

**APPROVED ACTION MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, MARCH 1, 2007**

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

VOTING MEMBERS ABSENT: Sanders

STAFF MEMBERS PRESENT: MacNicholl; Stillman; Meyer; Delevati

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

1. Director's Report:
  - Robert MacNicholl, Planning Manager, stated the Subcommittee list was distributed to each Commissioner and that Cecilia Delevati will review the updates with the Commissioners.
  - Cecilia Delevati, Interim Administrative Secretary, stated staff needed Commissioner Wurzel's choices of Subcommittees that he wished to be a part of.
  - Commissioner Barzo questioned whether the Subcommittee list could be reviewed. There was agreement from the rest of the Commission on this action, and Item 6A – Review Subcommittees was added to the agenda.
2. 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.
  - None.
3. 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.
  - Commissioner Dote requested staff to provide the Commission with a quarterly project status report.
4. Subcommittee Report
  - None
- 4a. Review Subcommittees
  - Undergrounding Committee:
    - Commissioners listed for this Committee: Pat Murray / Myriam Gonzalez
  - This Committee works with PG & E to remove above-ground telephone wires and set them underground. This Committee meets once or twice a year.

- Urban Limit Line Task Force:
  - Commissioners listed: David Sanders / Myriam Gonzalez
- This Committee reviews habitat management planning, agriculture land preservation/open space.
- Commissioner Wurzel stated he would volunteer for the ULL Task Force Committee.
- Commissioner Dote stated she would also like to volunteer for the ULL Task Force Committee.
- Commissioner Gonzalez requested that she resign from the ULL Task Force Committee as there were other subcommittees she was interested in.
- Nuisance Abatement Hearing Board:
  - Commissioners listed: David Sanders / Kevin Spesert / Steve Barzo / Myriam Gonzalez
- Commissioner Gonzalez stated she would rather be a full member rather than the alternate.
- Architectural Liaison Committee:
  - Commissioners listed: Pat Murray
- This Commission meets with the developers in advance of the Planning Commission to review what the designs will look like. The commission may also suggest ideas to the developers prior to coming before the Planning Commission.
- Commissioner Spesert would like to join the Architectural Liaison Committee, and if Commissioner Gonzalez would like to be a full member of the Nuisance Abatement Hearing Board he would move from full member to alternate.
- Commissioner Barzo reiterated Commissioner Spesert be moved from full member to alternate member of the Nuisance Abatement Hearing Board, add Commissioner Spesert to the Architectural Liaison Committee, and move Commissioner Gonzalez to full member of the Nuisance Abatement Hearing Board.
- Public Arts Committee:
  - Commissioners listed: Pat Murray
- Commissioner Murray stated Commissioner Dote has also been a member of this committee.
- Commissioner Dote stated she forgot to let Cecilia know that.
- Affordable Housing Element Update Committee:
  - Commissioners listed: Martie Dote
- Commissioner Gonzalez stated she would like to join this subcommittee.
- Commissioner Wurzel volunteered to join the Affordable Housing Element Update Committee.
- Sub-Committee Draft Commission Work Program:
  - Commissioners listed: Myriam Gonzalez, David Sanders-alternate
- Commissioner Wurzel questioned whether there would be a subcommittee for the upcoming General Plan update.
- Robert MacNicholl stated he was unsure at this time, but suspected there would be a subcommittee for the General Plan update.

- Commissioner Wurzel stated he would be willing to be a member of the Subcommittee Draft Commission Work Program if there was to be a subcommittee for the General Plan update.

**PUBLIC HEARING:**

5. **St John United Church of Christ Tentative Parcel Map No. 4885, located at 432 Cleveland Street (APN 006-025-10&15):** This project proposal seeks to create two (2) parcels located in the General Commercial (C-2) Zone. Parcel 1 will be approximately 36,966 sq. ft. and Parcel 2 will be approximately 9,500 sq. ft.

Applicant:	St. John’s United Church of Christ
Environmental Document:	Categorical Exemption
Staff Contact:	Jimmy A. Stillman, Assistant Planner
Recommend Action:	Conditional Approval

**RECOMMEND APPROVAL**

It was moved by Commissioner Murray, seconded by Commissioner Dote, and unanimously carried, that the Planning Commission approve the St. Johns United Church of Christ Tentative Parcel Map #4885, based on the Identified Findings of Fact and subject to the Identified Conditions of Approval, by taking the following actions:

- Confirmation of findings 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.
- Determine that the project, as conditioned, is consistent with the Subdivision Ordinance.
- Approve Tentative Parcel Map # 4885 dividing APN: 006-025-10 & 14 into 2 parcels as identified on the attached Tentative Parcel Map.
- Waive Final Parcel Map Requirements pursuant to Section 66428 of the Subdivision Map Act.

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

**NEW BUSINESS:**

6. **Interstate 5/County Road 102 Interchange Improvement Project:** The proposed project would improve the interchange to alleviate projected future traffic demand generated by growth under the 2002 City of Woodland General

Plan to improve north-south circulation and pedestrian and vehicle safety, and to improve the interchange to meet current state standards for freeway access.

Owner/Applicant: City of Woodland  
Environmental Document: Mitigated Negative Declaration  
Staff Contact: Brent Meyer, Senior Civil Engineer  
Recommend Action: Conditional Approval

## DISCUSSION

- Brent Meyer, Senior Civil Engineer, read the following two changes into the record:
  1. Page 3 of staff report, 8<sup>th</sup> (eighth) bullet point down, strike whole sentence that reads “*Reconstruct the northbound CR 102 approach to Maxwell Avenue to include an exclusive left turn lane, two through lanes and an exclusive right-turn lane*”.
  2. Page 7 of staff report at the top of the page “Consistency Discussion”, change the last sentence of the 2<sup>nd</sup> (second) paragraph, which currently reads “*The Class II bike lanes will resume from the northbound I-5 ramp intersection to the end of the project area*”, to read “*A Class III bike route will resume from the northbound I-5 ramp intersection to the end of the project area*”.
- Commissioner Dote questioned where the sidewalk would be constructed.
- Brent Meyer stated there would be a full sidewalk on the west side of CR 102 and on the east side of CR 102 down to Maxwell Avenue.
- Commissioner Barzo questioned whether this will come back before the Planning Commission again in the future.
- Brent Meyer stated it would not. However, his staff and the Community Development Department staff would be working in conjunction to discuss the issues.

## RECOMMEND APPROVAL

It was moved by Commissioner Wurzel, seconded by Commissioner Dote, and unanimously carried, that the Planning Commission approve the I-5/CR 102 Interchange Improvement Project based on the Identified Analysis by taking the following actions:

- Approve the Mitigated Negative Declaration, including the identified mitigation measures.
- Adopt the Mitigation Monitoring Program.
- Direct that a CEQA Notice of Determination be filed.
  
- Commissioner Barzo stated the changes given by Brent Meyer needed to be read into the motion prior to voting.

## REVISED APPROVAL

It was moved by Commissioner Wurzel, seconded by Commissioner Dote, and unanimously carried, that the Planning Commissioner approve the I-5/CR 102

Interchange Improvement Project based on the Identified Analysis by taking the following actions:

- Approve the Mitigated Negative Declaration, including the identified mitigation measures.
- Adopt the Mitigation Monitoring Program.
- Direct that a CEQA Notice of Determination be filed.
- Remove sentence on page 3 of the Staff Report that reads “*Reconstruct the northbound CR 102 approach to Maxwell Avenue to include an exclusive left-turn lane, two through lanes and an exclusive right-turn lane*”.
- Amend the Consistency Discussion associated with the Non-Motorized Transportation Goal 3.E on page 7 paragraph 2 of the Staff Report from “*The Class II bike lanes will resume from the northbound I-5 ramp intersection to the end of the project area*” to “*A Class III bike route will resume from northbound I-5 ramp intersection to the end of the project area*”.

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

There being no further business, the meeting was adjourned at 8:03 PM.

Respectfully submitted,

Robert MacNicholl  
Planning Manager