



PLANNING COMMISSION AGENDA

MAY 17, 2012

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order
2. Roll Call
Commissioners Present: Lopez, Murray, Wurzel, Holt, Murphy
Commissioners Absent: Gonzalez

Staff: Cindy Norris, Principal Planner; Paul Hanson, Senior Planner; Chris Fong, Associate Engineer; Sarah Owsowitz, City Attorney's Office
3. **Approval of Minutes for March 15, 2011**
Ayes: Lopez, Murray, Wurzel, Holt,
No's:
Abstain: Murphy
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.
 - *New Commission Member*
 - *Handout regarding Planning – informational*
 - *May 4 FEMA letter*
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 Wurzel requested that Staff prepare something to recognize the departure of the two long term Commission members, Dave Sanders and Steve Barzo.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Panattoni Tentative Parcel Map and Mixed-Use Project** - Request to approve: **(1)** Tentative Parcel Map No. 5009 to subdivide 24.363 acres into 8 parcels along East Main Street in the EOZ I/PD zone, **(2)** Mixed-use project conceptual site plan, and **(3)** Site plans, landscape plans, Comprehensive Sign Plan, and building elevation designs for first phase of the project. The site (APN 027-851-024) is located South of East Main Street, North of Interstate 5, West of Quality Circle, and East of Freeway Drive. The requested entitlements include a Tentative Parcel Map, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan, Design Review, and a Comprehensive Sign Plan for the proposed Phase 1 of the development.

Applicant:

Panattoni Investments, LLC

Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

*Motion: Commissioner **Lopez** made a motion to approve the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring Plan and Tentative Parcel Map 5009, Site Plan, and Comprehensive Sign Plan located at (APN 027-851-024) is located South of East Main Street, North of Interstate 5, West of Quality Circle, and East of Freeway Drive which was seconded by Commissioner **Murray**. The Commission did not approve the Design Review and requested that the applicants work with staff further and bring the design back to the Planning Commission for review and approval. The Commission also requested that the Site Plan and Design Review for the Phase II of the future project be required to come back to the Commission for review and approval.*

*Ayes: Lopez, Wurzel, Murray, Holt, Murphy
No's
Abstain:*

Motion:

Move that the Planning Commission approve

- The Mitigated Negative Declaration after finding, on the basis of the whole record before it, that there is no substantial evidence that the Project, with the implementation of the recommended mitigation measures, will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.*
- The Commission approved the Mitigation Monitoring and Reporting Program for the Project, which includes all mitigation measures recommended in the adopted Mitigated Negative Declaration.*
- The Commission approved the Tentative Parcel Map No. 5009, Conceptual Master Landscape Plan, Site Plan for Phase I and Comprehensive Sign Plan for Phase I of the Panattoni Development Project, but did not approve the Architectural Building Designs for Phase 1 and site plans for Phase 2, based on the identified findings of fact and subject to the identified Conditions of Approval.*
- The Commission did not approve the architectural building designs for Phase 1 and requested that the applicant work further with staff to more closely meet the intent of the Community Design Standards and I/EOZ Design Standards, and that the revised design shall come back to the Commission for review and approval.*

NEW BUSINESS:

- Interim Chair and Vice-Chair:** Election and appointment of an Interim Chair and Vice Chair of the Planning Commission. The Commission may discuss whether to re-open this matter once the full seven members are appointed. Regular elections occur in September.

Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Election and Appointment

Decision whether to elect Interim officers until September when 2 year term provided for in the bylaws:

*Motion: Commissioner Lopez made a motion to approve the interim election of Commissioner Wurzel as Chair, which was seconded by Commissioner Murray.
Commissioner Wurzel made a motion to approve the interim election of Commissioner Murray as Vice Chair, which was seconded by Commissioner Wurzel.*

The Commission requested that once the full Commission has been appointed, that the meeting time can be discussed.

*Ayes: Lopez, Wurzel, Murray, Holt, Murphy
No's
Abstain:*

- Information regarding the Climate Action Plan:** Information and handouts from the April 18, 2012 stakeholders meeting and the upcoming June 13, public workshop.

Staff Contact:
Recommended Action:

Cindy A. Norris, Principal Planner
Review

Commissioner Wurzel requested that when the General Plan scope and RFP is prepared that staff provide the Commission with an overview report on the process, key issues and likely time commitment for this effort.

OLD BUSINESS:

10. Adjournment 8:40 PM

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.