City of Woodland

PLANNING COMMISSION AGENDA

July 18, 2013
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Wells, Lopez, Murray, Murphy, Wurzel, Holt, Lizarraga

3. *Staff Present: Ken Hiatt, Community Development Director; Cindy. Norris, Principal Planner; Paul Hanson, Senior Planner; Cindy Gnos, Planning Consultant; Bruce Pollard, Senior Civil Engineer*

4. **Approval of Minutes for May 16, 2013 and June 20, 2013**

May 16 –
Ayes: Lopez,, Holt, Wells, Murray, Murphy, Lizarraga, Wurzel
No's:
Abstain:

June 20 -
Ayes: Lopez,, Holt, Wells, Murray, Lizarraga, Wurzel
No's:
Abstain: Murphy

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.
   - *Availability of the Draft SACOG Airport plan*
   - *June project list*

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. **Golden State Reclamation Project Condition Use Permit** - Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the Industrial zone. The requested entitlements include a Conditional Use Permit, 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 and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner Cindy Gnos, AICP, Contract Planner
Recommended Action:	Conditional Approval

Motion: Commissioner Lizzaraga made a motion that the item be continued to the next regularly scheduled meeting in order to provide time to prepare adequate analysis that focuses on the issue of pathogens and to better understand the impact to the neighbors, which was seconded by Commissioner Wells.

Ayes: Commissioners: Wells, Lopez, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner: Murray

9. **Cal West Investors, LLC/Optimistic Partners Tentative Subdivison Map # 4991 and Development Agreement** - A request to approve a Tentative Subdivision Map and Development Agreement on 33.89 acres to create 176 residential lots in the R-8 single family district, in three phases, with a 5.61 acre remainder parcel of multi-family designated R-15 land, a 0.88 acre parcel designated as Lot A to create a 28-foot wide landscape buffer on the east side of SR 113, and a 0.10 acre parcel for Lot B, an oak tree preservation lot. The proposed project site is located north of the future extension of Farmers Central Road, west of Harry Lorenzo Avenue, east of SR 113 and north west of the proposed future 8-acre park and 2 acre neighborhood commercial site. (APN 041-070-044 & 046)

Applicant:	Melanie Mathews, Cal West Investors, LLC Bill Streng, Optimistic Partners, LLC
Staff Contact:	Cindy Norris, Principal Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner Lizzaraga made a motion that the Planning Commission recommends to the City Council that the Council approval of the Tentative Subdivision Map #4991 and Development Agreement, which was seconded by Commissioner Lopez.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

NEW BUSINESS:

10. **Nugget Market Mural Design Review -** Design review for two (2) proposed murals to be painted over the entrance into the Nugget Market. The murals are part of Nugget Market's façade improvement project. Subject property (APN 0005-670-028) is located at 157 Main Street.

Applicant:	Tom De Kleer, De Kleer and Associates
Staff Contact:	Paul L. Hanson, AICP, Senior Planner.
Recommended Action:	Conditional Approval

Motion: Commissioner Lizarraga made a motion that the Planning Commission approve the proposed Design Review for the two proposed murals seconded by Commissioner Lopez.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

OLD BUSINESS: NONE

11. Adjournment (9:05 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.