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, December 15, 2016 **6:30 PM** **Council Chambers**

A. Call to Order

Meeting was called to order at 6:31 p.m.

Staff present:

Cindy Norris, Principal Planner
Jeff Ballantine, Associate Planner
Kara Ueda, City Attorney

B. Roll Call

Present 6:
Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Eloida Ortega-Lampkin

Absent 1:
Commissioner Marco Lizzaraga

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

16-861 SUBJECT: Appeal of Zoning Interpretation for 352 and 360 West Kentucky Avenue

DATE: December 15, 2016

INTRODUCTION

The purpose of this item is to consider an appeal of a Zoning Interpretation issued by the Zoning Administrator (Community Development Director) for the property located at 352 and 350 West Kentucky Avenue (the "Property"). On September 20, 2016, the Zoning Administrator issued an interpretation regarding the Property, which was subsequently appealed to the Planning Commission by Lewis and Nicole Dennis. The Zoning Interpretation concerned the then-current use of the Property by 4Z Welding. Since the time Mr. and Mr. Dennis filed the appeal, 4Z Welding decided not to renew its lease with the Property owner, and the Property now appears to be vacant. It is staff's position that due to the current status of the Property and the highly fact-specific nature of nonconforming use provisions (as explained further below), the Zoning Interpretation issued by the Zoning Administrator is moot. As of this time, it is unknown how the owner may desire to use the Property, but a new proposed nonconforming use would be separately evaluated by City staff.

Attachments:
1 - Zoning Interpretation
2 - 352 W Kentucky - Appeal
3 - 4z Welding Business License Approval 2012
4 – Letters of Support of Appeal
5 - Letter From 4Z Welding
6 - North Park Unit No. 6 Subdivision
7 - Mun. Code Section 25-21-55, Nonconforming Uses
8 - Resolution

A motion was made by Vice Chairman Holt and seconded by Commissioner Lopez to adopt resolution PC16-20 to deny Appeal of Zoning Interpretation for 352 and 360 West Kentucky Ave. The motion was carried by the following vote.
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez and Ortega-Lampkin
Nos: Commissioner Murphy

I. Business Items

J. Staff or Commissioner Comments

Cindy briefed Commission of upcoming agenda items and projects.

K. Adjournment

Meeting was adjourned at 7:52 p.m.

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.