ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, JULY 5, 2007

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

Spesert

VOTING MEMBERS ABSENT: Dote

STAFF MEMBERS PRESENT: MacNicholl; Cindy Gnos-Contract Planner

The meeting was called to order at 7:04 PM.

1. Director's Report:

a. The City is about to undertake Gateway Phase II EIR; the south property needs to be annexed into City; it is proposed to be an adjunct to Phase I of Gateway. It will have commercial and auto retail components to it.

2. Election of Officers:

Commissioner Barzo nominated and Commissioner Murray seconded the nomination of Commissioner Sanders for Planning Commission Chairperson. Commissioner Barzo nominated Commissioner Spesert for Vice-Chairperson.

The motion was carried by the following vote:

AYES: Sanders; Spesert; Barzo; Wurzel; Gonzalez; Murray

NOES: None ABSENT: Dote

- 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 items a Commission member would like to have discussed at a future Commission meeting.
 - <u>Commissioner Wurzel:</u> I feel the City should distribute more information on the length of closure of Beamer Street due to accidents.

- 5. Subcommittee Reports.
 - <u>Commissioner Murray:</u> The Architectural Review Subcommittee met with a developer that will be coming before the Planning Commission on July 19th. We explained that our meeting was strictly advisory.

PUBLIC HEARING:

6. <u>Lira Tentative Parcel Map No. 4873:</u> A request to divide a 12,400 square foot parcel at 44 and 48 North Walnut Street (APN 005-603-01) into two (2) parcels with each parcel containing a single family residence.

OWNER/APPLICANT: Harry Lira

STAFF CONTACT: Robert MacNicholl, Planning Manager

ENVIRONMENTAL DOCUMENT: Categorical Exemption RECOMMENDED ACTION: Conditional Approval

COMMENTS:

- Robert MacNicholl, Planning Manager: The property has an existing carport structure that extends over the proposed lot line. Under conditions of approval for the Community Development Department #8 the applicant shall remove or modify carport structure attached to residence on Parcel 2 to meet required side yard setback of five (5) feet. The applicant has agreed to this.
- <u>Commissioner Murray:</u> What about the existing setbacks? They are lower than the ordinance.
- <u>Robert MacNicholl:</u> These setbacks are pre-existing conditions, for continuing uses, and are therefore legal non-conforming.
- <u>Harry Lira, owner:</u> I agree with conditions of approval to provide sufficient separation of the buildings.

RECOMMEND APPROVAL

It was moved by Commissioner Wurzel and seconded by Commissioner Murray, and unanimously carried; that the Planning Commission approves the Lira Tentative Parcel Map #4873 dated 3/23/07, 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, 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 #4873 dated 3/23/07 dividing APN 005-603-01, Lot 6 into "Parcel 1" and "Parcel 2" as identified by the attached tentative parcel map.

7. <u>Draft Environmental Impact Report (DEIR) for the proposed City Center Lofts</u> <u>project:</u> Located at 333 Main Street (APNs 005-654-01, 03; 005-065-01, 02, 05; 005-313-01, 02; and 005-312-02, 04, 05).

OWNER/APPLICANT: City Center Lofts, LLC/Larry Andrews
ENVIRONMENTAL DOCUMENT: Draft Environmental Impact Report (DEIR)
STAFF CONTACT: Robert MacNicholl, Planning Manager
RECOMMENDED ACTION: Receive public comment on Draft EIR

• <u>Cindy Gnos, Contract Planner:</u> Project includes demolition of existing buildings, construction of mixed-use buildings with commercial live/work and residential loft units, and below ground parking spaces. The alley will be maintained for both pedestrian and vehicle use. Comments on Draft EIR are due on August 1, 2007. We will submit the responses to those comments along with the project to the Planning Commission for consideration.

COMMISSIONERS COMMENTS:

- Commissioner Wurzel: On page 5-7 if we turn to the conclusions, regarding "significant unavoidable impacts" there is one sentence that I do not know how appropriate it is. The sentence reads: "Furthermore in designating the site for redevelopment as a mixed use development, the City has determined that development is in compliance with the General Plan and Downtown Specific Plan and would create a greater economic benefit than the negative environmental impact that result from the implementation of redevelopment". That's drawing a conclusion before it's been adopted. I have a problem with this sentence. This EIR doesn't have an economic benefit analysis in it.
- <u>Cindy Gnos:</u> Staff will take comments and gather responses unless there is a process questions that comes up tonight that will help staff get through the project.
- <u>Commissioner Barzo:</u> It is very difficult trying to make out this map for the project as to what land we're actually talking about.
- <u>Cindy Gnos:</u> The project encompasses the whole block from Walnut, Main, Elm and Court Streets. The Church at the corner remains the same.
- <u>Commissioner Sanders:</u> The project basically uses all of the parking area associated with the Century building.
- <u>Commissioner Wurzel:</u> Both of the Chevrolet buildings will be demolished.

PUBLIC COMMENT:

- Brenda Cedarblade: I own a business in downtown in the redevelopment area on Main Street on the east end of town. I am concerned with parking in the downtown area and trying to handle such things as the large trucks making deliveries downtown. I think we should keep Dead Cat Alley open to provide for trucks and make sure standards are kept equal for all businesses. I just want to make sure that there will be enough parking with the new businesses and residential development coming into downtown.
- Anita Long, 617 Main St: How many parking places will be allotted per each condominium, office and retail space? I think this is a great idea but I think the applicant needs to make sure that the City provides enough parking.

- Al Eby, owner of Blue Wing Gallery: Can we get copy of the EIR, and if so what is the price of it?
- Robert MacNicholl, Planning Manager: Copies of EIR are available at City of Woodland, Community Development Department at no cost. The public comment is not over until August 1, 2007 so there is still an opportunity for the public to obtain a copy the EIR and submit their comments to staff.
- Al Eby: Has the EIR been published on line in a PDF format?
- Robert MacNicholl: No, I do not believe it has.
- Al Eby: Parking and the use of Dead Cat Alley are the concerns that we have. If there is not adequate parking provided for the commercialized businesses that will be coming in, that will pose a problem. I do not have solid understanding of the project itself, but I believe the EIR will help clarify some of the issues that I have. I am all for a project that will start bringing in night life to the downtown but we need to make sure that the standards are the same for all of the downtown area, not just one section.
- <u>Cindy Gnos:</u> The City had a traffic consultant do the analysis in the EIR, so the most valuable information that the community can add to the EIR process will deal with parking issues. Parking is provided in an access garage where only the residential can access the garage. The residential use is calculated at 1.8 parking stalls per unit. All of the commercial parking will be provided offsite. The mitigation measure requires that they participate in a funding mechanism for the City to construct a parking garage or parking lot.
- <u>Commissioner Spesert:</u> Just to clarify, commercial parking will be taken care of offsite, residential will be taken care of in this underground parking structure that you're talking about, but it hasn't taken in to account the business traffic itself, so all of that is assumed to be on street parking.
- Cindy Gnos: On street or City parking lots.
- <u>Commissioner Spesert:</u> On-street parking, since any City parking lots are quite a distance. Is the City parking lot across from City Hall added in to the traffic analysis?
- <u>Cindy Gnos:</u> The traffic consultant determined a number of parking spaces both on the street and in City parking lots by a radius from the proposed site of the project.
- Commissioner Barzo: I can understand the concerns about parking, but with redevelopment projects for the downtown coming in the future I understand there is a parking lot coming in the future that hopefully will solve the downtown merchants' problems. Next time staff comes before the Planning Commission perhaps they can give us an idea of future projects that entail additional parking spaces for downtown even though they are not approved yet and they still need to be studied. But at least it would give us an idea of what is coming in the future.
- Brenda Cedarblade: Right now the City is putting forward something for the downtown businesses called the PBID. This is a tax and is voted in by the property owners that own the most property. It is not a one to one vote. Property owners with larger properties such as the one we are discussing tonight can vote this in. I don't think this is fair since if this passes my property taxes will increase 50%. When I bought my building I knew I had parking. The new developments coming into the downtown are not building parking into their projects.

• <u>Commissioner Sanders:</u> Ms. Long I believe I have the answer to your question. It appears that there are 107 living units, which include the live-work lofts and there are 307 parking spaces and that is on page 1.2 of the EIR.

COMMISSIONER COMMENTS:

- <u>Commissioner Spesert:</u> I believe we have a parking issue and with the proposed redevelopment we will have to prepare for the parking today. The transportation segment 4.2-2 identifies the parking issue as less than significant. I think it is a significant issue. I would like to see more analysis on the parking issue.
- <u>Commissioner Barzo:</u> Are you talking about what parking is available today? What parking is available for this project and what project is available for future projects?
- <u>Commissioner Spesert:</u> I believe so. We need to find better mitigation measures for the business parking issues. I would like to see the EIR address that in a better manner than it currently does.
- <u>Commissioner Gonzalez:</u> I echo what has already been said. You can't build a house without parking, how can you build offices without parking? Something has to go away, some buildings or structure to allow for additional parking.
- Commissioner Barzo: How does this fit into the Downtown Plan?
- Robert MacNicholl: It meets the Downtown Plan intent and policies as well as the General Plan policies for revitalization of the downtown and mixed use development. It conforms to the intent of the Downtown Plan and the General Plan policies.
- <u>Commissioner Barzo:</u> The plan is a good plan, everyone wants redevelopment, and business owners want a nice downtown. But everything is done piecemeal. I understand that because of financial reasons it cannot be done all at once. Every time a new project comes to downtown the business owners come forward with their concerns regarding parking. Everyone has to work together to reach the goal of the City and the business owners, but it can't be done with just one project. I would like more public input. When is the public comment period over?
- <u>Robert MacNicholl:</u> The 45-day public comment period is over August 1, 2007. The public is encouraged to send comments to staff either by phone, fax, e-mails or in person.
- <u>Commissioner Barzo:</u> Is it possible at the next Planning Commission Public Hearing that staff can address the City's point of view in regards to the financial aspect so that people can understand that things cannot be done overnight.
- Robert MacNicholl: There are solutions to meeting the needs of businesses to function effectively. Woodland is an auto-oriented community so we won't have subways, or elevated trains, but we can provide key locations of elevated garages to offset significantly the impact on a particular business. It doesn't mean, on the other hand, that business will have all the parking in front of it. In general, staff is asking for mixed use projects to create vitality in the downtown. With each of the projects staff tries to address an adequate fair share response to the need. This a public/private arrangement, whereas the City will likely have some share in the financing of public parking, which it has already done in some of the other lots, but

- it may have to continue at a greater rate than in the past. The Courts are proposing expansion. There is an opportunity to relocate auto businesses now located downtown to the 2nd phase of Gateway. I cannot give you specific answers.
- <u>Commissioner Barzo:</u> I just want to get an idea for the future with this project. I'm just trying to see how all of this fits in.
- Commissioner Wurzel: The EIR made some illusions to tools that were outlined in the Downtown Specific Plan and the implementation of those tools. Those included, and this is from the Downtown Specific Plan as it addresses the Downtown Parking Management Plan; the goal of the Downtown Parking Management Plan is to effectively manage the use of parking facilities in the downtown area so that there are adequate supplies available to for retail patrons, visitors to government and private offices and employees. It outlines that this would be accomplished through the application of parking requirements for new development. This is what the EIR addressed as the in-lieu fee. This would also happen through parking time limits. This is another tool the City has to provide more efficient use of parking, as well as user fees in public lots and enforcement. What is not addressed in the EIR is what does each one of those mechanisms gain for the City? How much more efficient use of parking and what becomes available when you implement time limits and enforce them? What do you get when you start implementing an in-lieu fee and what does that gain you with respect to a plan for developing more parking? If what we are saying here is that there is going to be an accumulative effect for future development impacting parking facilities we need to address that in the EIR and we need to understand how those cumulative effects are mitigated through existing programs and concepts that have already been outlined within the Downtown Parking Management Plan and the Downtown Specific Plan. It has become a less than significant impact because of those items but I don't believe we have proven it in the EIR. We need a technical report from City staff stating what exactly the in-lieu fees will be used for. If there is a decision for this item to come back before this Commission I would like to see a summary of changes on how exactly it became a less than significant impact.
- <u>Commissioner Murray:</u> I understand we are getting a new City Manager the August 1st, and he may have some ideas on this. I think we should approach the fact that the parking situation could be expanded downtown and to look at opportunities to do that. I think it is confusing to know whether we are going to have theaters downtown and whether we are going to have a garage. I also understand that with the courts they will have underground parking. Is that correct?
- <u>Robert MacNicholl:</u> Yes, that is our current understanding.
- <u>Commissioner Murray:</u> It sounds like parking is certainly a large issue. I think it is a really wonderful plan and I would hate to see anything make it impossible to proceed.
- Commissioner Sanders: Parking is a City-wide problem. I think the EIR needs to take into account much of the information regarding the parking that we have now so we know what the impact will be. I agree with the rest of the Commissioners in that there is more work to be done on the EIR. I think City-wide there is more work to be done. I am interested to know how much of the mitigation in the EIR counts on the in-lieu fees and if the PBID was figured into this and if it was what happens

if it doesn't pass. I think it is a great idea to put the EIR on the City website, if it is feasible. The other thing is Dead Cat Alley. My understanding is it will be open but with a loss of 60 parking spaces. I am not sure if vehicles will be able to traverse the alley or not. Rear business access is also a concern. At some time in the future this will come back to us for approval which will probably be another public hearing but I encourage the public to work with City staff to discuss the issues at hand. This does not require any action on our part.

- <u>Commissioner Barzo:</u> Could we get an aerial map of downtown from Main to Court and Main to Lincoln?
- Robert MacNicholl: I believe there is an aerial map in the document.
- Commissioner Barzo: I still would like an actual aerial.
- <u>Commissioner Wurzel:</u> Does anyone have any comments with respect to the loss of cultural resources identified by the EIR? I believe the economic benefits outweigh the decision, but I think the public should have an opportunity to speak on the issue.
- <u>Robert MacNicholl:</u> David Wilkinson intends to send written comments to staff regarding the loss of cultural resources.

8. **NEW BUSINESS:**

a. None.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Barry Munowitch Community Development Director