



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 16, 2010

SUBJECT: Planning Commission Annual Report for Calendar Year 2009
January – December 2009

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 2009 and the anticipated activities for 2010. 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 2009 activities and proposed 2010 activities.

Background

Steve Barzo, Planning Commission Chairperson, will be in attendance at the City Council meeting to provide a report on the Planning Commission's 2009 activities. The Planning Commission held 14 meetings in 2009 and took action on 27 projects/items. In 2008, the Planning Commission held 16 meetings and took action on or heard 34 projects/items. Major projects for 2009 included the Planning Commission's approval of the Woodland-Davis Innovation Technology Park Conditional Use Permit, Norcal Indoor Sports Conditional Use Permit, Ashley and Main Tentative Parcel Map and Burger King, the Hedrick 1A Spring Lake Specific Plan Rezone request, The Farm Credit West General Plan Amendment and Rezone, as well as approval of the 2008 Housing Element Update to the General Plan.

The attached table provides a summary of the projects/items and the actions taken by the Planning Commission.

Discussion

Planning Commission activity for 2010 will be dependent on the pace of development projects brought forward for review. As Council is aware, the pace of development has slowed down. In addition, the Commission has been short a member for over a year. Once the full number of Planning Commissioners has been appointed, staff then will focus on training opportunities including review of procedural requirements, review and update of land use and planning legislation, and presentation of information concerning key City systems and functions. Other areas that the Planning Commission will likely focus on in 2010 include the following:

- Gateway II Environmental Impact Report Review
- General Plan Petition Requests for Annexation potentially to the east and north east areas of the City
- Spring Lake Specific Plan – Cal West (Rezone)
- Spring Lake single family design review applications.
- Re-designation of the 38.97-acre area east of the Home Depot site from Industrial to General Commercial (General Plan Amendment)
- Possible Housing Element Amendment to the available sites list (General Plan Amendment)
- Gibson Ogden Tentative Map revision
- Prudler (Mall Expansion Site) rezone request from Commercial to residential, Tentative Map and Planned Development
- Zoning Ordinance Amendments and updates to improve processing efficiency, clarity and consistency and address revised State Legislation. Some of the anticipated changes involve updates to the following areas: landscape water conservation, zoning use tables, development of performance based standards, addition of development and design review process, non-conforming uses, inclusion of other conservation and climate change measures, and expansion of the definition section.

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 2009 activities and proposed 2010 activities.

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ITEM:

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Principal Planner

Reviewed by: Paul Siegel
Deputy Director

Mark G. Deven
City Manager

Attachment: Summary of Planning Commission Projects/Items and Actions for 2009

**2009 PLANNING COMMISSION PROJECTS AND ACTION
FEBRUARY 12, 2010**

DATE	ACTION	PROJECT SUMMARY
MISCELLANEOUS REVIEWS		
1/15/09	Received Presentation	<u>Presentation on Public Art.</u> Staff recommends that the Planning Commission receive a presentation on public art from Danielle Thomas, Executive Director of the Yolo County Arts Council.
2/19/09	Approved	<u>K's Express Carwash Public Art.</u> The applicant, Mr. Larry Kirkbride is requesting approval of proposed public art for K's Express Carwash on Kentucky Avenue, near the corner of West Street and Kentucky Avenue (APN 005-720-25). The art work is in conjunction with an approved site plan and design for K's Express Carwash in the Service Commercial (C-3) zone.
2/19/09	Approved	<u>Rite Aid Public Art.</u> The applicant, Petrovich Development Company is requesting approval of proposed public art for the Rite Aid Drug Store at 291 West Main Street, on the corner of West Main Street and Ashley Avenue. The art work is in conjunction with approved site plan and design for Rite Aid Drug Store in the General Commercial (C-2) zone.
5/21/09	Approved	<u>Review of the City of Woodland Capital Improvement Program (CIP).</u> Review of the City of Woodland Capital Improvement Program (CIP). The applicant, The City of Woodland, is submitting for review the proposed Capital Improvement Program (CIP) for 2009/10 – 2018/19 for assessment by the Planning Commission of a Finding of Conformity with the General Plan, per Government Code 65401.
5/21/09	Received Presentation	<u>Overview of the City's Water System.</u> A presentation provided by the Infrastructure Engineering Division to give an overview of the City's water system including a discussion of major issues, system deficiencies, proposed projects and options.
6/18/09	Received an Update	<u>Informational Item – Housing Element Updated.</u> The City has received a compliance letter from the state for the 2008 Housing Element Update.
7/2/09	Approved	<u>Main Street Downtown Mural.</u> The applicant, Aide Silva, a representing Health Education Council is requesting approval for a Main Street Downtown Mural to be painted to the east-facing wall of Silvina's Basket Restaurant at 816 Main Street. The mural will emphasize the importance of good nutrition, activity, and promotion of healthy lifestyle choices (APN: 006-571-04) in the Central Business District – Area A. It is estimated that the mural will take 2 months to complete. The completion of the mural will be presented as part of September's Latino Health Awareness Month activities.
7/16/09	Approved	<u>Review of Street Master Plan.</u> Planning Commission to review the proposed Streets Master Plan which has been updated to account for change in land use from the General Plan update in 2002 with development projections adjusted to account for projected growth by 2020, and make recommendation to the City Council.

**2009 PLANNING COMMISSION PROJECTS AND ACTION
FEBRUARY 12, 2010**

DATE	ACTION	PROJECT SUMMARY
7/16/09	Received Information	<u>Informational Report Regarding a Parking Needs Study for Downtown.</u> The Redevelopment Agency will be facilitating the preparation of an assessment to determine whether a parking structure is needed to address parking demands of the Yolo County Courthouse project and economic development in general for Woodland's downtown. Transportation Consultants, Fehr and Peers, were hired in June 2009 to prepare the assessment (Parking Needs Study) after the Agency issued a request for qualifications.
7/16/09	Received Information	<u>Informational Report Regarding the Main Street Pedestrian and Streetscape Improvement Project.</u> The Redevelopment Agency and the City of Woodland will be applying for Sacramento Area Council of Governments (SACOG) Community Design Grant in September 2009. The SACOG Community Design Grant could provide up to \$900,000, with \$150,000 of Redevelopment bond funds authorized by the Redevelopment Agency Board as match. City and Agency staff believe that streetscape improvements along Main Street will promote development that leads to fewer vehicle miles traveled and more walking, biking and transit use,
9/3/09	Approved	<u>Proposed Amendment to the Planning Commission Rules and Regulations:</u> The Planning Commission shall consider proposed amendments to the Rules and Regulations with regard to election of officers and clarification on terms of service.
9/3/09	Received Information	<u>Affordable Housing Program Update</u> At a request from Planning Commission members staff will provide an overview and update regarding the City's Affordable Housing program.
9/3/09	Election of New Chair & Vice Chair	<u>Annual Vote for Election of Chair and Vice-Chair of the Planning Commission.</u> Members of the Planning Commission shall conduct the annual vote with regard to election of officers of the Commission.
9/17/09	Received Information	<u>Woodland Gateway Phase II Project Update</u> 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.
9/17/09	Received Information	<u>Woodland Davis Alternative Transportation Corridor Feasibility Study Update.</u> An update to the Planning Commission regarding the status of the Alternative Transportation Corridor Feasibility Study, including propose alignment selection and anticipated process.
11/5/09	Approved	<u>Proposed Amendments to Chapters 13 and 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law.</u> The Planning Commission will consider the adoption of a Resolution of Intention for a text amendment to Chapter 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law. The Planning Commission will also consider a recommendation to the City Council for the approval of proposed amendments to Chapters 13 and 25 of the City of Woodland Municipal Code to prohibit businesses and uses prohibited by State or Federal law.

**2009 PLANNING COMMISSION PROJECTS AND ACTION
FEBRUARY 12, 2010**

DATE	ACTION	PROJECT SUMMARY
12/3/09	Received Information	<u>Redevelopment Agency Implementation Plan Update.</u> 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.
CONDITIONAL USE PERMITS		
2/19/05	Continued 3/5/09	<u>Woodland-Davis Innovation Technology Park Conditional Use Permits.</u> (A) The applicant is requesting approval for a Conditional Use Permit to allow a three (3) story, 66,883 square foot research and development office park at 1006 & 1022 East Street in the East Street District - Area C). (B) The applicant is also request approval for Conditional Use Permit to allow an off-site parking facility providing 26 parking spaces at 1001 Sixth Street in Duplex Zone (R-2), adjacent to the research and development office park. (C) The applicant is also requesting a modification to the parking requirement pursuant to Section 25-23-30I. The applicant proposes to provide 99 spaces, a reduction by 47 spaces from the required 146 spaces.
3/5/09	Approved	<u>Woodland-Davis Innovation Technology Park Conditional Use Permit.</u> (A) The applicant is requesting approval for a Conditional Use Permit to allow a three (3) story, 66,883 square foot research and development office park at 1006 & 1022 East Street in the East Street District - Area C). (B) The applicant is also request approval for Conditional Use Permit to allow an off-site parking facility providing 26 parking spaces at 1001 Sixth Street in Duplex Zone (R-2), adjacent to the research and development office park. (C) The applicant is also requesting a modification to the parking requirement pursuant to Section 25-23-30I. The applicant proposes to provide 99 spaces, a reduction by 47 spaces from the required 146 spaces.
6/18/09	Approved	<u>NorCal Indoor Sports.</u> The applicant(s) are requesting approval of a Conditional Use Permit to allow for an indoor sports and recreational facility that specifically caters to inline-hockey at 1460 Tanforan Avenue in the Industrial (I) Zone (APN: 027-450-70). The proposed use will occupy 32,000 square feet of an existing vacant warehouse.
10/15/09	Approved	<u>Ashley & Main Street Tentative Parcel Map No. 4969 and Burger King Conditional Use Permit.</u> 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.

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FEBRUARY 12, 2010**

DATE	ACTION	PROJECT SUMMARY
11/5/09	Approved	<u>Request for a Modification to the Master Conditional Use Permit for the Woodland Gateway.</u> 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.
DESIGN REVIEWS		
TENTATIVE PARCEL OR SUBDIVISION MAPS		
11/5/09	Approved	<u>Rick Price Tentative Parcel Map No. 4972.</u> 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.
11/5/09	Approved	<u>Rick Price Tentative Parcel Map No. 4973.</u> 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.
12/17/09	Continued to 1/4/10	<u>Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM #4971).</u> 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).
GENERAL PLAN AMENDMENTS		
1/15/09	Accepted Petition	<u>Consideration of Petition for a General Plan Amendment.</u> Applicant has submitted a petition before the Planning Commission, requesting acceptance to proceed with a General Plan Amendment to exempt backup generators used for City of Woodland facilities and the drilling of City of Woodland water wells from the Noise Element of the Woodland General Plan.
3/12/09	Approved	<u>2008 Housing Element Update and General Plan</u> The applicant, the City of Woodland, is requesting that the Planning Commission recommend to the City Council approval of the 2008 Housing Element Update and approval of a General Plan Amendment.
6/4/09	No Quorum - continued 7/16/09	<u>Consideration of Petition for a General Plan Amendment:</u> The applicant has submitted a request to amend the General Plan from Urban Reserve to Highway Commercial (C-H) for a 22 acre parcel located east of the approved Woodland Gateway Retail Center and south of Interstate-5: (APN: 027-300-31).

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FEBRUARY 12, 2010**

DATE	ACTION	PROJECT SUMMARY
7/16/09	Continued to Future Meeting	<u>Petition Review for the New Woodland Partnership General Plan Amendment.</u> A request from the property owners, New Woodland Partners, to amend the General Plan from Urban Reserve to Highway Commercial (C-H). The subject site is approximately 22 acres located east of the approved Woodland Gateway Retail Center and south of Interstate-5: (APN: 027-300-31).
7/16/09	Approved	<u>Petition Review for the Knaggs Commercial Properties General Plan Amendment.</u> A request from the property owners, Knaggs Commercial Properties LLC, to amend the City's General Plan from Industrial Business Park (BP) to Commercial/Residential Mixed Use (MU). The subject site known as the Knaggs Property consist of four parcels (APN: 024-330-22, 23 & 24) located north of the City of Woodland city limits, north of Kentucky Avenue, east of West Street and unincorporated lands in Yolo County, south of the Barnard Street property and Interstate-5 and, west of the triangle shaped property zoned C-3.
11/5/09	Approved	<u>Farm Credit West General Plan Amendment and Rezone.</u> 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.)

CANCELLED PLANNING COMMISSION MEETINGS

1/2/09		
2/5/09		
3/19/09	RESCHEDULED TO 3/12/09	
4/2/09		
4/16/09		
5/7/09		
6/4/09	No Quorum	
8/6/09		
8/20/09		
10/1/09		
11/19/09		