



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 16, 2008

SUBJECT: Planning Commission Meeting Minutes of September 4, 2008
September 18, 2008 and November 6, 2008

Report in Brief

The Planning Commission meeting minutes from September 4, 2008, September 18, 2008 and November 6, 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.

Prepared by: Robert MacNicholl
Planning Manager

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachments: Planning Commission Minutes

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, SEPTEMBER 4, 2008**

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

VOTING MEMBERS ABSENT: Spesert

STAFF MEMBERS PRESENT: MacNicholl; Stillman; Sokolow; Pollard;
Munowitch

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

1. Director's Report:

- Robert MacNicholl, Planning Manager: He stated Officers elections will take place at the next meeting, September 18, 2008. He stated there has not been any discussion regarding the replacement of Martie Dote as Planning Commissioner.
- Commissioner Wurzel: He questioned if any applications were received.
- Barry Munowitch, Assistant City Manager: He stated the City Council is conducting interviews.

2. Approval of Planning Commission Meeting Minutes of January 18, 2007:

It was moved by Commissioner Murray, and seconded by Commissioner Wurzel, that the minutes of January 18, 2007 be approved.

The motion was carried by the following vote:

AYES: Murray; Sanders; Barzo; Wurzel; Gonzalez

NOES: None

ABSENT: Spesert

3. Public Comment:

- None.

4. Communication – Commission Statements and Requests:

- Commissioner Sanders: He stated that he will be gone September 17th, so he will be unavailable for the Nuisance Abatement Hearing scheduled for that day. Commissioner Spesert is the alternate for the Nuisance Abatement Hearing and he will be notified to replace Commissioner Sanders at the hearing.

5. Subcommittee Reports:

- Commissioner Wurzel: He and Commissioner Murray met with Dan Sokolow, Assistant Planner on July 17, 2008 for the Affordable Housing Subcommittee to review the Draft Housing Element, and the Commissioners submitted their comments to Mr. Sokolow.
- Dan Sokolow, Assistant Planner: He stated the Draft Housing Element, with the Commissioners comments, was forwarded to the Department of Housing and Community Development. It was returned to the City of Woodland on August 22, 2008. Mr. Sokolow stated the City is working on the responses to the comments made by the Department of Housing and Community Development and Legal Services of Northern California.
- Commissioner Wurzel: He questioned what the process would be, would it come before the Commission once the responses have been made.
- Dan Sokolow: He stated the Draft Housing Element would go before the subcommittee prior to going before the Planning Commission for review and a recommendation on the document as well as the CEQA that will be prepared for the project. Then the document will eventually go before the City Council.

NEW BUSINESS:

6. Court Street Community Mural Project:

The applicant, Maceo Montoya in conjunction with the Sierra Health Foundation and the Woodland Coalition for Youth is requesting approval for a community mural to be applied to an existing wall at 6 W. Court Street. The mural will be applied to the east facing wall of Taqueria Guadalajara in the West Court Plaza shopping center (APN: 064-120-08) in the General Commercial (C-2) zone.

Applicant/Owner:	Maceo Montoya/Aba Investments, LLC
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommended Action:	Approval

DISCUSSION:

- Commissioner Wurzel: He questioned the proposed deferral of fees requested by Professor Montoya.
- Jimmy Stillman, Associate Planner: He stated the Woodland Coalition for Youth is a non-profit group and as such Professor Montoya has requested a fee waiver. Staff has decided to waive the fee for the design review.
- Commissioner Murray: She questioned if preparations needed to be made prior to the mural.
- Jimmy Stillman: Yes, there will need to be preparations prior to painting the mural. The Police Department has recommended to the applicant to use a clear coat protectant to help deter graffiti on the mural.
- Commissioner Gonzalez: She questioned what would the maintenance be on this mural.
- Jimmy Stillman: He stated he is unsure. He feels it would be an ongoing concern to re-draw and re-paint the mural due to graffiti problems.

- Commissioner Gonzalez: She questioned the longevity of the mural.
- Jimmy Stillman: He stated it would depend on various factors, such location, direct sunlight, as well as the type and quality of paint used.
- Commissioner Gonzalez: She questioned the size of the mural.
- Jimmy Stillman: He stated the wall will be the length of the wall, which is 60 feet, and 15 feet in height. It will not extend to the top of the wall. It will stay approximately 10 feet below the roof line.
- Commissioner Gonzalez: She questioned if the colors were to be as vivid and vibrant as most of the murals, or were the colors to be somewhat subdued.
- Jimmy Stillman: He stated the colors will be harmonious with the building and the mural.
- Maceo Montoya, Applicant: He stated the mural will last approximately 10 – 15 years. The building will be cleaned first, and once the mural is painted on a top coat of varnish is applied to extend the life of the mural. Mr. Montoya also stated that the colors will be more vibrant than what is depicted in the display before the Commissioners tonight. However, the colors will not be so bold as to obscure the portrayal of what is depicted in the mural.
- Lamar Haystack, representative, Woodland Coalition for Youth: He stated Woodland Coalition for Youth is a body of members of the community, which include public and private agencies. The Coalition is funded by a \$600,000 grant from the Sierra Health Foundation, although youths and adults did work on a \$10,000 grant to apply for funds for this project. Mr. Haystack feels this project is an enhancement of the community. This project was done by youth and adults together.

PUBLIC COMMENT:

- None.

COMMISSIONERS DISCUSSION:

- Commissioner Sanders: He felt it was a great mural, and he fully supports the project.
- Commissioner Wurzel: He stated it was a great project. Commissioner Wurzel feels it good that people are investing in the community. He also states the mural enhances the architect of the building.
- Commissioner Murray: She feels it is a good project and wanted to thank the people involved in instigating the project and that will be painting the mural.
- Commissioner Barzo: He stated he is for the project. He was happy to see the youth involved with the project. Commissioner Barzo feels the mural will add ambiance to the area
- Commissioner Gonzalez: She feels this is a great project. She also felt that the location was an obvious one for the mural. Commissioner Gonzalez was delighted by the fact that the project brought the adults and teens together.

RECOMMENDED ACTION

It was moved by Commissioner Barzo and seconded by Commissioner Wurzel, and unanimously carried, that the Planning Commission approves the Mural Proposal to be located on the east facing wall of the Taqueria Guadalajara at 6 W. Court St. subject to the findings listed in the Planning Commission Staff report dated Thursday, September 4, 2008.

AYES: Barzo; Wurzel; Sanders; Murray; Gonzalez
NOES: None
ABSTAIN: None
ABSENT: Spesert

Commissioner Barzo questioned whether the Commission needed to address the waiver in the motion.

Robert MacNicholl stated it was not necessary.

7. General Plan Report:

Staff Contact: Dan Sokolow, Assistant Planner
Recommended Action: Review

DISCUSSION:

- Dan Sokolow, Assistant Planner: He gave an update of the General Plan with three main highlights. Staff recommends accepting the Progress report and the Director’s report and forwarding to City Council for review.
 - The opening of the regional commercial center, Woodland Gateway
 - The opening of the Terracina Affordable Housing Apartments, which has 85 very low and 71 low units. Work has also begun on the Community Center for Casa Del Sol, which will add an additional 30 units.
 - The renovation of the Capitol Hotel. The City Center Lofts Project, a live/work project in downtown Woodland, and the expansion of the Opera House.
- Commissioner Murray: She questioned with regards to 2.24 on page 14 of the annual review, the City’s lack of action for the State and Federal Home Repair and Renovation programs, the fact that there has been no action since 2002, and questioned if it was due to lack of manpower.
- Dan Sokolow: He stated that the description was not accurate and staff will amend the description. Staff regularly petitions for CAL-Home and HOME funding applications along with CDBG applications.
- Commissioner Wurzel: He stated with regards to 2.36 Conservation Plan it was stated that there was no action to be taken, however he felt that incorporating the conservation plan in the housing element, that would constitute doing something.
- Dan Sokolow: He stated California State Building Code Commission adopted a Green Building Code as it relates to energy efficiency, and will be phased in

through 2011. Those features are more stringent than the Specific Plan energy efficiency items for Spring Lake. With a Development Agreement document the City is able to go beyond the Title 24 requirements of energy efficiency.

- Commissioner Gonzalez: She questioned the why the allocation numbers have not been reduced even though the City is so far off from meeting the goals.
- Dan Sokolow: He stated that the 2003 Housing Element overall allocation was over 2800 units. Our current allocation for the new period, which is July 1, 2008 through June 30, 2013, is 1871.
- Commissioner Gonzalez: She questioned whether the growth and population and where the building occurs affect the traffic counts with regards to the Street Improvement Master Plan.
- Dan Sokolow: He stated that the numbers would not change, but the timing may change. However, land use change could cause a change in numbers.

RECOMMENDED ACTION

It was recommended by Commissioner Murray, seconded by Commissioner Wurzel and unanimously carried to forward the General Plan Annual Report to the City Council for review with the modification to 2.2.

AYES:	Murray; Wurzel; Sanders; Barzo; Gonzalez
NOES:	None
ABSENT:	Spesert
ABSTAIN	None

PUBLIC HEARINGS:

8. Carl's Jr. Public Art:

The applicant is requesting approval for proposed public art in conjunction with an approved application for Staff Level Site Plan and Design Review to construct a 2,830 square foot Carl's Jr. Restaurant located at 1556 E. Main Street (APN: 066-040-03) in the General Commercial (C-2) zone.

Applicant:	Frank T. Oley/Woodland Main Street, LLC.
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommended Action:	Approval

DISCUSSION:

- Commissioner Wurzel: He had a concern regarding the location of the proposed public art since it will not be visible from East Main Street. He asked if this was a concern of Staff.

- Jimmy Stillman: He stated this was not a concern for Staff. This application does include a request for a drive-thru. The concern for visibility as patrons approach the restaurant entrance.
- Commissioner Wurzel: He felt the art should be located on the east side.
- Jimmy Stillman: He stated the final resting area will be decided by the building staff and will be determined by path of travel for accessibility.
- Commissioner Murray: She stated she had same issues as Commissioner Wurzel. She feels the art should be located elsewhere on the site, a more visible access. She felt the art was very interesting and a nice addition.
- Jimmy Stillman: He stated the site was chosen due to path of travel, concrete approach, and the area where the most amount of room was available. He also stated Staff will work with the applicant for the final resting area of the art work.
- Commissioner Gonzalez: She questioned whether the Planning Commission was approving just the art itself, or the art and the location.
- Jimmy Stillman: He stated the Planning Commission was to approve the overall art, with a recommendation, if the Commission desires, as to the final location of the art. Mr. Stillman stated he would like to verify with the building staff based on the path of travel with regard to accessibility.
- Commissioner Gonzalez: She questioned how this could be considered “Public Art” if the public could not readily view this piece of art from the street.
- Commissioner Barzo: He compared this project to Burger King on East Main Street and stated the wall for the drive-thru should be removed as it is unappealing to view, and also the vehicles have damaged the wall by running into it. He feels the wall should be replaced by good landscaping.
- Jimmy Stillman: He stated there is a subsequent landscape plan proposed for the project before the Commissioners tonight that is not included in their packages. One good example of a screen wall is “Dutch Bros.” in front of “Orchard Supply Hardware”. He stated the Community Design Standards do state that a drive-thru must provide a screen wall of 36”.
- Commissioner Barzo: He stated he understood what Mr. Stillman was saying but he believed the wall was not necessary and the same purpose could be achieved by landscaping.

RECOMMENDED ACTION

It was moved by Commissioner Wurzel, seconded by Commissioner Murray, and carried 4 -1 that the Planning Commission approve the Proposal for Carl’s Jr. at 1556 E. Main Street subject to the findings described in the Staff report dated September 4, 2008.

AYES:	Wurzel; Murray; Sanders; Barzo
NOES:	Gonzalez
ABSENT:	Spesert
ABSTAIN:	None

9. Agriform Tank Expansion:

The applicant is requesting a Conditional Use Permit Modification to allow for the construction of three (3), 600,000 gallon fertilizer storage tanks to an existing tank farm. Inland Terminal currently operates under a Conditional Use Permit approved by the Planning Commission in 2005 permitting the construction of six (6), 600,000 gallon storage tanks and a transfer station. The subject property is located on 18.56 ± acres at the intersection of Hwy 113 and County Road 18C (APN: 027-250-25) in the Industrial (I) zone. This project qualifies for a Categorical Exemption from the provisions of a CEQA as a Class 1-Existing Facilities (CEQA Guidelines §15332).

Applicant/Owner:	Inland Properties, LLC
Environmental Document:	Categorical Exemption
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommended Action:	Conditional Approval

DISCUSSION/PUBLIC COMMENT:

- Joe Muller, local family farmer: He realizes the need for the additional storage tanks but his concern is that the future landscaping plans require using native California trees.
- Commissioner Sanders: He suggested if Mr. Muller had suggestions of types of trees that should be used to send them to the Community Development Department.

COMMISSIONER DISCUSSION:

- Commissioner Wurzel: He is unsure whether or not additional landscaping will be required per the Performance Standard.
- Jimmy Stillman: He stated the way the Performance Standard reads it allows for any updated landscaping needed when there is a Modification to a CUP. However, there is no additional landscaping needed at this time.
- Commissioner Murray: She questioned that if there is a need to replace any dead or dying trees would it be possible to replace with native trees.
- Jimmy Stillman: He stated that Staff would make an amendment to the condition to replace any and all dead or dying trees with native species.
- Commissioner Sanders: He feels this is a great project.

RECOMMENDED ACTION

It was moved by Commissioner Murray, seconded by Commissioner Wurzel, and unanimously carried that the Planning Commission approve the Conditional Use Permit for Inland Terminal based on the identified findings of fact and subject to identified conditions of approval and with the modification to replace all dead and or dying trees with native species by taking the following actions as listed in the September 4, 2008 Staff Report.

AYES:	Murray; Wurzel; Sanders; Barzo; Gonzalez
NOES:	None

ABSENT: Spesert
ABSTAIN: None

10. Fairfield Inn Design Review:

The applicant is requesting a Conditional Use Permit to allow the construction of a 63,275 square foot, 105-room hotel, Fairfield Inn & Suites, on a 2.46 ± acre parcel along Freeway Drive (APN: 027-300-45 & 54) in the City of Woodland. The proposed hotel will include a porte-cochere entryway, welcome enter, three (3) conference rooms and a coffee shop. This project qualifies for a Categorical exemption form the provisions of CEQA as a Class 32-Infill Development (CEQA Guidelines §15332).

Applicant/Owner: Bryan Pl Bonino/Woodland Lodging, LLC
Environmental Document: Categorical Exemption
Staff Contact: Jimmy A. Stillman, Associate Planner
Recommended Action: Conditional Approval

DISCUSSION:

- Commissioner Murray: She questioned if there would be one or two conference rooms. She also questioned the capacity of the room size.
- Rohit Ranchhod, Project Developer: He stated it would actually be one large conference room that would be divisible. Mr. Ranchhod stated the room would not be large enough to accommodate 400 people.
- Bryan Bonino, Laugenour and Meikle: He asked for flexibility on two conditions: Condition #40- would like the ability to work with the Fire Department, Planning and Public Works to resolve the issue of the number of fire systems required; Condition #72- would like ability to work with Planning Staff to come to an agreement regarding the pedestrian crosswalk markings.
- Robert MacNicholl: He stated Staff was willing to discuss and come to an agreement on the two conditions Mr. Bonino was concerned with.
- Commissioner Sanders: He stated Staff should discuss with applicant and come to an agreement.

PUBLIC COMMENT:

- William Kopper, Attorney for Mr. Ram Sah: He stated his client was concerned with the 4-story structure. Other hotels in the area were limited to 3-story. Mr. Kopper also stated that the design violates the ordinance as it pertains to the parapet walls, in section 25-25-10 Section C: A parapet wall may not extend more than 4' above the limiting height of the building. He stated the parapet walls in the elevation are at least 10'. He feels that the best way to comply with the City's design ordinance would be to lower the structure to a 3-story structure, and he asked the Commission to bring the project into compliance with the Zoning Ordinance; there would be no grounds for a variance since there is no exceptional circumstance.
- Arvin Ayer, Architect, Comfort Inn: He recommended the decision on this project should be postponed until the next meeting so that the Commissioners and

the public could have the opportunity to review the revised elevations and be able to more accurately discuss the updated design of the project.

- Leona Jull, Executive Director, Yolo Wayfarer Center: She stated she supported the project. She praises the applicant for using a local architect and going to extremes to meet the requirements necessary. Ms. Jull also wanted to commend the Fairfield Inn for their donations to the Yolo Wayfarer Center and the other organizations throughout the community that provide help for the less fortunate.
- Ram Sah, Developer, Comfort Suites: He stated he felt this project has not followed the normal process but rather has attempted to bypass the normal channels. He requested the Planning Commission send this project back to the beginning.
- Chuck Krause, Broker: He stated he has been involved in numerous commercial projects. He noted Staff worked well as a team, and commended them on their improved response time. Mr. Krause addressed the comment regarding 4-story versus 3-story; a 4-story building would have to have enough acreage to accommodate the parking needed for the additional rooms compared to a 3-story. He requested the Commission approve the project.
- Charlene Shaffer, resident: She commended Staff and the developers on this project. She feels the City of Woodland needs the rooms and she hopes the Commission approves the project.
- Joe Muller, resident: He stated the landscaping at the Holiday Inn Express is exemplary and hopes that standard is carried through this project.

COMMISSIONER DISCUSSION:

- Commissioner Sanders: He questioned whether Staff felt the design complied with Ordinance 25.25.10 as presented, or if Staff felt the need for an opinion, he felt the project should be postponed.
- Robert MacNicholl: He stated a parapet is technically a false facade and the design before the Commissioners tonight is more of a column than a parapet. Mr. MacNicholl stated the focus should be on the underlying concern, the height limit, addressed within the code as it relates to the EOZ Zone and what it was attempted to accomplish. He stated this elevation complies with the code. He also stated that some of the architectural features in this design are similar to the existing hotels in the proposed area. Mr. MacNicholl stated the process has been the same over the last three years but has become faster due to the use of local architects and engineers.
- Commissioner Sanders: He complimented Staff on their work on this project. He also stated the redesign satisfied the requirements of 25.25.10. Commissioner Sander stated he sees the tie-in to the downtown in the architecture and he also likes the direction the hotel faces. He is happy to support this project.
- Commissioner Barzo: He stated that he has no problems with the height of the building. He also agrees with Commissioner Sanders in that the project does blend in nicely with the downtown. Commissioner Barzo feels this project will add a good mix to the existing designs, and he strongly supports the project as it stands.

- Commissioner Gonzalez: She doesn't see anything historical regarding this project. She questioned what prevented the first project by this developer from being a 4-story.
- Robert MacNicholl: He stated it was due to parking constraints, there was not enough area for parking. Mr. MacNicholl clarified that the shared parking in this project was between the other parcels that are part of the subdivision map, not shared parking between the other hotels.
- Commissioner Gonzalez: She thought shared meant between the other hotels. She questioned what other two parcels Mr. MacNicholl was referring to.
- Robert MacNicholl: He stated the two parcels would be a future health club and the restaurant.
- Commissioner Wurzel: He stated he did approve of the new design, .however his concern was for the short notice on the design change; he felt that this new information should be re-noticed and give the Commissioners and the Public time to review this new design prior to making a recommendation on this project.
- Robert MacNicholl: He felt enough information has been conveyed for the Commission to make a recommendation. However that is ultimately the Commission's decision. There is nothing in the Ordinance that discusses number of stories; it discusses maximum height.
- Commissioner Murray: She stated she remembered Mr. Ram Sah appearing before the Planning Commission and his cooperation with the Commission when asked to lower the tower but she does not recall Mr. Ram Sah requesting an additional 4th floor to his hotel.
- Commissioner Wurzel: He stated he was not pleased with reviewing a completely different design tonight, and is not impressed with the process. He would recommend continuing this project until the next meeting if the other Commissioners are in favor of that.
- Commissioner Sanders: He stated he would pole the other Commissioners on their thoughts as to postponing this project or continuing with it until September 18, 2008.
- Commissioner Gonzalez: Continue to September 18, 2008.
- Commissioner Barzo: Move forward to make a motion tonight.
- Commissioner Murray: Continue to September 18, 2008. She stated she feels the Commission owes it to the business owners who are currently in business to maintain their goodwill, but do not want to jeopardize the project as it seems a great project.
- Commissioner Sanders: He questioned if Staff had any comment for the Commissioners.
- Robert MacNicholl: He asked for clarity from the Planning Commission as to what additional materials they would require.
- Commissioner Sanders: He requested Staff to provide standard material board, site plan, color renderings, and 11 x 17 drawings.
- Commissioner Gonzalez: She requested Staff to highlight the historical tendencies of the design.

- Jimmy Stillman: He stated Staff will include photo documentation of existing buildings in downtown that design elements have been taken from.
- Barry Munowitch: He asked if the Planning Commission could confirm the direction of the design for Staff and applicant.
- Commissioner Sanders: He stated the Commissioners agree with the overall design but would like to review the details and materials board further.

RECOMMENDED ACTION

It was moved by Commissioner Wurzel, seconded by Commissioner Murray and carried by a vote of 4 -1 to continue the Conditional Use Permit for the Fairfield Inn Design Review to September 18, 2008 with giving Staff direction as portrayed in this meeting. In addition, Staff to take into consideration comments made by Bryan Bonino of Laugenour & Meikle regarding conditions #40 and #72.

AYES:	Wurzel; Murray; Gonzalez, Sanders
NOES:	Barzo
ABSENT:	Spesert
ABSTAIN:	None

There being no further business, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

Robert MacNicholl
Planning Manager

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, SEPTEMBER 18, 2008**

VOTING MEMBERS PRESENT: Wurzel; Murray; Barzo; Gonzalez

VOTING MEMBERS ABSENT: Sanders; Spesert

STAFF MEMBERS PRESENT: MacNicholl; Stillman

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

1. Director's Report:

- Robert MacNicholl, Planning Manager: He reminded the Commissioners to complete and turn in their biographies for the City's website. He indicated that there is already a group photograph posted and some of the biographies.
- Commissioner Barzo: He said that he believes that he has already submitted his.
- Commissioner Murray: She said that she knows that she still has to write hers.

2. Approval of Planning Commission Meeting Minutes of June 19, 2008:

It was moved by Commissioner Murray, and seconded by Commissioner Barzo, that the minutes of June 19, 2008 be approved. The motion was carried by the following vote:

AYES: Murray; Barzo; Wurzel; Gonzalez

NOES: None

ABSENT: Sanders; Spesert

3. Public Comment:

- Bryan Bonino: He said that he agreed with some of the Commissioner's comments from the previous meeting. He said that he would like to public art that is visible to the public. He provided the example of Carl's Junior and how not all of the public patrons this restaurant. He would like the Commissioners to consider art that the general public could view.

4. Communication – Commission Statements and Requests:

- Commissioner Gonzalez: She asked when the City would be filling the vacant Planning Commissioner position.
- Robert MacNicholl: He said that the City is discussing this issue now.
- Commissioner Gonzalez: She asked if there are candidates for this position.
- Robert MacNicholl: He said that there are multiple candidates.
- Commissioner Barzo: He had no comments or announcements.

- Commissioner Murray: She said that she stayed at a Bed and Breakfast recently. She feels that this would be good for Woodland. She asked that this item be moved up the agenda as it has been on the bottom for the last six years. She said that some of the City's Victorian's could be fixed up. She also asked that this idea be presented to the Historical Preservation Commission to get their thoughts.
- Commissioner Wurzel: He said that it would be good to add this item to the General Plan update as a goal. He had no other comments or announcements.

5. Subcommittee Reports:

- None

6. Elections:

- Commissioner Wurzel: He proposed that the elections be postponed to the next Planning Commission meeting as only four of the six Commissioners are present. He asked Staff to move this agenda item to the next scheduled meeting.

NEW BUSINESS:

7. Fairfield Inn Conditional Use Permit and Design Review:

The applicant is requesting a Conditional Use Permit to allow the construction of a 63,275 square foot, 105-room hotel, Fairfield Inn & Suites, on a 2.46± acre parcel along Freeway Drive (APN: 024-300-45 & 54) in the City of Woodland. The proposed hotel will include a porte-cochere entryway, welcome center, three (3) conference rooms and a coffee shop. This project qualifies for a Categorical Exemption from the provisions of CEQA as a Class 32-Infill Development (CEQA Guidelines, § 15332).

Applicant/Owner:	Bryan P. Bonino/Woodland Lodging, LLC.
Environmental Document:	Categorical Exemption
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommended Action:	Conditional Approval

DISCUSSION:

- Jimmy Stillman, Associate Planner: He indicated that there is a correction to the agenda as this is a Conditional Use Permit and Design Review. He presented the project and design changes made since the September 4th meeting.
- Commissioner Wurzel: He asked if the Commissioners had any questions for Staff. There were none.

PUBLIC COMMENT:

- Arvind "Andy" Patel, Owner/Hampton Inn: He provided the Commissioners and Staff with copies of a letter. He said that a City Planner denied their request for a four-story hotel and it was denied. He said that they had to compromise with a

three-story only. He said that his hotel could have had more rooms and there will be a financial impact for years to come.

- Commissioner Barzo: He asked Mr. Patel if his hotel is fully booked every night.
- Andy Patel: He said no.
- Commissioner Barzo: He asked then how there will be a financial impact then.
- Andy Patel: He said that if the hotel had more rooms, then they could bring in bigger groups but can not accommodate them with 70-80 rooms.
- Commissioner Barzo: He asked again if the hotel has ever been fully booked.
- Andy Patel: He said that hotel has been sold out since it opened 1 ½ years ago.
- Dr. Ram Sah, Owner/Comfort Suites: He also provided the Commissioners and Staff with copies of a letter. He said that the approval process for Fairfield Inn happened too fast and did not follow the normal process. He read a portion of his letter which quotes City ordinances that he feels this hotel is not meeting. He discussed the 40-foot height limit and how the Fairfield Inn has a 50-foot wall parapet. He said that there is not a uniform standard so people are treated like second class. He stated that a four-story hotel would not be harmonious with the surrounding buildings.
- Commissioner Gonzalez: She asked Dr. Sah if he would be ok with it if it was only 44-feet.
- Dr. Sah: He said yes.
- Commissioner Gonzalez: She identified that the issue then is not about the hotel being four-story.
- Dr. Sah: He said no. They should treat Fairfield Inn the same as the previous hotels.
- Commissioner Barzo: He asked Staff if they would like to comment first.
- Robert MacNicholl: He said that treat as hearsay and can't comment. He stated that the sites were constrained and there are parking requirements for the rooms generated by a fourth floor. He said that no reference was made to the number of floors but height only. He said that Staff considers the tower not to be a parapet. The previous hotels are 57-feet and 75-feet high and Fairfield Inn is 50-feet or less. He said that this project does conform to the standards and has not been treated differently. He said that there are no guidelines on how long before a project can be brought to the Planning Commission. He added that it would be boring if the buildings replicated one another.
- Commissioner Wurzel: He said that the only remaining comment regarding the buildings being harmonious is that downtown has varying heights.
- Jimmy Stillman: He said that all the design standards, heights and landscaping together create harmony.
- Rohit Ranchhod/Woodland Lodging LLC: He said that his project went through the entire process. He said that the quick turn-around was due to Staff efficiency. He said that he is local and can fast-track this project. He said that the hotel's height is 40-feet and meets the requirements. He stated that Comfort Suites has elements that are taller. He feels that there is great synergy.
- Commissioner Gonzalez: She asked Dr. Sah what step in the process was missing and referred to item No. 3 specifically in his letter.

- Dr. Sah: He again stated that the project has not gone through the normal process. He said that the project here at Planning Commission discussing and then making changes. He said that in the past changes were done before coming to Planning Commission. He said that they are distorting the definition of “height”. He said that a four-foot parapet is allowed but this is not the situation.

COMMISSIONERS DISCUSSION:

- Commissioner Barzo: He said that they have now spoken two times in opposition of this project. He said that the applicant and owner have been very patient. He said that have excellent Staff so the negative comments are not correct. He feels this is a good infill project and it is a nice area out there. He said it is a good design.
- Commissioner Murray: She said that two weeks ago she thought that they needed more time. She feels that the project should go forward.
- Commissioner Gonzalez: She had no additional comments. She said that it is what it is.
- Commissioner Wurzel: He discussed the noticing of the design review and the public’s ability to prepare comments. He said that he hopes they maintain that standard. He also discussed the height requirements in the zoning ordinance. He stated that these are guidelines and not laws, which need interpretation. He said that the Planning Commission is there to use their discretion. He said this project is in correct compliance to these requirements. He stated that there are no rules or guidelines that restrict the number of stories, such as three- or four-story. He said that they are not to determine if Staff did incorrectly in the past and they can not do anything about it now. He supports the project.

It was moved by Commissioner Barzo and seconded by Commissioners Murray and Gonzalez, and unanimously carried that the Planning Commission approves the Conditional Use Permit for the Fairfield 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 finding of exemption from the provisions of CEQA. This project is considered Categorical Exempt, Class 32, In-fill Development per Article 19 §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 Fairfield Inn & Suites allowing for the construction of a 63,275 square foot hotel in the Entryway Overlay Zone (EOZ C-H/PD) zone.

There being no further business, the meeting was adjourned at 7:49 PM.

Respectfully submitted,

Robert MacNicholl
Planning Manager

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, NOVEMBER 6, 2008**

VOTING MEMBERS PRESENT: Wurzel; Murray; Sanders; Gonzalez;
VOTING MEMBERS ABSENT: Barzo; Spesert
STAFF MEMBERS PRESENT: Sokolow; Smith

The meeting was called to order at 7:08 PM.

1. Director's Report:

- Dan Sokolow, Associate Planner: He announced that Fred Lopez has been appointed by City Council to the Planning Commission. He said that due to a previous engagement Mr. Lopez will not be present at tonight's meeting but will be sworn in before the next Planning Commission meeting. He will be filling the vacant position previously held by Commissioner Dote.

2. Approval of Minutes:

September 4, 2008:

It was moved by Commissioner Wurzel and seconded by Commissioner Murray to approve the Planning Commission meeting minutes of September 4, 2008 as written.

AYES: Wurzel; Murray; Sanders; Gonzalez
NOES: None
ABSTAINED: None
ABSENT: Barzo; Spesert

September 18, 2008:

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez to approve the Planning Commission meeting minutes of September 18, 2008 as written.

AYES: Wurzel; Murray; Gonzalez
NOES: None
ABSTAINED: Sanders

ABSENT: Barzo; Spesert

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 item a Commission member would like to have discussed at a future Commission meeting.
 - Commissioner Gonzalez: She asked about Clara Tafoya’s letter submitted to the Planning Commission tonight and what can be done for her.
 - Dan Sokolow: He said that Staff has spoken with the property owner. They have determined that they are not in violation of the Conditional Use Permit. He said that they will keep in contact with Ms. Tafoya and the Police Department. Again, he said that they have not determined that the tattoo studio is in violation of the CUP. He stated that parking is limited already and there is a fitness club also which makes parking challenging. He said that there is an ordinance regarding smoking and PD will enforce this and the loitering.
 - Commissioner Gonzalez: She asked if Ms. Tafoya calls enough times on other businesses, will the Police Department enforce this.
 - Dan Sokolow: He said that he does not know what PD will do. He said that if the cars are illegally parked they can call a towing company. He is not sure if this is a private parking lot so it may be up to the property owner.
 - Commissioner Sanders: He questioned if the City ordinance is properly posted in the parking lot.
 - Commissioner Murray: She had no comments or announcements.
 - Commissioner Wurzel: He asked about the project status report that goes to City Council. He requested that this same report be brought to the Planning Commission and added as a regular update on the agenda.
 - Dan Sokolow: He said that the Commission would want to see the entire CDD Monthly Status Report and Staff will add this to the agenda as a regular informational item.
 - Commissioner Sanders: He seconded Commissioner Wurzels request and said that they have also received a project spreadsheet in the past.
 - Rachael Smith, Office Manager: She included that the Monthly Status Report is also available on the City of Woodland website and available for viewing before the next scheduled meeting.
 - Commissioner Wurzel: He said that the report is also available with the City Council agendas but he would still like this item added to the agenda and brought forward to the Planning Commission meetings.

- Commissioner Sanders: He said that he is pleased that they are repairing the sound wall on E. Gibson Road.

5. Subcommittee Reports.
 - a. None

NEW BUSINESS

6. **Public Art Replacement for Applebee’s Restaurant.**

The applicant, Applebee’s Restaurant in conjunction with the Yolo County Arts Council is requesting approval for replacement art work at 1790 East Main Street, the Applebee’s Restaurant. The art work will replacement an existing fountain within the parking area in the Apple Village commercial center (APN: 027-610-85) in the General Commercial (C-2) zone.

Applicant/Owner:	Yolo County Arts Council
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approval

PUBLIC COMMENT

- Commissioner Wurzel: He said that he has a question for the Art Council.
- Commissioner Gonzalez: She asked who comes up with the budget for these projects.
- Dan Sokolow: He explained that the budget is determined by the property owner and they select the amount the amount to spend. Staff does want to see art work that is substantial enough and aesthetically pleasing, visible and sufficiently large in size.
- Dani Thomas, Executive Director, Yolo County Arts Council: She explained that the role of the Arts Council is to foster public art and act as the lead art consultant for Yolo County. She said that the budget was pre-set for the Council. They did a traditional call for artists in Yolo County and seven responded. She explained the criteria used for this project and the review process. She introduced the artists on this project, Donna Billick and Terry Hollowell, who were present and provided the Commission with sample artwork.
- Donna Billick, Artist: She described her art background and this public art project. She explained that the project is a ten-foot pole with a sphere on top. She said that the art is structurally engineered, constructed in the studio and installed on site.
- Commissioner Wurzel: He asked how the height and scale of the project is determined.
- Donna Billick: She explained that the call for artists asked for art to be off the ground.
- Dani Thomas: She said that the call was based on client’s requirements and also worked with Paul Hanson.
- Commissioner Gonzalez: She asked for clarification about the base of the project.

- Donna Billick: She said that there will be approximately 150 faces on the pole, and then if the client wanted to expand around the fountain, it would allow for 500-600 faces.

DISCUSSION

- Commissioner Sanders: He said that the pictures and faces helped a lot. He said that the original rendering that was provided was bad. He said that a fountain is not too hard to maintain and was important to the design of the parking lot. He said that this art is exciting. He is disappointed that the fountain is going away but he looks forward to the art. He said he supports this project.
- Commissioner Wurzel: He said that this is a great project. He also appreciates that they brought the pictures and sample faces. He discussed a comment in the Staff report that he interpreted to say that the Planning Commission are not to review for aesthetics and instead just scale and appropriateness. He said that he is glad that the Arts Council is involved. He originally wanted to know how many artists responded to the call but now knows that there were seven total.
- Dani Thomas: She spoke about the original picture of the project that presented to the Commission. She said that the Arts Council only requires a sketch and so this was all that was presented to Staff. She said that they are moving towards digital but not yet there.
- Commissioner Wurzel: He summarized that he supports this project.
- Commissioner Murray: She agreed that the fountain was good and she is sad to see it go. She likes the personal touch and the involvement of the community in this project.
- Commissioner Gonzalez: She included that she likes that it is colorful. She said that she also liked waterfalls and trees but she can imagine the cost associated with a water feature.

It was moved by Commissioner Wurzel, and seconded by Commissioners Gonzalez and Murray, that the Planning Commission approve the public art proposal for Applebee's restaurant subject to the following findings:

- The public art proposal fulfills public art requirement for commercial development;
- The public art proposal was reviewed by the Planning Commission

AYES:	Wurzel; Murray; Sanders; Gonzalez
NOES:	None
ABSTAINED:	None
ABSENT:	Barzo; Spesert

- Dani Thomas: She added that vandalism and soap in the fountain was part of their reason to demolish the fountain. She also welcomed the Planning Commission to attend the unveiling.

- Commissioner Sanders: He said that this should be scheduled through the Community Development Department and thanked everyone for attending tonight.

PUBLIC HEARING

7. Sycamore Pointe Comprehensive Sign Plan Modification.

The applicant, Mark Engstrom and McCandless & Associates Architects, Inc. is requesting approval for a modification to the Sycamore Pointe Comprehensive Sign Plan to allow a 70-foot ground sign for the Sycamore Pointe shopping center (APN: 027-610-35) in the General Commercial (C-2) zone.

Applicant/Owner:	Mark Engstrom.
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

PUBLIC COMMENT

- Commissioner Murray: She asked how the property is used where the sign is located.
- Dan Sokolow: He explained that the sign will be located on the south-east side of Food 4 Less and east of Sutter Health.
- Commissioner Murray: She asked if there would be any direct distress to any businesses out there.
- Dan Sokolow: He said that the sign will be located on a vacant lot.
- Commissioner Murray: She asked about the impact on any future neighbors.
- Dan Sokolow: He said any building plans for the vacant lot would have to take into account the sign and setback at a sufficient distance.
- Commissioner Wurzel: He asked about noticing on this project and if the property owners and not the tenants were noticed.
- Dan Sokolow: He explained that Staff is only obligated to notice property owners.
- Commissioner Sanders: He asked if it was posted out there.
- Dan Sokolow: He said no.
- Commissioner Gonzalez: She asked if there are noise or light issues with the sign and asked how far the sign is from the apartments.
- Dan Sokolow: He said that the sign is approximately 70-100 feet away.
- Commissioner Gonzalez: She asked how the location of the sign was decided.
- Dan Sokolow: He said that location decided based on sign flagging.
- Commissioner Gonzalez: She asked if the City determined the location.
- Dan Sokolow: He said no and explained the flagging process. He said that they traveled along the freeway and raised flags to determine the best location for the sign so visible from Interstate 5.
- Mark Engstrom, Applicant: He presented a slide show with photographs of the location, their proposed sign and other similar signs in the area. He explained that there were three possible opportunities to rent out the vacancy but all backed out due to no sign visible from Interstate 5.

- Commissioner Murray: She asked if the applicant had any idea how tall the other signs are.
- Mark Engstrom: He estimated that they are approximately 70-feet.
- Commissioner Wurzel: He asked about the lighting of the sign and if every panel will be lit.
- Mark Engstrom: He said that the individual letters on the sign will be lit but the back panels will not be lit.

DISCUSSION

- Commissioner Sanders: He said that he likes the way they integrated the sign with the architecture of the buildings. He is concerned about the proximity of the sign to the apartments. He said that he feels the sign is a necessary addition to the center and the overall design is nice. He supports the project.
- Commissioner Wurzel: He said that the sign is needed and is sorry that they have lost three opportunities to rent out the vacant building. He said that he is concerned that the property owners were notified and not the tenants. He thinks that at least the property managers should be notified and the notice posted in a centralized mail location for the tenants. He believes this would increase public comment and minimizes any backlash to the project. He supports the project and noted the need for Staff to do a better job of engaging and providing notice to the public.
- Commissioner Sanders: He seconded Commissioner Wurzel's comments about noticing and included that this issue has been discussed before. He stated that Staff needs to go beyond State requirements. He asked that this issue be brought back for a formal discussion to discuss noticing requirements and how Staff can do better to notify residents.
- Commissioner Wurzel: He discussed how Staff is required to notify tenants regarding construction within the City.
- Commissioner Murray: She said she support Commissioner Wurzel's comments also. She said that the signage is needed and she is for the project.
- Commissioner Gonzalez: She discussed how the applicant built next to the freeway in order to take advantage of the freeway location. She said she supports the sign.

It was moved by Commissioner Wurzel, and seconded by Commissioners Gonzalez and Murray, that the Planning Commission approve the comprehensive sign plan modification for Sycamore Pointe Commercial Center allow a 70-foot tall sign at 451 Pioneer Avenue based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance's Comprehensive Sign Plan.
- Determine that the project, as conditioned, is consistent with the Community Design Standards.

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 32, Infill Development.
- Approve the Comprehensive Sign Plan modification for Sycamore Point at 451 Pioneer Avenue in the General Commercial zone.

AYES: Wurzel; Murray; Sanders; Gonzalez
 NOES: None
 ABSTAINED: None
 ABSENT: Barzo; Spesert

8. Status Report on 2008 Housing Element Update Project.

DISCUSSION

- Dan Sokolow: He said that Staff has been in discussions with HCD. He said that there have been a number of changes to the policy document and background report. He said that Staff will meet with the Housing subcommittee of the Planning Commission. He expects to come back to the Planning Commission approximately February 2009 for formal consideration. He said that there could potentially be changes to the Zoning Ordinance.
- Commissioner Gonzalez: She said that it seems that this process has gone on forever. She asked how long this will take and why reinventing the wheel.
- Dan Sokolow: He said the City is required to update its Housing Element every five years, and the previous Housing Element is being used as the template for the current Housing Element update.
- Commissioner Gonzalez: She asked about the issue of overpayment.
- Dan Sokolow: He explained that families paying more than 30 percent of their gross income on rent/mortgage and utilities are considered as overpaying for housing.
- Commissioner Gonzalez: She spoke about the farm workers housing and that they are considered a special needs group. She asked if there is any historical data available for farm workers housing.
- Dan Sokolow: He said Staff has not been able to come up with this data.
- Commissioner Gonzalez: She asked if the Housing Element is reporting what has already happened and not projecting forward.
- Dan Sokolow: He said the Housing Element must report on the status of the City's housing implementation programs and also project what will occur in the future.
- Commissioner Gonzalez: She asked what the City gets from updating the Housing Element.
- Dan Sokolow: He explained that the City is eligible for grants and loans, as with Terracina.
- Commissioner Sanders: He included that in 2003 the City received an award from HUD for our Housing Element.
- Commissioner Murray: She said that in the 1960s and 1970s there were seasonal workers. She explained the need for housing at that time.

- Commissioner Wurzel: He asked about the schedule for the update, when it needs to be completed and what other deadlines there are.
- Dan Sokolow: He said that there are no specific dates yet to bring to the Planning Commission but anticipates it will be in February.
- Commissioner Wurzel: He said that he would like to see Staff set a schedule to ensure that goals are met and to benchmark self. He said that it is important to have a plan including what Staff needs to do and how to get it done. He said he would like to see this plan at the next update.

There being no further business, the meeting was adjourned at 8:34 PM.

Respectfully submitted,

Robert MacNicholl
Planning Manager