City of Woodland

Meeting Minutes - Final
Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, April 17, 2014 | **6:30 PM** | **Council Chambers**

Minutes adopted by Planning Commission on May 15, 2014
Minutes sent to City Council for approval on July 15, 2014

A. Call to Order

Meeting was called to order at 6:31pm
Staff present:
Ken Hiatt, Community Development Director
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner

B. Roll Call

Commissioner Lopez arrived late. All other Commissioners were present.

Present 7 - Marco Lizarraga, Patricia Murray, Seth Wurzel, John Murphy, Kirby Wells, Chris Holt, and Fred Lopez

C. Approval of Minutes

A motion was made by Murphy, seconded by Wells, that the be approved. The motion carried by the following vote:

Present 7 - Marco Lizarraga, Patricia Murray, Seth Wurzel, John Murphy, Kirby Wells, Chris Holt, and Fred Lopez

14-135 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of April 3, 2014.

A motion was made by Murphy, seconded by Wells, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Lizarraga, Murray, Wurzel, Murphy, Wells, Holt and Lopez

D. Directors Report

Ken Hiatt, Community Development Director, Reported on the following items:
- Groundbreaking ceremony for the Woodland Davis Clean Water Agency Surface Water Project.
- A summary of the quarterly report of the Community Development Department would be given to Commissioners after the Planning Commission Meeting if anybody was interested.
- The Steering Committee for the General Plan update met two weeks ago and a

preliminary Land Use Plan and analysis was discussed.
- Preliminary site plans for solar arrays at the Community and Senior Center and the parking lot at the North-West corner of College and Court St was discussed with PC two to three months ago. The RFP will be released soon.

E. Public Comment

Mike Pilotti - owns the property at 91 West Main Street and is commenting on the cell tower site at 96 West Main Street. He and 9 other tenants support the approval of the Conditional Use Permit.

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-140 SUBJECT: AT&T Cell Tower Conditional Use Permit

APPLICANT/OWNER: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

PROJECT PLANNER: Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner

ENVIRONMENTAL REPORT: Categorical Exemption

RECOMMENDATION: Approval with Conditions

Resolution PC-14-03

A motion was made by Lizarraga, seconded by Murphy, that the Public Hearing Item be adopted. The motion carried by the following vote:

Aye: 7 - Lizarraga, Murray, Wurzel, Murphy, Wells, Holt and Lopez

14-139 SUBJECT: Woodland Gateway Center, A Request for a Modification to the Master Conditional Use Permit

APPLICANT/OWNER: Woodland Development Company, LLC

STAFF CONTACT: Ken Hiatt, Community Development Director; Cindy Norris, Principal Planner

ENVIRONMENTAL REPORT: Determination that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR, (SCH #2003032060, certified May 23, 2006), adequately addressed the environmental issues associated with the project and no additional environmental evaluation is necessary

RECOMMENDATION:

1) Receive the staff report;

2) Conduct the public hearing;

3) Determine that the EIR for the Gateway Retail Center project adequately addressed the environmental issues associated with the project consistent with the provisions of the California Environmental Quality Act and no additional environmental evaluation is required; and

4) Approve Resolution No. PC14 - 04 to approve a revision to the Master Conditional Use Permit for the Woodland Gateway Center that no more than 20% of the 525,000 square feet of retail space, as described in the project EIR, may be allocated to tenants that are less than 4,000 square feet in size and consistent with uses allowed within the City's C-1 (Neighborhood Commercial) Zone, except as otherwise allowed in the Master Conditional Use Permit, based on the findings and subject to the Conditions of Approval contained in the Resolution.

Resolution PC-14-04

A motion was made by Lizarraga, seconded by Wells, that the Public Hearing Item be adopted. The motion carried by the following vote:

Aye: 5 - Lizarraga, Murray, Wurzel, Wells and Holt

Nay: 2 - Murphy and Lopez

I. Adjournment

Meeting adjourned at 9:10pm

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.