APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, NOVEMBER 5, 2009

VOTING MEMBERS PRESENT: Lopez; Wurzel; Murray; Gonzalez

VOTING MEMBERS ABSENT: Barzo; Sanders

STAFF MEMBERS PRESENT: Norris; Hanson; Siegel;

Morris (City Attorney)

The meeting was called to order at 7:02 PM.

• Approval of Minutes: October 15, 2009

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez that the Planning Commission minutes of October 15, 2009 be approved as written.

AYES: Commissioners Lopez, Wurzel, Murray and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

• Director's Report:

- Cindy Norris, Principal Planner:
 - She provided a handout listing the Planning Commission subcommittees and recommended that the list be reviewed for updating next January.
 - She provided a follow up on an earlier request to tour the Waste Water Treatment Plant. She said that they can take up to 10-20 people on a 2-hour tour of the facility. She will follow up to contact Commission members.
- <u>Commissioner Murray</u>: She thanked staff for following up and asked that the City Council Members be included as well.
- Cindy Norris:
 - She stated that there are agenda items planned for the November 19th meeting, including a Flood overview by Mark Cocke.
 - She provided an update on the Gateway II scoping meeting that took place on October 21st.
 - She provided an update on the following projects; building plans submitted for seismic upgrades to the Porter Building, plans submitted for a remodel to the McDonalds at Highway 113 and Spring Lake project will be coming before the Commission in December or January.

- 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 Lopez:</u> He asked for status on the proposed highway access off the Gateway project.
 - <u>Cindy Norris:</u> She explained that this project is being worked on and is coming soon.
- Subcommittee Reports: None

PUBLIC HEARING:

Farm Credit West General Plan Amendment and Rezone.

The applicant is requesting approval for a General Plan Amendment and Rezone to change the General Plan use designation for two commercially zoned parcels, (2.36 ac. – APN 066-040-29 and 050-10). The General Plan land use designation would be changed from Highway Commercial (HC) to General Commercial (GC), and the zoning would be changed from Highway Commercial (C-H) to General Commercial (C-2). The property is located along Pioneer Avenue directly adjacent to Pioneer Self Storage (480 Pioneer Avenue.)

Applicant/Owner: Bill McCandless / Farm Credit West, FLCA

Environmental Document: Negative Declaration

Staff Contact: Paul Hanson, AICP, Senior Planner

Recommend Action: Approval

- Paul Hanson, Senior Planner, presented his staff report regarding the request for a General Plan Amendment and Rezone.
- The Commissioners discussed general traffic issues.
- Commissioner Wurzel opened public comment.
- Bill McCandless, Applicant, spoke in support of the Amendment and Rezone.
- Commissioner Wurzel closed public comment.
- The Commissioners continued to discuss the project.

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez that the Planning Commission make a recommendation to the City Council for the General Plan Amendment and Rezone of parcels along Pioneer Avenue (APN 066-0470-29 and 050-10), based on the identified findings, by taking the following actions:

•	Approve Resolution No	approving the	e Negative	Declaration,	directing
	that a Notice of Determination b	e filed.			

- Approve Resolution No. _____ amending the City General Plan Land Use Exhibit to change the land use designation from 2.36 acres (APN 066-040-29 and 050-10) from Highway Commercial (HC) to General Commercial (GC).
- Approve Ordinance No. _____ rezoning 2.36 acres (APN 066-040-29 and 050-10) from Highway Commercial (C-H) to General Commercial (C-2).

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

Rick Price Tentative Parcel Map No. 4972

The applicant is requesting approval for a division of land on Hutchison Valley Drive (APN 066-280-57 and 58), dividing two (2) parcels into five (5) lots in the R-1/PD Zone.

Applicant/Owner: Rick Price

Environmental Document: Categorical Exemption

Staff Contact: Paul Hanson, AICP, Senior Planner

Recommend Action: Conditional Approval

- Paul Hanson, Senior Planner, presented his staff report related to the Rick Price Tentative Parcel Map No. 4972.
- The Commissioners discussed this item.
- Commissioner Wurzel opened public comment.
- Brian Bonino, Laugenour & Mikle, spoke in support of the land division.
- Commissioner Wurzel closed public comment.
- The Commissioners continued to discuss this agenda item.

It was moved by Commissioner Gonzalez and seconded by Commissioner Murray that the Planning Commission approves the Rick Price Tentative Parcel Map No. 4972 dated 10/13/09, based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 32, Infill Development.
- 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 Tentative Parcel Map No. 4972 dated 4/13/05 dividing APN 066-280-57 and 58 into Lots "1" thru "5" as identified by the attached tentative parcel map.

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

Rick Price Tentative Parcel Map No. 4973

The applicant is requesting approval for a division of land on Hutchison Valley Drive (APN 066-280-52), dividing two (2) parcels into five (5) lots in the R-1/PD Zone.

Applicant/Owner: Rick Price

Environmental Document: Categorical Exemption

Staff Contact: Paul Hanson, AICP, Senior Planner

Recommend Action: Conditional Approval

- Paul Hanson, Senior Planner, presented his staff report related to the Rick Price Tentative Parcel Map No. 4973.
- The Commissioners discussed this item.
- Commissioner Wurzel opened public comment.
- Commissioner Wurzel closed public comment, being there was none.
- The Commissioners continued to discuss this agenda item.

It was moved by Commissioner Gonzalez and seconded by Commissioner Murray that the Planning Commission approves the Rick Price Tentative Parcel Map No. 4973 dated 10/13/09, based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, minor land division.
- 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 Tentative Parcel Map No. 4973 dated 10/13/09 dividing APN 066-280-52 into "Parcel 1" and "Parcel 2" as identified by the attached tentative parcel map.

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

<u>Proposed amendments to Chapters 13 and 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law.</u>

The Planning Commission will consider the adoption of a Resolution of Intention for a text amendment to Chapter 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law. The Planning Commission will also consider a recommendation to the City Council for the approval of proposed amendments to Chapters 13 and 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law.

Applicant/Owner: City of Woodland Environmental Document: Exempt from CEQA

Staff Contact: Paul Hanson, AICP, Senior Planner

Recommend Action: Approval

- Paul Hanson, Senior Planner, presented his staff report related to the proposed amendments to Chapters 13 and 25 of the Municipal Code.
- The Commissioners discussed this item, asking for clarification of the purpose of this agenda item from Andrew Morris, City Attorney.
- Commissioner Wurzel opened public comment.
- Bobby Harris, Resident, spoke in opposition of these amendments.
- Bernadette Murray, Resident and Business Owner, spoke in opposition of these amendments.
- Debbie Liles, Resident, spoke in opposition of this agenda item.
- Commissioner Wurzel closed public comment, being there was none.
- The Commissioners further discuss this agenda amongst themselves and with the City Attorney.

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez that the Planning Commission adopts the Resolution of Intention to initiate the enactment of the zoning amendments to prohibit businesses and uses prohibited by State or Federal law.

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez that the Planning Commission recommends to the City Council the approval of the zoning amendment to prohibit businesses and uses prohibited by State or Federal law, subject to the following findings:

- In accordance with the provisions of CEQA, the proposed amendments did qualify for General Rule exemption, Section 15061(b)(3),
- The review of the project as defined under CEQA represents the independent judgment of Woodland City Staff.

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- The proposed amendments are consistent with the provisions outlined by the General Plan.
- The proposed amendments meet all regulatory requirements of the Zoning Ordinance.
- The Zoning Amendment will ensure the land uses that are illegal under Federal or State law are not established in Woodland.

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

Request for a Modification to the Master Conditional Use Permit for the Woodland Gateway.

The applicant is requesting approval for a minor modification to an existing Master Conditional Use Permit as it relates to Allowed Uses in the Woodland Gateway development project, in order to allow a professional service office use to occupy one space which is less than 4,000 square feet in size.

Applicant/Owner: Woodland Development Company, LLC

Environmental Document: Categorical Exemption: Class 1 Exemption (15301)

Staff Contact: Cindy Abell Norris, Principal Planner

Recommend Action: Conditional Approval

- Cindy Norris, Principal Planner, presented her staff report related to the modification to the Master CUP.
- The Commissioners discussed this item.
- Commissioner Wurzel opened public comment.
- Paul Petrovich, Applicant, spoke in support of this minor modification.
- Commissioner Wurzel closed public comment.
- The Commissioners further discussed this item.

It was moved by Commissioner Gonzalez and seconded by Commission Murray that the Planning Commission approves the recommended modification to the Master Conditional Use Permit based on findings of fact and subject to the identified conditions of approval by taking the following actions:

- Confirmation of findings of exemption from the provisions of CEQA. The proposed project qualifies for a Class 1 exemption, Section 15301, in which the project involves negligible or no expansion of an existing use.
- Determination that the project as conditioned is consistent with the General Plan.
- Determination that the project as conditioned is consistent with the Zoning Ordinance.
- Approval of a modification to a Master Conditional Use Permit to allow one professional service office tenant space which is no larger than 4,000 square feet in size.

AYES: Commissioners Lopez, Wurzel, Murray, and Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioners Barzo and Sanders

NEW BUSINESS:

• None

OLD BUSINESS:

• None

There being no further business, the meeting was adjourned at 8:41 PM.

Respectfully submitted,

Cindy Norris Principal Planner