City of Woodland

PLANNING COMMISSION AGENDA

JULY 19, 2012
CITY COUNCIL CHAMBERS
6:30 PM
DRAFT MINUTES

1. Call to order

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

Staff: Nick Ponticello, Community Development Director; Cindy Norris, Principal Planner; Paul Hanson, Senior Planner; Bruce Pollard, Sr. Civil Engineer

3. **Approval of Minutes for May 17, 2012**
Ayes: Lopez, Murray, Wurzel, Holt,
No's:
Abstain: Gonzalez

4. D**irector'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.
- *Next meeting on August 16 will have items, will have the proclamation presentations for the two commission members*
- *Inland Terminal Warehouse at 1002 N. East Street – construction complete including the mural installed for the public art – grand opening on July 26.*
- *Regarding the Gateway II CEQA lawsuit, the Final Judgment has been issued and the petitioner's claim has been denied.*
- *The City has completed purchase of the State Theater and a Woodland non-profit group has been formed with the purpose to renovate the structure.*

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.

Mr. Harris spoke concerning the Gateway II litigation case and Development Agreement conditions contained in Gateway I project.

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.
None

7. **Subcommittee Reports**:
None

PUBLIC HEARING:

8. **Woodland Gateway Tentative Parcel Map:** The applicant is requesting approval of Tentative Parcel Map #5012 to subdivide 26.35 acres consisting of nine (9) parcels into fifteen (15) parcels and thereby creating 6 additional parcels in the Entryway Overlay Zone Highway Commercial Planned Development (EOZ C-H/PD) zone in the Woodland Gateway Commercial Center (APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19).

Applicant:	Phillip J. Harvey, Woodland Development Company, LLC
Environmental Document:	Prior EIR

Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

*Motion: Commissioner **Murray** made a motion to approve the Tentative Parcel Map #5012, which was seconded by Commissioner **Gonzalez**.*

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

Motion:

Move that the Planning Commission approve
The Woodland Gateway Tentative Parcel Map #5012 Dated June 29, 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5012 is in substantial compliance with previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006).
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve Tentative Parcel Map #5012 dated June 29, 2012 dividing APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19, into "Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, and Parcel 15" as identified by the attached Tentative Parcel Map.

NEW BUSINESS:

9. **Gorman's Restaurant Project Design Exception:** The applicant, John Beatty (Property owner Jeffery Morgan) is requesting approval for a design exception from the design requirements of the Downtown Specific Plan to construct a restaurant at 301 Sixth Street (APN 005-644-01, 02, & 03), the southeast corner of the intersection of Sixth and Court Streets within the Central Business District's Eastern Gateway District (CBD - A4).

Applicant:	John Beatty, BlackPine Holdings, Inc.
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

*Motion: Commissioner **Holt** made a motion to **Approve**, the design exception which was seconded by Commissioner **Murray**.*
Ayes: Lopez, Murray, Wurzel, Gonzalez, Holt
No's
Abstain:

Motion:

Move that the Planning Commission approve
The building designs, signs and other site amenities for Gorman's Restaurant Project at 301 6th Street, in the Central Business District, based on the Identified Findings, By Taking the Following Actions:

- *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*
- *Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;*
- Approve the Design Exception for Gorman's Restaurant at 301 Sixth Street to allow the construction of a 5,734 sq. ft. restaurant, signs, and a 36-foot tall water tower and tank, and other site amenities in the Central Business District Area A-4 subject to the conditions of approval provided;

OLD BUSINESS:

10. Adjournment

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.