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 21, 2016 | **6:30 PM** | **Council Chambers**

MINUTES ADOPTED BY COUNCIL

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:
Ken Hiatt, Director
Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner
Jeff Ballantine, Associate Planner
Kara Ueda, City Attorney

B. Roll Call

Present 6:
Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner John Murphy; Commissioner Elodia Ortega-Lampkin arriving late.
Absent 1:
Commissioner Steve Harris

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

Linda Phillips, a resident of Gary Way commented on residential parking impact created by Woodland Clinic, speeding, and debris and brush left behind their fence.

G. Approval of Minutes

H. Public Hearing

16-447

Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 1,450 square foot lease area at 1400 Pioneer Avenue (Pioneer High School). The tower will replace an existing 74-foot tall light standard at the school's football field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 1400 Pioneer Avenue - Pioneer High School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 042-580-020

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Attachments: 1- Resolutions and Exhibit A COA
1 Exhibit B Site plan & Elevations
2 - Justiifcation Statement
3 - Radio Frequency
4 - Alternative Site Analysis
5 - Statement of Support - WJUSD

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximately 1,450 square foot lease area at 1400 Pioneer Avenue. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga, Lopez, Murphy and Ortega-Lampkin.

16-430

Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review, 2140 Freeway Drive - The project includes a request by applicant, P.C. Dixon I, LLC and Pacific Horizon Group, LLC, for a Conditional Use Permit, Site Plan and Design Review approval to allow for a 65-foot tall digital freeway sign at the southeast corner of 2140 Freeway Drive adjacent to (north of) Interstate 5, within the Commercial Highway, Entryway Overlay Zone (C-H/ EOZ).

Location: 2140 Freeway Drive, Woodland, CA (APN 027-851-011)

Applicants: P.C. Dixon I, LLC and Pacific Horizon Group, LLC (Ron Caceres)

Environmental Report: Mitigated Negative Declaration

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Consider recommending to City Council approval of the proposed digital freeway sign with conditions.

Attachments: 1 - Resolution to Follow
2 - Resolution to Follow
3 - Project Site Plan and Elevations, Photosimulations
4 - Permitted Digital Freeway Sign Locations Map
5 - CEQA Mitigated Negative Declaration
6 - CEQA Comment Letters
7 - Digital Freeway Sign Application
8 - Public Comment Letters

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to recommend to the City Council of the City of Woodland approval of the requested Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review for 2140 Freeway Drive based on the following findings of approval:
a) The proposed Conditional Use Permit, Site Plan and Design Review application allowing for the installation and operation of a digital freeway sign at the southeast corner of 2140 Freeway Drive conforms to the City of Woodland General Plan and applicable provisions of the Zoning Ordinance, in that the use shall be conditionally permitted in its proposed location along the Interstate 5 freeway corridor between County Road 102 and the City/County boundary to the east, and appropriate conditions have been made part of the approval:
b) The site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for similar type uses;
c) The proposed location of the digital freeway sign is appropriate and beneficial to the City, is the preferred location for a digital sign along the Interstate 5 freeway and will not detract from existing businesses or other signage within immediate proximity to the proposed location or obscure existing directional signage along this stretch of the Interstate 5 corridor;
d) The proposed dedication of a minimum of five percent (5%) of advertising time on the digital sign for City use, including a minimum of one "click" on each display face is consistent with the Digital Freeway Sign Ordinance Section 25-24-30(2)(B)(ix), "Development Standards, Community Messaging;" and
e) The proposed removal of a minimum of 2,688 square feet of existing static billboard signage within the City along Main and East Streets is consistent with the Digital Freeway Sign Ordinance Section 25-24-30(2)(C).
The motion was carried by the following vote; 5-1:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga, Murphy and Ortega-Lampkin
Nos: Commissioner Lopez

16-432 Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review, 530 Quality Circle - The project includes a request by applicant, Scott Vanderbeek, for a Conditional Use Permit, Site Plan

and Design Review approval to allow for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle, just north of the Interstate 5 freeway corridor and just west of the new Woodland Motors Dealership within the Industrial, Entryway Overlay Zone (I/EOZ).

Location: 530 Quality Circle, Woodland, CA (APN 027-851-024)

Applicants: Scott Vanderbeek

Environmental Report: Mitigated Negative Declaration

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Consider recommending to City Council approval of the proposed digital freeway sign with conditions.

Attachments:
1 - Resolution to Follow
2 - Resolution to Follow
3 - Project Site Plan and Elevations, Photosimulations
4 - Permitted Digital Freeway Sign Locations Map
5 - CEQA Mitigated Negative Declaration
6 - CEQA Comment Letters
7 - Digital Freeway Sign Application
8 - Public Comment Letters

A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to recommend to City Council of the City of Woodland denial of requested Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review for530 Quality Circle based on the following findings of approval:
a) In consideration of the merits of two digital freeway sign applications and with the understanding that only one digital freeway sign is permitted along the Interstate 5 corridor between County Road 102 and the City/County boundary to the east, the Planning Commission recommends that the City Council support the sign that provides the greatest value to the community in terms of location, design, and overall benefit to the City;
b) The proposed digital freeway sign at 530 Quality Circle provides less value to the City in terms of overall benefit to the community because it does not result in the removal of existing static billboard signage within the city limits as spelled out in the Zoning Ordinance;
c) In light of the above, the proposed use is not desirable for the public convenience and would be detrimental to the general public welfare.
The motion was carried by the following vote, 5 -1:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga, Murphy and Ortega-Lampkin
Nos: Commissioner Lopez

I. Business Items

16-453 SUBJECT: Design Review for Lennar; The Grove at Spring Lake for

the Cal West Subdivision
DATE: April 21, 2016

RECOMMENDATION:
Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Grove at Spring Lake subject to the conditions of approval.

Attachments: 1 - General Application

2 - Residential Design Booklet

3 - Revised Pre-Plot Plan.pdf

4 - Subdivision Map 5075 & COA

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the proposed conceptual residential designs for Lennar; The Grove at Spring Lake, subject to the conditions of approval; ## with the addition of COA 25 & 26 ##. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lizarraga, Lopez Murphy and Ortega-Lampkin.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:45 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.