



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: February 2, 2010

SUBJECT: Planning Commission Meeting Minutes
September 17, 2009
October 15, 2009
November 5, 2009
December 3, 2009
December 17, 2009 (Draft)

Report in Brief

The Planning Commission meeting minutes from September 17, 2009, October 15, 2009, November 5, 2009, December 3, 2009 and draft minutes from December 17, 2009 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: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

Attachments: Planning Commission Minutes

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, SEPTEMBER 17, 2009**

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

VOTING MEMBERS ABSENT: Murray

STAFF MEMBERS PRESENT: Norris; Fong

The meeting was called to order at 7:01 PM.

- Director's Report:
 - Cindy Norris, Principal Planner: She advised the Commission that there are no agenda items scheduled for the October 1, 2009 meeting. She inquired about the Commissioners interest in training.
 - Commissioner Wurzel: He talked about Mark Cocke in Public Works and the award he received. He said that this would be a good presentation topic for a future meeting.

- Approval of Minutes: **September 3, 2009**

It was moved by Commissioner Wurzel and seconded by Commissioner Sanders that the Planning Commission minutes of September 3, 2009 be approved as written.

AYES: Commissioners Lopez, Wurzel, Barzo, Sanders and
Gonzalez

NOES: None

ABSTAINED: None

ABSENT: None

- Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
 - None
- Communication – Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to

request Commission's consideration of any item a Commission member would like to have discussed at a future Commission meeting.

- Commissioner Sanders: He continued to express concern over the blotchy painting by City crews on sound walls. He feels that there should be better efforts made to match paint colors. He would like to know more about our process and procedures.
- Subcommittee Reports:
 - None

PUBLIC HEARING:

- None

NEW BUSINESS:

Woodland Gateway Phase II Project Update

An update to the Planning Commission regarding the status of the Gateway II application and EIR for a proposed General Plan Amendment, Rezoning and Annexation of the 156 acres south of the existing Woodland Gateway shopping center.

Staff Contact: Cindy Abell Norris, Principal Planner
Cindy Gnos, Contract Planner
Recommended Action: Informational update only

- Cindy Norris, Principal Planner: She introduced the project and Cindy Gnos.
- Cindy Gnos, Contract Planner: She provided a general update for the Commission regarding a project of significance for the City. She advised that the Environmental Review is in process, studies are underway, and a Notice of Preparation is to be released in mid-October.

The Commissioners received this informational presentation and discussed.

Woodland Davis Alternative Transportation Corridor Feasibility Study Update

An update to the Planning Commission regarding the status of the Alternative Transportation Corridor Feasibility Study, including propose alignment selection and anticipated process.

Staff Contact: Chris Fong, Associate Civil Engineer
Recommended Action: Information update only

- Chris Fong, Associate Civil Engineer: He provided a presentation on the Alternate Transportation Corridor (ATC) Feasibility Study.

The Commissioners received this informational presentation and discussed.

OLD BUSINESS:

- None

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Cindy Norris
Principal Planner

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

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Norris; Stillman; Pollard

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

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

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

AYES: Commissioners Lopez, Wurzel, Barzo, Sanders and
Gonzalez

NOES: None

ABSTAINED: Murray

ABSENT: None

- **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
 - None
- **Communication – Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission’s consideration of any item a Commission member would like to have discussed at a future Commission meeting.
 - Commissioner Murray: She discussed a tour of the Waste Water Treatment Plant that is scheduled for the end of the month. She would like the Planning Commission to attend as well.
 - Cindy Norris: She said that she will look in to this for the Commissioners.
 - Commissioner Sanders: He asked about guidelines on tree planting for the Planning Commission to reference when looking at landscaping plans.
 - Cindy Norris: She said that the City does have a master tree list and she can provide.
- **Subcommittee Reports:**
 - Commissioner Barzo: He asked if the subcommittee list is current.
 - Cindy Norris: She said that she will bring the list back to the Commission for review.

PUBLIC HEARING:

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

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

Applicant/Owner:	Petrovich Development Company
Buyer:	Ghai Management Services, Inc.
Staff Contact:	Jimmy Stillman, Associate Planner
Environmental Document:	Categorical Exemption
Recommended Action:	Conditional Approval

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

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

The Commissioners further discussed the issue of parking with Staff.

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

The Commissioners continued to discuss the project.

It was moved by Commissioner Sanders and seconded by Commissioner Murray that the Planning Commission approves the Ashley & Main Street Tentative Parcel Map No. 4969 and; that the Planning Commission approves the Burger King Conditional Use Permit and Public Art based on the identified findings of fact and subject to the identified Conditions of Approval, by taking the following actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Article 19 §15332 – Class 32, Infill Development & §15315 – Class 15, Minor Land Divisions.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Determine that the project, as conditioned, is consistent with the Subdivision Ordinance
- Determine that the project, as conditioned, is consistent with the Community Design Standards.
- Approval of a Tentative Parcel Map #4969 to subdivide one (1) existing 46,675 sq. ft, 1.07± acre parcel into two (2) separate parcels in the General Commercial (C-2) Zone. Parcel 1 will be 22,266 sq. ft and Parcel 2 will be 24,409 sq. ft.
- Approval of a Conditional Use Permit to allow for the construction of a 2,535 sq. ft fast food restaurant (with drive-thru) providing 14 onsite parking spaces, 6 spaces on Resultant Parcel 1 and a cross access easement for reciprocal parking and cross access between Resultant Parcel 1 and Resultant Parcel 2.
- Approval of the Public Art for the Burger King Restaurant.

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

NOES: None

ABSTAINED: None
ABSENT: None

NEW BUSINESS:

- None

OLD BUSINESS:

- None

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

Respectfully submitted,

Cindy Norris
Principal Planner

**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.

- Commissioner Murray: 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.
 - Commissioner Lopez: He asked for status on the proposed highway access off the Gateway project.
 - Cindy Norris: 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 Negative Declaration, directing that a Notice of Determination be 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 & Mickle, 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

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.

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.

- 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

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, DECEMBER 3, 2009**

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Norris; Shallit

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

- Approval of Minutes: **November 5, 2009**

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez that the Planning Commission minutes of November 5, 2009 be approved as written.

AYES:	Commissioners Lopez, Wurzel, Murray and Gonzalez
NOES:	None
ABSTAINED:	Commissioners Barzo and Sanders
ABSENT:	None

- Director's Report:
 - Cindy Norris, Principal Planner:
 - She stated that the Illegal Uses Ordinance and Farm Credit West project were both passed by City Council on Tuesday.
 - She recommended that both Commissioners and Staff receive an update on Roberts Rules of Order. She will organize a training session.
 - She requested that the issue of time limits be agendaized and discussed at a future meeting. She said that time limits should be added to the Commission rules and procedures.
 - The Planning Commissioners discussed briefly the issue of setting time limits for public comment and recommended adding a note on the comment card and agenda.
 - Cindy Norris: She commended Commissioner Wurzel for his performance as Chair at the last Commission meeting.
- 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.
- Commissioner Wurzel: He said he appreciated Staff’s report to City Council on the previous Planning Commission issues. He recommends that such issues be transparent and open in the future.
- Subcommittee Reports: None

PUBLIC HEARING:

- None

NEW BUSINESS:

- **Redevelopment Agency Implementation Plan Update**
Staff review of the proposed draft updates to the Redevelopment Implementation Plan for 2010-2014 along with an investment strategy for the expenditure of redevelopment funds.

Staff Contact: Cynthia Shallit, Redevelopment Manager
Recommended Action: Informational update and comments

- Cynthia Shallit, Redevelopment Manager: She provided a general overview of the Redevelopment agency and a presentation of the Redevelopment Implementation Plan for 2010-2014.
- The Planning Commissioners received this informational report and discussed.
- David Wilkinson, Redevelopment Advisory Committee Member: He discussed the Redevelopment Advisory Board process and spoke in support of the Implementation Plan.
- Mark Ullrich, Redevelopment Advisory Committee Member: He also spoke about the Advisory Committee’s role in the development process. He spoke in support of the Implementation Plan and the specific projects included in the Plan.
- Bernadette Murray, Woodland Resident: She spoke in opposition of the Implementation plan and discussed her concerns about potential project issues.
- The Planning Commissioners discussed further and gave a recommendation, although the item is informational only. The Commissioners indicated that they agreed with the proposed goals, but were not as comfortable with the stated projects. They indicated a desire to be included earlier in the process of project development if possible so that they do not feel that projects coming before them are a done deal.

They recommended that the City and Redevelopment Agency continue to utilize the Redevelopment Advisory Committee.

OLD BUSINESS:

- None

There being no further business, the meeting was adjourned at 8:42 PM.

Respectfully submitted,

Cindy Norris
Principal Planner

**DRAFT ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, DECEMBER 17, 2009**

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Norris; Hanson; Siegel; Morris (City
Attorney)

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

- Approval of Minutes: **December 3, 2009**

It was moved by Commissioner Wurzel and seconded by Commissioner Sanders that the Planning Commission minutes of December 3, 2009 be approved as written.

AYES:	Commissioners Lopez, Wurzel, Murray, Barzo, Sanders and Gonzalez
NOES:	None
ABSTAINED:	None
ABSENT:	None

- CDD Monthly Status Report:
 - Cindy Norris, Principal Planner: She provided updates on the following projects-
 - Permits were issued today for the Fitness club.
 - Burger King is in plan check.
 - There has been a number of design review submittals received.
 - The old Senior Center (Jeff Morgan's building) has been finalized.
 - The last of the Centex and Meritage permits have been issued.
- Director's Report:
 - Cindy Norris: She reported that the January 7, 2010 meeting has been cancelled due to mandatory furlough and holiday closures.

- **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.
 - Commissioner Murray: She discussed the Tree Foundation board meeting that took place last night. She said that the tree fund has money to spend and had questions about the pond at Farmer’s Central. She said that they have manpower, trees and money available and inquired about Farmer’s Central. She said that she would be the contact person for any potential projects.
 - Commissioner Lopez: He requested that more information be made available regarding LLC companies that come before the Planning Commission. He said that he would like to know who he is working with to determine that there is no conflict of interest.
 - Andy Morris, City Attorney: He said that the Commission can request but not require this information due to due process and that projects should be judged based own merits.
 - Commissioner Sanders: He said that the Commission should avoid this issue unless the applicant volunteers the information.
 - Commissioner Wurzel: He suggested that this issue be agendized for discussion at a future meeting.

- **Subcommittee Reports:** None

PUBLIC HEARING:

- **Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM #4971)**

The Applicant is proposing an amendment to the Spring Lake Specific Plan Land Use Map, rezoning ±5.14 acres within Spring Lake Specific Planning Area from R-25 (23-25 dwelling units per acre) to R-8 (6-8 dwelling units per acre). The applicant also requests approval of a Tentative Subdivision Map No. 4971 to subdivide the property into 37 single-family lots (APN 042-533-01).

Applicant:	Pioneer Investors, LLC, Tom Lumbrazo
Environmental Document:	Prior EIR
Staff Contact:	Paul Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

- Paul Hanson, AICP, Senior Planner: He presented his staff report to the Commissioners.

The Commissioners discussed the proposal.

Commissioner Barzo opened public comment to the Applicant.

- Melanie Matthews, Pioneer Investors, LLC: She spoke in support of the proposal.

The Commissioners discussed the proposal further.

Commissioner Barzo opened public comment.

- Alysa Meyer, Legal Services: She spoke in opposition to the proposed amendment.

Commissioner Barzo closed public comment.

The Commissioners discussed the proposal further, including concerns about the loss of affordable housing and a request by the Commissioners to discuss an “upzone” at the same time as this proposed “downzone”.

It was moved by Commissioner Sanders, and seconded by Commissioner Gonzalez, that the Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM # 4971) public hearing be continued to the next available Planning Commission meeting date.

AYES:	Commissioners Lopez, Wurzel, Sanders and Gonzalez.
NOES:	Commissioners Murray and Barzo.
ABSTAINED:	None
ABSENT:	None

NEW BUSINESS:

- None

OLD BUSINESS:

- None

There being no further business, the meeting was adjourned at 8:29 PM.

Respectfully submitted,

Cindy Norris
Principal Planner