



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, January 21, 2016

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 6:30 am

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner John
Murphy*

Absent 1:

Commissioner Eloida Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-291](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of November 5, 2015 and November 19, 2015.

Attachments: [A - Novemer 5, 2015 Meeting Minutes](#)
 [B - November 19, 2015 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Planning Commission meeting of November 5, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.

A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the Planning Commission meeting of November 19, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy.

Abstained: Commissioner Lopez

H. Public Hearing

16-307

Downtown Woodland Mixed-Use Hotel Project - Conditional Use Permit. Request for a Conditional Use Permit to construct a five-story, 81 room hotel, including 6,810 square feet of commercial space on the first floor of the building for retail/restaurant uses in the Central Business District, Downtown Specific Plan Area, District A4. Location: The mixed-use hotel project will include the redevelopment of all or portions of existing addresses: 1001, 1017 and 1021 Main Street and 318 and 320 Sixth Street.

Applicant/Owner: Jivan B. Patel and Ramilaben J. Patel Living Trust

Environmental Report: Categorical Exemption, Class 32

APN: 005-645-010, -011, -012, -014 and -015

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution](#)
 [2 - Conditions of Approval](#)
 [3 - Hotel Plan Set \(Site Plan, Floor Plan, Elevations\)](#)
 [4 - Architectural Design Statement](#)
 [5 - Downtown Specific Plan District Map](#)
 [6 - Project General Application and Justification Statement](#)
 [7 - 1001 and 1017 Main Street Historic Resource Analysis](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to adopt Resolution PC 16-02, recommending that the City Council of the City of Woodland approve a Request for a Conditional Use Permit, Site Plan and Design Review application allowing a five-story, 81 room hotel, including 6,810 square feet of commercial space on the first floor of the building for retail/restaurant

uses in the Central Business District, Downtown Specific Plan Area, District A4 with modification to COA #13 requiring any proposed reduction in the number of required parking spaces to be submitted for review and approval by the Planning Commission. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.

[16-258](#)

SUBJECT: Bulls Eye Bail Bonds Project

DATE: January 21, 2016

RECOMMENDATION:

In light of the new information presented, the Planning Commission is asked to consider: 1) the proposed Downtown Specific Plan amendments to allow for a bail bonds business to locate within District A4 and to include specific performance standards pertaining to bail bonds businesses within the downtown; and 2) the requested Conditional Use Permit for Bulls Eye Bail Bonds to locate at 1037 Main Street within District A4.

Staff recommends that the Planning Commission:

- 1) conduct a public hearing;
- 2) consider the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District by amending Specific Plan Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, and consider the associated request for a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4; and
- 3) recommend to City Council approval or denial of the proposed Specific Plan Amendment and associated Conditional Use Permit.

Attachments: [1 - Copy of 6-2-15 City Council Staff Report](#)
[2 - Planning Commission Resolution Recommending Approval](#)
[3 - Planning Commission Resolution Recommending Denial](#)
[4 - Proposed Signage Elevation for Bulls Eye Bail Bonds](#)
[5 - Letter from Chamber of Commerce](#)
[6 - Letter to Main Street Business and Property Owners](#)
[7 - Public Comment Letters](#)
[8 - Applicant Initiated Survey and Responses](#)

A motion was made by Commissioner Harris and seconded by Commissioner Lopez recommending that the City Council of the City of Woodland deny the proposed Downtown Specific Plan amendment and related Conditional Use Permit.

I. Business Items

[16-295](#)

SUBJECT: Public Art Proposal for the Fairfield Inn and Suites, 2100 Freeway Drive
DATE: January 21, 2016

RECOMMENDATION

Staff recommends that the Planning Commission review and approve the public art proposal presented by Fairfield Inn and Suites featuring tile mosaic mural of an olive tree orchard.

Attachments: [A - Mosaic Mural Design Proposal.pdf](#)
 [B - Location of art installation](#)
 [C - Samples of Work Completed by Artist](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the public art proposal presented by Fairfield Inn and Suites at 2100 Freeway Drive. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.*

[16-260](#)

SUBJECT: Long Range Calendar and Application Information

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar and current project application information for informational purposes only.

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Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818,
debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items. In addition, information concerning current development project submittals and applications is provided in Attachment B.

ATTACHMENTS:

Attachment A - Planning Commission Long Range Calendar January 13, 2016
Attachment B - Project Application Information January 12, 2016

Attachments: [A - PC Long Range Calendar 1-13-16](#)
 [B - Project Application Information 1-12-16](#)
 [C - January 19, 2016 CC Report.docx](#)

J. Staff or Commissioner Comments**K. Adjournment**

Meeting adjourned at 9:26 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.