



# City of Woodland

## REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: February 17, 2009

SUBJECT: Planning Commission Annual Report for Calendar Year 2008

### **Report in Brief**

The City Council annually reviews the activities of City Boards and Commissions and receives updates on the proposed priorities for the following year. This report provides a review of the actions of the Planning Commission in 2008 and the anticipated activities for 2009. This annual report to the City Council is required by the City Code.

Staff recommends that the City Council receive the annual report from the Planning Commission including a summary of 2008 activities and proposed 2009 activities.

### **Background**

Dave Sanders, Planning Commission Chairperson, will be in attendance at the City Council meeting to provide a report on the Planning Commission's 2008 activities. The Planning Commission held 16 meetings in 2008 and took action on 34 projects/items. In 2007, the Planning Commission held 14 meetings and took action on 23 projects/items. Major projects for 2008 include the Planning Commission's approval of two new hotels for Freeway Drive: Comfort Inn & Suites and Fairfield Inn. Construction of the two hotels will more than double the number of lodging rooms on Freeway Drive and increase the overall room count from 132 to 303. The City's emerging hotel corridor on Freeway Drive is strategically located because of its proximity to Interstate 5 on- and off-ramps and the short distance to the Sacramento International Airport. Two other major projects approved by the Planning Commission include City Center Lofts and the Woodland Opera House Expansion (recommendation of approval to City Council). Both of these infill projects are located on the Downtown Historic Corridor of Main Street and represent key efforts for enhancing the vitality of the downtown. The attached table provides a summary of the projects/items and the actions taken by the Planning Commission.

**Discussion**

Planning Commission activity for 2009 will be dependent on the pace of development projects brought forward for review. As Council is aware, the pace of development has slowed down. Other areas that the Planning Commission will likely focus on in 2009 include the following:

- Davis-Woodland Innovation Technology Park (Site Plan/Design Review/Conditional Use Permit)
- Spring Lake Specific Plan – Building Unit Allocation Ordinance/Financing Plan modifications
- Spring Lake Specific Plan – R-15 Heritage (Rezone and Tentative Subdivision Map)
- Spring Lake Specific Plan – Cal West Senior Project (Rezone)
- Spring Lake Specific Plan – R-25 Pioneer Investors (Rezone)
- Redesignation of the 38.97-acre area east of the House Depot site from Industrial to General Commercial (General Plan Amendment)
- 2008 Housing Element Update (General Plan Amendment)

**Public Contact**

Posting of the City Council Agenda.

**Recommendation for Action**

Staff recommends that the City Council receive the annual report from the Planning Commission including a summary of 2008 activities and proposed 2009 activities.

Prepared by: Dan Sokolow  
Associate Planner

Reviewed by: Barry Munowitch, AICP  
Assistant City Manager

---

Mark G. Deven  
City Manager

Attachment: Summary of Planning Commission Projects/Items and Actions for 2008

**2008 PLANNING COMMISSION PROJECTS AND ACTIONS**  
**February 17, 2009**

<b>DATE</b>	<b>ACTION</b>	<b>PROJECT SUMMARY</b>
<b>Miscellaneous Reviews</b>		
Jan 3	Recommended Approval	Ordinance Revisions Regarding Downtown Parking, Establishing District Boundaries and In-Lieu of Parking Fee.
Mar 20	Accepted Report	General Plan Annual Review (for two year period, FY 05/06 – 06/07).
Apr 3	Accepted Report	Status Report on the 2008 Housing Element.
Apr 17	Finding of Consistency with Government Code	435 Sixth and 1100 Main Streets Easement – Government Code Section 65402 Finding for Abandonment of City Owned Access Easement at 435 Sixth and 1100 Main Streets (CBD, Central Business District Zone).
May 15	Finding of Conformity with General Plan	Review of the City of Woodland's 10-Year Capital Budget for Fiscal Years 2008/09 to 2017/18.
May 15	Accepted Report	Status Report on 2008 Housing Element.
Jun 19	Recommended Approval	Subdivision Ordinance update.
Sep 4	Accepted Report	General Plan Annual Review (FY 07/08).
Nov 6	Accepted Report	Status Report on 2008 Housing Element.
Nov 6	Approved Modification	Sycamore Pointe Comprehensive Sign Plan Modification – Comprehensive sign plan modification to allow a 70-foot ground sign for the Sycamore Pointe shopping center at the southeast corner of the Pioneer Avenue and East Main Street intersection (C-2, General Commercial Zone).
<b>Conditional Use Permits</b>		
Jan 3	Approved	Deep Ink Tattoo Studio – Establishment of a tattoo and body piercing studio at 804 Main Street (CBD, Central Business District Zone).
Feb 7	Approved	Comfort Inn & Suites – Construction of a 39,519 square foot, 66-room hotel on a 1.30-acre site (56,628 square feet) along Freeway Drive (EOZ C-H/P-D, Entryway Overlay Commercial Highway/Planned Development Overlay Zone).
Feb 21	Approved	Crown of Creation Tattoo Studio – Establishment of a tattoo and body piercing studio at 26 Main Street (C-2, General Commercial Zone).
Apr 17	Approved	Payless Auto Care – Modifications to existing CUP to add minor automotive repair services, audio and video installations, accessory installations, and normal vehicle servicing at 317 West Main Street (C-2, General Commercial Zone).

**2008 PLANNING COMMISSION PROJECTS AND ACTIONS**  
**February 17, 2009**

<b>DATE</b>	<b>ACTION</b>	<b>PROJECT SUMMARY</b>
<b>Conditional Use Permits</b>		
Sep 4	Approved	Agriform Tank Expansion – Modifications to existing CUP to allow for the construction of three 600,000 gallon fertilizer storage tanks at existing tank form located at the Highway 113 and County Road 18C Intersection (I, Industrial Zone).
Sep 18	Approved	Fairfield Inn – Construction of 63,275 square foot, 105-room hotel on a 2.46-acre site along Freeway Drive (EOZ C-H/P-D, Entryway Overlay Commercial Highway/Planned Development Overlay Zone). Design Review entitlement also.
<b>Design Reviews</b>		
Feb 21	Approved	Woodland Healthcare Public Art – Construction of public art (in conjunction with approved CUP Modifications) at a 58,000 square foot medical office building located at 1325 Cottonwood Street (R-M, Multiple Family Zone).
Apr 17	Approved	Woodland Opera House – Expansion project elevations at 340 Second Street (CBD, Central Business District Zone).
May 15	Denied	Best Buy Design Exception – Exception to City of Woodland's Community Design Standards for proposed Best Buy store at Woodland Gateway Center (EOZ C-H/P-D, Entryway Overlay Commercial Highway/Planned Development Overlay Zone).
May 15	Held Workshop	Design Workshop for the proposed City Center Lofts project located at 333 Main Street (CBD, Central Business District Zone).
Jun 5	Provided Input	Elevated Water Storage Tank Project – Review of the preliminary design, location, and style of the proposed elevated water storage tank that will be constructed at the Christiansen Park located at 202 West Beamer Street (OS, Open Space Zone).
Sep 4	Approved	Court Street Community Mural Project – Mural on the east facing wall of Taqueria Guadalajara in West Court Plaza shopping center at 6 West Court Street (C-2, General Commercial Zone).
Sep 4	Approved	Carl's Jr. Public Art – Review of public art for proposed Carl's Jr. restaurant at 1556 East Main Street (C-2, General Commercial Zone).
Nov 6	Approved	Applebee's Public Art Replacement – Review of public art replacement for Applebee's restaurant at 1790 East Main Street (C-2, General Commercial Zone).
<b>Tentative Parcel or Subdivision Maps</b>		
Jan 3	Approved	Ordonez Tentative Parcel Map No. 4924 – Division of 10,670 square foot parcel at 219 Freeman Street (R-2, Duplex Zone) into two parcels 5,310 and 5,360 square feet in size.

**2008 PLANNING COMMISSION PROJECTS AND ACTIONS**  
**February 17, 2009**

<b>DATE</b>	<b>ACTION</b>	<b>PROJECT SUMMARY</b>
<b>Tentative Parcel or Subdivision Maps</b>		
Mar 6	Recommended Approval	Gibson-Ogden Development Project, Tentative Subdivision Map No. 4879 – Subdivision of 14.47 acres into 90 single family lots; General Plan Amendment from Public Service (PS) to Medium Low Density Residential (MLRD); Zoning Amendment from Residential Multi-Family Density (R-M/PD) to Duplex Residential (R-2/PD); Southwest Area Specific Plan Amendment from Medium Density Residential (MDR-20) to Low Density Residential (LDR-7); Conditional Use Permit for a Planned Development to allow modifications from base zoning standards for lot area and dimensions, setbacks, street width, and design.
Jun 19	Approved	Pan Ocean Tentative Parcel Map No. 4944 – Division of 30-acre parcel located on East Beamer Street (I, Industrial) into four parcels.
Jun 19	Approved	Ranchhod Tentative Parcel Map No. 4941 – Division of two parcels approximately 5.46 acres in size located on Freeway Drive (C-H/EOZ, Highway Commercial/Entryway Overlay Zone) into three parcels.
Jun 19	Approved	City Center Lofts, Tentative Subdivision Map – Subdivision of 2.1 acres into 170 condominium lots, 32,069 square foot commercial space, parking areas, and other areas; Conditional Use Permit for condominium units, and Design Review at the northeast corner of the Main Street and Walnut Street intersection (CBD, Central Business District).
Nov 20	Approved	Spectrum Capital Parcel Map No. 4960 – Division of 12,936 square foot parcel located at 1003/1005 Court Street (CBD, Central Business District) into two parcels.
<b>General Plan Petitions</b>		
Feb 7	Approved	Consideration of Petition for a General Plan Amendment – General Plan Amendment to change the land use designation of 2.06-acre property (two parcels) along Pioneer Avenue directly adjacent to Pioneer Mini Storage from Highway Commercial (HC) to General Commercial (GC) for development of retail commercial space.
Mar 20	Revoked	Reconsideration of Petition for a General Plan Amendment – General Plan Amendment for North Kentucky Avenue (College Village Project) to convert 32.4 acres of Service Commercial (SC) property into 5.15 acres of Service Commercial (SC) and 27.26 acres of Low Density Residential (LDR).
Dec 4	Approved	Consideration of Petition for a General Plan Amendment – General Plan Amendment to change the land use designation of a 38.97-acre area east of the Home Depot site, west of County Road 102, south of East Main Street, and north of Interstate 5 from Industrial (I) to General Commercial (GC) in order to facilitate commercial development.

**2008 PLANNING COMMISSION PROJECTS AND ACTIONS**  
**February 17, 2009**

<b>DATE</b>	<b>ACTION</b>	<b>PROJECT SUMMARY</b>
<b>General Plan Petitions</b>		
Dec 4	Revoked	Reconsideration of Petition for a General Plan Amendment – General Plan Amendment for West Wood Subdivision (Unit 2)/Schellinger Homes for Annexation of 14.9 acres; General Plan Amendment from Industrial (I) to Low Density Residential (LDR); pre-zoning/rezoning to Single-Family/Planned Development Overlay Zone (R-1/PD); and Subdivision of 19.9 acres (total project size) into 83 lots comprised of 80 single-family lots and six secondary dwelling units, two industrial lots (Lots A and B), and Lot X for a detention basin to serve both the subject project and existing West Wood Unit 1.