimmed at the mall.
 - <u>Commissioner Sanders:</u> He said that this could certainly be included and that they would talk about medians as well.

PUBLIC HEARING

5. **Payless Auto Care Conditional Use Permit Modification.** The applicant is requesting approve of a Conditional Use Permit Modification at 317 West Main Street (Payless Auto Sales) to add automotive repair services to the existing auto dealership. The applicant

would like to add minor automotive repairs, audio and video installation, accessory additions, and normal vehicle servicing to the existing daily operations.

Applicant: Roslin R. Prasad
Owner: Edward Schmauderer

Staff Contacts: Jimmy Stillman, Associate Planner

Environmental Document: Categorical Exemption Recommended Action: Conditional Approval

DISCUSSION

- <u>Commissioner Dote:</u> She requested to see the aerial view again and asked about the location of the Lincoln Garden Apartments. She asked how far away the apartments are from the auto bays.
- <u>Jimmy Stillman, Associate Planner:</u> He said that he did not have the distance available at this time. He said that from the plans each bay is approximately ten feet, so it appears to be a minimum of more than 100 feet from the edge of the bays. He said that there is also a building in the back that is currently being occupied by the property owner, Ed Schmauderer, who owns the adjacent True Value Hardware store. In addition, there is space along the side of Payless Auto that is being occupied by the property owner for his own personal uses.
- <u>Commissioner Dote:</u> She asked if the occupants of the Lincoln Garden Apartments were properly notified regarding these car bays.
- <u>Jimmy Stillman:</u> He said that this was properly noticed, including all properties within 300 feet of the property boundaries.
- <u>Commissioner Dote:</u> She said that her concern is noise from the tire shop. She said that this is a senior housing complex so tenants would be there during the day.
- <u>Jimmy Stillman</u>: He identified that in the Staff report there are performance standards for these types of uses. He said that they would have to meet the minimum noise requirements that he believes is 60 decibels. There is a performance standard that the Applicant must follow. He said that typically on car sales lots, you find modification of tires, which is a regular operation, even minus the request for the repair services to this use. He again confirmed that they were properly notified.
- <u>Commissioner Wurzel:</u> He asked if they are allowed to use PA systems on this site for sales, as this is pretty common. He said that he remembers that they had asked the question earlier but did not recall the answer.
- <u>Jimmy Stillman:</u> He said that he is not aware if the Applicant is using a PA system for service calls.
- <u>Commissioner Wurzel:</u> He asked if they are allowed to.
- <u>Jimmy Stillman:</u> He said that this is not something that the City disapproves of. He said that it seems this is a common practice for many car lots. He said this is why there are special conditions for special events, should they have additional PA systems or radio stations that are coming onto site for special events.
- <u>Commissioner Wurzel:</u> He said that his only comment would be that the tires would not be louder than that.

- <u>Commissioner Gonzalez</u>: She asked if this is a totally new business that they are adding to the same site or is this specifically for the cars that are going to be prepped to be sold or cars that have a problem initially when they are sold. She asked if they would be competing with other businesses or just handling their own.
- <u>Jimmy Stillman</u>: He said that in discussions with the Applicant, they stated that they are in the used car industry so when they are buying cars they do often times require minor corrections. He said that it is his understanding that it is not explicitly an auto repair shop. He said that the Applicant is present tonight and may be able to answer that question better. He said that it is specifically for the use of repairing cars that they are obtaining and selling on-site.
- <u>Commissioner Gonzalez</u>: She said that one of the conditions of use talks about elevating vehicles. She asked for further explanation.
- <u>Jimmy Stillman</u>: He said that often times with other dealerships, the City has run into problems with elevating cars that are actually becoming signage. He said that Staff is trying to avoid problems that they have had in the past. He said that car dealerships have placed cars on such high platforms that it is intimidating for pedestrians walking by on an adjacent sidewalk or a corner of a driveway where it becomes a visual impediment to people pulling out. He said that this has been an issue with other car lots and not specifically Payless Auto.
- <u>Commissioner Gonzalez</u>: She asked if this is a condition of approval that will be placed on Payless Auto that has not been placed on other car lots.
- <u>Jimmy Stillman</u>: He said that he is not familiar of conditions that existing car lots have. It would be a consistent condition should other car lots or new car lots come into town. He said that you would see many of these same conditions, if not all of them. He said that an existing car dealership operating with a use permit or if a new car lot were to come in; Staff would consider putting on as a condition of approval. He said that the root of it comes from problems that code enforcement has had where cars have been elevated high enough that they become signs. He said that essentially they are enforcing the zoning ordinance and the sign ordinance when the Code Enforcement Officer goes out to those sites.
- <u>Commissioner Gonzalez</u>: She addressed the hours of operation. She asked if the hours are just specifically for this dealership and other dealerships may have different hours.
- <u>Jimmy Stillman</u>: He said that these hours of operation were requested by the Applicant, so they were included in their statement of justification when they filed the appropriate paperwork for the use permit modification.
- <u>Commissioner Gonzalez</u>: She asked if the Applicant had not asked for those hours, what would their hours have been.
- <u>Jimmy Stillman</u>: He said that they did not have a discussion regarding appropriate hours due the location of residential units. He said that they met with the Applicant and noted that their service hours ended at an early afternoon time. He hoped they were taking into consideration their close proximity to softer uses or residential uses. He said that Bob may be able to speak from past experience if there are similar uses like this that have a quiet hour but he is unaware of that.
- Robert MacNicholl: He said that typically Staff would look at each one individually to look at the circumstances and setting and determine what is appropriate. He said

that the intent is trying to accommodate the surrounds as they see this use, as coming into an existing setting, would be in relative close proximity. He said in this case the discussion between the Applicant and Staff worked out just fine because the hours are not particularly onerous from the point of view of impact and are rather appropriate.

PUBLIC COMMENTS

- <u>Al Eby, local business owner</u>: He said that Commissioner Dote brought up an interesting point and so he wanted to ask what are the hours of operation that they are referring to.
- <u>Jimmy Stillman</u>: He said that in the conditions of approval it states that the hours of operation shall be limited to Monday through Friday, 8:00 AM to 5:00 PM, and Saturdays, 8:00 AM to 3:00 PM. At no time may auto care operations be conducted on Sundays and/or holidays.
- <u>Al Eby</u>: He asked about the noticing of the senior complex. He asked if the notice is sent just to the property manager or is one sent to each resident in the apartments.
- <u>Jimmy Stillman</u>: He stated that notices to multifamily type of occupancy go to the Manager or main address and it is the responsibility of the Manager to post the notice in common areas or the general office area.
- <u>Al Eby</u>: He said that this does not always happen and recommends that Staff look into further noticing also.
- <u>Jimmy Stillman</u>: He said that Staff will definitely look into this and also stated that a notice is also posted in the paper ten days in advance of the public hearing.
- Al Eby: He said that they might not have a subscription to the paper.
- <u>Commissioner Murray</u>: She said that there is a wall behind this business and she does not expect that there would be a problem. She suggested that they could plant high shrubbery as well.
- <u>Commissioner Dote</u>: She said that the hours wouldn't be an issue as this was a shop before
- <u>Commissioner Wurzel</u>: He asked about the previous shop.
- Robert MacNicholl: He stated that it was a service shop.
- <u>Commissioner Wurzel</u>: He asked why they need a use permit. He said that he has no problem with this. He said that it makes sense and it is good for Woodland. He believes that it would help make this business a success.
- <u>Commissioner Spesert</u>: He said that he has no real problem with this. He said that if it were a full shop then he would take a closer look at it. He said that he support this project.
- <u>Commissioner Gonzalez</u>: She said that she feels the same way.
- <u>Commissioner Barzo</u>: He asked if Staff had any knowledge about complaints when it was a Chevy auto shop.
- Robert MacNicholl: He said that he is unaware of any complaints.
- <u>Commissioner Barzo</u>: He said that there is a sound wall there. He said that he has no problem with it and that competition in the City is good.
- <u>Commissioner Sanders</u>: He said that he supports it and that the improvements are great.

It was moved by Commissioner Murray, and seconded by Commissioner Wurzel, that the Planning Commission approve Conditional Use Permit Modification for Payless Auto Care based on the identified findings of fact and subject to the identified Conditions of Approval, by taking the following actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Article 19 §15332 Class 1 Exemption, Existing Facilities.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve the Conditional Use Permit allowing for auto repair services in the General Commercial (C-2) Zone.

AYES: Wurzel; Dote; Murray; Sanders; Barzo; Gonzalez; Spesert

NOES: None ABSTAINED: None ABSENT: None

6. **State Historic Woodland Opera House Expansion.** The applicant is proposing to infill the existing Rotary Court in front of the 1980's Opera House annex with an additional annex project. The proposed addition will house a black box children's theater on the ground floor and an expansion of the existing intermission lounge on the second floor. The second floor of the new addition will also house administrative offices that are currently located in the second floor of the 1980's annex. The project will also include a new ticket window and office that will front onto Main Street and an expansion to the existing restrooms in the existing Opera House annex.

Applicant: McCandless & Associates Architects

Owner: State of California

Staff Contact: Jimmy Stillman, Associate Planner

Environmental Document: Categorical Exemption

Recommended Action: Approval

DISCUSSION

- <u>Commissioner Barzo</u>: He asked who is the architect.
- <u>Jimmy Stillman</u>: He indicated that the architects are McCandless & Associates, who are present tonight, along with Jeff Kean, the Director of the Opera House.
- <u>Commissioner Spesert</u>: He asked what would happen with the murals that are currently on the side of the building. He asked if they would be relocated.
- <u>Jimmy Stillman</u>: He said that one mural was already removed during a recent windstorm. He believes that the other will be removed when construction gets

- underway. He said that he is not aware if they will be displayed elsewhere and was not sure who even sponsored those murals.
- Jeff Kean: He said that it was the Stroll Through History, who sponsored the murals.
- <u>Jimmy Stillman</u>: He said that Staff could discuss the murals to determine what will become of them.
- Commissioner Gonzalez: She asked Staff to discuss parking.
- <u>Jimmy Stillman</u>: He said that the City is currently undergoing a parking survey and the Opera House would be required to meet the parking requirements for the theater portion. He said that this would equal about 27-28 parking spots. He explained that since the parking can not be located on site, an in-lieu fee of \$5,000 per spot for 30 spots would equal \$150,000 that the Woodland Opera House would be required to provide for future parking facility development.
- <u>Commissioner Gonzalez</u>: She asked if this was based on gross square footage or a portion.
- <u>Jimmy Stillman</u>: He said that Staff debated this issue due to the relocation of the previous office spaces to the new addition.
- Commissioner Gonzalez: She asked what would become of the old offices.
- <u>Jimmy Stillman</u>: He stated that the old office space would be used for the expansion of the bathrooms and to enlarge the intermission area.
- Commissioner Gonzalez: She asked if the number of spaces was a negotiated issue.
- <u>Jimmy Stillman</u>: He said that it was not but instead was based on the square footage of the black box theater.
- <u>Commissioner Gonzalez</u>: She asked about the lounge area, which could be considered a lobby.
- <u>Jimmy Stillman</u>: He explained that there would not be two groups there at the same time. He stated that the two areas would work together and that you are only using the lounge area if you are at some point in the Black Box Theater.
- Commissioner Gonzalez: She asked how many exits there would be onto Main Street.
- <u>Jimmy Stillman</u>: He said that there are no proposed exits onto Main Street from the new addition. He said that there is one exit on the eastern portion of the elevation and an entrance into the Black Box Theater from the plaza.
- Commissioner Gonzalez: She asked about the entrance to the ticket office.
- <u>Jimmy Stillman</u>: He stated that entrance would be services from an inside office in the corridor. He said that there would then be a standard ticket window on Main.
- <u>Commissioner Gonzalez</u>: She asked Staff if they had any comments about the restrooms being located in the old portion of the building.
- <u>Jimmy Stillman</u>: He explained that there is a slight inconvenience about having to move from the far end of the old building used as a dressing room to the theater.
- <u>Commissioner Gonzalez</u>: She said that if you are in the lounge, you will have to travel to the second floor to use a restroom and instead the offices are located next to the lounge. She said that she is just interested in why it was designed this way.

PUBLIC COMMENT

- <u>Jeff Kean, Director of Woodland Opera House</u>: He said that he would be happy to answer any questions about the use of the facility. He explained that the office locations are just the only place that they could go. He said that it is his office that is disappearing in order to double the size of the women's restroom. He said that adding more bathrooms to the third floor would have blown their budget. He said that they are adjusting the restrooms that are currently there to bring them up to ADA code, as is required by the State.
- <u>Commissioner Gonzalez</u>: She asked if they would be receiving any other money other than Woodland money.
- <u>Jeff Kean</u>: He said no, as it is a Woodland theater and the City is the contracted operator.
- <u>Commissioner Gonzalez</u>: She said that she asked as the State oversees this project.
- <u>Jeff Kean</u>: He said that the State would also own the building. He stated that the contract between the City and the State says that any improvements will be owned by the State. He said that the State does not operate nor want to operate the building. He said that the State will help out with the maintenance of the historic portion of the building.
- <u>Commissioner Gonzalez</u>: She asked if then the new addition would belong to the City of Woodland.
- <u>Jeff Kean</u>: He said no, it will belong to the State of California.
- <u>Commissioner Gonzalez</u>: She asked Mr. Kean if he would like to address the letter from Mr. and Mrs. Stallard.
- <u>Jeff Kean</u>: He asked if she would like him to go item by item.
- <u>Commissioner Gonzalez</u>: She said that a general idea of what his thoughts are would be good.
- Jeff Kean: He read from a letter that the Stallards sent to the State a few years ago. He stated that he is still unclear about what their affinity for the area is other than to keep it a green area. He stated that the expansion project would actually reduce wear on the Opera house as the historic portion of the building is either in performance or rehearsal practically every day of the year. He explained that having this additional space means that they can alternate between the two spaces, giving the historic portion a rest. He said that they would be using the dressing rooms, as there is not enough square footage in the new portion for dressing rooms. He said that there would be periods of 2-3 weeks when the historic portion would not be used and this would allow maintenance or down time. He said that Mr. Stallard is mistaken that the only entrance would be through the historic area of the building. Instead, there would be two entrances to the expansion as Staff presented. He said that they own a second building on Fourth Street where they house their scenery, costumes, do construction and currently have a rehearsal studio in the front of the building. He said that bringing everything back into the same building is a convenience. He said that Woodland Opera House is a brand. He stated that when people want to take classes from the Woodland Opera House then they want to come to the Woodland Opera House, so this is a big advantage for them. He said that the idea that the Woodland Opera House does not contribute to the downtown area is false. He said that he did not see the letter in support of the expansion and asked Staff whom it was from.

- <u>Jimmy Stillman</u>: He said that the letter is from Anita Long who operates the House Dresser. He offered a copy to Mr. Kean.
- Jeff Kean: He said that he is a member of the Downtown Association and they are becoming very active at this point. He said that they are hosting a City Council candidate forum on May 19th and they are very concerned about the number of closed buildings in the downtown area. He stated that the number of closures has a lot to do with the amount of people traffic. He said that the Opera House brings in over 20,000 people a year to the downtown area. He said that Anita at the House Dresser stays open on Sundays when the Opera House will be having a performance, as she knows that she will get more foot traffic. He stated that the Yolo Hospice is on the verge of closure because they need to bring more foot traffic through their store. He said that we need to bring more traffic downtown, which the Woodland Opera House does. He said that they currently operate 31 weekends each year and with the expansion they can move up to 48 weekends each year. He said that if they can alternate between theaters then they can operate practically every weekend and bring more people downtown. He said that the idea that the Opera House does not contribute to the economic health of downtown is ludicrous, as the Opera House is the centerpiece of downtown. He said that the children's programs are exploding and they can not believe the number of kids who want to do programs. He said it might anticipate a possible solution to their own financial stability as an organization. He stated that this building not only allows expanding children's programs but to also be available as a rental for other organizations to come and use. He said that they are in discussions with the Community College to use the space. He said that all this needs to be weighed against having green spaces downtown.
- <u>Commissioner Dote</u>: She asked if the Measure set aside \$3 million and asked if that is enough for this project.
- <u>Jeff Kean</u>: He said that this year it will be but two year from now he can not guarantee that it would be.
- Commissioner Dote: She asked if this is enough to begin the construction.
- <u>Jeff Kean</u>: He explained that the money is collected over the course of twelve years and therefore Woodland Opera House, Inc. will have to obtain a construction loan. He said that City Council has agreed in principle to go as a guarantor against this loan based on the Measure E money. He said that they just have to put a financial package in front of the Council to consider. He said that at this point it is believed that the project can be done for just over \$2 million and add the financing to it then it will come to about \$3 million. He said that if they wait and inflation goes up then there may not be enough money so he if feeling a time pressure here.
- <u>Commissioner Dote</u>: She said that she was on this Board as well for 1 to 1 ½ years and there was a lot of discussion about the expansion. She asked how the board came to approve this project; unanimous or split on the decision.
- <u>Jeff Kean</u>: He stated that at the time of the vote, Mr. Stallard was on the Board and he voted in opposition, while the rest of the Board was unanimous in favor. He said that they started this in 2001 and put together a five-year plan for the expansion of the Opera House, starting with expanding the youth programs and then getting a facility to house them. He said that this is the final piece of that plan. He reiterated that the Board has been talking about this for over seven years.

- <u>Commissioner Dote</u>: She asked if they would be giving up the other site or keep it.
- <u>Jeff Kean</u>: He said that the location would continue to be their costume and scenery shop.
- <u>Commissioner Dote</u>: She confirmed that they would be moving the classroom out of it.
- <u>Jeff Kean</u>: He said that it would function as a backup rehearsal hall.
- <u>Commissioner Murray</u>: She asked the Architect about the space between the two buildings and if it would be out of brick.
- <u>Bill McCandless</u>, <u>Architect</u>: He said that it is a separation to denote where the new addition has been added onto the existing building.
- Commissioner Murray: She asked what material would be used.
- Bill McCandless: He said that it is a metal material.
- Commissioner Murray: She asked if it is structural.
- <u>Bill McCandless</u>: He said that it is not, but they are not into mechanical drawing yet and the mechanical system has not yet been designed. He said it could possibly end up being a louver for some mechanical equipment.
- <u>Commissioner Murray</u>: She asked about the location of the elevator, as it used to be in the old portion.
- <u>Bill McCandless</u>: He said that this will not change and the elevator entrance is from the plaza.
- <u>Commissioner Murray</u>: She said that there is an issue that bothers her. She said that there are so many nice curves on the building, like the windows and the main entrance. She said that the marquee does not blend in with the building.
- <u>Bill McCandless</u>: He said that there has been a lot of discussion about this. He said that had many discussions with the Opera House people and researched different types of marquees but this is the kind that they prefer.
- Commissioner Murray: She said that historically it does not match.
- <u>Bill McCandless</u>: He said that he would agree with her and that he is not real fond of it but unfortunately it is the function of it that this driving this.
- <u>Jeff Kean</u>: He stated that this is the marquee that is located there now. He said that it would just be moved to the wall but that nothing is changing.
- Commissioner Murray: She said that it was not original but was added on.
- <u>Jeff Kean</u>: He confirmed that the marquee was not original but has been there since the 1980 addition.
- <u>Commissioner Murray</u>: She said that it just seems that they could do something more attractive.
- <u>Bill McCandless</u>: He said that it is framed out in large pieces of sandstone, so it has a header piece and a piece at the bottom. He said that there are not a lot of options for the marquee piece itself and the City will not allow digital, lit signs.
- <u>Commissioner Murray</u>: She said that they could do an arch along the top. She said that she likes arches and curves rather than squares. She also said that Tom and Meg Stallard have done a lot for the Opera House and the downtown and she would hate for them to walk away from this feeling that they weren't heard. Therefore, she suggests that they do something to include them in something. She said that they

- have done a lot for the downtown and maybe they could sit down and allow them their minute to be heard.
- <u>Jeff Kean</u>: He said that they have also done a lot for the Opera House. He stated that Meg was the Board President for three years when they did the five-year plan that came up with the idea of expanding the Opera House.
- <u>Commissioner Murray</u>: She said that she has lived here since the 1960's and the Opera House has always been talked about being added onto. She said that she has no objection to the addition and thinks that it is great.
- <u>Jeff Kean</u>: He said that in the 1980's they would have built all the way out to the sidewalk if they had the money. He said that addition then was a compromise and even looks chopped off.
- <u>Commissioner Murray</u>: She said that it does not look attractive and there is also very little landscaping in the plaza. She said that if you wanted green space, there is opportunity there but there is no water.
- <u>Jeff Kean</u>: He said that there were trees there once but they all fell over because there was very shallow roots. He said that it is a hard space and is not usable, friendly or inviting.
- <u>Jimmy Stillman</u>: He added that in the original General Plan that was drafted in 1980 by the State of California for the Opera House called out for a building out to the sidewalk, so it is supported in their original document. Therefore, it has always been their intention that it would be built out and would not be a green space.
- Lou Anderson, Member of Woodland Opera House Board: He said that he chairs the Facilities Committee since about 2000, has been a member of the Board since about 1990 and been involved in the Opera House since 1989. He said that the Board has been in discussions with the State of California. He addressed the issue of the murals and stated that when the Stroll broached the issue, they were made aware of the plan to expand in that area and were looking at alternate areas should they need to be moved. He addressed the issue of parking and stated that he is also the Parking Appeals Officer for the City of Woodland and agrees with Commissioner Gonzalez that parking is an issue in downtown. He stated that the times when the Opera House is open for performances is in the evenings when the downtown parking is not the same issue as other times. He said that he does agree that some kind of compensation needs to be made. He reiterated that only one facility would be working at a time, either in the Performing Arts Center for Youth (or Black Box Theater) and the main stage, but not both. He said that this addresses the restroom issues, as there would not be an overflow from both facilities at the same time. He confirmed that the expansion was discussed in the 1980's. He said that the Board is 100% behind this project and is unanimous at this time. He said that he is currently, and was at the time, the Secretary for the Board and took the minutes on this vote to move forward on this. He confirmed that Mr. Stallard was the only vote in opposition. He said that there was only one abstention and that was from the City representative, Dan Gentry. He said that he also volunteers at the Opera House and does the historic tours.
- <u>Commissioner Gonzalez</u>: She said that there will only be one entrance on Main and asked how this will increase foot traffic on Main Street as the majority of parking is at the back of the building.

- Lou Anderson: He stated that the entrance would be through the Heritage Plaza side of the building. He said that there is one fire exit located on the west corner of the building but this will not be an entrance. He said the ticket office would face Main Street, which will bring the walk-up traffic. He said that about ½ of the people are coming in from the Main Street side and ½ from the backside of the building and the parking lot off Dead Cat Alley.
- Commissioner Barzo: He said that he was a member of the Stroll Through History committee and he can substantiate what Mr. Anderson said about the murals and that there was a possible expansion. He said that they knew that the location of the murals would be temporary. He asked to see a photo from the plaza and said that the clock located outside the Opera House was donated by the Stroll, and the wind did not blow it over.
- <u>Lou Anderson</u>: He said that the Woodland Rotary, who donated the money for the plaza improvement areas in the early 1990's, is aware and have no objections to the expansion that they are aware of. He spoke about the marquee and said that it is the original marquee from the 1980's expansion but when they did the improvements to the area the built up around it with the brickwork and lettering above it.
- Al Eby: He said that when people come to the Opera House they are coming early and they are eating and shopping. He said that he has had people visit their gallery and then come back later to buy a piece of artwork. He said that they need to create a destination point for the community. He said that they have had two very productive meetings; one with the Vice-Mayor and one with the Mayor. He said that they are creating a marketing outreach outside of the community. He said that Paco's and the Bistro had to put on extra staff for the nights his gallery puts on receptions, every first Friday, because of the increase. He said this a good thing because it generates sales tax. He said that they are networking with businesses and creating a higher-end scale. He said that he just got a call today and was told that there is a "Tony the Tiger" bail bonds on Main Street. He said that he does not really like that but it is not his decision. He does not think that it helps drive downtown as a destination point in the community or people will head outside the community. He said that he agrees with Commissioner Murray and does not care for the marquee but there appears to not be many options. He said that he thinks that the expansion is a good project and he looks forward to it.

DISCUSSION

- <u>Commissioner Sanders</u>: He said that this is a great project and will fit in well. He said that he is happy to support the Woodland Opera House expansion and thinks that it will help downtown. He hopes that the State will support it and believes that the City Council will support as well.
- <u>Commissioner Barzo</u>: He strongly supports and believes that it will bring in more foot traffic. He thinks that the Architect did a good job.
- <u>Commissioner Gonzalez</u>: She said that she support it as it makes sense and it looks like ruins. She does not think that 30 parking spaces is reasonable and would like to see money that is not from the City's own pockets but instead grants or matching funds.

- <u>Commissioner Spesert</u>: He said that he is very supportive and attends lots of events with his family. He said that it would increase foot traffic in restaurants. He thinks that businesses should stay open later. His daughters participate in programs at the Opera House. He said that it is a jewel to market, and something to be proud of in the community.
- <u>Commissioner Murray</u>: She does support it and would like to see a small hand extended to the Stallards and to take into account their views.
- <u>Commissioner Dote</u>: She hoped for a campus or to extend across the plaza. She thinks it is a wonderful design and moves the whole complex to the street. She said that she received a letter regarding the proprietor from Tazzina that was the same as Anita's.
- Commissioner Wurzel: He said that supports the project as it stands. He said that he would defer to his colleagues regarding the history. He said that he knows the Stallards, respects their opinions and wishes they were here to speak. He said that at face value, it looks like a good project and wants family to be involved. He reminded the Commission of what they are being asked tonight, and that it is 100% Woodland funded project. He wished that Tom and Meg could have talked to him. He included that voters didn't know that they were also funding parking when approved the Measure E, but he is not saying that there isn't a need for parking. He said that City Council could consider waiving in-lieu fees as they have on other affected City properties. He said that it is important to keep people investing in downtown.

It was moved by Commissioner Wurzel, and seconded by Commissioner Dote, that the Planning Commission approve the proposed elevations for the Woodland Opera House at 340 Second Street and require that the appropriate In-Lieu parking fees be paid prior to issuance of building permit.

AYES: Wurzel; Dote; Murray; Sanders; Barzo; Gonzalez; Spesert

NOES: None ABSTAINED: None ABSENT: None

NEW BUSINESS

7. **Abandonment of City Owned Easement.** Request for 65402 Finding for an Abandonment of City Owned Easement at 435 Sixth and 1100 Main Streets.

Staff Contact: Bruce Pollard, Senior Civil Engineer

Recommended Action: Approval

DISCUSSION: None

It was moved by Commissioner Barzo, and seconded by Commissioner Dote, that the Planning Commission approve the abandonment of a portion of the public access

easement at 435 Sixth and 1100 Main Streets with the following findings:

- The abandonment is consistent with the City of Woodland General Plan.
- The portion of the public access easement being abandoned is not necessary to the property
- The abandonment does not negatively impact adjacent parcels.
- The abandonment is exempt from CEQA and no further environmental action is necessary.

AYES: Wurzel; Dote; Murray; Sanders; Barzo; Gonzalez; Spesert

NOES: None ABSTAINED: None ABSENT: None

There being no further business, the meeting was adjourned at 8:33 PM.

Respectfully submitted,

Robert MacNicholl Planning Manager