

**ACTION MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, DECEMBER 6, 2007**

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Sanders; Barzo,  
Gonzalez; Spesert

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: MacNicholl; Gatie; Grattidge (Consultant)

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

1. Commissioner Gonzalez arrived at 7:08 PM.

1. Approval of Minutes:

a. Commissioner Murray: On page 2 of the minutes for November 15, 2007 stated that it should read that I agreed with the circular corner, I wanted them to put the corner in but they said they wouldn't do it.

b. Commissioner Dote: A member of the public was misidentified as Al Levy. His name is Al Eby.

Commissioner Murray made a motion to accept the minutes from the November 15, 2007 Planning Commission Meeting with the above corrections. Commissioner Dote seconded the motion. Commissioners Barzo and Spesert abstained from the motion because they were not present at the November 15<sup>th</sup> meeting.

2. Director's Report:

a. Robert MacNicholl: There will be a League of California Workshop, known as the Planners Institute in Sacramento on March 26-28, 2008. Staff would recommend all Commissioners attend. The City will pay for those attending. The workshop is also geared for commissioners and staff.

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 items a Commission member would like to have discussed at a future Commission meeting.

a. None.

5. Subcommittee Reports:  
a. None.

PUBLIC HEARING: None

NEW BUSINESS:

6. **ROCHDALE GRANGE AT SPRING LAKE SITE AND DESIGN REVIEW.** Site and Design review for 44 R-15 units in Spring Lake Central Unit 3, within the Spring Lake Specific Plan area. The project consists of eight (8) residential buildings plus two (2) community buildings, with a total of 44 dwelling units on 2.74 acres. Subject property (APN 042-010-008, 017, 019) is located in the Spring Lake Specific Plan area southeast of the intersection of Heritage Parkway and Parkland Avenue.

Owner:	Neighborhood Partners
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Environmental Document:	Prior Certified EIR
Recommended Action:	Conditional Approval

COMMENTS:

- Commissioner Gonzalez: Did we go over the parking requirements?
- Commissioner Sanders: We did have a discussion and we asked the applicant to make changes; now it meets our requirements.
- Commissioner Sanders: I wanted to acknowledge that I met with Mr. Thompson, Mr. Leed, and Mr. Seabach a couple of weeks ago.
- Commissioner Murray: Commissioner Dote and I also met with the same gentlemen as Commissioner Sanders did.
- Commissioner Wurzel: I also met with them previously.
- Mr. Thompson: We are grateful for the opportunity to be here. We chose the name Rochdale Grange for the heritage aspect. There was a store on Main Street in the early 1900s called Rochdale Grange where Wirth Furniture is now. We would like to work with the affordable housing association to create a residential cooperative council in each project. We want the residents to have a say; want them to feel a sense of ownership. We feel this leads to a better mechanism. We want to focus on the community room where the cooperative council will hold classes, etc.
- Commissioner Sanders: Would it be fair to say that you are in agreement with the conditions of approval?
- Nate Seabach: Yes.
- Robert MacNicholl: We were able to come to some major agreement. We will continue to work with the applicant; the project needs a little more refinement.
- Commissioner Wurzel: I want to thank the applicant. I appreciate the opportunity to review the project in advance and ask questions and I hope other applicants will follow. I think this is a good design and a good project.
- Commissioner Dote: I agree with Commissioner Wurzel. I'm happy with the project, and happy that it's such a small scale. I'm very supportive of this project.

- Commissioner Murray: I like the way it lays on the land and the exposure to the different streets. I want to that the applicant for working this staff. I learned a lot about size and that it is critical to harmony in neighborhoods. I approve of this project.
- Commissioner Barzo: I'm very disappointed with this project. I don't see anything that jumps out, it looks very plain Jane. I really think the community center needs work.
- Robert MacNicholl: Staff and the applicant will have continued discussions on the community center.
- Commissioner Barzo: I haven't made up my mind, but there have to be major changes in the ambience.
- Commissioner Gonzalez: I enjoyed meeting with the group. I was able to ask questions and get down to details. I like the size and am glad it isn't bigger.
- Commissioner Spesert: I was pretty negative about project at first. Looking at it tonight, it looks totally different from the Design Review Committee. I agree with Commissioner Barzo a little; it is a little too modern. But it is better that the first time. I appreciate that the applicant listened to us and took our concerns and integrated them. I still have issues with the community center but I have faith that staff will negotiate on our behalf. I will support it.
- Commissioner Sanders: I echo much of the same sentiments that have already been voiced tonight. It does need a little work. I want to apologize to Craig Stradlee; I think I called him Al Leed or something. I believe applicant is on the right path. I am quite confident that staff can handle that. I support the project.

#### RECOMMEND APPROVAL

It was moved by Commissioner Wurzel and seconded by Commissioner Dote that the Planning Commission recommends approval of the Rochdale Grange at Spring Lake R-15 site plan and design review as shown in the submitted plan books and color/materials board, based on the following findings and subject to the conditions of approval provided.

AYES:	Wurzel; Dote; Murray; Sander; Gonzalez; Spesert
NOES:	Barzo
ABSENT:	None

7. **REVIEW OF THE PROPOSED CAPITAL BUDGET.** A request for review of the City of Woodland's Capital Budget 2007/08 & 2008/09.

Applicant:	City of Woodland, Capital Projects Committee
Staff Contact:	Lynn Gatie, Senior Management Analyst
Recommended Action:	A finding of conformity with the 2002 General Plan

## COMMENTS:

- Commissioner Gonzalez: How often do the projects get looked at?
- Lynn Gatie: Usually once a year, but at least every eighteen months. Every now and then a project comes out of a water master plan; we get new funding for it for preliminary engineering or study, then the study uncovers something we don't have the money for at the time.
- Commissioner Gonzalez: In regards to the street lighting, is it for a certain amount of lights or just the wiring, and what area does it encompass?
- Lynn Gatie: I'm not sure of the number of lights but the type of wiring they will be replacing will be series street lighting. I believe the area involved is Main Street between Third Street and Elm Street.
- Commissioner Murray: I am a proponent of surface water project. I'm delighted to see that it's being pushed forward.
- Lynn Gatie: This is the next step in the process. With the water meters this is the first step in the state mandated process.
- Commissioner Dote: What is the land acquisition in regards to the street lights? Also, are the water projects broken into two separate applications between Woodland and Davis/UCD?
- Lynn Gatie: I think the acquisition is for a bit of right away. As far as I know the water project is combined and not separated.
- Commissioner Dote: The application is only for high flow and not summer. Is there something where they will be securing summer water contracts? Is that feasible to secure surface water contracts?
- Robert MacNicholl: I know that in the past there have been contracts available for surface water from the Sacramento River. I know that they are becoming more and more limited as time goes on; obviously there is more of a demand for surface water.
- Commissioner Dote: It becomes over-subscribed and then you have the problem that they had on the Klamath where you don't know who to supply.
- Lynn Gatie: We also will have to deal with the cost impact of all of this and what it means to the rate payers.
- Commissioner Dote: I remember it was a lot to build the treatment plant. Then one other question, the General Plan policy analysis says with the water meter installation to maintain a safe reliable sufficient water supply that will meet the future needs of the City. A meter doesn't actually do that does it?
- Robert MacNicholl: As I understand it, if we don't participate in a meter system we will not be eligible to receive certain federal supports for water or sources of water that originate as federal waters so from that point of view putting meters in actually enables us to be eligible for water, so indirectly it does.
- Commissioner Dote: But it is up to us financially to put the meters in. In some areas of the City there will have to be quite a bit of retro fit for meters.
- Lynn Gatie: There is different timing on the phasing of the water meter implementation, post 1992 and pre 1992.

- Commissioner Spesert: I believe the water metering is a state issue and not a federal issue. All homes built on or after January 1, 1992 must be metered by January 1, 2010 and all others must be metered by 2025. How will water rates be tabulated on homes that will not have meters yet?
- Robert MacNicholl: We just went on water meters where I live and what happened there was that those who were not on meters were given a rate, which was elevated over those with a meter. The theory being that those without a meter are not as constrained in terms of usage.
- Commissioner Spesert: We do not have any idea when the rest of the City will be fitted for meters. The longer it takes the more expensive it will be. Is this City General Fund money, state fund, or matching fund to pay for the retro fitting?
- Lynn Gatie: It is local funding. It will be rate based.
- Commissioner Spesert: Will the City incur cost to hire additional staff to read the meters?
- Lynn Gatie: We have some commercial properties that are already metered and we have a staff person reading those meters. At this point we are not sure if we will be hiring additional staff or just restructuring the current staff.
- Commissioner Wurzel: As we go through the General Plan update it seems to me we ought to keep these things in mind and hopefully it will be easier to make this conformity.

#### RECOMMENDED ACTION

It was moved by Commissioner Wurzel, seconded by Commissioner Dote, and unanimously carried to find that the proposed amendments to the Capital Budget are in conformance with the General Plan as stated in the staff report dated December 6, 2007.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Barry Munowitch  
Community Development Director