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

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 7:10 pm
Staff Present:
Ken Hiatt, Director
Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner
James Beggs, Planning Intern

NOTE: [The meeting was delayed due to technical difficulties with recording. The first portion of the meeting is audio recorded only with the balance recorded on video.]

B. Roll Call

Present 6:
Commissioner Steve Harris, Commissioner Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner Elodia Ortega-Lampkin and Commissioner Kirby Wells

Absent 1:
Commissioner John Murphy

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

Attachments: City of Woodland Planning Commission Rules and Regulations

Nominations for Chair on the Planning Commission were made; Commissioner Lizarraga for Commissioner Holt; Commissioner Lopez for Commissioner Wells and Commissioner Harris for Commissioner Lopez. A vote was taken in the order of nomination.

For Commissioner Holt:
Ayes: Commissioners Lizarraga, Ortega-Lampkin and Holt
For Commissioner Wells
Ayes: Commissioners Lopez, Harris and Wells
For Commissioner Lopez
Ayes: No more votes remain

The vote was taken and failed due to a (3) (3) split

A second vote was taken:
For Commissioner Holt

Ayes: Commissioners Lizarraga, Ortega-Lampkin and Holt
For Commissioner Wells
Ayes: Commissioners Lopez, Harris and Wells
For Commissioner Lopez
Ayes: No more votes remain

The vote was taken and failed due to a (3) (3) split

A third vote was taken and Commissioner Wells was elected to Chair of Planning Commission by a 6-0 vote in favor.
Ayes: Commissioners Holt, Ortega-Lampkin, Harris, Lopez, Wells and Lizarraga

Chairman Wells called for nominations for Vice Chair of the Planning Commission. Commissioner Lizarraga nominated Commissioner Holt and Chairman Wells nominated Commissioner Lopez. Commissioner Holt was elected to Vice Chairman by a 4-2 vote.
Ayes cast for Commissioner Holt : Commissioners Lizarraga, Ortega-Lampkin, Holt and Chairman Wells
Ayes cast for Commissioner Lopez: Commissioners Harris and Lopez

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

The Planning Commission requested that the minutes for February 19, 2015 and March 19, 2015 be brought back for review and action on the April 16, 2015 agenda. They requested verification of the action taken regarding the December 18, 2014 minutes.

NOTE: [Per the City Attorney; actions taken at the March 19, 2015 Planning Commission Meeting were valid, as there was a quorum of Commissioners present at that meeting]

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 Plan
Att 2 Zoning Ord. Section 25-21-70b - Alcoholic Beverage Establishments within CBD
Att 3 General Application Form and Project Justification Statment

A motion was made by Commissioner Lizarraga, seconded by Commissioner Lopez to approve the Uvaggio Wine Bar Conditional Use Permit 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. The motion was carried by the following vote:
Ayes: Commissioners Harris, Holt, Lizarraga, Lopez, Ortega-Lampkin and Wells

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

A motion was made by Commissioner Holt to recommend City Council approval (staff recommendation) of the proposed Downtown Specific Plan amendement and of the Bulls Eye Bail Bonds Conditional Use Permit to allow operation of the business at 1037 Main St.

A second was not made and the motion did not carry. A second motion was made by Commissioner Lizarraga, seconded by Commissioner Lopez to recommend that City Council deny the request for a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main St, within District A4; and further to deny recommendation to City Council to amend the Downtown Specific Plan to conditionally allow a bail bonds business within the District A4. The motion was carried by the following vote:
Ayes: Commissioners Harris, Lizarraga, Lopez, Ortega-Lampkin and Wells
Nos: Commissioner Holt

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

The Planning Commission requests that the review of the Planning Commission Subcommittee List and Appointments be continued to the next meeting.

J. Old Business

K. Adjournment

Meeting was adjourned at 8:46 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.