APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, FEBRUARY 1, 2007

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

Spesert

VOTING MEMBERS ABSENT: Dote

STAFF MEMBERS PRESENT: Munowitch: Hanson; Stillman

The meeting was called to order at 7:05 PM.

1. Director's Report:

- Barry Munowitch, Community Development Director stated with regards to the letter from Mr. Bruce Dumars that was recently sent to the Commissioners, staff is working with Mr. Dumars on the issues and he is confident that staff and Mr. Dumars will come to an agreement.
- Barry Munowitch also informed the Commission that the new Planning Manager, Robert MacNicholl will begin his employment with the City of Woodland on February 12, 2007.

2. Public Comment:

• None.

3. Communication:

- Commissioner Barzo questioned whether the subcommittee assignments needed to be an agenda item to be discussed.
- Barry Munowitch stated that it should be and that staff would set it as an item for discussion on the next agenda.
- Commissioner Barzo stated that staff should add the discussion of subcommittee assignments to the next agenda and that the Commissioners should decide what committees they wish to be a part of.

PUBLIC HEARING:

4. Spring Lake Specific Plan Amendment (#4), Rezone, Vesting Tentative Subdivision Map #4805, Conceptual Design Review and Development Agreement. Continued from 1/18/07:

The applicant proposes that \pm 113 acres in Spring Lake Specific Planning area be rezoned to \pm 21.8 acres of R-5 (5 du/ac); \pm 43.3 acres of R-8 (8 du/ac); \pm 11.3 acres of R-15; and \pm 6.94 acres of R-20. Other land uses include a \pm 4 acre Central Park; \pm 5.0 acre Neighborhood Commercial; and +1 acre Fire Station. The applicant proposes to

subdivide the property into 682 residential lots; 426 single-family (107 at the R-5 density and 319 at the R-8 density); and 212 multiple-family (87 at the R-15 density and 125 at the R-20 density). The project also includes Lot 'O', an affordable housing site. (APN 042-010-08, 042-010-17 & 042-010-18).

APPLICANT: Reynen & Bardis: Mike Winn

ENVIRONMENTAL DOCUMENT: Prior EIR

STAFF CONTACT: Paul Hanson, AICP, Senior Planner

RECOMMENDED ACTION: Conditional Approval

DISCUSSION:

- Commissioner Spesert questioned the justification behind changing the lot width from 26 feet to 20 feet.
- Joe Prutch, Contract Planner for the City of Woodland, stated the request came from the applicant.
- Commissioner Spesert requested clarification on the 20 foot lot width.
- Forrest Grimes, Reynen & Bardis, stated the target density the applicant was trying to achieve is difficult to do with the lot widths in question. It was considered necessary to reduce the lot widths to reach the target density.
- Commissioner Murray stated considering the number of people living in this area, things look pretty good.
- Commissioner Sanders stated he was in favor of the project moving forward and he supported the recommendation.
- Commissioner Gonzalez stated she supported the project moving forward.
- Commissioner Spesert stated he supported the project. However, he did voice his concern regarding lowering the lot widths.
- Commissioner Barzo stated his concern for the General Plan amendment. He would like the developers to work within the City, creating innovative and unique designs that would fit into the neighborhoods. Commissioner Barzo would be in support of the project.

RECOMMEND APPROVAL

It was moved by Commissioner Sanders, seconded by Commissioner Spesert, and unanimously carried, that the Planning Commission approve the Spring Lake Specific Plan Amendment (#4), Rezone, Vesting Tentative Subdivision Map #4805, Conceptual Design Review and Development Agreement based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:

•	Adopt the attached Resolution Noapproving the CEQA Addendum EIR
	together with the previously Certified Turn of the Century EIR as the appropriate
	level of environmental review in accordance with the California Environmental
	Quality Act (Attachment "2");

• Adopt the attached Resolution No.____amending the Spring Lake Specific land use designations and Table 2.4 in accordance with the proposed Reynen & Bardis-Spring Lake Central Development Project (Attachment "3");

- Adopt an Ordinance Approving the Zone Change designations for the Spring Lake Specific Plan Area (Attachment "4");
- Approve the conceptual Site Designs and architectural elevations of the R15, R-20, and Lot "O" subject to subsequent Design Review approval by the City of Woodland Planning Commission in accordance with the Spring Lake Specific Plan Design Standards (Attachment "5");
- Approve the Vesting Tentative Subdivision Map (TSM#4805) in accordance with the "Conditions of Approval" as presented in this Staff Report (Attachment "6");
- Adopt the proposed "Findings" for approval of the CEQA Addendum EIR, Vesting Tentative Subdivision Map No. 4805; Rezone and Conditional Use Permit, Conceptual Design Review and Development Agreement as presented in the Staff Report (Attachment "7"); and,
- Recommend that the City Council authorize the Mayor to execute the Project Development Agreement as presented (**Attachment "8"**).

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

NOES: None ABSENT: Dote ABSTAIN: None

5. Jensen Deep Lot Development CUP:

Request for a Conditional Use permit for Deep Lot Development to construct (1) one duplex, (2) two additional units, for a total of (3) three residential units on a 32,000 square foot parcel at 1011 Woodland Avenue in the (R-2) Duplex Zone (APN 005-031-07).

APPLICANT: Miles & Joanne Jensen ENVIRONMENTAL DOCUMENT: Categorical Exemption

STAFF CONTACT: Jimmy A. Stillman, Assistant Planner

RECOMMENDED ACTION: Conditional Approval

DISCUSSION:

- Miles Jensen questioned how long he can wait if and when his duplex would be approved.
- Jimmy Stillman stated the standard use permit has one year to be activated. The Planning Commission could grant a one year extension tonight if they chose to do so.
- Barry Munowitch reiterated the use permit has one year to start the commencement of work.
- Mrs. Farrell, a neighbor of the proposed property, stated she was under the impression this site would not be built on. She feels this project would depreciate her property value and is not pleased with this project.

- Commissioner Sanders stated he understood Mrs. Farrell's concern; however this project is an authorized use per zoning. Although he feels it is a shame to develop the deep lots he does not see an impediment to approving and would support this project.
- Commissioner Gonzalez stated the project was a nice addition.
- Commissioner Spesert stated he would support the project.
- Commissioner Murray stated the project conforms to the ordinances and the regulations. She also stated perhaps adding more trees could add privacy for Mrs. Farrell. She would support the project.
- Commissioner Wurzel stated he agreed with Commissioner Gonzalez and with Commissioner Sanders with respect to developing the deep lots. He felt staff should address the concern regarding deep lot development in the General Plan and Zoning Ordinance. Commissioner Wurzel did feel this was a good project and he would support it.
- Commissioner Barzo stated he was not enthused with the architecture on the duplex, but considered it more important to fit into the neighborhood and surrounding environment.
- Barry Munowitch reminded the Planning Commission the recent ballot measure approval in June, which referred to the Urban Limit Line, also dealt with other provisions about intensification and densification of infill lots within the City.
- Commissioner Sanders asked to discuss the time limit issue; does staff want the ability to approve an extension without the project coming before the Planning Commission for approval?
- Commissioner Barzo questioned whether the time limit issue would need to be part of the motion.
- Barry Munowitch stated yes, staff would suggest if applicant cannot meet the oneyear timeline the Planning Commission would delegate to staff at that time the ability to extend the timeline based on the request from the applicant.

RECOMMEND APPROVAL

It was moved by Commissioner Sanders; seconded by Commissioner Murray, and unanimously carried, to a approve the Deep Lot Development CUP, Site Plan and Proposed Design for the Jensen Family, 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, a class thirty-two, infill development. §15332 of the Public Resources Code.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Determine that the project, as conditioned, is consistent with the Community Design Standards.
- Approve the Conditional Use Permit allowing Deep Lot Development in the Duplex Zone.

• Delegate upon request by the applicant to Staff the ability to grant a one (1) year extension on this project.

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

NOES: None ABSENT: Dote ABSTAIN: None

NEW BUSINESS:

6. Review the Proposed Elevations for a Two Story Mixed-Use Building at 417 West Street:

Review elevations for a proposed (2) two story mixed-use building at 417 West Street. The proposal consists of 1,444 square feet of ground floor office/retail with (2) two 970 square foot residential units on the second floor in the General Commercial (C-2) Zone (APN: 006-022-01).

APPLICANT: Bill McCandless, McCandless & Associates

ENVIRONMENTAL DOCUMENT: Categorical Exemption

STAFF CONTACT: Jimmy A. Stillman, Assistant Planner

RECOMMENDED ACTION: Review and approve the proposed elevations

for 417 West Street.

DISCUSSION:

- Jimmy Stillman stated this project was not a public hearing and therefore had not been noticed to the public. The Zoning Ordinance stated all mixed-use development in C-2 Zone require the Planning Commission approval for design. Staff discussed the design comments with the architect. There were three points of concern:
 - 1. Due to the alley expansion staff feels the windows on the bottom floor should be filled with split-face blocks to avoid future maintenance issues since the alley now abuts right up to the windows.
 - 2. Design Standards state that smaller commercial developments utilize three (3) colors. The elevations and color sample boards have approximately six to seven, which is appropriate for a more modern design.
 - 3. The new development should be harmonious with the surrounding developments. This modern design is not located anywhere else in town.
- Bill McCandless, Architect, stated he was in agreement with most of staffs' recommendations. He would like to address the three (3) items Jimmy Stillman reported on.
 - 1. There would no problem with recommendation of reducing the glass in bottom floor windows. The owner relinquished eight (8) feet of land to widen the alley. Mr. McCandless had worked with staff to develop a site plan solution that would meet everyone's satisfaction and as a result there is approximately a two-foot curve between the north wall and the edge of the alley.

- 2. Mr. McCandless felt limiting the number of colors to three (3) would also limit the design quality. He would request the Planning Commission consider additional colors on any projects that come before them.
- 3. The City of Woodland has a rich architectural history and broad inventory of historic styles. What historic examples we have now were contemporary architecture for its time, so based on that the architectural examples we will have 50-100 years from now will represent the contemporary architecture of the 21st century. He purposely pursued a more contemporary style to identify with the commercial use rather than residential use.
- Barry Munowitch stated although this item was not required to be a public hearing
 and there was no direct mailing notice sent to the adjacent neighbors, this item was
 still listed on the posted agenda and therefore the Planning Commission was required
 to give the public the opportunity to comment on it.

PUBLIC COMMENT:

None.

DISCUSSION:

- Commissioner Barzo stated he felt the development would need to blend with its environment, and in his opinion this would not serve the City at all. He felt this was a nice building but the wrong place for it. This would be a good infill project but Commissioner Barzo felt the design would not work in this neighborhood at all.
- Commissioner Spesert felt the applicant should look at what is being developed downtown and how the downtown is trying to build on the historic values of Woodland. This modern design does not fit into the area. Commissioner Spesert does not think this is the right place for this design and he would not support the project.
- Commissioner Gonzalez stated she disagreed with both Commissioners Barzo and Spesert. It made sense to be what it is since it is a mixed use residential/commercial.
- Commissioner Barzo stated his comments did not mean that the building had to appear as the other buildings. His biggest concern was keeping consistency in the area.
- Commissioner Gonzalez stated the block itself looks a bit rough and perhaps something modern would give an incentive to the adjacent property owners to upgrade and beautify what is existing.
- Commissioner Sanders stated the building looked outstanding. It was totally out of character for this area and therefore may provide a catalyst for upgrades in the future. He would support the project.
- Commissioner Murray stated she was ready for a project such as this, and she would be willing to accept this project.
- Commissioner Wurzel stated he would like to see this project be a catalyst for change on West Street. He feels it would add character to the City. He would also like to keep the windows as is. He would support the general design.
- Commissioner Spesert stated he felt this should have been a public hearing. He would like the input of the adjacent business owners and homeowners. He does not feel that this project would spark a huge redevelopment boon in the area.

- Commissioner Barzo feels this is a "hodge podge" design. He stated the Planning Commission should revisit the design guidelines and update them.
- Commissioner Spesert suggested the addition of a subcommittee to update planning, develop outreach to Historical Preservation Commission and the Downtown Business Owners.
- Commissioner Barzo asked the Planning Commission to revisit the Design Guidelines for that particular area.

RECOMMEND APPROVAL

It was moved by Commissioner Murray; seconded by Commissioner Gonzalez, and carried by a vote of 4-2, that the Planning Commission find the proposed elevations and site plan for 417 West Street complies with the Community Design Standards for Multi-Family Residential and Commercial Development.

AYES: Murray; Gonzalez; Sanders; Wurzel

NOES: Barzo; Spesert

ABSENT: Dote ABSTAIN: None

There being no further business, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Barry Munowitch Community Development Director