

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

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

VOTING MEMBERS ABSENT: Lopez

STAFF MEMBERS PRESENT: Sokolow; Norris

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

Commissioner Lopez arrived at 7:07 PM.

1. Director's Report:

- Dan Sokolow, Associate Planner: He provided the following reports.
  - a. He provided an update on Casa del Sol. He said that work continues on the community center and work has started on the sites for the 30 new residential units with grading and utility work. The City was awarded a SACOG Community Design Grant for the streetscape improvements (curb, gutter, sidewalk, bus turnout/enclosure, and landscaping) a couple of years ago. In July last year the City Council approved bidding out the streetscape work. Because federal funds are used for the Community Design Grant, FWHA still needs to provide its approval before the City can bid out the streetscape work. The Casa Del Sol project also includes the rehabilitation of the existing 126 residential and CHOC continues to work on closing out the remaining financing needed for this work.
  - b. He also advised that Commissioner Spesert has officially resigned from the Planning Commission and the recruitment process is beginning. He explained that City Council will make the appointment to fill the current vacancy.
  - c. He stated that he emailed the Commissioners the CDD Monthly Status Report. He asked the commissioners if they are comfortable receiving the report via emails or would prefer copies added to their meeting packets.
  - d. He provided an update on the Housing Element. He said that the final draft will still need to be reviewed by the Housing Subcommittee (Commissioner Wurzel and Commissioner Murray). He added that Willdan has a couple of items to complete as well.
- Commissioner Sanders: He said that emails work great. He also asked staff to prepare a certificate for Kevin Spesert in recognition of his service on the Planning Commission and should schedule a time for Mr. Spesert to be present. He added that he is looking forward to the Housing Element

2. Approval of Minutes:

**December 4, 2008:**

- Commissioner Wurzel: He asked that the minutes be corrected to state “he” rather than “she” on page 6.

It was moved by Commissioner Wurzel and seconded by Commissioner Murray to approve the Planning Commission meeting minutes of December 4, 2008 as written, with the correction indicated on page 6.

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

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 Wurzel: He had no comments or announcements.
  - Commissioner Murray: She asked staff to begin working on the General Plan and Kentucky area Plan as building is down in the City.
  - Commissioner Barzo: He asked for status on the house located at Cleveland and Lincoln.
  - Dan Sokolow: He said that the building permit is due to expire next month. He said that he will provide an update at the next Planning Commission Meeting.
  - Commissioner Barzo: He said that he is concerned that this is a safety issue and that kids can get into this property.
  - Dan Sokolow: He said that he does not think that this is an abatement issue.
  - Commissioner Sanders: He said, yes this is an abatement issue.
  - Commissioner Wurzel: He agreed with Commissioner Sanders. He added that other cities can determine abatement and then assess fines.
  - Commissioner Sanders: He said that if this is abatement, it would be up to the Nuisance Abatement Committee to adjudicate. He asked staff to nudge the property owner and advise them that they will need to move on this.
  - Dan Sokolow: He said that he will first speak with the Chief Building Official.

- Commissioner Gonzalez: She asked if there are only two Planning Commissioners on the Housing Subcommittee. She asked if there is an alternate person.
- Dan Sokolow: He said that he did not know.
- Commissioner Sanders: He asked if Commissioner Gonzalez wanted to be on the Subcommittee.
- Commissioner Gonzalez: She said yes. She would like to be added as an alternate. She then asked if there is assistance available for the elderly regarding hazardous waste materials.
- Dan Sokolow: He said that he was not sure.
- Commissioner Gonzalez: She said that at the last nuisance abatement hearing, some of the people were elderly and had mobility limitations.
- Commissioner Barzo: He confirmed that there were several loads and some of the citizens could hardly walk.
- Dan Sokolow: He said it may be a quantity issue. He thought that the maximum might be five gallons.
- Commissioner Gonzalez: She said that she wants to know if there is assistance available or not.
- Commissioner Lopez: He said that there is none.

5. Subcommittee Reports.

- a. None

NEW BUSINESS:

**6. Presentation on Public Art**

Applicant/Owner:	Danielle Thomas/Yolo County Arts Council
Staff Contact:	Dan Sokolow, Associate Planner
Recommended Action:	Receive Presentation

DISCUSSION

- Danielle Thomas, Executive Director Yolo County Arts Council: She discussed the vision and goals of the Art Council. She also provided a definition of public art and provided a photo presentation of sample public art in Yolo County that has been supported by Arts Council.
- Commissioner Sanders: He thanked Ms. Thomas for coming to the Commission meeting and said that he appreciates what the Art Council is doing. He said that public art is also important to the Planning Commission.
- Danielle Thomas: She provided handouts to the Commissioners as well.

## 7. Consideration of Petition for a General Plan Amendment

The 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.

Applicant/Owner:	City of Woodland, Public Works Department
Staff Contact:	Dan Sokolow, Associate Planner
Recommended Action:	Accept Petition

### DISCUSSION

- Commissioner Sanders: He said that he has lots of experience with generators and he is concerned that looks like staff is looking for a blank check. He said that the fiscal considerations worry him in that the generators could be less expensive but create more noise. He asked what steps the City will take to get the most efficient generators we can.
- Dan Sokolow: He discussed the requirements for decibels and stated that as the noise decreases, the cost increases in increments of \$50,000. He said that he does not know the cost of the generators that the City is planning to purchase. He did confirm that there are cost considerations and he would be happy to follow up on this issue.
- Commissioner Sanders: He provided an example of generators and the noise they produce.
- Commissioner Wurzel: He shared the same concerns as Commissioner Sanders and discussed coming back with a revised noise exemption based on particular standards. He said that there should be some standards and a justification.
- Dan Sokolow: He said that this amendment would be limited to City facilities for generators and drilling wells. He said that he will talk further with Public Works. He said that it would limit to 80 or less decibels, as louder would be harmful.
- Commissioner Barzo: He said that the City Ordinance addresses noise levels.
- Dan Sokolow: He said that there is a noise section of the Woodland Municipal Code, but it does not specify noise levels. Instead, it describes kinds of noise, construction noise and hour guidelines.
- Commissioner Barzo: He said that he thought the standards have already been set.
- Dan Sokolow: He said again that it only includes such guidelines as exemptions, descriptions and hours.
- Commissioner Barzo: He said that wants to see standards for safety and then determine how much above the safety level this is.
- Dan Sokolow: He added that these are outside levels.
- Commissioner Barzo: He said that he knows he has seen something like an ordinance that addresses this.

- Commissioner Murray: She said that there is an article written by Doug Baxter that discusses the importance of communication and notification of the public. She said that it notifies local residents of how long the noise will last.
- Dan Sokolow: He said that the City is doing community outreach. He said there was a neighborhood meeting and a 500 foot notice sent for the elevated water tower project. They address construction periods, noise mitigations, and a contact person for follow up questions.
- Commissioner Lopez: He asked if noise barriers have been considered for the generators.
- Dan Sokolow: He said that these particular generators are portable units with a transfer switch for multiple sites.
- Commissioner Lopez: He said that noise barriers can be portable, are inexpensive and will deflect noise. He talked about OSHA standards and said that there are lots of avenues available. He said that he would like to see this explored more first.

PUBLIC COMMENT: None

#### DISCUSSION

- Commissioner Wurzel: He asked if the Commission will be taking action to approve the petition with the exemption regarding the noise.
- Dan Sokolow: He said that he can take back to Public Works to discuss the Commissions concerns tonight.
- Cindy Norris, Principal Planner: She said that the petition process says only that there is merit to go forward.
- Commissioner Wurzel: He said that if Commission approves the petition and Staff comes back without addressing their concerns, they can choose to not approve.
- Commissioner Lopez: He talked about the generators not being a permanent fixture.
- Commissioner Gonzalez: She asked how many days the drilling will take place.
- Commissioner Murray: She also asked how long it will go on for.
- Commissioner Gonzalez: She asked if it will go on for weeks.
- Dan Sokolow: He said yes.
- Commissioner Gonzalez: She asked if it will go on for 24 hours a day.
- Dan Sokolow: He gave an example of past well drilling. He said that there were not complaints but mostly inquiries about the drilling.
- Commissioner Sanders: He said that he lives near Gibson and did not hear the drilling.
- Commissioner Gonzalez: She asked about the application process, how the department is applying and budget impacts.
- Dan Sokolow: He said the City is not charging application fees since the project is for the City.

- Commissioner Gonzalez: She asked if commercial locations could use these new standards.
- Dan Sokolow: He again confirmed that this is for City facilities only. It would include water, sewer, storm drain, protection of safety and property; the backbone of the City's critical facilities. He said that if they wanted commercial use, they would have to file their own petition.
- Commissioner Gonzalez: She asked about hospital use and other 24-hour facilities. She asked if they can make amendments to address all of these facilities and then they will not need individual applications.
- Dan Sokolow: He said he did not know.

It was moved by Commissioner Wurzel and seconded by Commissioner Murray and unanimously approved that the Planning Commission accepts the City of Woodland (Public Works Department) General Plan Amendment petition for further processing by the Planning Commission subject to the following findings.

- The filing of this petition is consistent with the City approved process for consideration of General Plan Amendments.
- Acceptance of this petition does not imply that the Planning Commission will ultimately approve the project.
- Any necessary fiscal analysis, environmental and technical studies, project review and land use issues will have to be addressed and resolved as the project moves forward through the entitlement review process.

There being no further business, the meeting was adjourned at 8:08 PM.

Respectfully submitted,

Rachael Smith  
Office Manager