City of Woodland

PLANNING COMMISSION AGENDA

JANUARY 19, 2012
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt
Absent:
Staff in Attendance:
P. Hanson, Senior Planner; C. Norris, Principal Planner; N. Ponticello, Community Development Director; Akin Okupe, Public Works

3. Approval of Minutes for October 20, 2011

Ayes; Lopez, Wurzel, Murray, Barzo,
No's:
Abstain: Sanders, Holt, Gonzalez

4. **CDD Quarterly Milestone Report**

5. **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.
   - Public Art completed – Chase and Target
   - Budget – Feb 7 upcoming meeting

6. **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

7. **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.

   None

8. **Subcommittee Reports**:

   None

PUBLIC HEARING:

9. **AT&T Mobility Cellular Tower**: Request for a Conditional Use Permit to allow the construction and operation of a 80-foot tall stealth telecommunications cellular tower in the shape of a pine tree (monopine) and to install related ground equipment on 624 square foot ground lease area on approximately 0.79 (34,500 sq. ft.) acres of land at 629 Lincoln Avenue in the Central Business District Zone. The requested entitlements include a Conditional Use Permit

and review of the proposed categorical exemption from the provisions of CEQA as the project is considered a Class 32 - Infill Development. APN 006-563-99-000.

Applicant:	AT&A Mobility
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Motion: *Commissioner* ***Wurzel*** *made a motion to approve the AT and T Mobility Cellular Tower CUP, which was seconded by Commissioner* ***Murray****.*
Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt
No's:
Abstain:

I Move that the Planning Commission approve the AT&T Mobility Cellular Tower (monopine pole) Conditional Use Permit based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

1. ***Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, a class 32, Infill Development. §15332 of the Public Resources Code.***
2. ***Determine that the project, as conditioned, is consistent with the General Plan;***
3. ***Determine that the project, as conditioned, is consistent with the Zoning Ordinance;***
4. ***Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;***
5. ***Approve the AT&T Mobility Cellular Tower Conditional Use Permit subject to the conditions of approval provided.***
6. ***Approved the public art in-lieu contribution of $10,000.***
7. ***Direct that a CEQA Notice of Determination be filed.***

10. **Parkview by ALC IV Woodland Spring Lake, LLC – Submittal of a Specific Plan Amendment, Tentative Map # 5004 and Development Agreement, -** A proposed Spring Lake Specific Plan amendment to rezone a 10-acre school site and 6.22 acre multi-family residential R-20 site to Residential Single Family R-8; a proposed Tentative Subdivision Map # 5004 to develop 108 single family lots at a proposed density of 6.67 dwelling units per acre and modify the Housing Element Inventory of Available Sites and a Development Agreement.

Applicant:	Meridian Realty Consultants
Environmental Document:	Addendum to the Environmental Impact Report
Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Recommend City Council Approval with Conditions

Motion: *Commissioner* ***Barzo*** *made a motion to approve the Parkview Specific Plan Amendment, Tentative Map #5004, Housing Site Modification and DA, subject to condition of approval #2 being removed and discussed at City Council, which was seconded by Commissioner* ***Murray****.*
Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt
No's:
Abstain:

I move that the Planning Commission recommend approval of the Parkview project to the City Council based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:

1. ***Adopt the attached Resolution No._____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; (****Attachment "F"****);***

2. ***Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed ALC IV Woodland Spring Lake, LLC Specific Plan Amendment (****Attachment "G"****);***
3. ***Adopt the attached Resolution No. _____, amending the Housing Element list of available sites (****Attachment "H").*
4. ***Adopt the proposed "Findings" for approval of the Tentative Subdivision Map No.5004 and "Conditions of Approval" to be incorporated in Development Agreement between the City of Woodland and the Developer(s) as presented in the Staff Report (****Attachment "I"****).***
5. ***Adoption of Ordinance No. ____, authorizing the City Council execute the Project Development Agreement.(****Attachment "I")*

The Commission requested that staff bring back information regarding affordable housing in Spring Lake.

NEW BUSINESS:

11. **South West Tank, Davis Douglass Park:** Project update regarding a planned project that will consist of the construction of a 3.0 million gallon water storage tank and a booster pump station with a rated capacity of 6,000 gallons per minute at Davis Douglass Park. The proposed tank would be a partially buried concrete tank with a diameter of approximately 130 feet and a height of about 35 feet. The project will improve the City's ability to provide firm and reliable water supply in the southwest region.

Applicant:	City of Woodland
Staff Contact:	Akin Okupe, Senior Civil Engineer, CDD
Recommended Action:	Review

12. **Resolution Concerning Written Comments for Meetings**: At the October 20, 2011 meeting the Planning Commission directed staff to prepare a resolution that would add language to future public notices and agendas regarding review of public comments. The Commission wishes to notify the public that those materials received less than 24 hours before a meeting date may not be able to be considered completely.

Applicant:	City of Woodland
Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Approval

Motion: *Commissioner* ***Wurzel*** *made a motion to approve the Resolution PC 12-01 regarding Written Comments for Meetings, which was seconded by Commissioner* ***Lopez****.*
Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt
No's:
Abstain:

OLD BUSINESS:

13. Adjournment