



PLANNING COMMISSION AGENDA

APRIL 25, 2013

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT Minutes

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

Staff Present: Nick. Ponticello, Community Development Director; Paul Hanson, AICP, Senior Planner; Bruce. Pollard, Development Engineer, Brent Meyer, Principal Civil Engineer
3. **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.
NONE
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.
NONE
7. **Subcommittee Reports:**
NONE

PUBLIC HEARING:

8. **Starbucks' Café Drive-Thru Conditional Use Permit:** The applicant, Petrovich Development Company is requesting a Conditional Use Permit to allow for the construction of a 2,700 square foot building, which will include a ±1,700 square foot Starbucks' Café Drive-Thru with 36 seats and a ±1,000 square foot retail space, and approval of required public art. The project proposes to provide 20 new parking spaces in addition to six (6) developed parking spaces on the project site. The subject site is located at 281 & 271 West Main Street (APN: 065-010-044) in the General Commercial (C-2) Zone.

Applicant:	Petrovich Development Company
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L Hanson, AICP, Senior Planner.
Recommended Action:	Conditional Approval

Motion: *Commissioner Murray made a motion to the approval of the Starbucks' Café Drive-Thru Conditional Use Permit with additional conditions of approval:*

1. *Prior to certificate of occupancy applicant shall prepare improvement plans for approval of the City Engineer and obtain an encroachment permit to modify signing and striping on West Main Street. Improvements shall include micropaving the full width of West Main Street from 50' west of the striping modification (but not further west than Ashley Avenue) to 50' east of the striping modification. Modification of striping shall permit the full left turn access to the driveway closest to the intersection with Ashley Avenue.*

Once roadway work has been completed and the certificate of occupancy has been issued, the City shall monitor the effectiveness of the changes to West Main Street. At the end of three (3) years, the City shall make a final determination as to whether the existing improvements can remain or the applicant/property owner should be required, as previously agreed to, install an island median the satisfaction of the traffic engineer.

2. *Applicant shall provide additional on-site striping, markings/legends, and signs to improve safety and circulation to the satisfaction of the Community Development Department and Traffic Engineer. This work shall include:*
 - a) *Stripe the driveway aisle between Starbuck Project and the Rite Aid Store;*
 - b) *Stripe and lettering a "Do Not Block" area near the trash enclosure (final location to be determine by the CDD);*
 - c) *Install a "left Turn Only" at the end of the exit for the Starbucks Drive-thru aisle;*
 - d) *Install a sign informing customers "No Access to Starbucks Drive-Thru" coming from the Ashley Avenue driveway.*

The amended motion was seconded by Commissioner Lizarraga.

Ayes: Wurzel, Murphy, Wells, Holt

No's

Abstain:

NEW BUSINESS: NONE

OLD BUSINESS: NONE

9. 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.