APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, OCTOBER 15, 2009

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

Gonzalez

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Norris; Stillman; Pollard

The meeting was called to order at 7:00 PM.

• CDD Monthly Status Report:

• Cindy Norris, Principal Planner: She reviewed the report with the Commissioners.

- Director's Report:
 - Cindy Norris:
 - She advised that a Spring Lake update will be provided to the City Council, including a Building Unit Allocation (BUA) interpretation.
 - She discussed an upcoming SACOG workshop series.
 - She discussed the State adopted Model Water Efficient Landscape Ordinance, with which all cities will be required to comply. She said the flyer provided to the Commission includes a workshop on November 3.
 - She discussed the Notice of Preparation that was mailed regarding the Gateway II Environmental Impact Report (EIR). This includes a 30-day notice period in which to solicit comments that runs through November 2 and a scoping meeting scheduled for October 21st at 6:00 PM in the City Council Chambers..
- Approval of Minutes: **September 17, 2009**

It was moved by Commissioner Sanders and seconded by Commissioner Gonzalez that the Planning Commission minutes of September 17, 2009 be approved as written.

AYES: Commissioners Lopez, Wurzel, Barzo, Sanders and

Gonzalez

NOES: None ABSTAINED: Murray ABSENT: None

- 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.
 - None
- 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 Murray:</u> She discussed a tour of the Waste Water Treatment Plant that is scheduled for the end of the month. She would like the Planning Commission to attend as well.
 - <u>Cindy Norris:</u> She said that she will look in to this for the Commissioners.
 - <u>Commissioner Sanders:</u> He asked about guidelines on tree planting for the Planning Commission to reference when looking at landscaping plans.
 - <u>Cindy Norris:</u> She said that the City does have a master tree list and she can provide.
- Subcommittee Reports:
 - Commissioner Barzo: He asked if the subcommittee list is current.
 - <u>Cindy Norris</u>: She said that she will bring the list back to the Commission for review.

PUBLIC HEARING:

<u>Ashley & Main Street Tentative Parcel Map No. 4969 and Burger King Conditional Use</u> Permit

The applicant, Petrovich Development Company, is requesting a Tentative Parcel Map No. 4969 to subdivide one (1) existing 46,675 sq. ft., $1.07\pm$ acre parcel into two (2) parcels. The application also includes a request for a Conditional Use Permit to allow for the construction of a 2,535 sq. ft. Burger King restaurant with drive-thru facility, and approval of required public art. The subject site is located near the southeast corner of Ashley Avenue and Main Street (APN: 065-010-42) in the General Commercial (C-2) Zone.

Applicant/Owner: Petrovich Development Company
Buyer: Ghai Management Services, Inc.
Staff Contact: Jimmy Stillman, Associate Planner

Environmental Document: Categorical Exemption Recommended Action: Conditional Approval

- <u>Jimmy Stillman, Associate Planner</u>: He provided a presentation on the Tentative Parcel Map and Conditional Use Permit.
- Commissioner Murray: She asked about plans for a building on the third parcel.

• <u>Paul Petrovich, Owner</u>: He said that there are no elevations yet for the other parcel but expects it will be general retail and not another drive-thru facility.

The Commissioners further discussed the issue of parking with Staff.

- <u>Bruce Pollard, Sr. Civil Engineer:</u> He spoke generally about turning radiuses for drive-thru facilities.
- <u>Commissioner Barzo</u>: He opened public comment.
- <u>Sunny Ghai, Buyer:</u> He spoke about the turning radius of the drive-thru and parking spots.
- Commissioner Barzo: He asked Mr. Ghai if he agreed to the conditions.
- Sunny Ghai: He said that he agrees.
- <u>Commissioner Barzo:</u> He closed public comment.

The Commissioners continued to discuss the project.

It was moved by Commissioner Sanders and seconded by Commissioner Murray that the Planning Commission approves the Ashley & Main Street Tentative Parcel Map No. 4969 and; that the Planning Commission approves the Burger King Conditional Use Permit and Public Art 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 32, Infill Development & §15315 – Class 15, Minor Land Divisions.
- 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 Subdivision Ordinance
- Determine that the project, as conditioned, is consistent with the Community Design Standards.
- Approval of a Tentative Parcel Map #4969 to subdivide one (1) existing 46,675 sq. ft, 1.07± acre parcel into two (2) separate parcels in the General Commercial (C-2) Zone. Parcel 1 will be 22,266 sq. ft and Parcel 2 will be 24,409 sq. ft.
- Approval of a Conditional Use Permit to allow for the construction of a 2,535 sq. ft fast food restaurant (with drive-thru) providing 14 onsite parking spaces, 6 spaces on Resultant Parcel 1 and a cross access easement for reciprocal parking and cross access between Resultant Parcel 1 and Resultant Parcel 2.
- Approval of the Public Art for the Burger King Restaurant.

AYES: Commissioners Lopez, Wurzel, Murray, Barzo, Sanders

and Gonzalez

NOES: None

ABSTAINED: None ABSENT: None

NEW BUSINESS:

• None

OLD BUSINESS:

• None

There being no further business, the meeting was adjourned at 7:41 PM.

Respectfully submitted,

Cindy Norris Principal Planner