

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 7, 2011
CITY COUNCIL CHAMBERS
6:30 PM

FINAL MINUTES APPROVED SEPTEMBER 15, 2011

1. Call to order 6:30 PM
2. Roll Call
Commissioners Present: Wurzel, Murray, Sanders, Barzo, Peters,
Absent: Gonzalez

Staff in Attendance:
C. Norris, Principal Planner; B. Meyer, Principal City Engineer; P. Siegel, Deputy Director Community Development; A. Morris, City Attorney; C. Gnos, VP Raney Planning and Management – consultant.
3. Approval of Minutes for June 16, 2011
Ayes: Lopez, Wurzel, Peters, Barzo, Sanders, Murray
No 's:
Abstain:
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
 - The regularly scheduled Planning Commission meeting for July 21 will be held. There are two project proposals on the agenda. (Commissioner Sanders indicated that he would not be able to attend that meeting)
5. **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
6. **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 Lopez requested that when possible, he would like to see emails related to a project as soon as possible in order to allow for time to review.
7. **Subcommittee Reports:**

None

PUBLIC HEARING:

8. **Gateway Phase II – Certification of an Environmental Impact Report (EIR), Annexation, General Plan Amendments, Rezoning, and a Development Agreement** – Recommendation to the City Council regarding Certification of the EIR; Annexation of the 154-acre site; Amendment to the General Plan to change the Urban Reserve (UR) designation on 61.3 acres to General Commercial (GC), with the remaining 92.7 acres to remain as Urban Reserve (UR), and modification of the Level of Service (LOS) requirement from C to D on for County Road 102 from Maxwell Avenue south to the City Limits; Rezoning for future development to 61.3 acres of General Commercial (C-2) and 92.7 acres of Agriculture (A-1); and a Development Agreement. The CEQA analysis is at a program level. Specifics of the commercial development are not included as part of the application and the

entitlements are policy-level approvals. Detailed project design approvals would be required at the time of development of the site as part of a subsequent application(s).

Applicant:	Petrovich Development Company, LLC
Environmental Document:	Draft Environmental Impact Report
Staff Contact:	Cindy Gnos, Raney Planning and Management
Recommended Action:	Recommend City Council Approval

Commission Wurzel expressed concerns regarding the EIR specifically with respect to the mitigations proposed for the identified Urban Decay Impacts. Commissioner Wurzel also expressed concerns regarding the Statement of Overriding Consideration. Commissioner Wurzel identified that the Statement of Overriding Consideration and associated documentation did not include background information regarding the Urban Decay Impacts and project's inability to mitigate the impacts and the Statement of Overriding Consideration did not fully describe the benefits of the project that outweigh the impacts.

Chairman Sanders proposed to delay the Commission's action and continue the item to a later date.

Commissioner Wurzel expressed support for Chairman Sanders proposal but expressed that the Commission should provide staff with clear direction as to what additional work should be completed by staff prior to hearing the item again.

Applicant Paul Petrovich requested that the Commission take action so that the project could move forward.

Motion: Commissioner ***Barzo*** made a motion, which was seconded by Commissioner ***Peters***, the following action:

MOTION #1 I move that the Planning Commission make a recommendation to the City Council for the approval of the Woodland Gateway Phase II project based on the identified Findings of Fact by recommending the following actions:

1. Adopt the attached Resolution No. _____, certifying the Program EIR, adopting the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Woodland Gateway Phase II project, and approving the project (Attachment A);
2. Adopt the attached Resolution No. _____, approving the application for annexation of the 154-acre Woodland Gateway Phase II project site to the City of Woodland (Attachment B);
3. Adopt the attached Ordinance No. _____, approving the rezoning 61.3 acres to General Commercial (C-2) and 92.7 acres Agriculture (A-1) for the Woodland Gateway Phase II project site (Attachment C);
4. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the land use designation on the Woodland Gateway Phase II project site from Urban Reserve (UR) to General Commercial (GC) for the 61.3 acre portion of the site (Attachment D);
5. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the acceptable level of service (LOS) from C to D for CR 102 from Maxwell Avenue south to the City Limits (Attachment E).
6. Adopt the attached Ordinance No. _____, approving the City of Woodland Development Agreement concerning the Woodland Gateway Phase II project (Attachment F).

<i>Ayes:</i>	<i>Lopez, Peters, Barzo,</i>
<i>No 's:</i>	<i>Sanders, Murray</i>
<i>Abstain:</i>	<i>Wurzel</i>

NEW BUSINESS:

9. None

OLD BUSINESS:

10. None
11. Adjournment 8:49 PM