

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

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: MacNicholl; Norris; Smith

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

1. Director's Report:

- a. He reported that at the last Planning Commission meeting the publisher of an article that ranked Woodland the Best Small-City Downtown in the Central Valley was present. He said that this is noteworthy news and we have since added this information and a link to the original article on the City website.
 - b. He said that Staff will begin providing the monthly project status report that is typically provided to City Council on a routine basis to the Planning Commission. This is in response to a request of Commissioner Wurzel. He said that Staff does not have the report tonight but will provide it in the Planning Commission packet at the next meeting.
 - c. He said that Staff will be holding a Downtown Parking meeting on Thursday, March 13th. This will be a meeting of downtown business owners to further review the Downtown Parking Plan. He said that there have already been a number of meetings with the Chamber and other parties, but Staff wanted to go one step further and include downtown owners. He said that that the notice of the meeting has already gone out. He stated that those comments collected at the meeting will be submitted to Council for their further consideration when this item is heard by them again.
- Commissioner Sanders: He said that the report that Commissioner Wurzel has requested is great. He said that he used to get it intermittently and it is helpful to them.

2. Approval of Minutes:

November 16, 2007:

- Commissioner Sanders: He said that he did read the minutes submitted for approval and they are excellent.
- Commissioner Gonzalez: She requested that we correct the typo on page 8 of the minutes to indicate "she" rather than "he".

It was moved by Commissioner Wurzel and seconded by Commissioner Dote to approve the Planning Commission meeting minutes of November 16, 2006 as written, with the correction indicated on page 8.

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

- Commissioner Barzo: He indicated that he was abstaining from the approval of the minutes as he was absent at the March 6th meeting.
 - Commissioner Murray: She said that she thought there were additional minutes for approval this evening; November 16, 2006 and February 7, 2008.
 - Commissioner Sanders: He said that he only saw this one and asked if there were additional minutes for approval.
 - Rachael Smith, CDD Office Manager: She said that she believes those minutes were approved at the last meeting.
 - Commissioner Wurzel: He confirmed that these are the only minutes for tonight.
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 Spesert: He said that he received a call from a resident about the City website. He said their first comment was that it is great and he agrees. He really likes the layout of the new City website. He also said that he liked how the staff reports were previously attached to the agendas online and asked if we are no longer doing this.
 - Robert MacNicholl, Planning Manager: He said that we will investigate this issue.
 - Rachael Smith: She said that Staff has begun again to add the staff report link to the Planning Commission agendas, starting with this most recent one and going forward.
 - Commissioner Spesert: He said that this is great news.
 - Commissioner Gonzalez: She asked if the Commissioners will be getting all the documents for the meetings on the computer from now on.
 - Robert MacNicholl: He said that in this particular instance and because of the quick turn-around, Staff decided to go that way. He asked if the Commissioners find it something that they like in addition to the hard copies.

- Commissioner Gonzalez: She said that if it is a couple of pages only, it is not a problem.
- Robert MacNicholl: He then asked if she prefers to receive the packet of documents.
- Commissioner Gonzalez: She said that this attachment had twenty-four pages.
- Robert MacNicholl: He stated that if the Commission does not mind, he requests that they leave it to Staff's discretion. He said that at times it would be most expeditious to get things to them quickly via email, but as a general rule, Staff won't do it.
- Commissioner Barzo: He had no comments or announcements.
- Commissioner Murray: She had no comments or announcements.
- Commissioner Dote: She asked about the downtown parking meeting. She wanted to know if the business owners, building occupants or both were invited to the meeting.
- Robert MacNicholl: He confirmed that there would probably be a little of both present. He said that the area the Downtown Specific Plan covers that was noticed so it is conceivable that both will be attending. He said that there was no attempt to identify with certainty all the lessees of the buildings or who may be using them. He again stated that in theory the meeting will include both.
- Commissioner Dote: She stated that this is good. She also said that one to two times a year in the past, Planning Commission attended a joint meeting with the City Council. She would like them to consider doing this again as the direct interaction is positive.
- Commissioner Sanders: He said this is a good idea and thinks that this was done when there was a large project that required it; like Gateway and the Urban Limit Line. He said that he is always willing to meet with them.
- Robert MacNicholl: He said that he will raise the issue.
- Commissioner Wurzel: He had no comments or announcements.
- Commissioner Sanders: He said that he has a bit of sad news about losing businesses in downtown. He said that he saw the news in the paper. He said that this is sad for us but may be able to attract some people into those vacant spaces.

5. Subcommittee Reports.

a. None

- Commissioner Sanders: He wanted to recognize that Ann Siprelle, the City Attorney, is present at the meeting tonight. He thanked her for attending the meeting.

OLD BUSINESS:

6. **Gibson-Ogden Development Project, Tentative Map No. 4879.** The applicant is requesting approval for 90 single family lots on 14.47 acres, including the footprint for a future bike-pedestrian overpass landing. The proposal requires a General Plan Amendment from Public Service (PS) to Medium Low Density Residential (MLRD); a Zoning Amendment from Residential Multi-family Density (R-M/PD) to Duplex

Residential (R2/PD); and a Southeast Area Specific Plan Amendment from Medium Density Residential (MDR-20) to Low Density Residential (LDR-7). In addition the application includes proposed Tentative Map #4879 and a Conditional Use Permit for a Planned Development to allow modification from base zoning standards for lot area and dimensions, setbacks, street width and design.

Applicant/Owner: Gibson/Ogden Investors, Woodland Joint Unified School District
Environmental Document: Mitigated Negative Declaration
Staff Contact: Cindy A. Norris, Senior Planner
Recommend Action: Conditional Approval

DISCUSSION

- Commissioner Wurzel: He asked about landscaping plans for the Lot A area.
- Cindy Norris, Senior Planner: She said that landscaping plans will be reviewed with the overpass design. It will also include the pedestrian pathway and landscaping on Lot A.

PUBLIC COMMENT

- Tom Lumbrazo, Gibson/Ogden Investors: He said that they are happy with the conditions and that they were able to work it out with Staff.
- Commissioner Dote: She noted that one lot is a Habitat for Humanity home.
- Cindy Norris: She reiterated that Staff recommends approval of all of the Conditional Use Permit and not just the two specific conditions discussed tonight.
- Commissioner Dote: She said that she is delighted that this has been resolved and that there is an agreement. She said it is a great example of cooperation.

It was moved by Commissioner Wurzel and seconded by Commissioner Dote and unanimously approved, that the Planning Commission recommends that the City Council take the following actions to approve the Gibson/Ogden Development Project based on the Identified Findings of Fact and subject to the identified Conditions of Approval:

- Approve Resolution __ approving the Mitigated Negative Declaration, including the identified mitigation measures, directing that a Notice of Determination be filed and adopting the Mitigation Monitoring Plan.
- Approve Resolution __ amending the City General Plan land Use Exhibit to change the land use designation for 14.47 acres (APN 027-80-008) from Public Service (PS) to Medium Low Residential Density (MLRD).
- Approve Resolution __, amending the Southeast Area Specific Plan Land Use Exhibit to change the specific plan land use designation for 14.47 acres

from Medium Density Residential (MDR-20) to Low Density Residential at 7 dwelling units per gross acre (LDR-7).

- Approve Ordinance ____, rezoning 14.47 acres (APN 027-80-008) from Multiple Family (R-M/PD) to Duplex Residential Zoning (R-2/PD).
- Approve Tentative Subdivision Map No. 4879, creating 90 lots on 14.47 acres plus dedication for an pedestrian/bike overcrossing, and dedication of public street right-of-way as identified in the Attached Tentative Map.
- Approve a Conditional Use Permit (CUP) for Planned Development (P-D) Overlay that includes modifications to setbacks, lot dimensions, and minimum lot area, street width and design.

There being no further business, the meeting was adjourned at 7:19 PM.

Respectfully submitted,

Barry Munowitch, AICP
Assistant City Manager