



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, February 4, 2016

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia
Ortega-Lampkin*

Absent 1:

Commissioner Marco Lizarraga

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

*Martin Ruiz, a resident of 312 Sixth St, gave comment regarding the proposed
downtown hotel project.*

G. Approval of Minutes

H. Public Hearing

[16-330](#)

180 West Beamer Street Apartments General Plan, Zoning
Amendment, Design Review, and Site Plan Review: Request for a
General Plan and Zoning Amendment, design review, and site plan to

allow the construction of an 80-unit apartment project on 4.4 acres at 180 West Beamer Street. The project proposes a General Plan amendment from Public Service to High Density Residential and a Zoning Amendment from R-1(single-family residential) to R-M (multi-family residential).

Location: Proposed address is 180 West Beamer Street after parcel reconfiguration. Current parcel addresses include 170-178 West Beamer Street and 20 North Cottonwood Street.

Applicant/Owner: Mercy Housing/Yolo County Housing

Environmental Report: Initial Study/Mitigated Negative Declaration

APN 064-010-021, 064-051-037

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Recommend City Council approval

Attachments: [1- PC Resolution Exhibits A - D](#)
 [2 – General Application](#)
 [3 – Site Plan](#)
 [4 - Building Elevations](#)
 [5 - Similar Building Color Examples](#)
 [6 - Floor Plans](#)
 [7 - Landscape Plans](#)
 [8 - Initial Study/Mitigated Negative Declaration](#)

A motion was made by Commissioner Murphy and seconded by Commissioner Lopez to approve a site plan and design review application, subject to the findings and Conditions of Approval, and a recommendation to the City Council for approval of a Mitigated Negative Declaration and Amendments to the General Plan and Zoning Code for the 180 West Beamer Street Apartments Project on 4.49 acres. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin

[16-323](#)

SUBJECT: Medical Marijuana Cultivation Ordinance

DATE: February 4, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 2) conduct a public hearing; and
- 3) adopt Resolution No PC 16-_____, recommending to the City

Council adoption of an urgency ordinance with amendments to clarify the scope of the existing ordinance.

Attachments: [A - PC RESOLUTION No PC 16-____, Recommending Adoption of Draft Urgency Ord.](#)
[B - Exhibit A to PC Resolution - Proposed Ord. Text](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Lopez to recommend the City Council not adopt the proposed amendments drafted by staff. Commissioner Holt made a substitute motion with a recommendation that City Council consider requesting the Planning Commission Zoning Subcommittee in consultation with the City Attorney and other experts come back with proposed amendments that are more in line with the time to analyze the issue. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin

I. Business Items

[16-329](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [A - PC LONG RANGE CALENDAR 1.27.16](#)

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:58 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.