City of Woodland

Meeting Agenda - Final

Planning Commission

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

530-661-5820

Thursday, April 2, 2015 | **6:30 PM** | **Council Chambers**

A. Call to Order

B. Roll Call

14-670 SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

Attachments: City of Woodland Planning Commission Rules and Regulations

C. Approval of Minutes

14-672 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 19, 2015.

Attachments: 3_19_15 Draft Meeting Minutes.pdf

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-673 [CONTINUED TO APRIL 16, 2015 PLANNING COMMISSION MEETING]
Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density

Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, reduce Medium density (8 - 15 du/ac) acreage from 9.0 to 0.0 acres and increase High Density residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

14-658 Uvaggio Wine Bar Conditional Use Permit (CUP); Request for a CUP approval to allow a wine bar including on-site alcohol sales and limited special events at 703 Main Street, in the Central Business District, Downtown Specific Plan, Area A2.

Location: 703 Main Street, Woodland CA

Applicant/Owner: Uvaggio LLC

Environmental Report: Categorical Exemption - Class 3, Conversion of Small Structure

APN: 005-224-007-000

Project Planner: Erika Bumgardner, Senior Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: Att 1 Planning Commission Resolution, Exhibit A COA & Exhibit B Projcet Site F
Att 2 Zoning Ord. Section 25-21-70b - Alcoholic Beverage Establishments withir
Att 3 General Application Form and Project Justification Statment

14-668 Bulls Eye Bail Bonds Project: Request to recommend to the City Council amending the Downtown Specific Plan to, (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; and (b) to adopt performance standards for all bail bonds

businesses within the Downtown Specific Plan and to approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4.

Location: 1037 Main Street, Woodland, CA 95695

Applicant/Owner: Michael Balasa (Applicant), 1037 Main Street, Woodland, CA 95695; Nebulous Enterprises, LLC (Owner), 1033 Main Street, Woodland, CA 95695

Environmental Report: Categorical Exemption

APN: 005-645-013-000

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council approval of (1) the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District and to add performance standards for bail bonds businesses; and (2) a Conditional Use Permit for
the Bulls Eye Bail Bonds business with specified conditions

Attachments: 1. Planning Commission Resolution
2. Ex 1 City Council Ordinance Amending the DSP
3. Ex 2 City Council Resolution Approving CUP
4. Ex A CUP Conditions of Approval
5. Downtown Specific Plan Districts Map
6. General Application and Project Justification Statement

I. New Business

14-671

MEMORANDUM
TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Review of Planning Commission Subcommittees
DATE: April 2, 2015

RECOMMENDATION:
Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among current membership for appointment.

Attachments: Subcommittee List

J. Old Business

K. 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.