

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 21, 2011
CITY COUNCIL CHAMBERS
6:30 PM

FINAL MINUTES APPROVED SEPTEMBER 15, 2011

1. Call to order 6:01 PM
2. Roll Call
Commissioners Present: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters,
Absent: Sanders
Staff in Attendance:
N. Ponticello, Community Development Director; C. Norris, Principal Planner; P. Hanson, Senior Planner;
J. McCleod, Housing Analyst.
3. Approval of Minutes for July 7, 2011
Ayes;
No 's:
Abstain: Gonzalez
Commissioner Wurzel indicated that he would like additional discussion added to the July 7 minutes to address his comments and reason for abstaining. The July 7, 2011 minutes will come back to the next meeting for review.
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.
Nick Ponticello introduced himself as the new Community Development Director.
4. **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
5. **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 Barzo expressed a concern with regard to last minute communications and emails that come in just before a meeting. When they come in at the last minute, the Commission does not have an opportunity to review the information. He would like to find out if they could put a limit on the time that they will accept materials for consideration, such as 24 hours before a meeting. Commissioner Lopez agreed, but also commented that he would be concerned that the public would need to be adequately informed of the cut off. CDD Ponticello indicated that this item could be placed on the next Planning Commission agenda.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **CommuniCare Health Centers Medical Office Building CUP & Tentative Parcel Map** – Request for (1) Conditional Use Permit (CUP) to construct and operate a 21,053 square foot medical office building (health clinic) at 10 North Cottonwood Street (APN 064-010-026) in the Single Family (R-1) Zone / Public Service (PS) General Plan Designation (2) Tentative Parcel Map to subdivide the 4.31 acre parcel into two (2) lots. The requested entitlements include a Conditional Use Permit and Tentative Parcel Map and review of the proposed categorical exemption from the provisions of CEQA as the project is considered a Class 15, Minor Land Division & Class 32, In-Fill Development

Applicant:	CommuniCare Health Centers
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Motion: Commissioner **Murray** made a motion, which was seconded by Commissioner **Wurzel**, the following action:

Ayes: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters

Noes:

Abstain:

Move That The Planning Commission Approve The Conditional Use Permit (CUP), Comprehensive Sign Plan, Public Art, And Tentative Parcel Map #4996 For The CommuniCare Health Centers Project 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, as Class 15, Minor Land Division and Class 32, Infill Development, per §15315 and §15332 of the Public Resources Code;
- 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 Community Design Standards;
- Approve the Conditional Use Permit to allow the construction and operation of a 21,053 square foot medical office building (health clinic) in the Single Family (R-1) Zone / Public Serve (PS) General Plan designation;
- Approve the Tentative Parcel Map #4996 at 10 North Cottonwood Street (APN 064-010-026) into "Parcel 1" and "Parcel 2" as identified by the attached tentative parcel map;
- Approved the public art proposal for CommuniCare Health Center

Subject to the modification to condition #116-- Applicant shall pay their "Fair Share" cost of bus stop improvements at Cottonwood and Beamer Streets. The improvements to include a new large 15+ foot perforated metal shelter with bench, solar lighting, and map display. "Fair Share" cost to be determined and agreed to prior to construction and payment is due upon completion and acceptance of those improvements.

NEW BUSINESS:

9. **Mutual Housing at Spring Lake Site Plan & Design Review**

Site Plan and Design Review for the proposed Mutual Housing at Spring Lake apartment project, located at the southwest corner of Farmer's Central Road and Pioneer Avenue in the Spring Lake Planning Area (APN 042-010-05). The applicant, Spring Lake Housing Associates is proposing to construct and operate a 101-unit multi-family housing project within Spring Lake.

Applicant:	Spring Lake Housing Associates
Environmental Document:	Previous EIR on the Spring Lake Specific Plan
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Motion: Commissioner **Murray** made a motion, which was seconded by Commissioner **Gonzalez**, the following action:

Ayes: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters

Noes:

Abstain:

I MOVE THAT THE PLANNING COMMISSION APPROVE THE *MUTUAL HOUSING AT SPRING LAKE* APARTMENT PROJECT BASED ON THE IDENTIFIED FINDINGS OF FACT AND SUBJECT TO THE IDENTIFIED CONDITIONS OF APPROVAL, BY TAKING THE FOLLOWING ACTIONS:

- **ADOPT** the Statutory Exemption requiring no further CEQA analysis pursuant to Section 15182(a) of the CEQA Guidelines and direct that a CEQA Notice of Exemption be filed; and
- **ADOPT** the proposed **FINDINGS** substantiating compliance with the Spring Lake Specific Plan and Specific Plan Design Standards; and

- **APPROVE** the *Mutual Housing at Spring Lake* apartment project Master Site Plan, Architectural Elevations including color/materials boards, and Landscape Plans subject to the design review Conditions of Approval.

OLD BUSINESS:

10. None
11. Adjournment 7:46 PM