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 decide by the building staff and will be determine 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 form 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