



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 18, 2008

SUBJECT: Planning Commission
Meeting Minutes for February 7, 2008

Report in Brief

The Planning Commission meeting minutes of February 7, 2008 are attached for the Council's review. No action is necessary on this item; the minutes are provided for the City Council's information.

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Planning Manager

Reviewed by: Barry Munowitch AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachment

**ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, FEBRUARY 7, 2008**

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

VOTING MEMBERS ABSENT: Sanders; Spesert

STAFF MEMBERS PRESENT: MacNicholl; Hanson

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

PUBLIC HEARING:

1. Director's Report:

- Robert MacNicholl, Planning Manager: He reminded the Commissioners that they are invited to attend the 2008 Planners Institute and Mini Expo hosted by the League of California Cities in Sacramento, March 26-28. So far, Commissioners Wurzel and Dote are planning to attend.
- Commissioner Murray: She said that she will be going.
- Commissioner Gonzalez: She said that she will not be going.
- Commissioner Barzo: He said that he will not be going.
- Robert MacNicholl: He said that he is only waiting to hear from Commissioners Sanders and Spesert who are absent tonight.

2. Approval of Minutes:

July 5, 2007:

It was moved by Commissioner Murray and seconded by Commissioner Wurzel to approve the Planning Commission meeting minutes of July 5, 2007 as written.

AYES: Wurzel, Murray, Barzo and Gonzalez
NOES: None
ABSTAINED: Dote
ABSENT: Sanders and Spesert

July 19, 2007:

It was moved by Commissioner Murray and seconded by Commissioner Dote to approve the Planning Commission meeting minutes of July 19, 2007 as written.

AYES: Wurzel, Dote, Murray and Gonzalez
NOES: None
ABSTAINED: Barzo
ABSENT: Sanders and Spesert

December 6, 2007:

- Commissioner Murray: On top of page 3, it is supposed to read “I want to thank the applicant for working with staff.”

It was moved by Commissioner Murray and seconded by Commissioner Dote to approve the Planning Commission meeting minutes of December 6, 2007 with above corrections.

AYES: Wurzel, Dote, Murray, Barzo and Gonzalez
NOES: None
ABSTAINED: None
ABSENT: Sanders and Spesert

January 3, 2008:

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

AYES: Wurzel, Dote, Murray, Barzo and Gonzalez
NOES: None
ABSTAINED: None
ABSENT: Sanders and Spesert

3. Public Comment: None
4. 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.

DISCUSSION

- Commissioner Wurzel: He had no comments or announcements.
- Commissioner Dote: She had an announcement that the Friends of the Library will be having its annual murder mystery play on March 15th this year. Tickets will be available very shortly. Our Mayor, Council Members, and various members of City staff will be in the production crew again.

- Commissioner Murray: She had an announcement that the League of Women Voters luncheon will be held February 13th at the Methodist Church from 11:45 am to 1:00 pm. The speaker will be the new City Manager, Mark Deven.
- Commissioner Gonzalez: She had no comments or announcements.
- Commissioner Barzo: He had no comments or announcements.

PUBLIC HEARING:

5. **Comfort Inn & Suites Conditional Use Permit.** The applicant is requesting a Conditional Use Permit to allow the construction of a 39,519 square foot, 66-room Comfort Inn & Suites Hotel, on a 1.30 acre site (56,628 square foot) along Freeway Drive (APN: 027-300-80) in the City of Woodland. The proposed hotel will include a 1,486 square foot porte-cochere entryway, welcome center, library, coffee shop. This project qualifies for a Categorical Exemption from the provisions of CEQA as the project is considered a Class 32 (CEQA Guidelines, §15332).

Applicant/Owner: Arvind S. Iyer, Architect / Ram Sah
 Environmental Document: Categorical Exemption
 Staff Contact: Paul L. Hanson, AICP, Senior Planner
 Recommend Action: Conditional Approval

DISCUSSION

- Commissioner Dote: She asked about the height of the 2 other hotels in that area.
- Paul Hanson, Senior Planner: He said that the tower at the Hampton Inn is 75 ft. tall.
- Commissioner Dote: She asked how many floors these hotels are.
- Paul Hanson, Senior Planner: He said that all the hotels are 3 stories.
- Commissioner Murray: She asked if the Comfort Inn will be facing the other hotels or facing away.
- Paul Hanson, Senior Planner: He explained that the Comfort Inn will be facing Freeway Drive and will be facing the Hampton Inn.
- Commissioner Wurzel: He asked if there are any renderings available for this project.
- Arvid Iyer, Architect: He said that he brought copies of renderings tonight and distributed to the Commissioners and Staff. He explained that when deciding how to locate the building, they first looked at the site. He said that he was told by Staff that the land was below flood level, formerly agricultural land, and that building needed to stay 10 ft. from the property line. He explained that they wanted to compliment the entrance of the Holiday Inn, maximize parking and make the driveway wide enough to accommodate Fire vehicles. He said that they wanted the entrance kept

open. This hotel will have 66 rooms. He looked at other surrounding buildings in Woodland and decided to use brick to match the historic nature of the City. Also, there will be a Freeze design as on existing buildings. The two panels next to the hotel signage will include artwork. They would like to find a local artist from Woodland or surrounding region to design this artwork. The towers will be used for company identification. They are still working on the signage.

- Commissioner Murray: She asked how many hotel rooms a community can accommodate.
- Arvid Iyer, Architect: He said that he has done 100 hotels and motels and that there is no rule of thumb for this. He said that it would be driven by the market and the economy decides. He thinks that 3 hotels with 60-70 rooms each should do well here, especially when located next to a major highway and the large commercial center under construction nearby.

PUBLIC COMMENT

There were no public comments.

DISCUSSION

- Commissioner Dote: She said that the renderings are nice and are reminiscent of the Weisman building. She said that the hotel is very attractive and she is glad that the applicant took the time to fit this building to the community. She said that this will work well with the Sports Center and Community Center. She said she is supportive of this project.
- Commissioner Wurzel: He said that the airport is also close. He feels that there will be no problem filling these hotel rooms. He thanked the applicant for this project.
- Commissioner Murray: She said that she is glad to hear that could fill up hotel. She thinks that the renderings are nice, she likes the design, and thinks that it will fit in nicely.
- Commissioner Gonzalez: She said she had nothing more to add. She thinks that the renderings are nice.
- Commissioner Barzo: He said that this is the best architectural building he has seen in a long time. He said that the architecture is fantastic and he has no recommendations for changes. He said it is a great project and great Infill.

It was moved by Commissioner Dote, seconded by Commissioner Wurzel and unanimously approved, that the Planning Commission recommend approval of the CUP for the Comfort Inn Suites project 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 Categorical Exempt, as class 32, Infill Development, per §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 for Comfort Inn & Suites allowing the construction of a 39,519 square foot hotel in the Entryway Overlay Zone (EOZ-C-H/PD) zone.

DISCUSSION

- Arvid Iyer, Architect: He said that this project is good because of the input of Paul Hanson.
- Ram Sah, Owner: He said that City should be proud of the Planning Staff and especially Paul Hanson, with whom he has been working on this project for one year. He said that he will be planning more future projects.
- Commissioner Barzo: He told the applicant to keep his Architect because of the excellent work on this design.
- Commissioners: They thanked Paul Hanson for his work on this project.

NEW BUSINESS:

6. **Consideration of Petition for a General Plan Amendment.** The applicant has submitted a petition before the Planning Commission, requesting acceptance to proceed with a General Plan Amendment and subsequent Rezone, changing the land use designation for property along Pioneer Avenue directly adjacent to Pioneer Mini Storage (APN 066-040-29) from Highway Commercial (C-H) to General Commercial (C-2).

Applicant/Owner: Chris Murray / North Valley Bank
 Staff Contact: Paul L. Hanson, AICP, Senior Planner
 Recommend Action: Accept Petition

DISCUSSION

- Commissioner Barzo: He asked Staff if the Planning Commission is only to make a recommendation to City Council tonight.
- Paul Hanson, Senior Planner: He said that they are not making a recommendation to City Council, but instead are to decide if it is appropriate to accept their petition to begin the process to amend the General Plan to rezone. He said that the petition is to change from HC (Highway Commercial) to GC/C-2 (General Commercial) zoning.
- Commissioner Wurzel: He asked what the current zoning allows.

- Paul Hanson, Senior Planner: He said that examples of businesses currently allowed in this zone include car washes, gas stations and fast-food restaurants.
- Commissioner Wurzel: He asked what kinds of retail businesses are allowed in Highway Commercial.
- Paul Hanson, Senior Planner: He explained that the building can still be built but would be used in a different way.
- Commissioner Barzo: He asked Staff to provide new Commissioners with Table 3 of the zoning code.
- Commissioner Wurzel: He stated that he already has the zoning code, but just did not understand that the applicant could build the same building or how it could be used.
- Commissioner Murray: She said that there was a problem when they put the mini storage facility and how it interfered with the Fire Department.
- Paul Hanson, Senior Planner: He explained that part of the review process is that the application will go to the Fire Department. They would have to review that and make any requirements that need to make it safe.
- Commissioner Murray: She said that she understood and this would be her concern.
- Paul Hanson, Senior Planner: He reviewed the landscape plan and conceptual elevations for the site in order to give the Commissioners an idea of what the project might look like.
- Robert MacNicholl, Planning Manager: He explained that such issues are not under consideration or review tonight.
- Commissioner Barzo: He said that the application would come back and tonight the only issue is the amendments.
- Paul Hanson, Senior Planner: He confirmed that it is just acceptance of the petition tonight. The approving nor denying of the amendment will be done when it comes before them again.
- Commissioner Wurzel: He stated that we need to allow the applicant to submit the application first. He asked if they did accept, it would start a time period for review that the City would be obligated to review effected by the Permit Streamlining Act or anything else.
- Paul Hanson, Senior Planner: He said that it does not and that the Applicant could submit whenever they liked.
- Commissioner Wurzel: He reiterated that now the Applicant can't submit and Staff is not obligated to do anything until they submit an application.
- Paul Hanson, Senior Planner: He confirmed that this is correct.
- Commissioner Wurzel: He asked what studies would be required for this project.
- Paul Hanson, Senior Planner: He said that there would be some changes but not a big shift as it is simply from HC to GC and both are commercial zoning.

- Commissioner Wurzel: He asked if they do accept, would Staff have an idea of what studies would be needed, like a Fiscal or Impact analysis done.
- Paul Hanson, Senior Planner: He said that there would probably be a traffic study done.
- Commissioner Dote: She asked, other than the mini-storage and the Fire Department on the corner, what other uses are there around this area. Is there a car wash to the north?
- Paul Hanson, Senior Planner: He reviewed the aerial map and indicated businesses in that area include a car wash, gas station, Sonic restaurant, a hotel and storage.
- Commissioner Dote: She asked if there is nothing on the site now.
- Paul Hanson, Senior Planner: He confirmed that the property is empty.
- Robert MacNicholl, Planning Manager: He confirmed that this parcel was formerly used as a tomato truck weighing station many years ago.

PUBLIC COMMENT

There were no public comments.

DISCUSSION

- Commissioner Barzo: He opened the discussion to the Commissioners.
- Commissioner Murray: She said that she wanted to know what the applicant had to say first.
- Chris Murray, Applicant: He said that they are very excited about this project. He described the project as a 15,000 sq. foot building and the main tenant will be a Goodwill retail store. He said that the business will employ another 10-15 people from within the community. He reviewed the elevations.
- Commissioner Gonzalez: She requested to see the map again. She asked the applicant how he saw the other 2 buildings, one in the back of the parcel and one near the car wash.
- Chris Murray, Applicant: He said that Staff had advised to move the buildings up to Main Street but building B is pushed back for security reasons.
- Commissioner Gonzalez: She asked how many shops they foresee in each building.
- Chris Murray, Applicant: He stated that building B will have two to three shops and building C will have a couple also.
- Commissioner Wurzel: He said that Goodwill currently has leased space on W. Main Street. He asked if by adding commercial inventory of this additional use in the City, is Staff looking at what this does to other existing commercial use in town and is that a problem.
- Paul Hanson, Senior Planner: He said that they expect that there will be little or no impact.

- Commissioner Barzo: He offered the Applicant copies of the renderings from the previous Applicant and suggested that they look at Spring Lake. He said that Commissioners like “old-time stuff”.
- Commissioner Wurzel: He added that it is not all about the look, but that Commissioners also like to see good development, good quality projects, and smart use.
- Commissioner Dote: She said that they could also look good.
- Commissioner Wurzel: He stated that the Commissioners are interested in everything and not just pretty pictures.
- Commissioner Murray: She said that this was a nice property for this plan. It is a commercial area and not too close to the freeway. She feels that there will be no impact on the community and would accept the petition.
- Commissioner Gonzalez: She said that she is concerned that maneuvering around is difficult across Pioneer Avenue. She said that she hopes that they will keep travel in mind. She stated that landscaping and signage are not always meshing, for example on East Street the landscaping is improved but you can not see cars.
- Commissioner Dote: She agreed and stated that people make illegal turns over the median on Pioneer Avenue. She said that the parking lot is a nightmare. She is concerned about satellite retail centers but is supportive because there’s a need for small retail spaces and a need for small suites.
- Commissioner Wurzel: He said that he is supportive of this petition and that they should allow the Applicant to submit the application and see what happens.
- Commissioner Barzo: He said that this spot needs infill and supports the petition also.

It was moved by Commissioner Wurzel, seconded by Commissioner Dote and unanimously approved, that the Planning Commission recommend to accept the Pioneer Avenue General Plan Amendment and Rezone petition for further processing by the Planning Commission subject to the following findings:

Findings:

- The filing of this petition is consistent with the City approved process for consideration of General Plan Amendments.
- Acceptance of the petition does not imply that the Planning Commission will ultimately approve the project.
- That any necessary fiscal analysis, environmental and technical studies, project review and land use issues will have to be addressed and resolved as the project moves forward through the entitlement review process.

DISCUSSION

- Commissioner Murray: She wished the applicant good luck on this project.

- Commissioner Dote: She said that she had one more announcement. She attended the opening of the Terracina Apartments. She said that they turned out very nice.
- Robert MacNicholl, Planning Manager: He said that Paul Hanson was to thank for assisting in the design of this project also.
- Commissioner Dote: She said that the apartments are high quality and all affordable.

There being no further business, the meeting was adjourned at 7:53 PM.

Respectfully submitted,

Barry Munowitch, AICP
Assistant City Manager