



PLANNING COMMISSION AGENDA

JULY 19, 2012
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for May 17, 2012**
4. **Director's Report:** This is an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Woodland Gateway Tentative Parcel Map:** The applicant is requesting approval of Tentative Parcel Map #5012 to subdivide 26.35 acres consisting of nine (9) parcels into fifteen (15) parcels and thereby creating 6 additional parcels in the Entryway Overlay Zone Highway Commercial Planned Development (EOZ C-H/PD) zone in the Woodland Gateway Commercial Center (APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19).

Applicant:	Phillip J. Harvey, Woodland Development Company, LLC
Environmental Document:	Prior EIR
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

NEW BUSINESS:

9. **Gorman's Restaurant Project Design Exception:** The applicant, John Beatty (Property owner Jeffery Morgan) is requesting approval for a design exception from the design requirements of the Downtown Specific Plan to construct a restaurant at 301 Sixth Street (APN 005-644-01, 02, & 03), the southeast corner of the intersection of Sixth and Court Streets within the Central Business District's Eastern Gateway District (CBD - A4).

Applicant:	John Beatty, BlackPine Holdings, Inc.
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

OLD BUSINESS:

10. Adjournment

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.



PLANNING COMMISSION AGENDA

MAY 17, 2012

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order
2. Roll Call
Commissioners Present: Lopez, Murray, Wurzel, Holt, Murphy
Commissioners Absent: Gonzalez

Staff: Cindy Norris, Principal Planner; Paul Hanson, Senior Planner; Chris Fong, Associate Engineer; Sarah Owsowitz, City Attorney's Office
3. **Approval of Minutes for March 15, 2012**
Ayes: Lopez, Murray, Wurzel, Holt,
No's:
Abstain: Murphy
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
 - *New Commission Member*
 - *Handout regarding Planning – informational*
 - *May 4 FEMA letter*
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

None
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Wurzel requested that Staff prepare something to recognize the departure of the two long term Commission members, Dave Sanders and Steve Barzo.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Panattoni Tentative Parcel Map and Mixed-Use Project** - Request to approve: **(1)** Tentative Parcel Map No. 5009 to subdivide 24.363 acres into 8 parcels along East Main Street in the EOZ I/PD zone, **(2)** Mixed-use project conceptual site plan, and **(3)** Site plans, landscape plans, Comprehensive Sign Plan, and building elevation designs for first phase of the project. The site (APN 027-851-024) is located South of East Main Street, North of Interstate 5, West of Quality Circle, and East of Freeway Drive. The requested entitlements include a Tentative Parcel Map, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan, Design Review, and a Comprehensive Sign Plan for the proposed Phase 1 of the development.

Applicant:

Panattoni Investments, LLC

Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

*Motion: Commissioner **Lopez** made a motion to approve the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring Plan and Tentative Parcel Map 5009, Site Plan, and Comprehensive Sign Plan located at (APN 027-851-024) is located South of East Main Street, North of Interstate 5, West of Quality Circle, and East of Freeway Drive which was seconded by Commissioner **Murray**. The Commission did not approve the Design Review and requested that the applicants work with staff further and bring the design back to the Planning Commission for review and approval. The Commission also requested that the Site Plan and Design Review for the Phase II of the future project be required to come back to the Commission for review and approval.*

*Ayes: Lopez, Wurzel, Murray, Holt, Murphy
No's
Abstain:*

Motion:

Move that the Planning Commission approve

- *The Mitigated Negative Declaration after finding, on the basis of the whole record before it, that there is no substantial evidence that the Project, with the implementation of the recommended mitigation measures, will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.*
- *The Commission approved the Mitigation Monitoring and Reporting Program for the Project, which includes all mitigation measures recommended in the adopted Mitigated Negative Declaration.*
- *The Commission approved the Tentative Parcel Map No. 5009, Conceptual Master Site Plan, Site Plan for Phase I and Comprehensive Sign Plan for Phase I of the Panattoni Development Project, but did not approve the Architectural Design Review, based on the identified findings of fact and subject to the identified Conditions of Approval*
 1. *Approve the Tentative Parcel Map # 5009, located South of East Main Street, North of Interstate 5, West of Quality Circle, and East of Freeway Drive in the City of Woodland, Yolo County, California, 95776 (APN 027-851-024) into eight (8) parcels as identified by the attached tentative parcel map;*
 2. *Approve the Conceptual Master Site Plan, and Site Plan and Comprehensive Sign Plan, Design Exception for Phase I of the Panattoni Development Company.*
- *The Commission did not approve the architectural design review and requested that the applicant work further with staff to more closely meet the intent of the Community Design Standards and I/EOZ Zone Standards, and that the revised design shall come back to the Commission for review and approval.*

NEW BUSINESS:

9. **Interim Chair and Vice-Chair:** Election and appointment of an Interim Chair and Vice Chair of the Planning Commission. The Commission may discuss whether to re-open this matter once the full seven members are appointed. Regular elections occur in September.

Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Election and Appointment

Decision whether to elect Interim officers until September when 2 year term provided for in the bylaws:

*Motion: Commissioner Lopez made a motion to approve the interim election of Commissioner Wurzel as Chair, which was seconded by Commissioner Murray.
Commissioner Wurzel made a motion to approve the interim election of Commissioner Murray as Vice Chair, which was seconded by Commissioner Wurzel.*

The Commission requested that once the full Commission has been appointed, that the meeting time can be discussed.

*Ayes: Lopez, Wurzel, Murray, Holt, Murphy
No's*

Abstain:

- 10. Information regarding the Climate Action Plan:** Information and handouts from the April 18, 2012 stakeholders meeting and the upcoming June 13, public workshop.

Staff Contact:

Cindy A. Norris, Principal Planner

Recommended Action:

Review

Commissioner Wurzel requested that when the General Plan scope and RFP is prepared that staff provide the Commission with an overview report on the process, key issues and likely time commitment for this effort.

OLD BUSINESS:

10. Adjournment 8:40 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.

PROJECT TITLE: **Woodland Gateway 1 Tentative Parcel Map No. 5012.**
Request for a tentative parcel map to further subdivide a 24.88-acre commercial property consisting of 9 lots, creating six (6) additional parcels, for a total of 15 parcels on Bronze Star Drive in the EOZ C-H/PD zone.

LOCATION: North of Bronze Star Dr., East of CR 102, & South of I-5

APPLICANT/OWNER: Phillip J. Harvey, Woodland Development Company, LLC

ENVIRONMENTAL REPORT: Woodland Gateway Retail Center Environmental Impact Report and Supplement EIR (SCH# 2003032060 certified on May 23, 2006.)

A.P.N. APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19

PROJECT PLANNER: Paul L. Hanson, AICP, Senior Planner

STAFF RECOMMENDATION: Conditional Approval

REPORT FOR: Planning Commission Public Hearing - 7/19/12

GENERAL PLAN DESIGNATION: Highway Commercial (HC)

CURRENT ZONING: Entry Overlay Zone – Highway Commercial Planned Development (EOZ- I/PD)

EXISTING LAND USES: Commercial Retail Center

FLOOD ZONE: **AE Zone** - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined) and **Zone “X”** Area - Areas determined to be outside of the 0.2% annual chance floodplain, FIRM Community Panel Number - 06113C0465H Revised May 16, 2012.

STREET ACCESS: Bronze Star Drive

**ADJACENT
LAND USES & ZONING:**

Direction	Land Use	Zoning
North	Interstate 5 & Holiday Inn Express	EOZ C-H/PD
South	Existing Farmland	County Agriculture (A-1)
East	Existing Farmland	County Agriculture (A-1)
West	County Road 102 & Existing Residential & Commercial Development	Southeast Area Specific Plan & EOZ C-H/PD

PENDING/POTENTIAL ACTION

Staff recommends that the Planning Commission take action on the following:

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5012 is in substantial compliance with previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006).
- Approve the Tentative Parcel Map No. 5012 dated 6/29/12, as based on the Findings of Fact and subject to the Conditions of Approval as provided in the Staff Report presented on July 19, 2012 (**See Attachment A - Application & Tentative Map No. 5012**).

PROJECT SITE DESCRIPTION

The subject property consists of a regional retail center totaling 525,000 square feet on 55 acres of land. The regional retail center is comprised of two major stores, Costco and Target, 154,890 and 126,800 square feet respectively (plus 10,000 sq feet for a garden center), as well as additional retail totaling approximately 237,000 square feet in size consisting of 5 sub-majors ranging in size from 15,000 to 30,000 square feet, and the remainder as general retail.

BACKGROUND

In 2006, the subject property was approved for a regional retail center along with the Tentative Parcel Map #4606 to subdivide the site into 21 parcels. To date only twelve (12) of the parcels have been finalized into separate parcels. The Woodland Development Company owns nine (9) of the twelve (12) parcels and the remaining three (3) parcels are owned by other commercial businesses.

PROJECT PROPOSAL

The applicant is requesting approval for a proposed tentative parcel map to subdivide a 26.35-acre highway commercial property, consisting of nine (9) parcels into fifteen (15) parcels and thereby creating 6 additional parcels. The subdivision is to allow the sales of individual parcels. The parcel map does not allow an increase of the overall total building square footage or a change in building configuration, which was approved under the Master Site Plan and Master Conditional Use permit (**See Attachment A - Application and TPM #5012**). The table below provides the number of parcels and acreages.

Parcel	Acres	Parcel	Acres
Parcel 1	2.96 ac.	Parcel 9	1.07 ac.
Parcel 2	1.15 ac.	Parcel 10	1.59 ac.
Parcel 3	1.30 ac.	Parcel 11	0.81 ac
Parcel 4	1.63 ac.	Parcel 12	0.77 ac
Parcel 5	4.68 ac.	Parcel 13	0.97 ac.
Parcel 6	0.50 ac.	Parcel 14	2.52 ac.
Parcel 7	1.51 ac.	Parcel 15	1.76 ac.
Parcel 8	1.66 ac.		
		TOTAL	24.88 ac

The proposed tentative parcel map would create a total of eighteen (18) parcels for the entire Gateway 1 project site. The Gateway project was originally approved for 21 parcels.

CITY SERVICES

The property is currently served by city services. Water, Electricity, Sewage, and Garbage services are available to the site currently, and will be available to each of the developable parcels proposed.

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

1. Legal notice was published in the Woodland Daily Democrat on or before July 9, 2012,
2. Notices were mailed to all property owners within 300 feet of the project site on July 6, 2012.

Copies of the staff report for the proposed project have been on file at City Hall Annex since July 13, 2011.

APPLICABLE LAWS, CODES, AND ORDINANCES

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The State of California Subdivision Map Act
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Subdivision Ordinance
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

ENVIRONMENTAL ASSESSMENT STATUS

The project was addressed in the Woodland Gateway Retail Center EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006), which was prepared pursuant to the provisions of CEQA. Following certification of the Final EIR and Supplemental EIR, there have been no substantial changes to the project, no substantial changes in circumstances under which the project will be undertaken, and no new information making a supplemental or subsequent EIR necessary or appropriate under Section 21166 of CEQA. The approval is therefore undertaken in accordance with the previously certified Final EIR and Supplemental EIR, as provided by CEQA. Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. All mitigation measures identified in adopted Mitigation Monitoring Plan approved May 23, 2006, are fully enforceable pursuant to CEQA.

REVIEWING AGENCY COMMENTS

All reviewing agency comments have also been integrated into the conditions of approval. Economic Development, Fire, Environmental Operation, had "no comment" on the project. Building and Police did not response to the City's referral.

DISCUSSION

The proposed tentative parcel map represents the on-going development of the approved Gateway 1 development. As the project develops and tenants are brought into the center, the parcel configuration can change to meet the needs of the individual tenants.

STAFF ANALYSIS

Staff supports this Tentative Parcel Map subject to the attached conditions of approval and provides the following analysis:

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for this parcel is Highway Commercial (HC). This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses.

The proposed tentative parcel map is consistent with General Plan.

CONSISTENCY WITH OTHER PLANS

For any new construction, the project site is subject to the approved building elevation designs approved by city Council and the requirements of the Community Design Standards.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Entry Overlay Zone - Highway Commercial Planned Development (EOZ- I/PD). The project was approved on May 23, 2006, as a Planned Development with Tentative Parcel Map No. 4606 for twenty-one (21) parcels and Conditional Use Permit (CUP) which included a Master list of Allowed Uses (MCUP). **The proposed tentative parcel map is consistent with the Zoning Ordinance and the approved Gateway 1 Development.**

APPEAL

The subdivider, or any party adversely affected by the decision, the city council, an individual city council member, or the city manager, may appeal any action of the planning commission with respect to a tentative map to the city council **within ten days** after the action of the planning commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the city council, a city council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the city council shall render its decision on the appeal.

SUMMARY

The applicant is requesting approval of Tentative Parcel Map No. 5012, to subdivide a 24.88-acre highway commercial property, consisting of nine (9) parcels into fifteen (15) parcels and thereby creating 6 additional parcels. Staff recommends approval of the tentative parcel map with staff's recommendations being incorporated as conditions of approval for the tentative parcel map.

RECOMMENDATION

Staff recommends approval of the Tentative Parcel Map by making an affirmative motion as follows:

MOTION #1 Move That The Planning Commission Approve The Woodland Gateway Tentative Parcel Map #5012 Dated June 29, 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5012 is in substantial compliance with previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006).
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve Tentative Parcel Map #5012 dated June 29, 2012 dividing APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19, into “Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, and Parcel 15” as identified by the attached Tentative Parcel Map.

-OR-

Should the Commission decide to deny the project, the motion should be made as follows:

Motion #2 Move That The Planning Commission Deny The Woodland Gateway Tentative Parcel Map #5012 Dated June 29, 2012, Based On The Identified Findings Of Fact (Specify Findings)

ATTACHMENTS:

- A. Application & Tentative Parcel Map No. 5012 (June 29, 2012)

FINDINGS FOR THE WOODLAND GATEWAY TENTATIVE PARCEL MAP #5012

Prepared for approval by the Woodland Planning Commission on July 19, 2012

CEQA Findings:

1. The circumstances of the Project are substantially the same and Final EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006), adequately addressed the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when the previous Final EIR and Supplemental EIR, was adopted has become known, and therefore no further environmental review is required.
2. The Final EIR and Supplemental EIR (SCH #2003032060) previously certified by the Woodland City Council on May 23, 2006, reflects the independent judgment of the City of Woodland, and is adequate to satisfy the requirements of CEQA for this Project.
3. The proposed Tentative Parcel Map No. 5012 is in substantial compliance with the previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006),
4. All mitigation measures identified in adopted Mitigation Monitoring Plan approved May 23, 2006, are fully enforceable pursuant to CEQA (Public Resources Code) Section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

General Plan Consistency Findings:

1. The proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan

Zoning Consistency Findings:

2. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance

Tentative Parcel Map Findings:

3. The proposed project, as conditioned meets all regulatory requirements of the Subdivision Map Act and the City of Woodland Subdivision Ordinance.
4. The conditions of approval are reasonably related to the use of the property.

CONDITIONS OF APPROVAL – Woodland Gateway Tentative Parcel Map No. 5012

PLANNING

1. The project is as described in the staff report prepared for the July 19, 2012, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #5012 dated 4/16/12 in the July 19, 2012, staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. The Community Development Department, prior to official recordation of the legal description and revised lots, must approve this map.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Prior to submitting for a building permit, applicant shall comply with the requirements of design review as prescribe in the Community Design Standards.
7. All mitigation measures identified in the adopted Mitigation Monitoring Plan approved May 23, 2006, are fully enforceable pursuant to CEQA.
8. The Development Agreement for the Gateway 1 Development between the City of Woodland and Woodland Investment Company dated May 23, 2006, are fully enforceable.
9. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division, pursuant to the requirements of Section 25-21-60 of the Zoning Regulations.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

Fees:

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

2. Applicant shall pay MPFP fees in accordance with the Gateway I DA and surface water capacity fees prior to issuance of building permit, surface water capacity fees shall be in the amount in effect at the time of building permit.
3. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Construct with building permit

7. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements, including new utility connections on site, and post any security determined necessary by the City Engineer.
8. Each parcel shall construct separate services for water, storm water and sewer connections. Landscaping and potable water shall be separate metered connections. Fire, Landscaping and potable water services shall all have back flow devices.

Easement Dedications, Right of Way, and map restrictions

1. Final map shall dedicate additional right of way on parcel 15 to the satisfaction of the City engineer to accommodate the public sidewalk constructed on site.
2. Final map shall dedicate adequate easements necessary for the access to all parcels until superseded by direct access to a public road. Furthermore, the final map shall dedicate easements to allow connection of sewer and storm drain facilities across parcels, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - b. Entering into an Agreement for Conveyance of Easements and record it against the property prior to final map and having map reference the agreement; or

- c. Including a statement on the final map as follows: We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels 1,2,3 and 4 these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described.

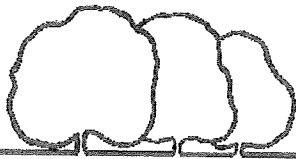
General Conditions

18. For improvements required at building permit, the applicant shall prepare improvement plans for all work within the public right-of-way or public easements and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
19. Backflow protection devices are required on all commercial, domestic, fire, and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
20. The site is currently within the 100 year flood plain, and building pad elevation shall meet City Code and FEMA requirements.
21. Design of the sites shall not impede the flood way and shall be modeled, project shall not create a significant (1 foot) increase in flood depth. This requirement may dictate site design and orientation of buildings.

General Information and Applicable Ordinances

27. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
28. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
29. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General Site Design Measures, Site Specific Measures, and Treatment Measures
30. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

ATTACHMENT A



City of Woodland

520 Court St, Woodland CA 95695 (530) 661-5820 Fax (530) 406-0832

City of Woodland, CA
Permits / Inspections - PLNG-12-00013
000206-0001 Linda S. 03/20/2012 03:18PM
50419 - WOODLAND DEVELOPMENT CO LLC
PLNG-12-00013 PLANNING MAJOR PROJECTS
Paid Amount: \$3,750.00

Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. _____

Amount Paid:

\$ _____

Amount Due:

\$ _____

☐

General Plan Amendment

☐

Rezone

☐

Tentative Subdivision Map

☒

Tentative Parcel Map

☐

Vesting Tentative Map

☐

Lot Line Adjustment

☐

Variance

☐

Use Permit (CUP)

☐

Planned Development Permit

☐

Site Plan Review

☐

Design Review

☐

Zoning Administrator Permit (ZAP)

☐

Other

Is this request part of another application? Yes _____ No ☒ If so, what? _____

2 Project Description

Site address or location: Woodland Gateway Phase I
Woodland Gateway Phase I

Project Name: Woodland Gateway I

Assessor's Parcel Number: (see Attachment "A")

Is this project located in a Redevelopment Area? ☐ Yes ☒ No

Total Acres: Woodland Gateway Phase I

Does this request include signage? ☐ Yes ☒ No

Is Your Project Located in a Flood Zone? Yes _____ No ☒

3 Justification for Request (see Attachment "B")

☞ On a separate sheet, explain in detail your request and why you believe your request is justified.

4 Owner/Applicant

OWNER: Woodland Development Company, LLC	APPLICANT: Phillip J. Harvey - Senior VP Development
ADDRESS: 825 K Street	ADDRESS: 825 K Street
CITY STATE ZIP CODE: Sacramento CA 95814	CITY STATE ZIP CODE: Sacramento CA 95814
PHONE: Office: 916.442.4600 & Cell: 916.768.1238	PHONE: Office: 916.442.4600 & Cell: 916.768.1238
E-MAIL ADDRESS: phil@petrovichdevelopment.com	E-MAIL ADDRESS: phil@petrovichdevelopment.com

5 General Plan Amendment N/A

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6 Rezoning Request N/A

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres

7 Residential Development N/A

How many residential units are being requested? ? _____ Single Family _____ Half-plex _____ Duplex _____ Apartments _____ Condominiums _____ Other _____ Townhomes _____ Total Units _____	How many lots will be created by this project? _____ Do you intend to market the units for sale? Yes _____ No _____ Do you intend to market the units for rent? Yes _____ No _____
--	--

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:

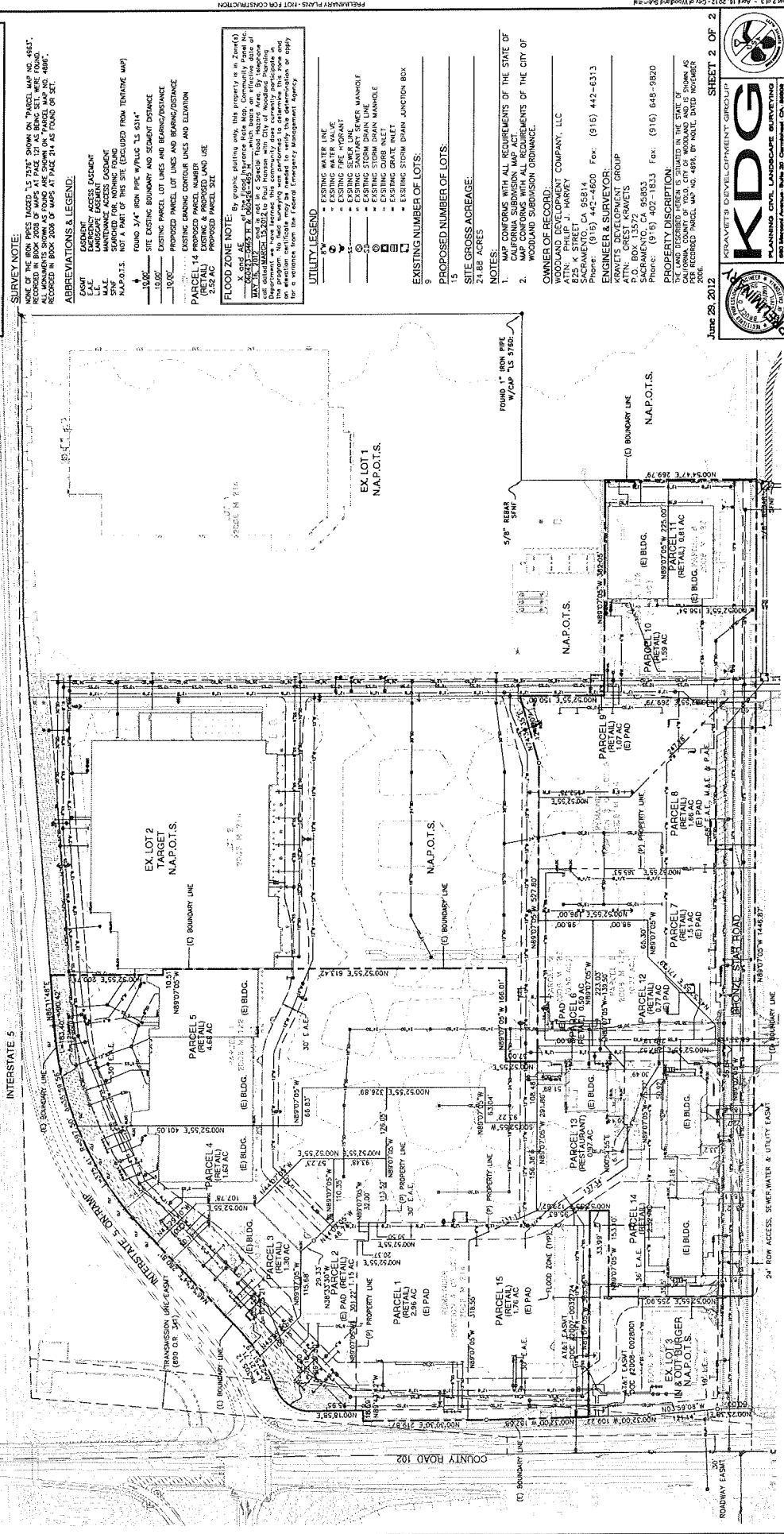
9 Authority to File Application

Check one: ☒ Ownership ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other (specify) _____ * Attach Evidence of Authority Place Date Received Stamp Here	I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list. APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT Applicant: <u>Woodland Development Company LLC</u> Date: <u>1/31/12</u> Legal Owner: _____ Date: _____ Legal Owner: _____ Date: _____
DEPARTMENT USE ONLY	
G.P. Designation: _____ Zoning Designation: _____ Applicable Zoning Code Sections: _____ Hearing Body: _____ Environmental Determination: _____	Request: _____ _____ _____ Logged by: _____ Date: _____ Planner: _____ Date: _____

Attachment "B"

Justification for Request

The property owner of Woodland Gateway I development wished to further subdivide the existing site into individual lots for buildings. The existing site has a total of ten lots and the property owner wishes to subdivide these ten lots into sixteen lots to have one lot per one building for possible sale of each individual building and its lot.

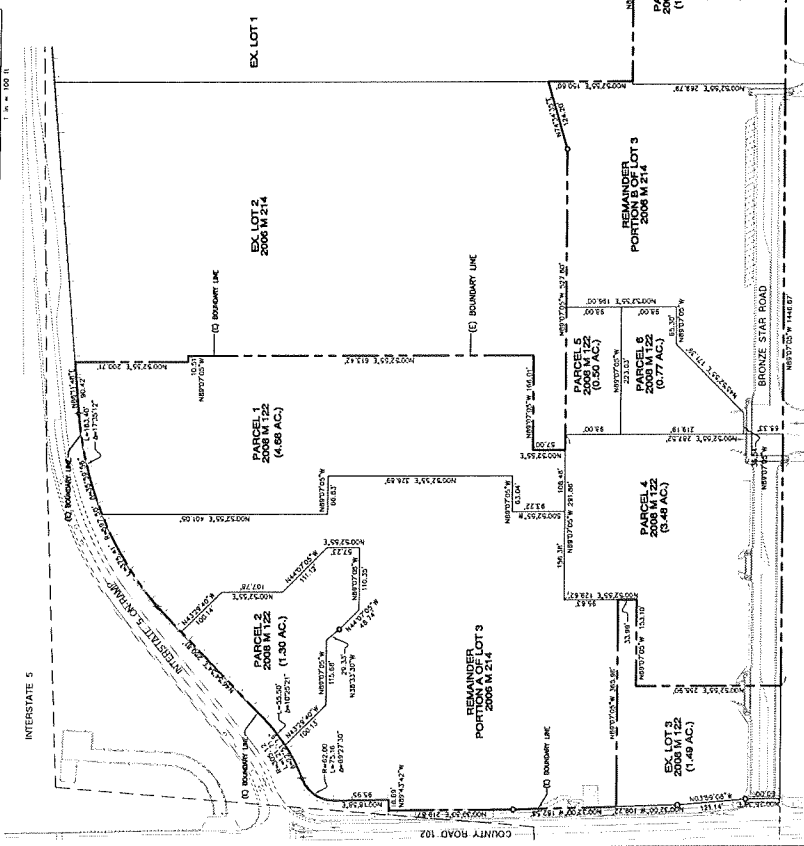
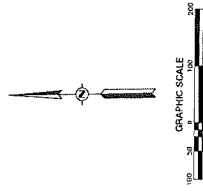
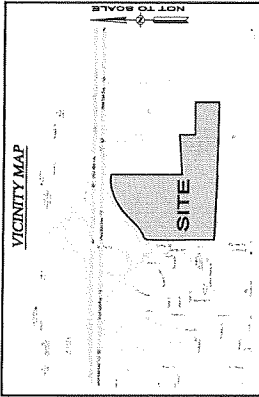


KRAVETS DEVELOPMENT GROUP

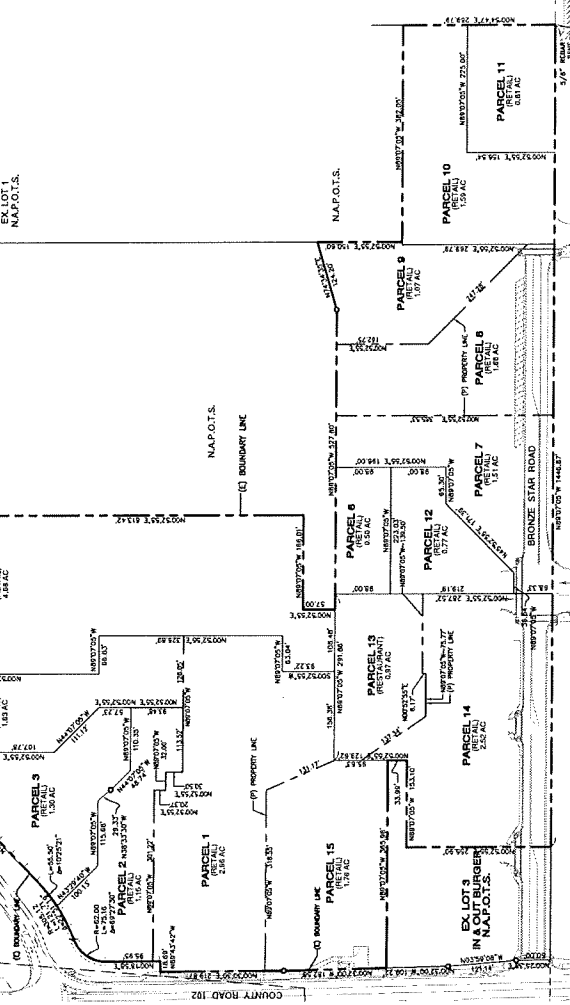
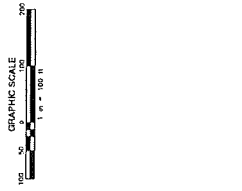
KDGG
PLANNING CIVIL LANDSCAPE SURVEYING
6903 Mercantile Avenue, Suite 20, Carmichael, CA 95608
916/481-1111

Existing and Proposed Lot Configuration Exhibit for Woodland Gateway I

City of Woodland ~ Yolo County ~ California
Parcel Map Number 5012



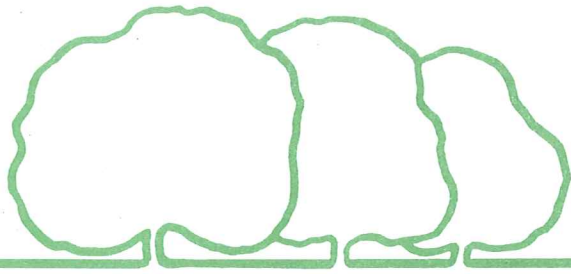
Existing Lot Configuration



Proposed Lot Configuration

ABBREVIATIONS & LEGEND:

- NAP.O.T.S. NOT A PART OF THIS SITE (EXCLUDED FROM TRUNKING MAP)
- ROAD 3/4" ROW RITE W/US 75.014"
- 10.00' EXISTING BOUNDARY AND SEGMENT DISTANCE
- 10.00' EXISTING PARCEL LOT LINES AND BEARING/DISTANCE
- 10.00' PROPOSED PARCEL LOT LINES AND BEARING/DISTANCE
- 10.00' FLOOD ZONE ELEVATION (FEMA MAP 56043-0454000420-0484)
- PARCEL 14 PROPOSED PARCEL NUMBER
- (RETAIL) EXISTING & PROPOSED LAND USE
- 2.54 AC PROPOSED PARCEL SITE



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Request for Design Exception for *Gorman's Restaurant* at 301 Sixth Street

DATE: July 19, 2012

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Review and approve the proposed Design Exception for the exterior design, signs, and site plan amenities for the Gorman's Restaurant Project at 301 6th Street with staff's recommend condition(s) of approval.

PROJECT PROPOSAL

The applicant, John Beatty (Property owner Jeffery Morgan) is seeking a design exception from the design requirements of the Downtown Specific Plan to construct a restaurant at 301 Sixth Street, at the southeast corner of the intersection of Sixth and Court Streets within the Central Business District's Eastern Gateway District (**Attachment A - Application**). The site is not within the City's National Registered Downtown Historic District.

The proposal is to replicate the locally known Gorman's Restaurant from the town of Yolo on the Sixth Street site. The 5,734 square foot building will be slightly larger than the original Gorman's Restaurant to accommodate current building code requirements. The restaurant project also proposes outdoor amenities for the site:

- A 2,179 square foot patio dining area on the east side of the building facing Court Street
- A 36-foot tall water tower and tank on the corner of Sixth & Court Streets with signage and public art
- An agriculture-inspired water feature. That will use a 30 inch concrete spillway and trough to surround the patio dinning area
- An outdoor gas grill and fire place in the patio area.
- Exterior lighting for patios dinning area
- Extensive landscape palette

The applicant's architect has prepared the following project description regarding this proposal:

The Gorman's building is a recognizable landmark of Yolo County agricultural history and represents true Americana. The architecture is representative of a stylized traditional California ranch style, consistent with the agricultural vernacular of the surrounding region. True to the original building, the new Gorman's will feature the clean and simple color palette of bright white tongue and groove siding, the signature Gorman's Show Stopper Red window trim, and striped metal awnings. The roofing is an authentic vintage concrete tile procured specifically for this historic re-creation and is an exact match to the original material. To add prominence and a strong vertical element at the corner of Sixth Street and Court Street, the new Gorman's will also feature a water tower, which is in keeping with the agricultural concept. The water tower will be constructed of high quality wood beams with a weathered wood tank and metal roof. One side of the tower will be painted with the nostalgic Gorman's Fine Food Fountain logo, and the opposing side will feature an original painting. The water tower serves as both a vertical icon that will be visible from Main Street, and also a shade structure for outdoor dining in the beautiful Gorman's courtyard. Patrons will be able to relax under the water tower next to an agriculture-inspired water feature enjoying one of Gorman's signature dishes.

The materials being proposed include:

MATERIALS	COLORS
Wood Tongue & Groove Siding	Extra White & Show Stopper Red
Metal Awnings	Red and white
Concrete Roof Tile	Vintage Bar Style
Brick Chimneys	Red
Perimeter Fencing	Bare Wire
Water Tank	Weather Wood with metal roof
Water Tower Structure	Pressure Treated Wood

Discussion

There are four (4) City adopted documents used to that ensure downtown projects comply with City goals and aspirations: The General Plan, Zoning Ordinance, Community Design Standards, and the Downtown Specific Plan. The Downtown Specific Plan contains both guidelines that are recommendations as well as specific requirements formulated to maintain and enhance the historic Downtown area while allowing for design creativity and flexibility. A project that clearly meets design criteria would normally be approved at the staff level. City staff (Building, Fire, Engineering, Public Works, and Planning) have reviewed the project and provided the applicant comments concerning applicable City codes and standards (**Attachment B – Comment Letter**).

A Design Exception process is provided for in the Community Design Standards. If a proposed project does not comply with City's design requirements because of unusual circumstances, the Planning Commission may approve exceptions, provided the overall intent of the design requirements is still being met. The following discussion highlights the design issues and several specific project components of the project that comply with General Plan and the Downtown Specific Plan.

A restaurant is an allowed use in this Eastern Gateway District of the Downtown as indicated in the Downtown Specific Plan. This proposed restaurant is the second of three restaurants that owner, Jeff Morgan, has planned for this area. The first restaurant is Maria's Cantina at 306 Sixth Street, located west just across Sixth Street. A third restaurant has been proposed for the historic Globe rice mill just across Court Street. It is Mr. Morgan's vision is to create a vibrant outdoor, social restaurant space fueled by the synergy of having the three (3) restaurants in close proximity to one another.

The issue before the Planning Commission is whether this proposed design is compatible with, and does not have a negative impact on, surrounding development and will the project help to achieve the vision and goals specified for the Downtown area in the City's General Plan and the Downtown Specific Plan.

Aspects of the building design and site layout do not fully comply with the intent of the Downtown Specific Plan's design and site requirements. The primary concern is that the California Ranch style architecture is not found within the historic downtown and the rural farmhouse motif was not envisioned in the Downtown Specific Plan. This forms the basis for the requested Design Exception from the Specific Plan's design requirements. The following is a brief summary of the details that do not fully comply with the Downtown Specific Plan's design requirements:

- *Building design should be compatible with architectural styles and materials of the existing buildings* - California Ranch style architecture is not found within the historic downtown and the rural farmhouse motif was not envisioned in the Downtown Specific Plan.
- *Building should be orientated parallel to the street* - Building sits at an angle to the street and a consistent pattern preserves the prevailing visual continuity.
- *The main entry to a building should be emphasized at the street* - The main doorway lacks prominence to the street and should be pronounced and easily recognizable.
- *Walls should be articulated* - Uninterrupted walls creates a monotonous façades
- *Bright colors should be muted* - Colors are Extra White & Show Stopper Red
- *Metal awning are not allowed* - Awning are made from metal
- *Ground sign should be of the monument style* - Ground sign is mounted on a pole
- *Trash enclosure gates should have a Victorian wrought iron style* - Gate to be constructed used 2" x 6" redwood rails installed over steel frame

In addition, the Downtown Specific Plan has a list of recommended projects for each District within the Downtown. For Eastern Gateway, the Plan had envisioned a multi-story, mixed-use project with similar architectural style compatible with the rice mill building. These projects in the Specific Plan are simply recommendations, and not binding on the City. Since the adoption of the Plan, this Eastern Gateway now contains the historic Keehn house relocated by the former Rite Aid project and without a Redevelopment Agency providing assistance, such large-scale projects becomes improbable at this time.

When staff takes a broader look at the surrounding neighborhood, we find compatibility with existing buildings in both shapes and forms. To the northwest, on the north side of Court Street, there are single-family homes, both one and two stories, with simple forms and clean lines in their designs. To the north, the rice mill building is reminiscent of Woodland's agricultural history and Gorman's Restaurant with its water tower and tank evokes the agricultural past. To west is the one-story Maria's Cantina Restaurant and to the east is the recently relocated historic Keheen House with its Carpenter Gothic or Rural Gothic style emphasizing charm and quaintness. The Downtown Specific Plan designates this location as part of the Eastern Gateway to the downtown and requires a vertical element. The proposed water tower and tank provide the required gateway vertical element punctuated with a vintage sign and public art.

The propose project **complies** with many of the City General Plan's requirements. One of the 15 guiding principles of the General Plan is:

To revitalize the Downtown district as the heart of the City

The following goal and policies also support this proposal:

GOAL 1.F

To develop and maintain an economically viable and physically attractive Downtown.

POLICIES

Downtown

1.A.6. The City shall promote infill development and reuse of underutilized parcels in a manner compatible with the character of the surrounding neighborhood.

Economic Development

9.C.1 The City shall intensify Downtown Woodland as the principal retail, cultural, restaurant, and commercial district of the city and region.

9.C.2 The City shall create a distinctive and active pedestrian environment that supports Downtown as a unique destination.

9.C.3 The City shall maximize opportunities for outdoor eating to reinforce Downtown as a food and entertainment destination.

These goals and policies seek to preserve Woodland's downtown as a central location and the primary source of Woodland's identity and to continuing the revitalization efforts in the downtown. **Staff is recommending that the Planning Commission find the proposed Design Exception "warranted" and that the project as a whole meets the goals of encouraging the downtown as the primary social and entertainment focus and will promote revitalization efforts the in the downtown.**

Signs: The signage allowance for this project is 175 square feet of signage and the project proposes only two signs with combined sign area of 64 square feet. The first sign is a 32.6 sq. ft. pole-mounted neon-letter sign near the Sixth Street entrance. The sign is being reduced in height from 9-feet 5-inch down to 8-feet to comply with City Sign Ordinance. The sign area allowed for a downtown ground sign is 32 sq. ft. Because the applicant wishes to faithfully represent the original Gorman's sign size and the sign area difference is negligible, staff felt appropriate in recommending the sign as being in substantial compliance with Sign Ordinance.

This pole-mounted sign requires a Design Exception from the requirement that requires ground-mounted signs be a monument style ground sign. **Staff is recommending that the Planning Commission find the ground sign in substantial compliance with City Sign Ordinance for sign area and grant the Design Exception for the pole mounted style sign.**

The second proposed sign is a Gorman's Restaurant sign painted on the water tank. The proposed sign is a vintage agriculture sign to be painted in a "ghost sign" style. "Ghost sign" signs are old (typically over 50 years) faded remnants of history that have a sense of nostalgia. The Gorman's sign will attempt to accomplish this with the re-creation of Gorman's sign on the water tank. The sign dimensions are 4-feet by 8-feet (32 sq. ft) with the top of the sign at 32-feet above grade. The City Sign Ordinance regulates ground and wall signs heights, ground sign height is 8-feet, and wall sign height is 30-feet.

The Downtown Specific Plan requires a vertical architectural element in the Eastern Gateway and therefore that tower and water tank feature are in compliance the Specific Plan, but both the Downtown Specific Plan and Sign Ordinance do not specifically address signage on such vertical architectural elements. Historically signage has been placed on water towers and tanks. Staff believes the water tower and tank with its vintage agriculture sign painted in a "ghost sign" style are integral parts of the place making identity for the project, creating a destination within the downtown. **Staff is recommending that the Planning Commission find the water tank sign in substantial compliance with City Sign Code and the Downtown Specific Plan.**

Summary

Staff believes that the re-creation of the legendary Gorman's Restaurant in the Downtown's Eastern Gateway District at the corner of Sixth and Court Street is a unique project. Other projects completed by Mr. Morgan in the downtown include the renovation of the former senior center at 630 Lincoln Avenue and the former El Charro restaurant at 306 Sixth Street. These projects demonstrate Mr. Morgan's attention to detail and the outstanding quality of construction and materials used in his projects. Staff has complete confidence that the City will see the same commitment with his proposed Gorman's Restaurant project.

Staff believes the proposed project design is in substantial compliance with the City's General Plan, Sign Ordinance, Community Design Standards and Downtown Specific Plan. That Gorman's Restaurant will again become a landmark within Yolo County and a destination within Woodland's downtown. **Staff is recommending that the Planning Commission find the Gorman's Restaurant Design in substantial compliance with General Plan, Sign Ordinance, Community Design Standards, and the Downtown Specific Plan and grant the Design Exception for the building design, signs, and other site amenities.**

RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Review and Approve the proposed Design Exceptions for Gorman's at 301 6th Street

MOTION NO. 1: Move to APPROVE the building designs, signs and other site amenities for Gorman's Restaurant Project at 301 6th Street, in the Central Business District, based on the Identified Findings, By Taking the Following Actions:

1. Determine that the project, as conditioned, is consistent with the General Plan;
2. Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
3. Determine that the project, as conditioned, is consistent with the Community Design Standards
4. Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;
5. Approve the Design Exception for Gorman's Restaurant at 301 Sixth Street to allow the construction of a 5,734 sq. ft. restaurant, signs, and a 36-foot tall water tower and tank, and other site amenities in the Central Business District Area A-4 subject to the conditions of approval provided;

OR

MOTION NO. 2: Move to DENY the building design for Gorman's Restaurant Project at 301 6th Street, in the Central Business District (CBD), based On the Identified Findings of Fact (Specify Findings).

Findings

- ❖ The proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and Zoning Ordinance
- ❖ The Gorman's Restaurant project substantially satisfies the design requirements of the Downtown Specific Plan and Community Design Standards.
- ❖ That proposed project's design is compatible with, and not have a negative impact on, surrounding development and the project will help to achieve the vision and goals specified for the Downtown area in the City's General Plan or the Downtown Specific Plan.

Conditions of Approval

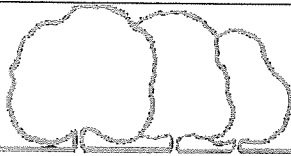
1. The project is as described in the staff report prepared for the July 19, 2012, Planning Commission Meeting. The project shall be constructed as described in the staff report dated July 19, 2012 and as depicted on the elevations and color rendering dated June 13, 2012 and the submitted material sample board and presentation booklet, included in the staff report, except as modified in any conditions of approval and with any changes necessary to meet city codes and specifications as specified in the Zoning Ordinance, Community Design Standards and the Downtown Specific Plan.

Attachments:

- A. General Application - Site Plan/Landscape Plan, Floor Plan, Elevations
- B. Staff Project Review Comments

H:\APPAUL\SITEPLAN\Gorman's\Process\Gorman's Design Review FINAL.docx

ATTACHMENT A



City of Woodland

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Standard Holdings, LLC - Attn: Jeffrey Morgan

MAILING ADDRESS:

630 Lincoln Avenue

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-668-4080

E-MAIL ADDRESS:

jmorgan@blackpineholdings.com

PROJECT APPLICANT

BlackPine Holdings, Inc. - Attn: John Beatty

MAILING ADDRESS:

630 Lincoln Avenue

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-723-0491

E-MAIL ADDRESS:

jbeatty@blackpineholdings.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☒ Site Plan Review | ☒ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

Gorman's

Total Acres or Square Feet

0.63 Acres

Site address or location:

1004 & 1016 Court St. and 317 6th St.

Assessor's Parcel Number:

005-644-01, 005-644-02, 005-644-03

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☐ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG12-00025

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
-----------------------------------	-------------	-----------------------------------	-------------

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
------------------------	-------------	------------------------	-------------

7. Residential Development

No. of residential units are being requested? _____

No. of lots will be created by this project? _____

Single Family _____ Half-plex _____

Do you intend to market the units for sale?

Duplex _____ Apartments _____

☐ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units _____

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Restaurant _____

Indicate the gross and leasable square footage for each type of development:

4,300 gross sf _____

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

6/13/12

Applicant: _____ Date

6/13/12

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____



BlackPine HOLDINGS INC.

June 14, 2012

City of Woodland – Community Development Department
Paul L. Hanson, AICP, Senior Planner
520 Court Street
Woodland, CA 95695

RE: Request For Site Plan Review And Design Review For Gorman's

Dear Mr. Hanson,

BlackPine Holdings, Inc. serves as the agent for Standard Holdings, LLC, which owns the properties at 1004 and 1016 Court Street and 317 6th Street in Woodland. Enclosed is a completed City of Woodland - General Application Form requesting Site Plan Review and Design Review. Also enclosed is our check in the amount of \$3,393.00 reflecting the following fees: Site Plan Review - \$2,234.00 and Design Review - \$1,159.00. Along with the General Application Form and fees, we are enclosing the Environmental Information Form, the 1,000 foot radius map and address mailing labels for properties within the radius. In addition, the site plan and design review submittal is enclosed.

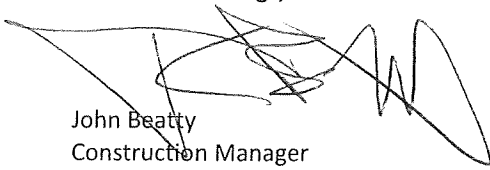
BlackPine Holdings, Inc. proposes to develop the referenced properties for use as a restaurant, but not just any restaurant. In 1946, Jim Gorman built what was to become a Yolo County landmark in the form of Gorman's in the town of Yolo. The original Gorman's was sold to Bill Brownson in the late 70's and was operated by Bill and his family until the early 2000's. Unfortunately for the residents of Yolo County, Gorman's ceased operations after 56 years in 2003.

For many years, Jeff and Kellie Morgan, the owners of Standard Holdings, LLC and BlackPine Holdings, Inc. have dreamed of re-creating Gorman's in Jeff's hometown. The enclosed application and related submittal reflect the Morgans' desire to bring this Yolo County legend back to life in downtown Woodland. The development of Gorman's in Woodland is intended to provide Yolo County residents with the opportunity to step back in time and enjoy a dining experience which so many people remember and for which so many folks yearn.

As you will see in the submittal, our design team has gone to great lengths to replicate the look and feel of the original Gorman's. We trust that the City of Woodland will welcome the addition of this re-creation of a landmark restaurant in the downtown.

Please let me know if you need anything as we move forward. Thank you for your assistance. We look forward to working with you on this project.

Sincerely,
BlackPine Holdings, Inc.



John Beatty
Construction Manager

enclosures

630 Lincoln Avenue
Woodland, CA 95695
530-668-6040

LEGEND:

- SANITARY SEWER
- SEWER MAINTENANCE HOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- CUY ANCHOR
- CUY & CUTTER
- LOT LINE
- GRADE BREAKS WITH DRAINAGE FLOW
- IRON PIN WITH CAP STAMPED WITH SURVEY CORNER RECORD FILED 8/02/2010.



SCALE: 1"=10'

PROJECT BENCHMARK

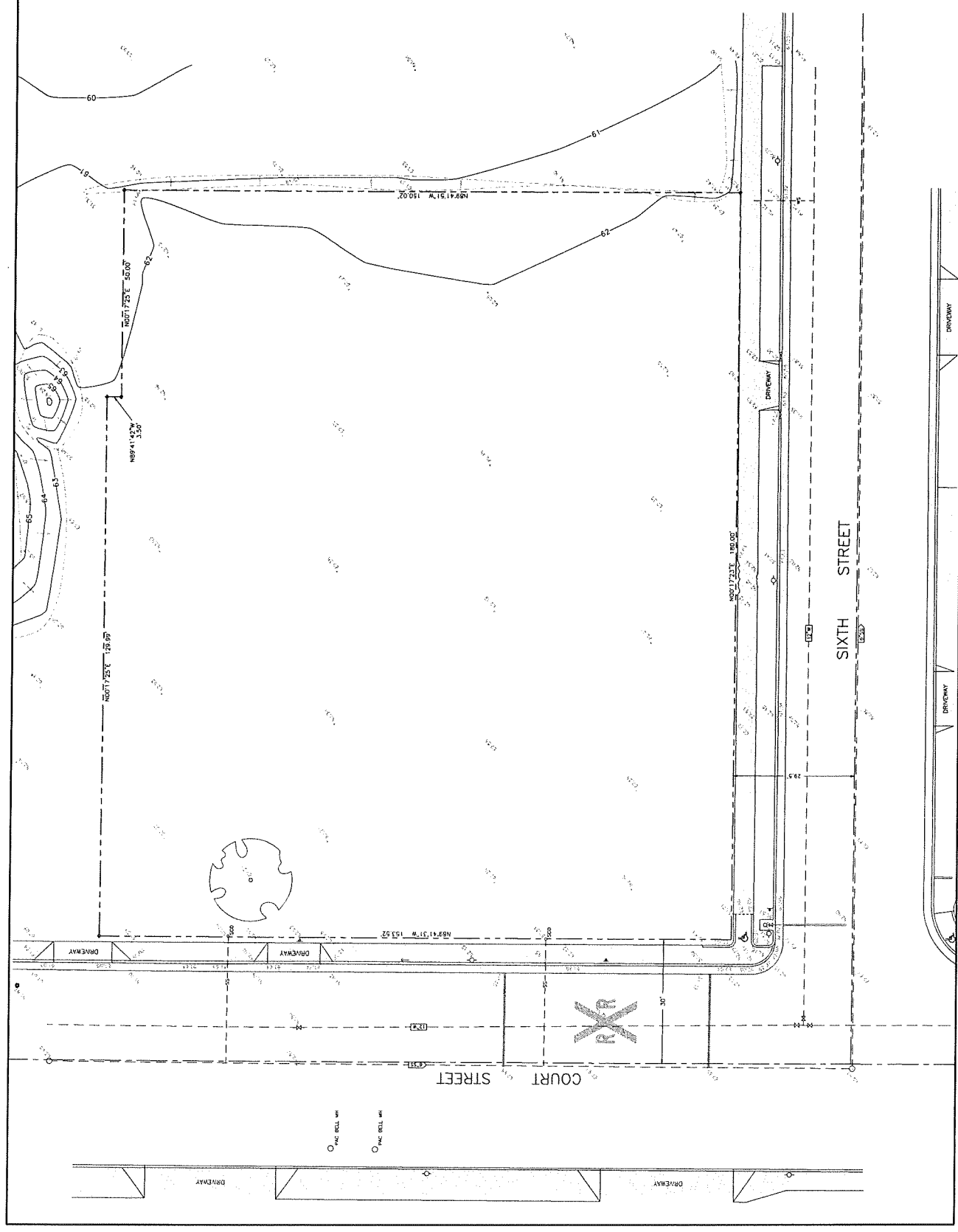
EXISTING BENCHMARK: IRON PIN WITH ALUMINUM CAP IN ADJACENT CASE AT THE SOUTHWEST CORNER OF MAIN AND EAST STREETS. HAD AN ELEVATION 0.00 FEET.

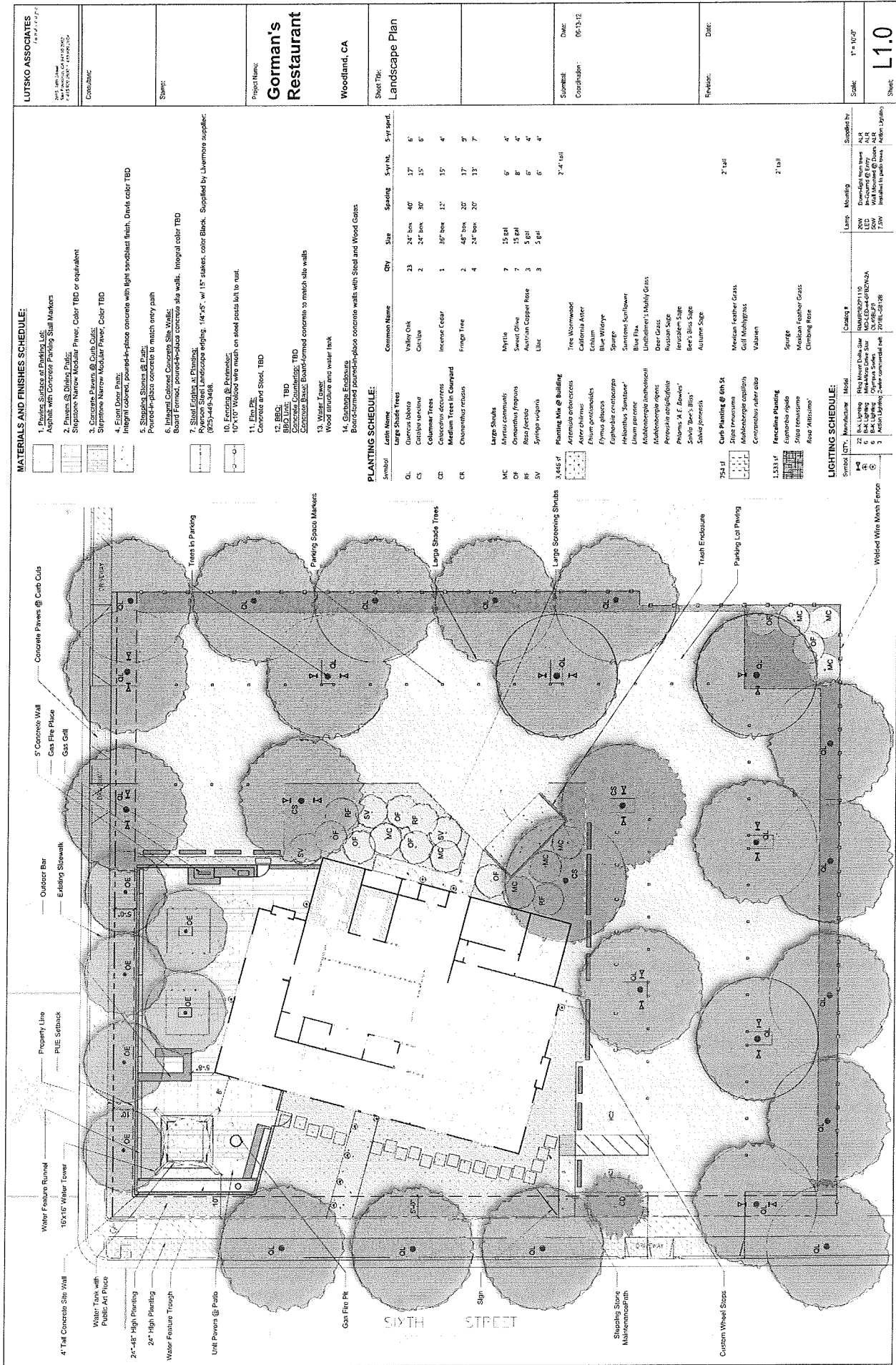


SURVEY AND TOPOGRAPHIC MAP
GORMAN'S RESTAURANT
 317 6th STREET
 WOODLAND, CALIFORNIA
 APN # 005-644-01. 02. & 03

DATE	12/10	EDITH LEE MOREVEC
DATE	12/10	EDITH LEE MOREVEC
DATE	12/10	EDITH LEE MOREVEC
DATE	12/10	EDITH LEE MOREVEC

SHEET C.1





NOT FOR CONSTRUCTION

GORMAN'S RESTAURANT
317 6th STREET
WOODLAND, CALIFORNIA
APN # 005-644-01, 02, & 03

CONCEPTUAL GRADING, DRAINAGE AND OFFSITE IMPROVEMENT PLAN

BENCH MARK:
ELEVATION: 61.00 DATUM: NAVD 88

DESCRIPTION:
CITY OF WOODLAND CONTROL POINT
L-18, ALUMINUM CAP IN MONUMENT
CASE AT THE SOUTHWEST CORNER OF
MAIN AND EAST STREETS.

APPROVED BY: _____
NAME _____
CITY OF Woodland
APPROVAL TITLE _____

PROJECT ENGINEER'S SIGNATURE

BY: _____
WILLIAM H. MARSHALL

SCALE: HORIZ. 1"=10' VERT. N/A
DATE: 6-13-2012

SCALE: 1"=10'

DESIGNED BY: WHM

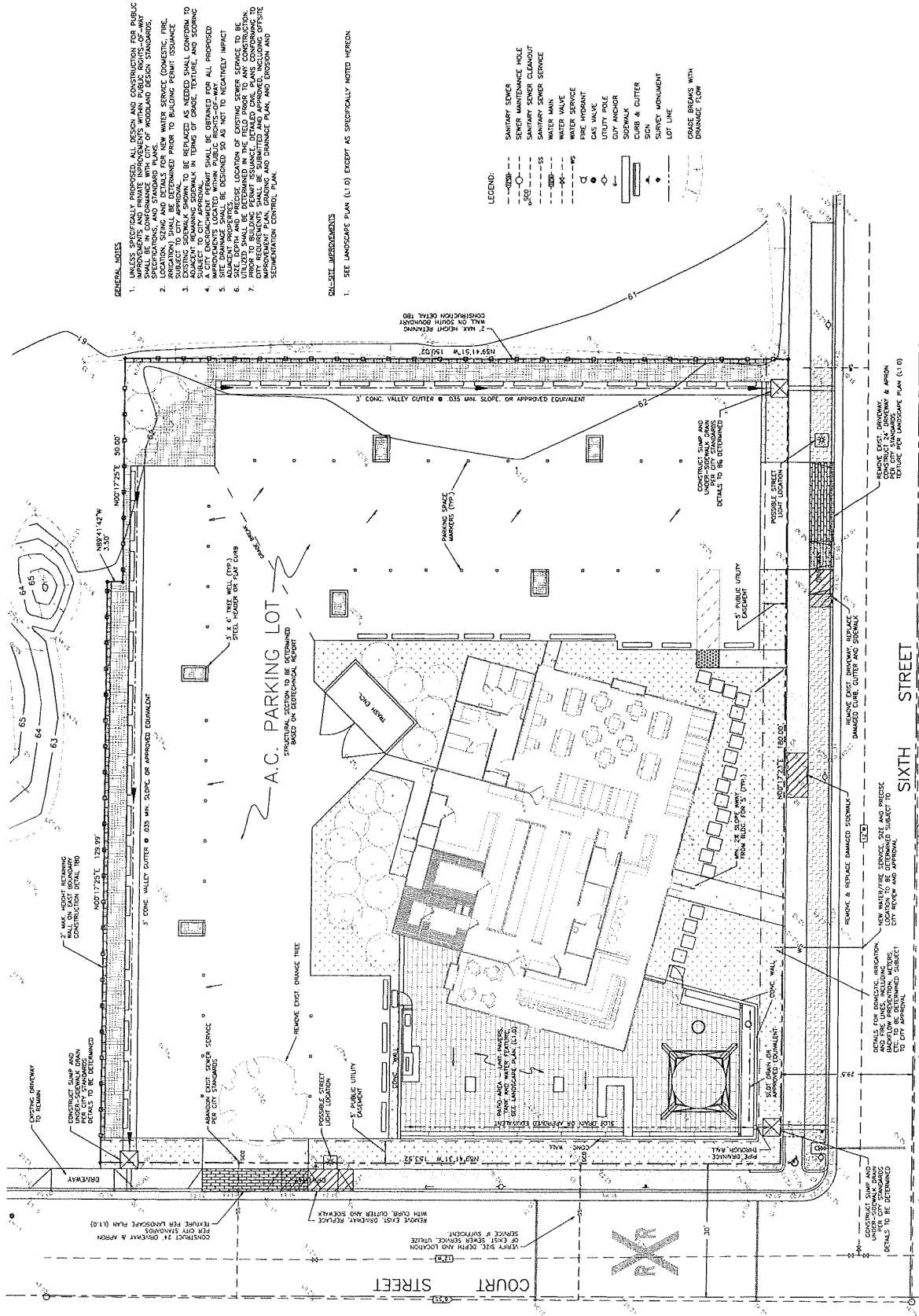
DRAWN BY: ELM

REVIEWED BY:

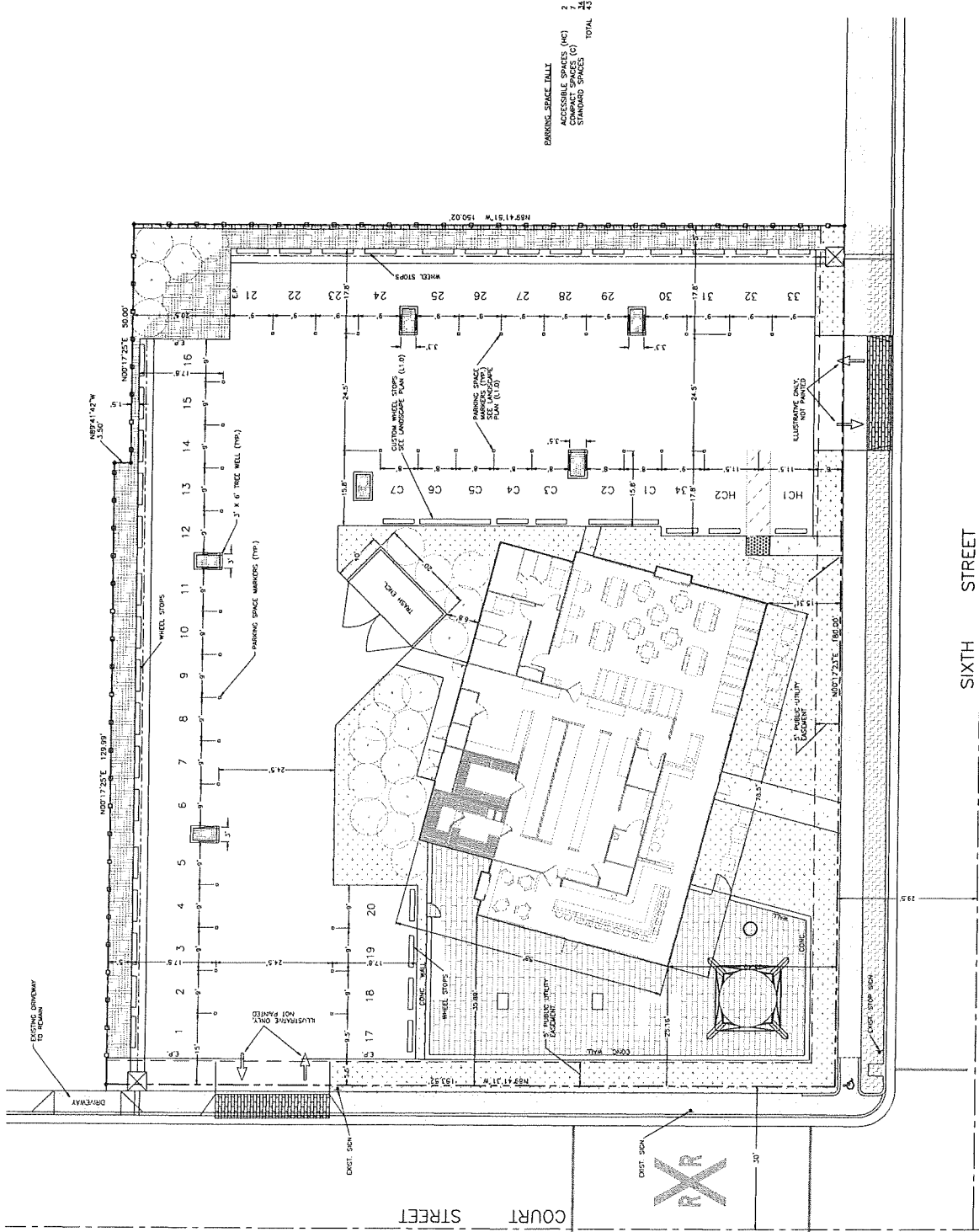
FILE: _____

[illegible]

SHEET
C.2



NOT FOR CONSTRUCTION



GORMAN'S RESTAURANT
317 6th STREET
WOODLAND, CALIFORNIA
APN # 005-644-01, 02, & 03

CONCEPTUAL SIGNING,
STRIPING AND
DIMENSIONED SITE PLAN

BENCH MARK:
ELEVATION: 51.00 DATE: MAY 09
DESCRIPTION:
CITY OF WOODLAND CONTROL POINT
CASE AT THE SOUTHWEST CORNER OF
MAIN AND EAST STREETS

City of Woodland
APPROVED BY: NAME: APPROVAL TITLE:
DATE: APPROVAL DATE: PROJECT ENGINEER'S SIGNATURE:

INSERT
ENGINEERS
STAMP

BY: WILLIAM H. MARSHALL
CIVIL ENGINEER
SCALE: 1"=10' VERT. N/A
HORIZ. 1"=10' VERT. N/A
DATE: 6-11-2012

DESIGNED BY: WHM
DRAWN BY: ELM
REVIEWED BY:
FILED:

REVISIONS		DATE	BY
DESCRIPTION		APPROVAL	DATE

SHEET
C-3

[illegible]

00000000000000000000
City of Woodstock
00000000000000000000

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(Fig. 4, lower right-hand corner) (1963)

2007 Description
EXTERIOR
ELEVATIONS

Received 10 October 2006; accepted 12 December 2006

A4.01
Sheet 1 of 10

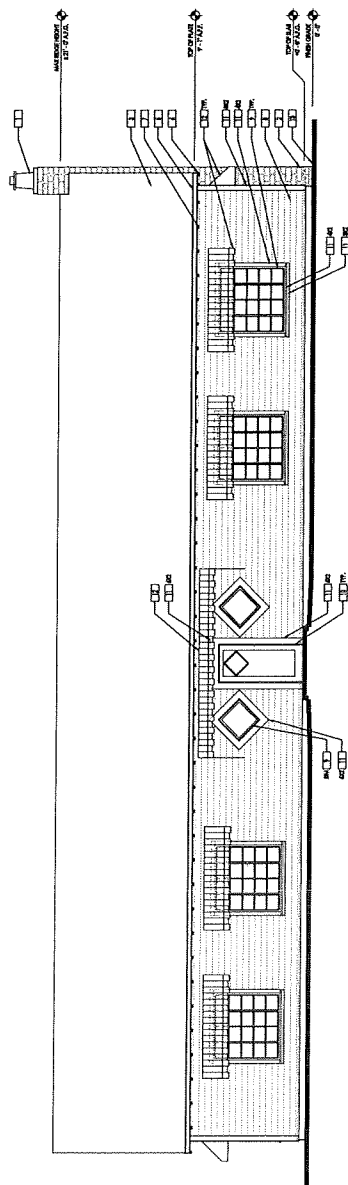
6/13/2012 PLOT DATE PLANNING APPLICATION - NOT FOR CONSTRUCTION

SHEET NOTES:

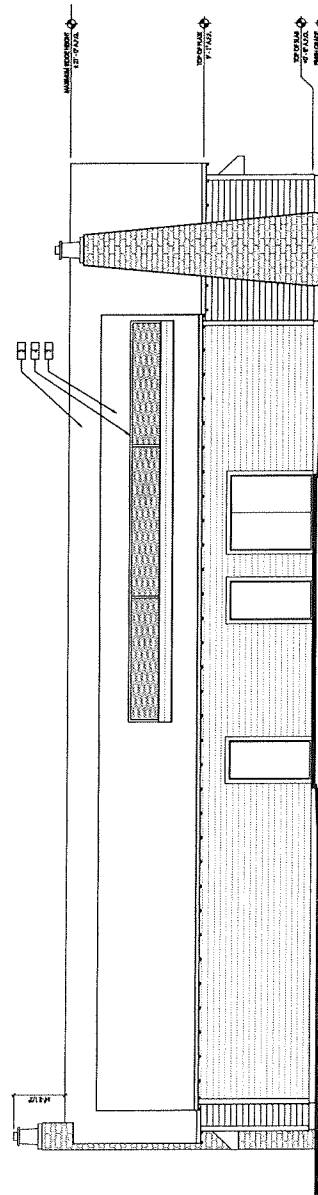
1. WINDOW 7/24/2018 10:05:07 AM

ELEVATION KEYNOTES:

- [illegible]



1 Front Elevation - Restaurant
1/4" = 1'-0"



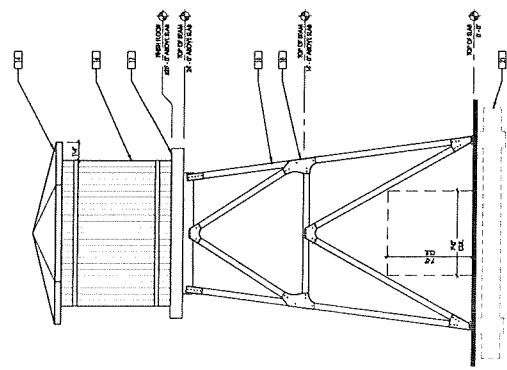
2 Rear Elevation - Restaurant
1/4" = 1'-0"

SHEET NOTES:

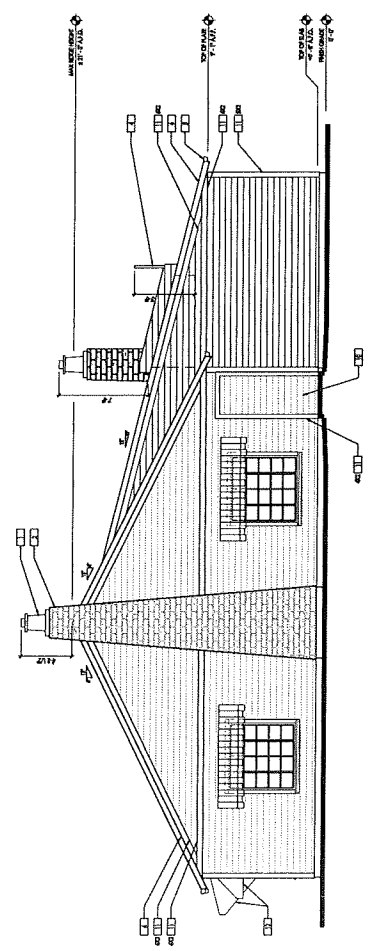
1. WILSON/REAR VIEW - 7.5" AFF

ELEVATION KEYNOTES:

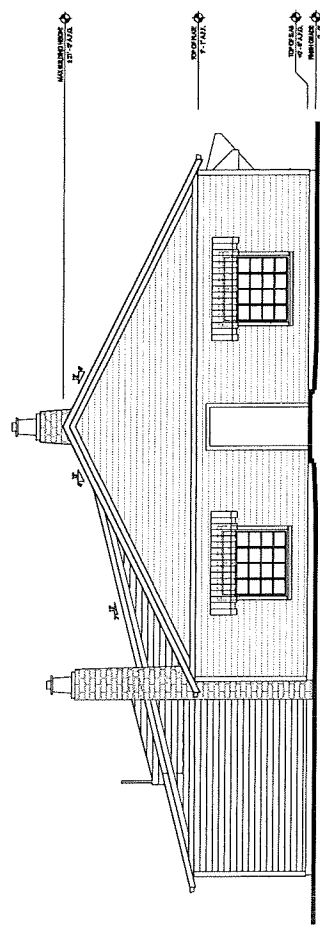
- [illegible]



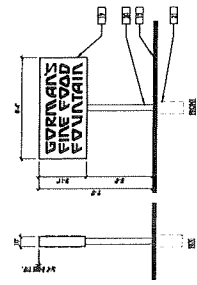
③ Front Elevation - Water Tower
1/4" = 1'-0"



1 Right Elevation - Restaurant



② Left Elevation - Restaurant



4 Front and Side Elevations - Signage

GORMAN'S FIVE FOOD FOUNTAIN

City of Woodland, California

June 14, 2012

BlackPine HOLDINGS INC.
LUTSKO ASSOCIATES

Landscape

JDA

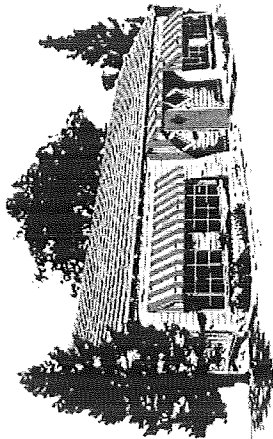
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS

Design Review Submittal
Prepared by Jeffrey Demure + Associates Architects Planners, Inc.

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The Gorman's Story



BlackPine Holdings, Inc. proposes to develop the vacant parcel at the corner of Sixth Street and Court Street for use as a restaurant... but not just any restaurant. In 1946, Jim Gorman built what was to become a Yolo County landmark called Gorman's in the town of Yolo. The original Gorman's was sold to Bill Brownson in the late 70's and was operated by Bill and his family until the early 2000's. Unfortunately for the residents of Yolo County, Gorman's ceased operations after 56 years in 2003.

For many years, Jeff and Kellie Morgan, the owners of Standard Holdings, LLC and BlackPine Holdings, Inc. have dreamed of re-creating Gorman's in Jeff's hometown of Woodland. This submittal reflects the Morgans' desire to bring this Yolo County legend back to life in downtown Woodland. Bringing Gorman's to Woodland is intended to provide Yolo County residents with the opportunity to step back in time and experience a Yolo County icon, which so many people remember, and for which so many folks yearn.

The Gorman's building is a recognizable landmark of Yolo County agricultural history and represents true Americana. The architecture is representative of a stylized traditional California ranch style, consistent with the agricultural vernacular of the surrounding region. True to the original building, the new Gorman's will feature the clean and simple color palette of bright white tongue and groove siding, the signature Gorman's Show Stopper Red window trim, and striped metal awnings. The roofing is an authentic vintage concrete tile procured specifically for this historic re-creation and is an exact match to the original material.

To add prominence and a strong vertical element at the corner of Sixth Street and Court Street, the new Gorman's will also feature a water tower, which is in keeping with the agricultural concept. The water tower will be constructed of high quality wood beams with a weathered wood tank and metal roof. One side of the tower will be painted with the nostalgic Gorman's Fine Food Fountain logo, and the opposing side will feature an original painting. The water tower serves as both a vertical icon that will be visible from Main Street, and also a shade structure for outdoor dining in the beautiful Gorman's courtyard. Patrons will be able to relax under the water tower next to an agriculture-inspired water feature enjoying one of Gorman's signature dishes.

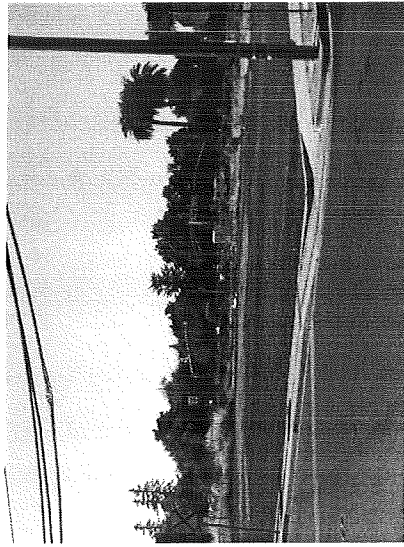
Welcome back to Gorman's... a Yolo County Icon returns.



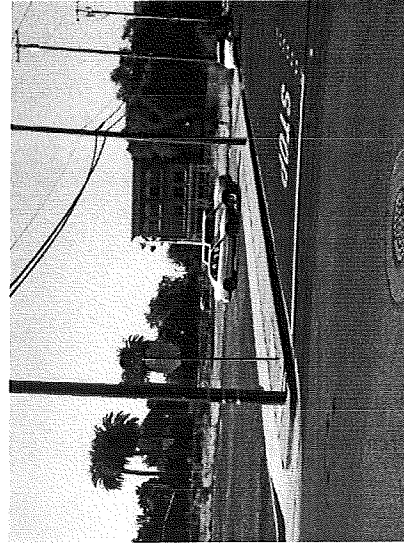
Vicinity Map



Site Photos



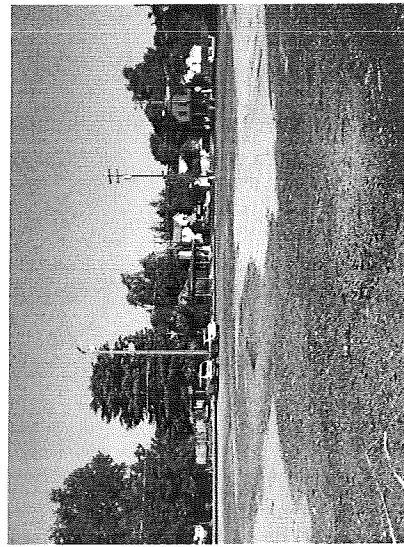
View Looking Southeast



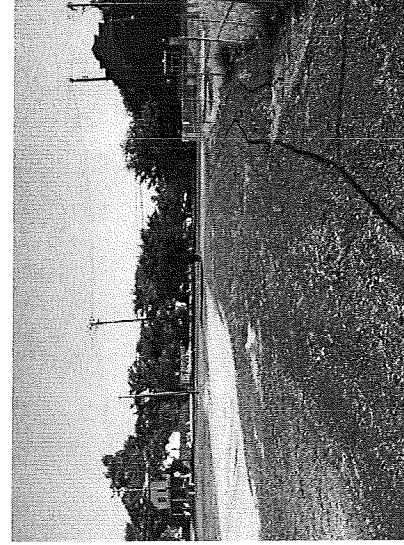
View Looking South-Southeast



View Looking South



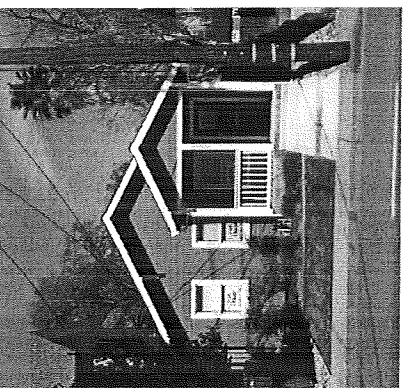
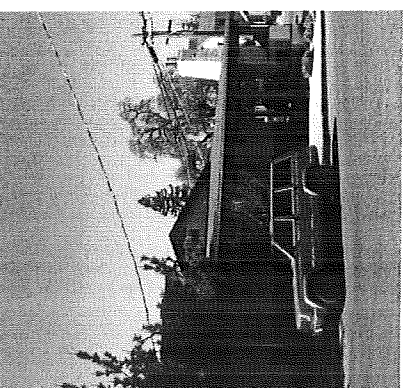
View Looking Northwest



View Looking North



View Looking East



Surrounding Buildings





City of Woodland, California

Gorman's

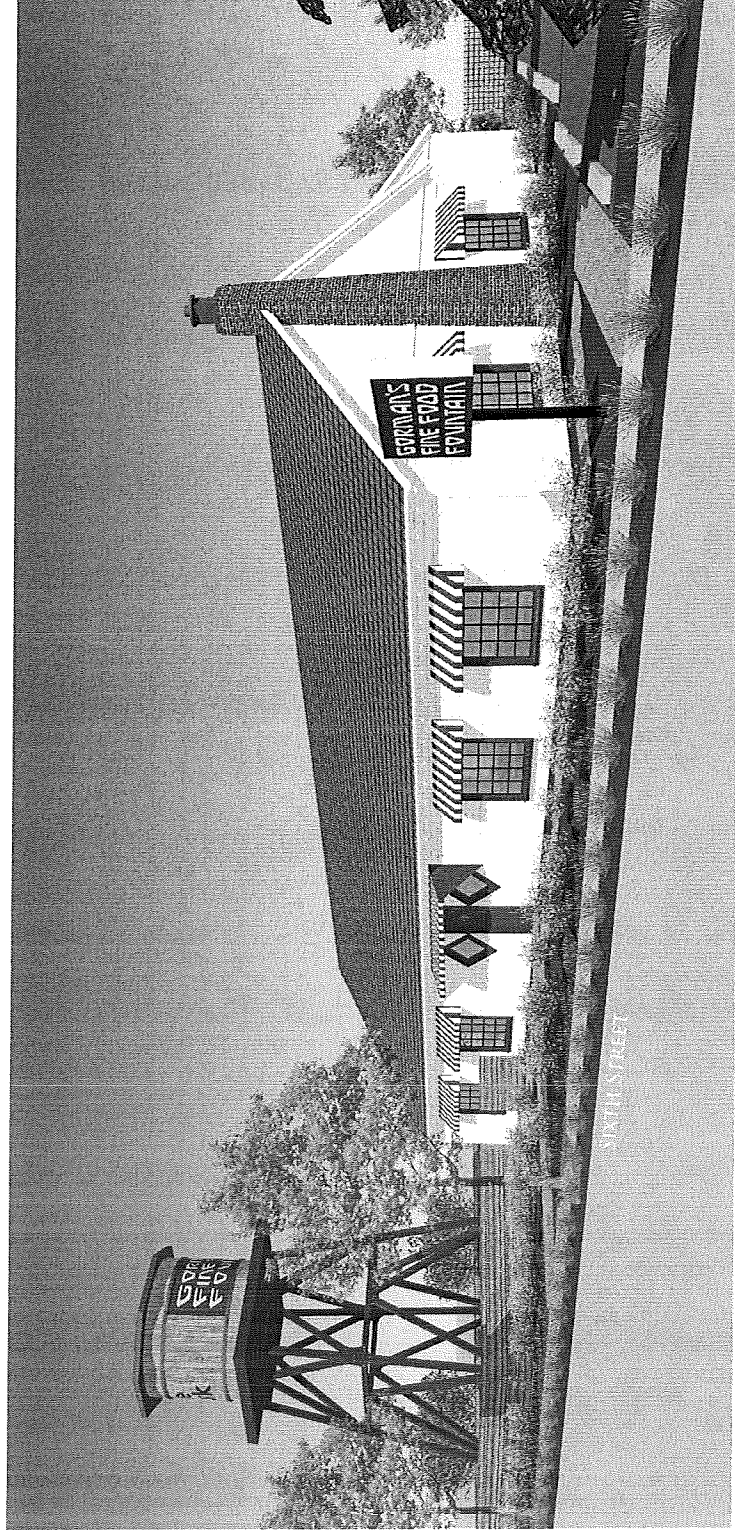
BlackPine HOLDINGS INC.



Conceptual Renderings

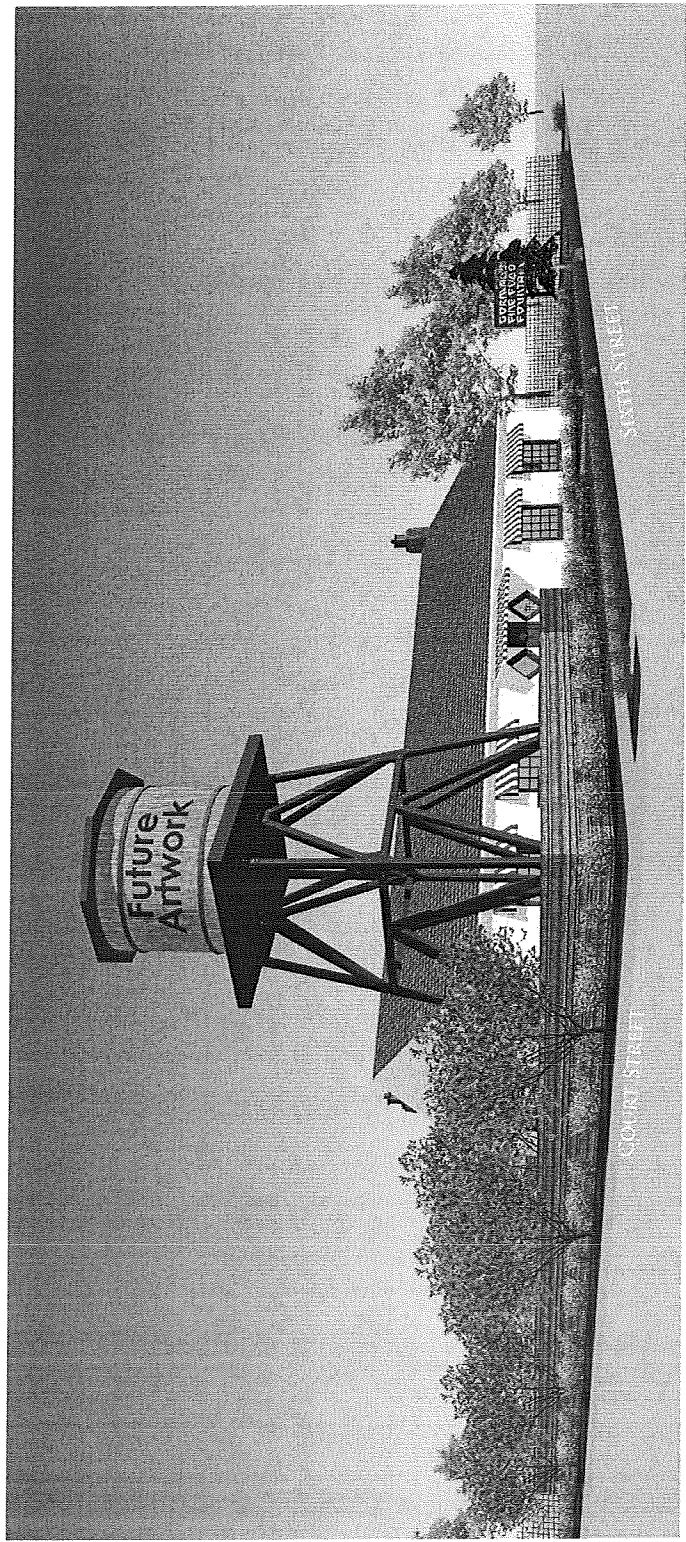


View East from Sixth Street



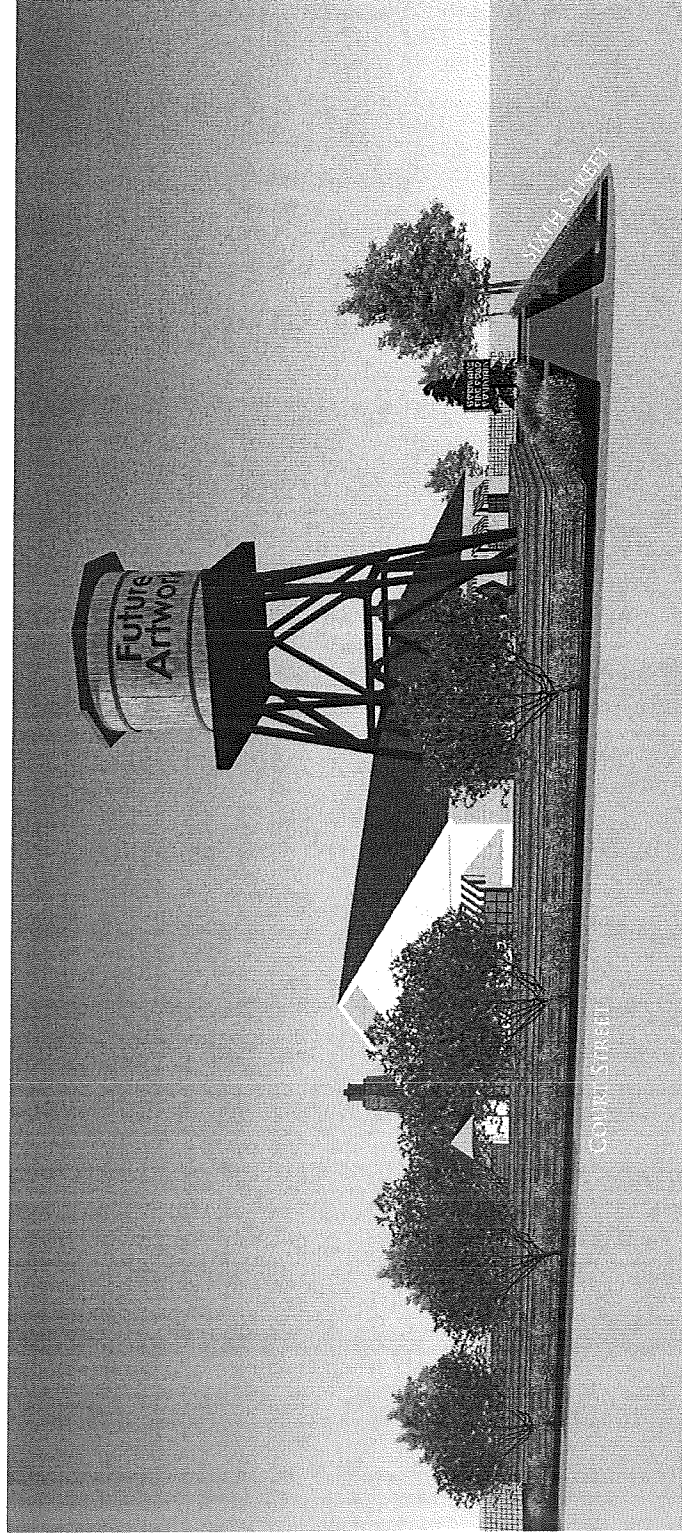
Five-Year Landscape Growth Shown

View Southeast from Sixth Street and Court Street



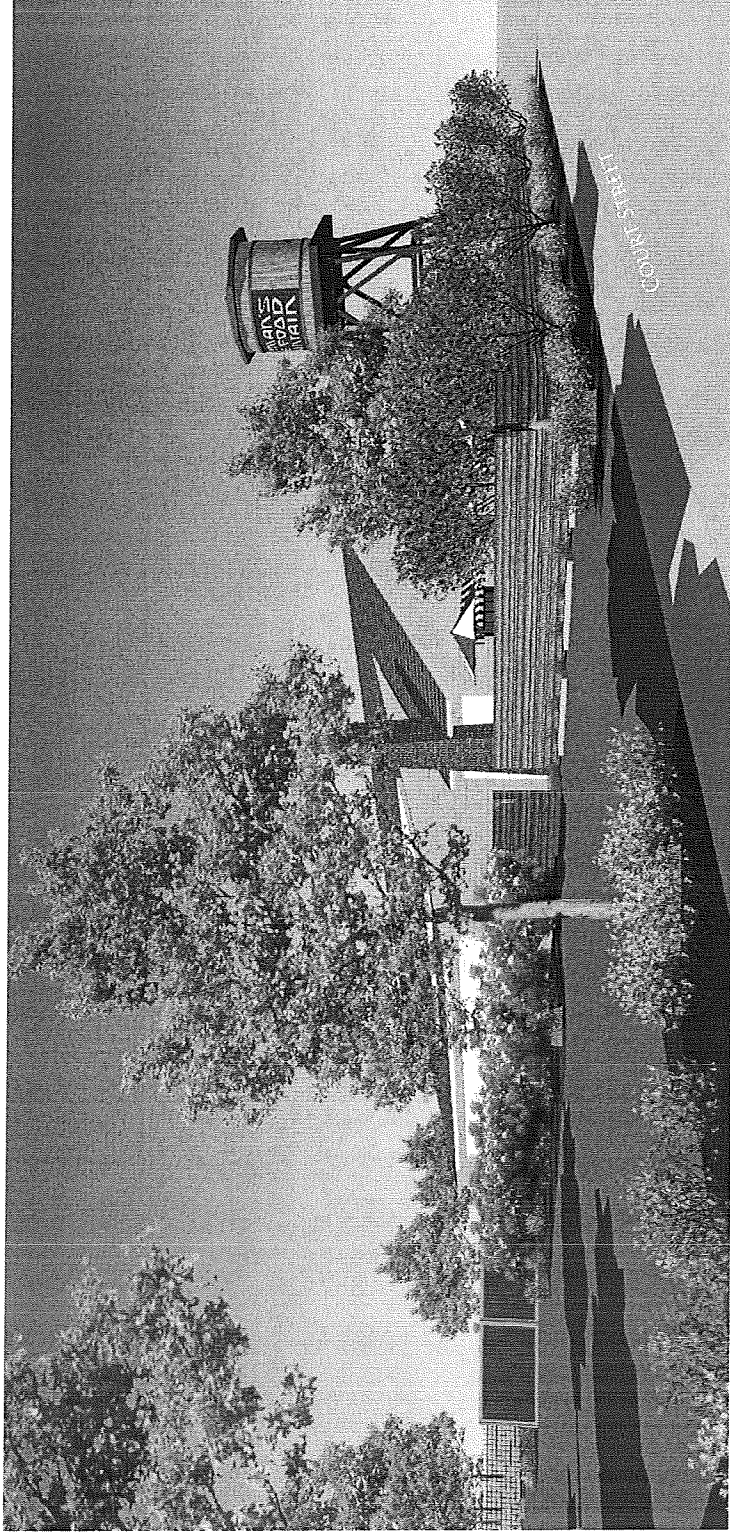
Five-Year Landscape Growth Shown

View South from Sixth Street and Court Street



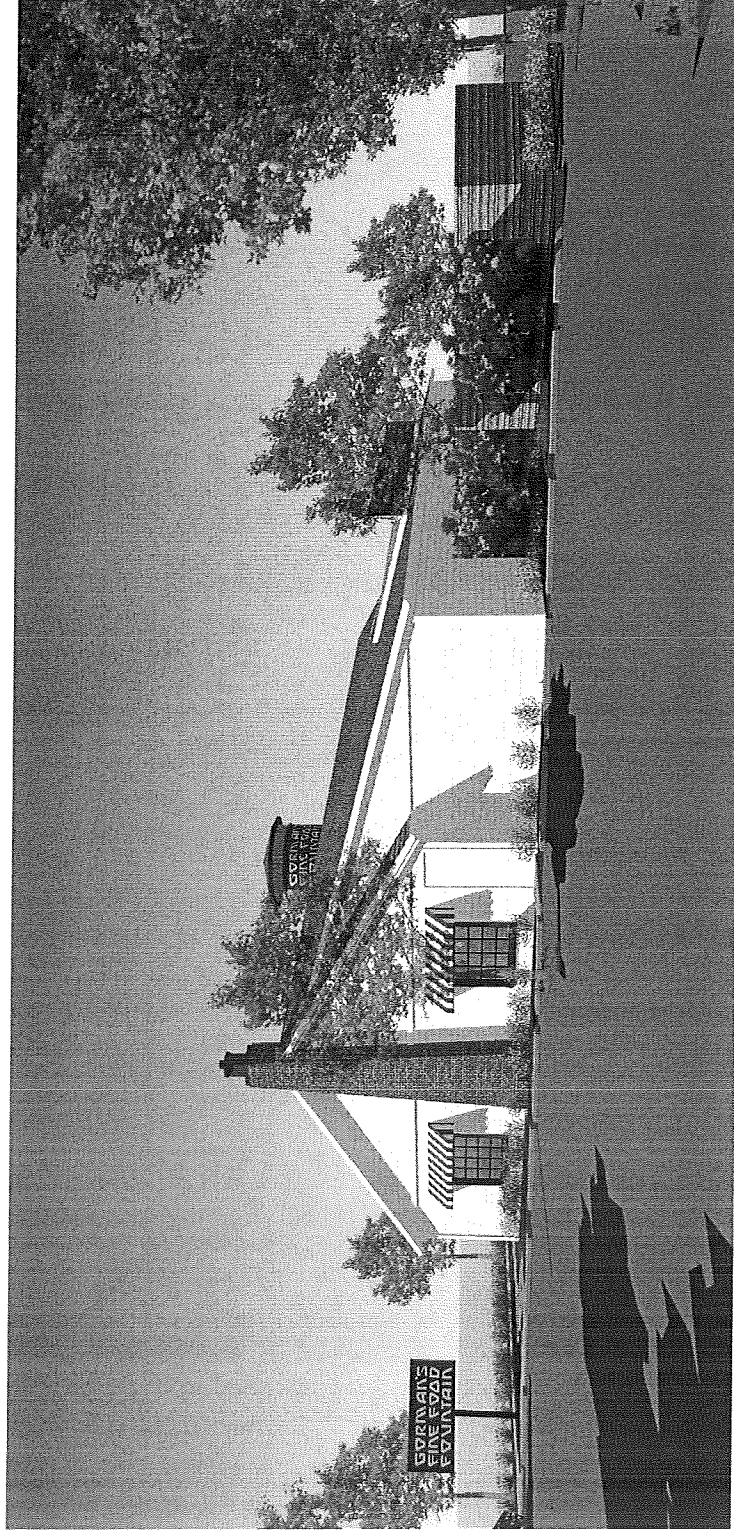
Five-Year Landscape Growth Shown

View West from Court Street



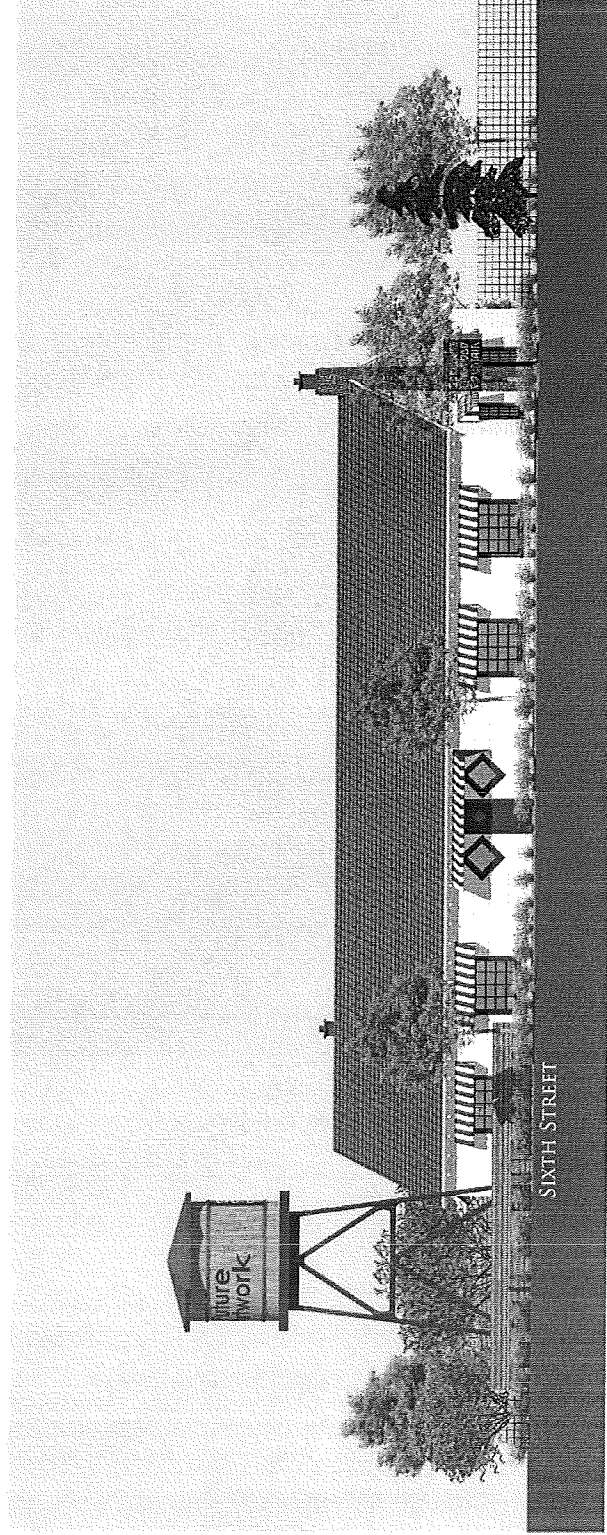
Five-Year Landscape Growth Shown

View Northwest from Parking Lot



Five-Year Landscape Growth Shown

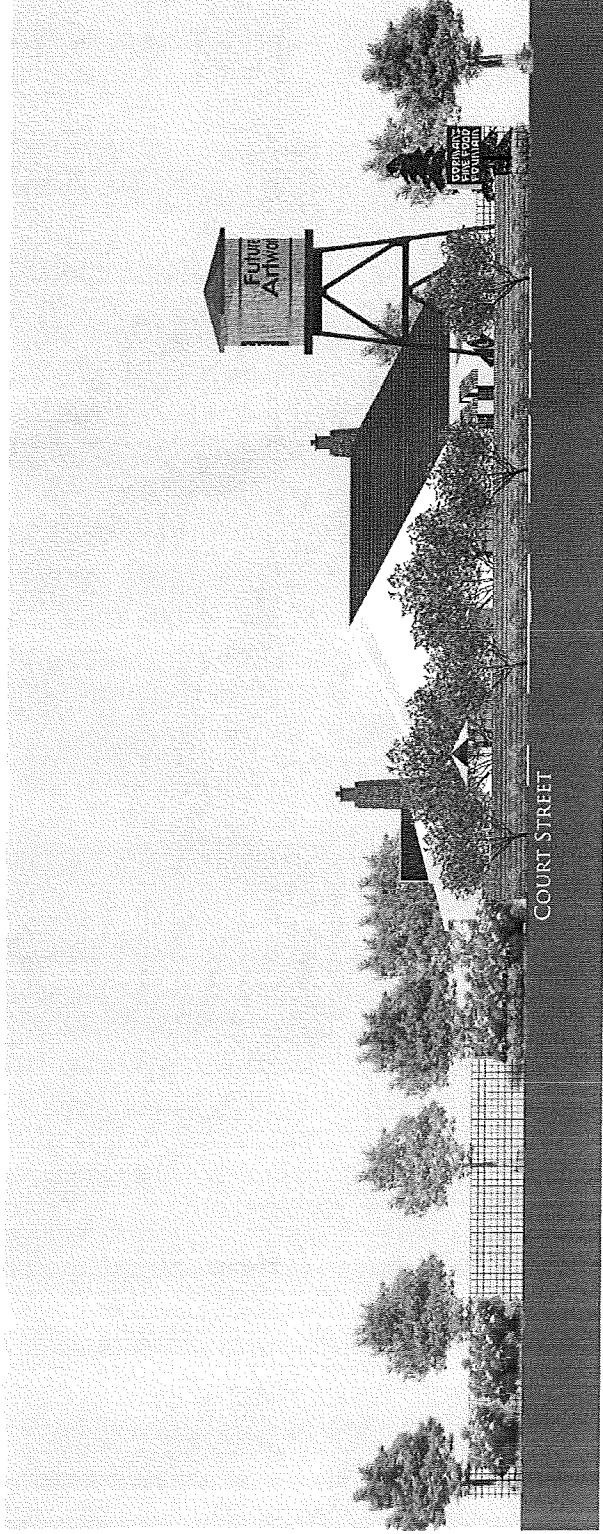
View East from Sixth Street



Five-Year Landscape Growth Shown



View South from Court Street

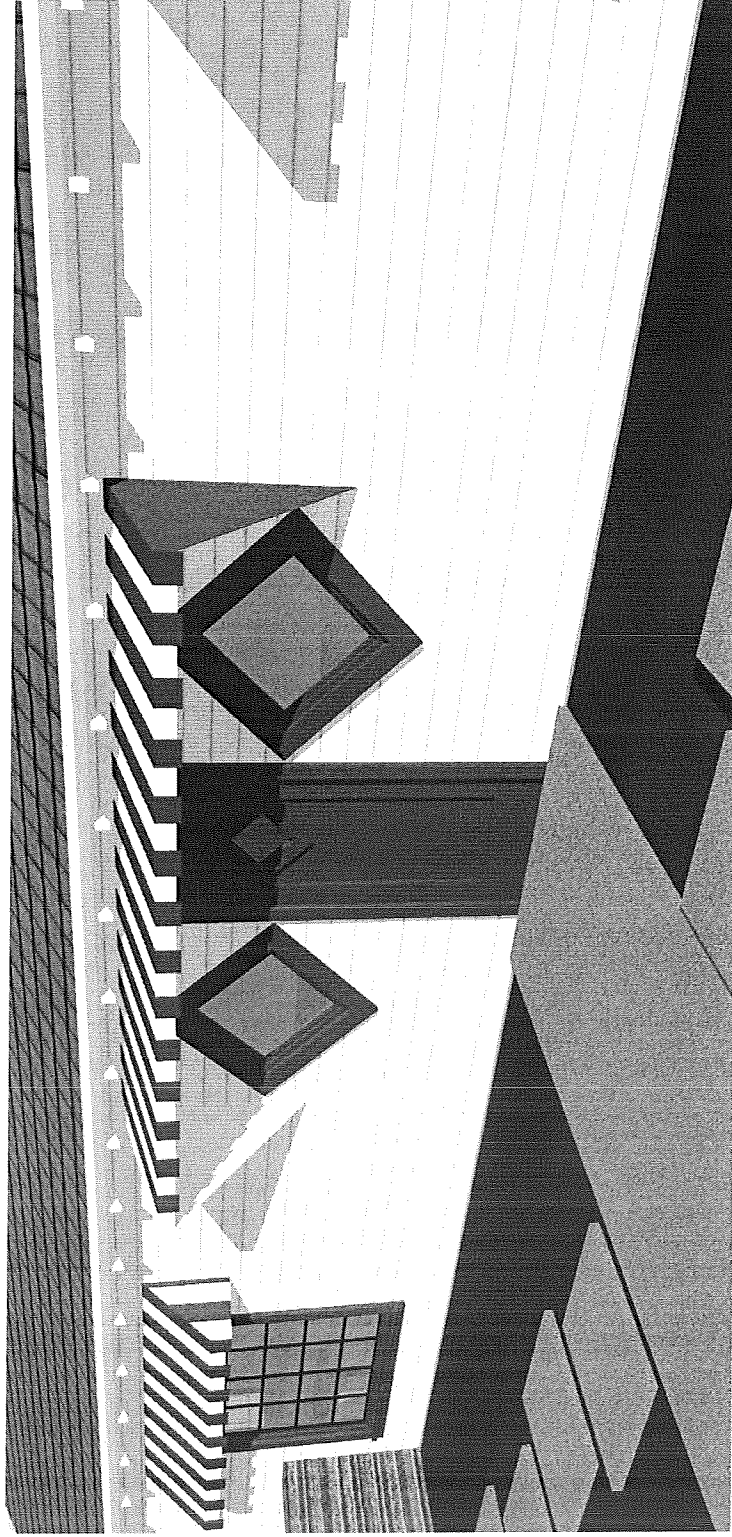


Five-Year Landscape Growth Shown

Architectural Details & Distinctive Design Elements



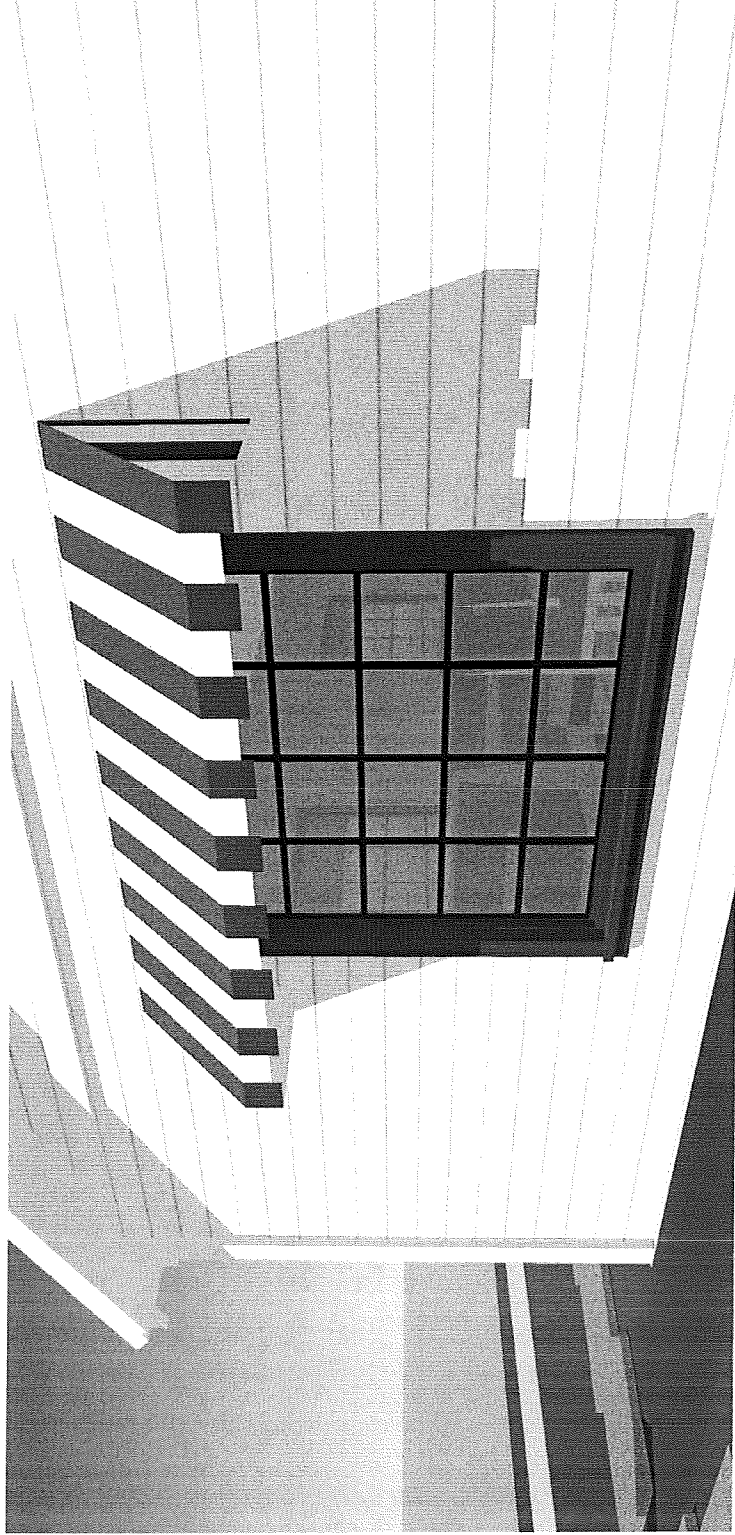
Primary Entry Detail



Signature Entry Door, Diamond Windows & Striped Awnings

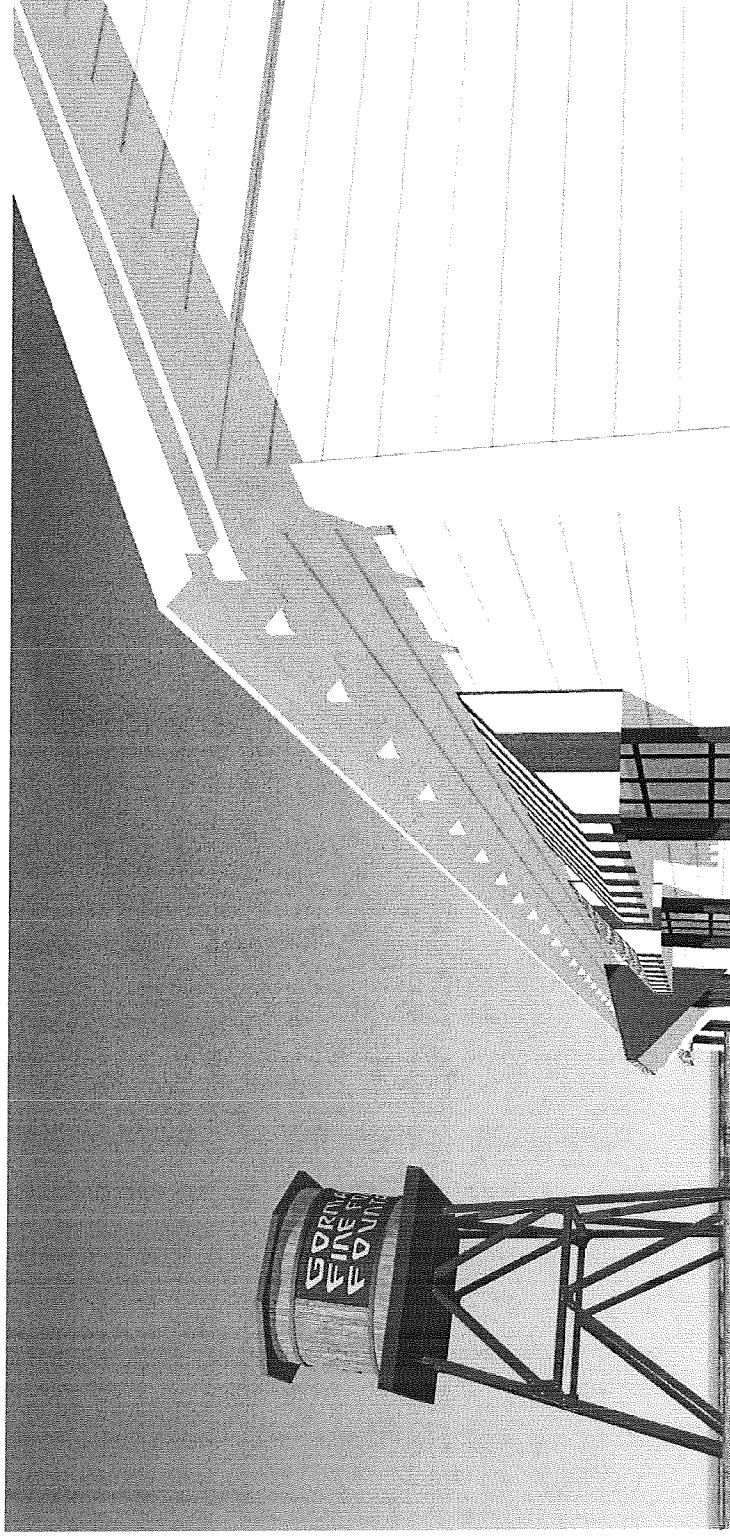


Window Detail



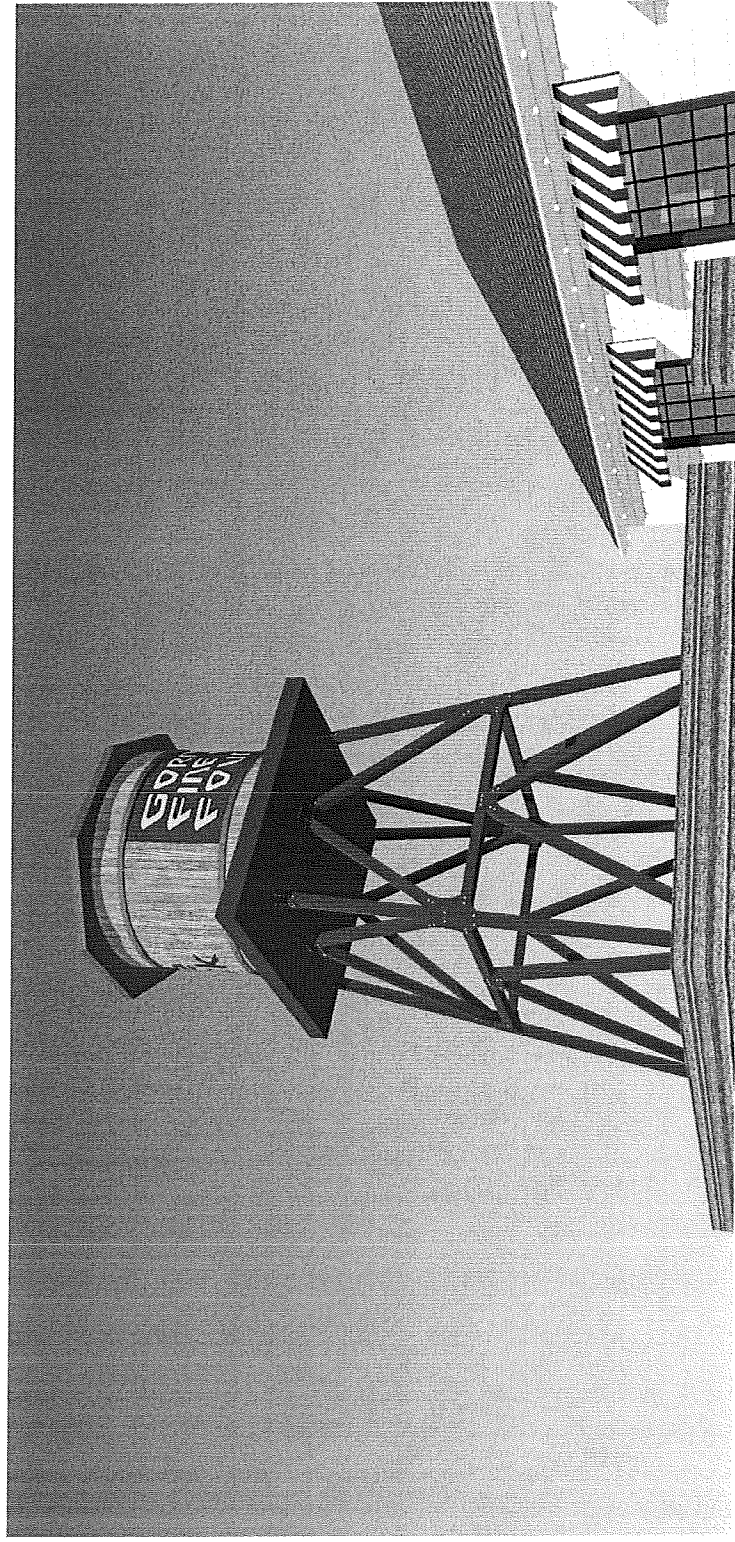
Divided Life Windows & Striped Awning

Eave Detail



Rafter Tails, Tongue and Groove Siding & Striped Awnings

Water Tower Detail



Wood Water Tower Structure with Weathered Wood Tank, Metal Roof, Painted Sign & Future Public Art



Signage Detail



Two-Sided Painted Metal Sign with Single Line Neon

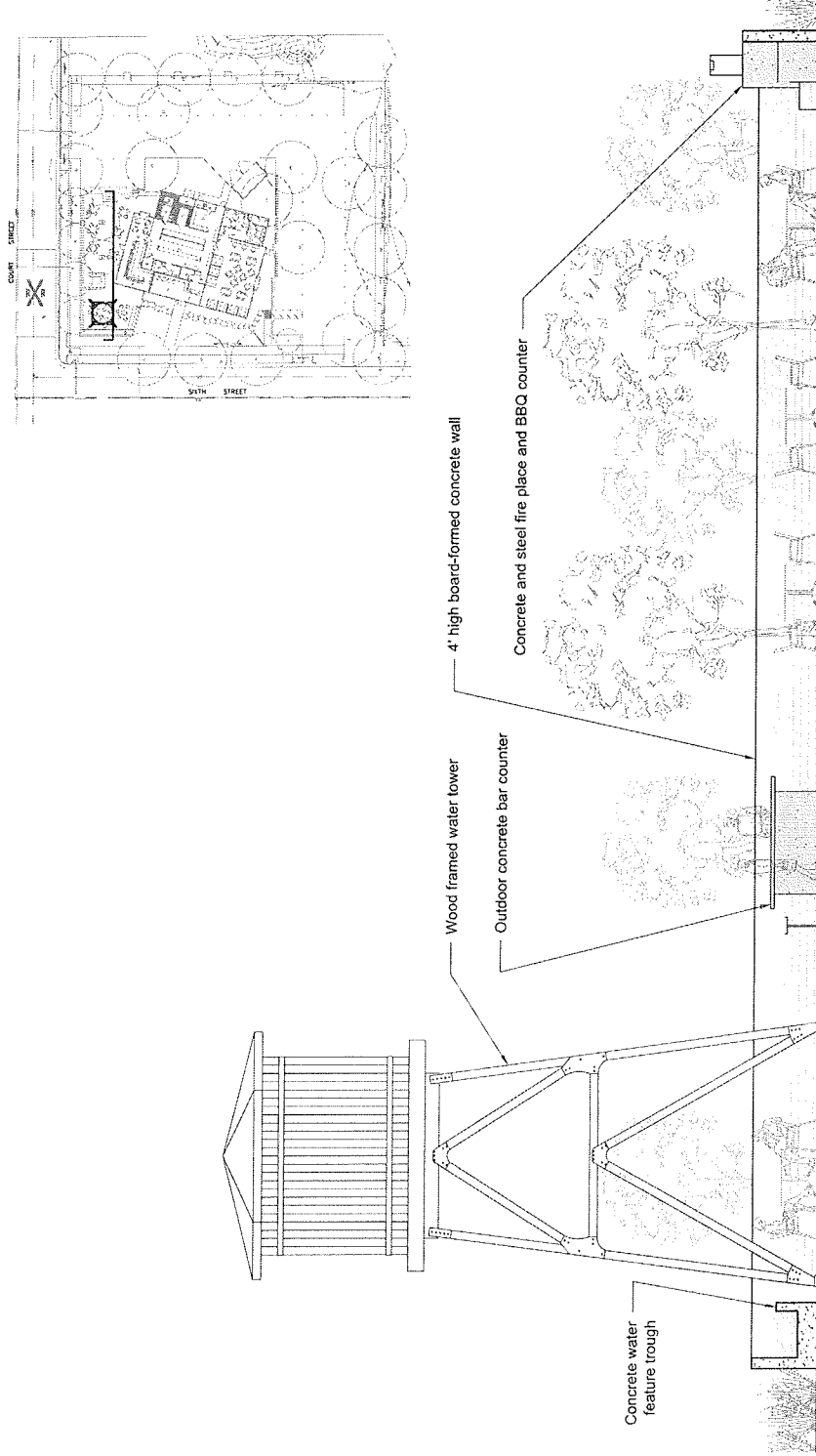




Site and Landscape Details & Distinctive Design Elements



North Courtyard View

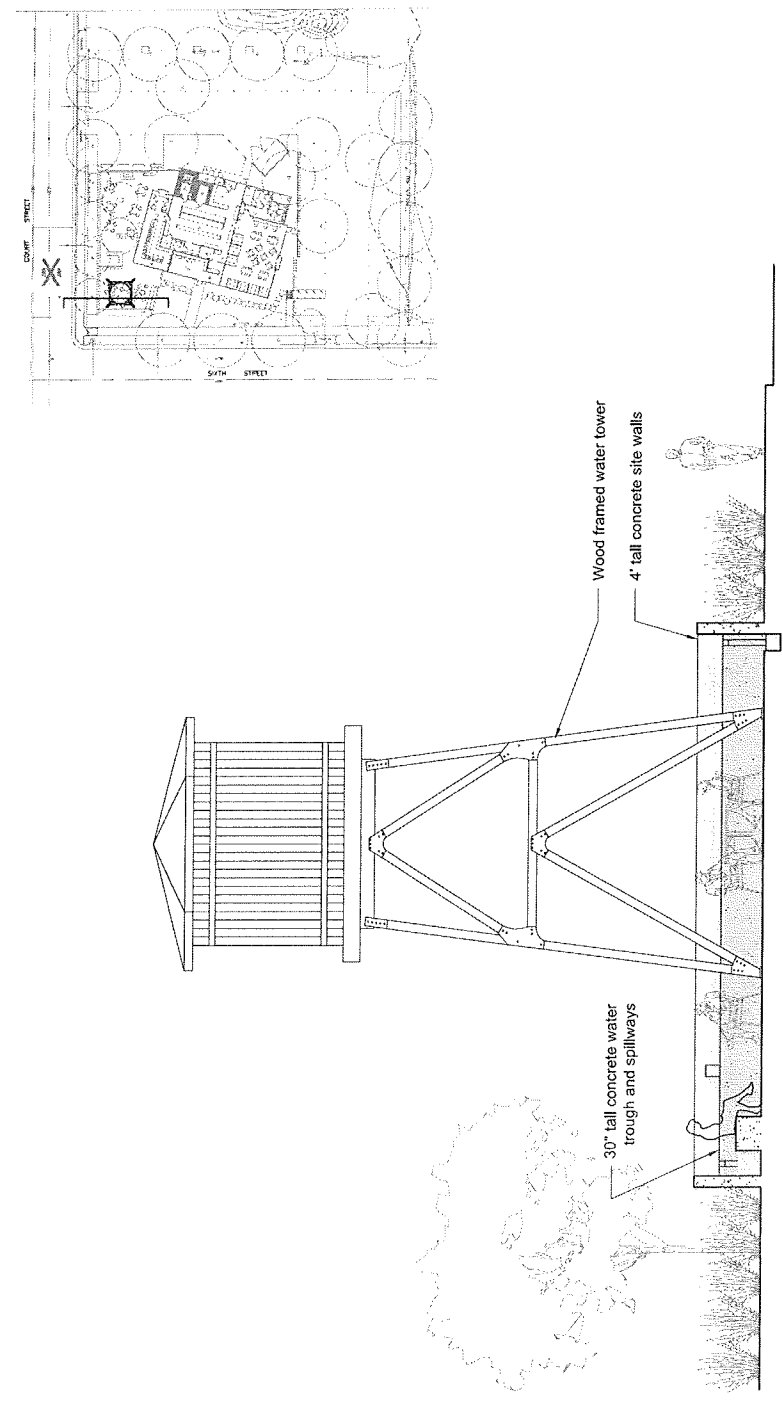


Gorman's Dining Patio Section/Elevation Looking North Towards Court Street
scale: 3/16" = 1'-0"

LUTSKO ASSOCIATES

landscape

West Courtyard View

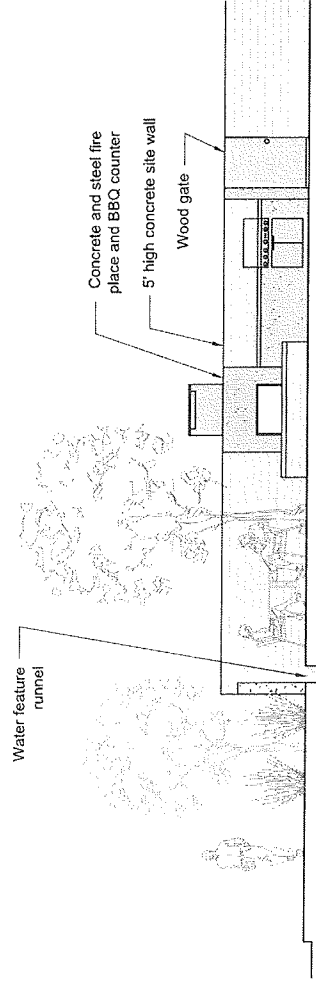
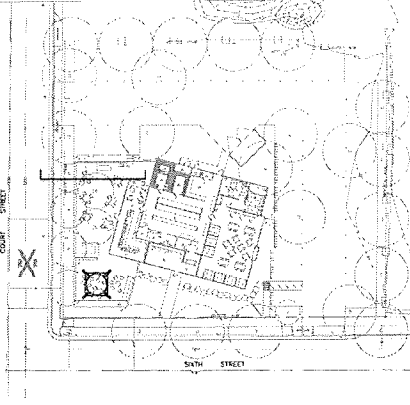


Gorman's Dining Patio Section/Elevation Looking West Towards 6th Street
 scale: 3/16" = 1'-0"

LUTSKO ASSOCIATES

landscape

East Courtyard View



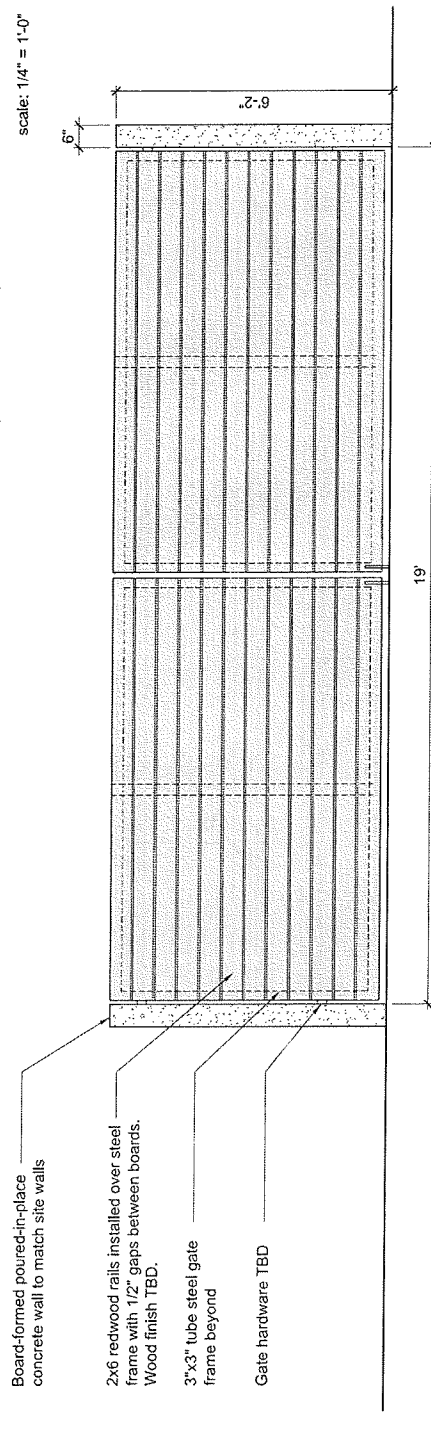
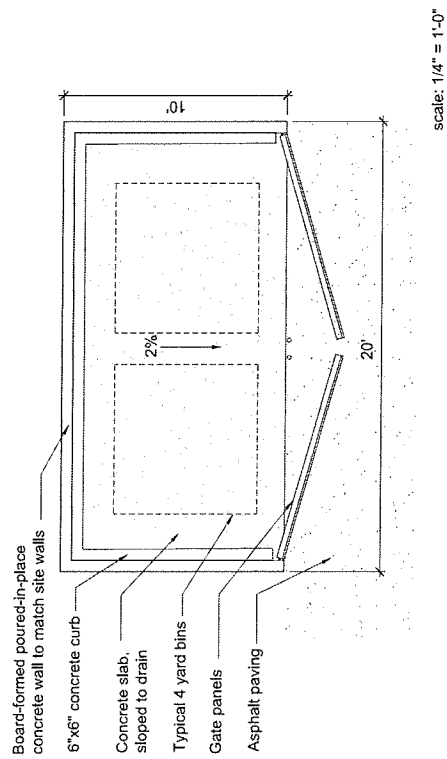
Gorman's Dining Patio Section/Elevation Looking East
 scale: 3/16" = 1'-0"

Gorman's
 City of Woodland, California

BlackPine HOLDINGS INC.



Trash Enclosure Detail



Gorman's Trash Enclosure Elevation and Plan Detail

scale: 1/2" = 1'-0"

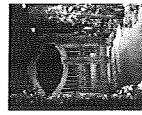
LUTSKO ASSOCIATES

landscape

Site Lighting

DOWNLIGHT DELTA STAR

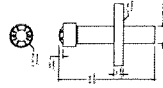
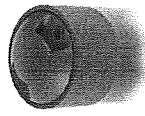
DELTA STAR is a high quality, low voltage, downlight fixture. It is designed to provide a wide range of lighting options for your site. The fixture is available in a variety of finishes and is designed to be installed in a variety of locations. It is a versatile fixture that can be used in a variety of applications.



Down Lighting From Parking Lot Trees

LOW VOLT MINI DRIVESTAR

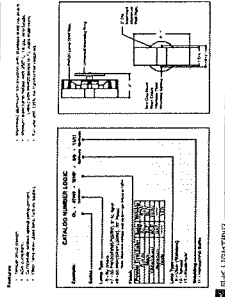
MINI DRIVESTAR is a low voltage, downlight fixture. It is designed to provide a wide range of lighting options for your site. The fixture is available in a variety of finishes and is designed to be installed in a variety of locations. It is a versatile fixture that can be used in a variety of applications.



In-Ground Lights @ Entry Path

OLYMPUS SERIES

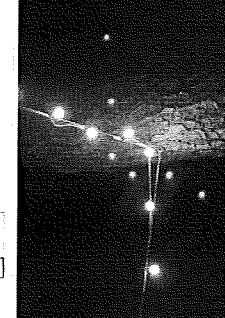
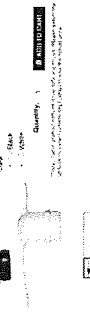
OLYMPUS SERIES is a high quality, low voltage, downlight fixture. It is designed to provide a wide range of lighting options for your site. The fixture is available in a variety of finishes and is designed to be installed in a variety of locations. It is a versatile fixture that can be used in a variety of applications.



Wall Mounted Lights at Egress

2-WIRE 10A STEADY BURN BELT LIGHT - Roll/Soft

2-WIRE 10A STEADY BURN BELT LIGHT - Roll/Soft is a low voltage, downlight fixture. It is designed to provide a wide range of lighting options for your site. The fixture is available in a variety of finishes and is designed to be installed in a variety of locations. It is a versatile fixture that can be used in a variety of applications.



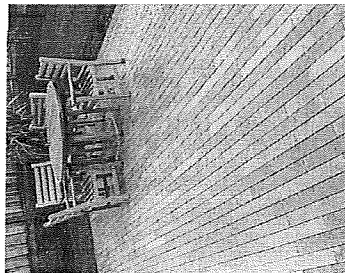
Light Strands in Patio Trees and Water Tower

Site Lighting

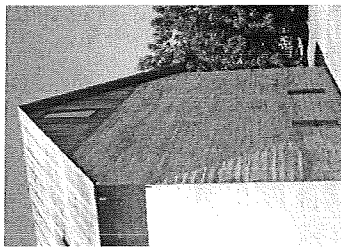
LUTSKO ASSOCIATES

landscape

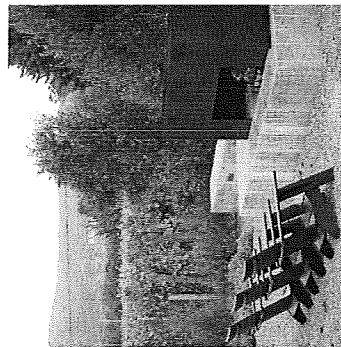
Landscape Materials - Hardscape



Modular Pavers



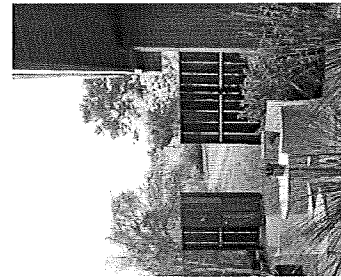
Board-formed Concrete Walls



Concrete and Steel Fire Place



Concrete Water Trough



Wood Gates

Landscape Materials Palette



Landscape Materials - Trees and Shrubs



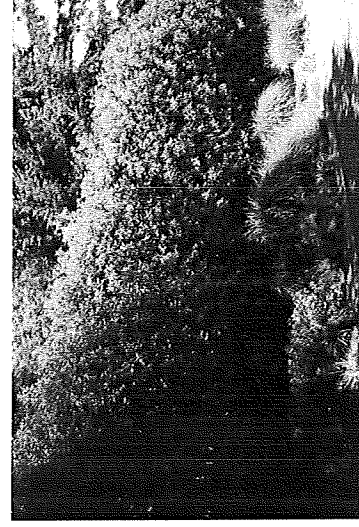
Quercus lobata
Valley oak



Chionanthus retusus
Chinese fringe tree



Catalpa speciosa
Southern catalpa



Osmanthus fortunei 'San Jose'
San Jose osmanthus



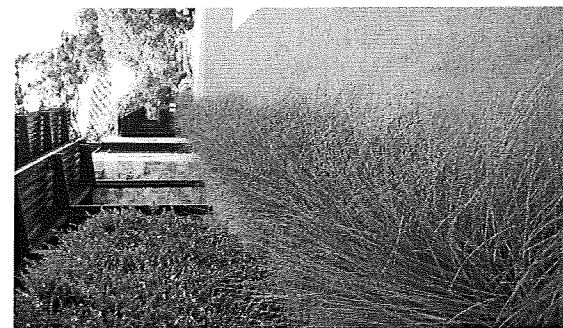
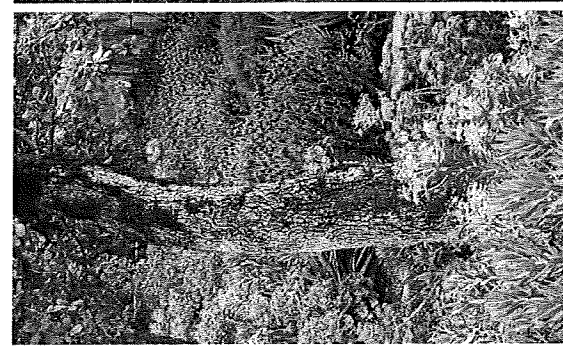
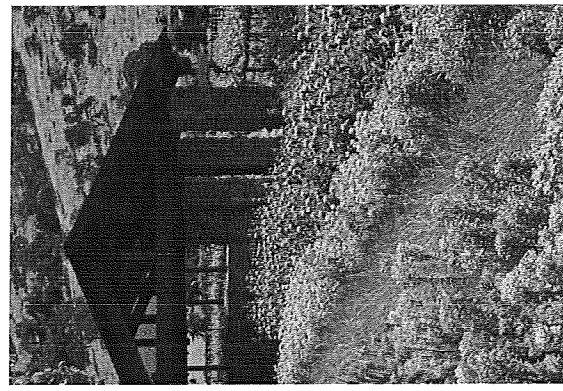
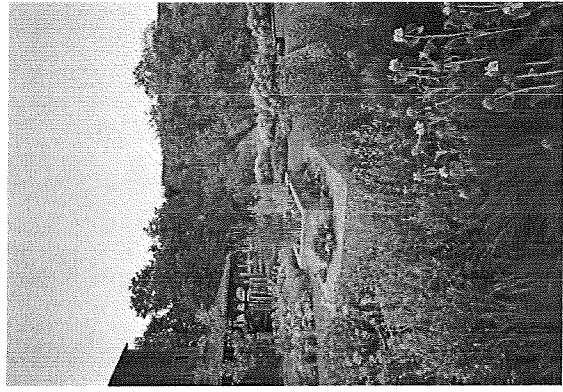
Calocedrus decurrens
Incense Cedar

Trees and Shrubs

LUTSKO ASSOCIATES

Landscape

Landscape Materials - Planting Mixes



Valley grassland and agricultural inspired planting mixes; 24" to 48" tall

Planting Mixes

LUTSKO ASSOCIATES

landscape

6905 GARNER LAKE DRIVE SUITE 140
GARDEN CITY, CA 95746
P: 916.283.3711
WWW.JDAARCH.COM



City of Woodland, California

Gorman's

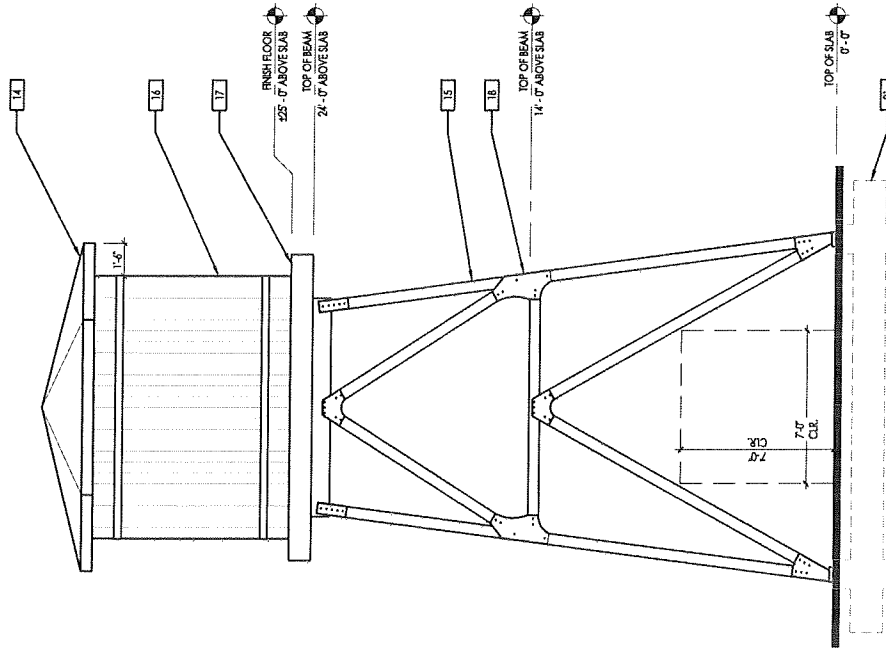
BlackPine HOLDINGS INC.



Water Tower
&
Signage



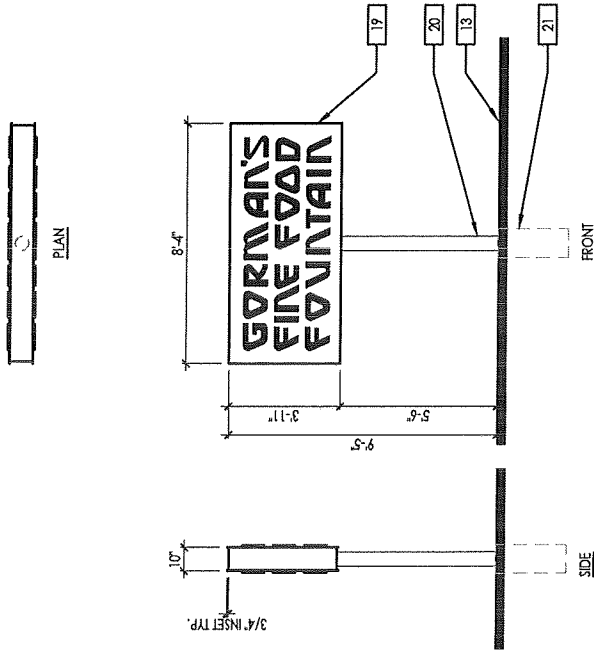
Water Tower Design



ELEVATION KEYNOTES:

- 14 METAL ROOF
- 15 PRESSURE TREATED PRIMARY STRUCTURE
- 16 WEATHERED CEDAR STAVES
- 17 PRESSURE TREATED PLATFORM
- 18 METAL GUSSET PLATES
- 21 CONCRETE FOOTING, PER STRUCTURAL

Signage Design



ELEVATION KEYNOTES:

- 13 FINISH GRADE
- 19 PAINTED METAL SIGN WITH PAINTED AND NEON LETTERS
- 20 6"Ø METAL PIPE, PAINT
- 21 CONCRETE FOOTING, PER STRUCTURAL

2 Signage - Elevations and Plan

1/4" = 1'-0"

ATTACHMENT B



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

July 6, 2012

John Beatty
BlackPine Holdings, Inc.
630 Lincoln Avenue
Woodland CA 95695

RE: Site Plan and Design Review for Gorman's Restaurant at 301 Sixth Street

Dear Mr. Beatty,

The City of Woodland would like to thank you for your proposal for the Gorman's Restaurant Project at 301 Sixth Street in the City of Woodland. The Community Development's Planning Division has completed the Site Plan Review Process. The following Departments and Agencies have reviewed your project and submitted the following requirements:

Woodland Fire Department: See attached memo dated June 29, 2012.

Building Division: See attached memo dated June 21, 2012.

Public Works Department: See attached memo dated June 21, 2012.

Development Engineering Division: See attached memo dated June 26, 2012.

Woodland Community Development Department:

The project is being reviewed by the Planning Commission for consider of a design exception from the design requirements in the Downtown Specific Plan. The comments provided were written with the anticipation of a positive outcome from this hearing.

GENERAL

1. Secure approval and satisfy requirements of all agencies of jurisdiction.
2. All requirements shall be met prior to occupancy of the building.
3. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division, pursuant to the requirements of Section 25-21-60 of the Zoning Regulations.

SCREENING

1. Roof and ground mounted mechanical or utility equipment visible to the public shall be screened. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size.

SITE PLAN

2. Applicant will need to incorporate public art into the development per Community Design Standards. Public art to be reviewed and approved by the Planning Commission.

LANDSCAPING

3. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.
4. Applicant shall submit and receive final approval from the Community Development Department for a landscape and irrigation plan prepared in accordance with Article 22 of the Zoning Ordinance and Downtown Specific Plan.
5. Vegetative matter shall cover 75 percent (75%) of the landscape area. The landscape architect shall document the calculations and attest to this on the final landscape plan.
6. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage. The landscape architect shall document the calculations and attest to this on the final landscape plan. A shade calculation diagram shall be provided for review and approval.
7. Landscaping design, materials, installation, and maintenance shall be consistent with applicable City requirements.
8. Landscaping at driveway entrances and on corners of drive aisles interior to the site shall be protected by rocks, bollards, or other suitable means, satisfactory to the Community Development Department.
9. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used. Only healthy, well-formed, and vigorous plant material shall be used.
10. Enter into a landscape Maintenance Agreement. A Landscape Maintenance Agreement with the City shall be recorded prior to issuance of a building permit to assure continuing maintenance.
11. Landscaping in public right-of-way along Sixth Street shall comply with the Downtown Specific Plan and specific trees planted shall comply with City's Street Tree list and approved by City's arborist.

LIGHTING

12. Lighting shall be confined to the site boundaries and to provide safety and security. All building entrances and pedestrian ways shall be adequately lighted pursuant to the City Code and the requirements of the Police Department.
13. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.
14. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site. Parking and security lights shall not be taller than the buildings within the development, or a maximum of 20 feet above grade whichever is less.
15. The applicant shall submit a specification for the parking lot light poles and base, for review and approval by the Community Development Department, prior to issuance of a building permit.
16. Photometric data must be provided to indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absence of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.

SIGNS

17. Obtain a building permit for any signs prior to installation.

The site plan and design review comments reflect the City's attempt to review the proposed project per the Woodland Downtown Specific, Community Design Standards, and the Zoning Ordinance. These comments may require modifications to the proposal in order to be in compliance with City Codes. You will need to resubmit revised plans reflecting those comments to this department if you have questions, please call me at (530) 661-5814.

Respectfully,



Paul L. Hanson, AICP, Senior Planner



CITY OF WOODLAND FIRE DEPARTMENT
532 COURT STREET
WOODLAND CA 95695

GENERAL COMMENTS

TO: Paul Hanson, Planning

FROM: Will Weber, Fire Marshal

DATE: Jun 29, 2012

Re: Fire Department Comments
Name of Project: Gorman's Restaurant
Address: Court St and 6th Street

1. If the occupant load as determined by the California Building Code finds the occupant load greater than 300 occupants a Fire Alarm system is required per City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code.
2. Fire Alarm Systems shall be designed and installed in accordance with NFPA 72, 2010 edition, City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.
3. A plan check and inspection fee will be required upon submittal of plans for plan check of fire alarm systems. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.
4. Plans shall be submitted meeting the City of Woodland Fire Department Standards for Plan Submittal Fire Alarm Systems. 3 Sets of plans shall be submitted.
5. An annunciator panel will be required near the main entrance of each building.
6. A pre-engineered fire extinguishing system for the protection of the kitchen exhaust hood is required.
7. Pre-engineered fire extinguishing systems shall be designed and installed in accordance with Title 19 California Code of Regulations, Chapter 5, City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.
8. A plan check and inspection fee will be required upon submittal of the pre-engineered fire extinguishing systems. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.
9. Provide fire extinguishers in accordance with the 2010 California Fire Code.

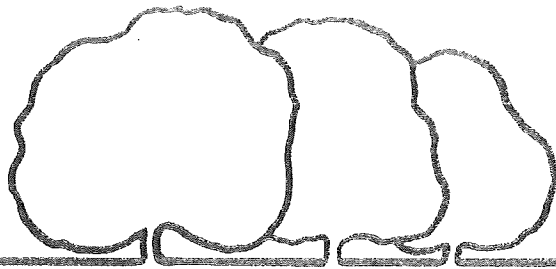
10. A Knox Box shall be installed at an approved location for Fire Department access. The application for the Knox Box may be acquired at the Woodland Fire Department Fire Prevention Office. The Knox Box shall be installed on the street side of the Building.
11. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1750 gallons per minute at 20 psi for a minimum 2 hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.
12. Fire Hydrants shall be installed and meet the City of Woodland Standards.
13. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. All new commercial buildings shall display a lighted street number in a prominent location with numbers not less than 6 inches in height.
14. Fire safety during construction, alteration, or demolition shall be in accordance with CFC Article 87, for Fire Department access, water supply, and fire protection.
15. Deferred Submittals. The following plans shall be identified and noted on building plans as deferred submittals. Deferred submittals shall be submitted under separate cover and directly to the City of Woodland Fire Department for review.
 - a. Fire service undergrounds and on-site fire hydrants
 - b. Fire alarms systems
 - c. Pre-engineered fire extinguishing systems. (Commercial hood fire extinguishing systems)
16. The Outdoor fire pit, fireplace and grill shall be installed per manufactures instructions
17. The current exiting as shown on the plans does not comply with the 2010 California Building Code. Exiting into areas where there is vehicle traffic is not allowed. Exiting from the patio area shall be separate from the exiting of the main building area.
18. The occupant load for the patio shall be determined by use of the California Building Code. A sign indicated the occupant load as 49 occupants shall not be allowed unless the calculations used in the Uniform Building Code determine that is the correct occupant load. Complying exits shall be provided.
19. An annual fire permit will be required for this occupancy.

MEMORANDUM

Date: June 21, 2012
To: Paul Hanson, Senior Planner
From: Paul Siegel, Building Official
RE: Gorman's Restaurant

The following comments are from the City of Woodland Building Division and are applicable to the reference project:

1. This project must meet all criteria and mandates for these City adopted codes:
 - A. 2010 California Building Code (Including the Green Building Code)
 - B. 2010 California Plumbing Code
 - C. 2010 California Mechanical Code
 - D. 2010 California Electrical Code
 - E. 2008 Building Energy Efficiency Standards
 - F. The Code of the City of Woodland
2. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
3. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
4. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
5. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
6. A soils investigation report shall be provide as specified in section 1803.2 of the 2010 CBC.
7. Entire area of development and path of travel from sidewalk and parking shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California building Code the standard that provides the greatest degree of accessibility shall comply.
8. Accessibility Compliance: Any unauthorized deviations from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.



City of Woodland

**PUBLIC WORKS DEPARTMENT
WASTEWATER OPERATIONS**
42929 County RD. 24, Woodland, CA 95776
Ph (530) 661-2050 / Fax (530) 666-1266
www.cityofwoodland.org

Project Review Check Sheet comments for Gorman's Restaurant Project:

Wastewater comments:

This project will be required to comply with City of Woodland Municipal Code Chapter 19 - Wastewater Discharge and Treatment, with the installation of an oil and grease interceptor (size to be determined at building permit phase).

Stormwater comments:

As a new development project, the Gorman's Restaurant project is required to implement the General Site Design Control Measures detailed in the City of Woodland's Stormwater Quality Control Measures Technical Guidance Manual. These General Site Design Control Measures include:

- G-1: Conserve natural areas;
- G-2: Protect slopes and channels;
- G-3: Control peak stormwater runoff discharge rates;
- G-4: Minimize impervious areas; and
- G-5: Minimize effective imperviousness (required unless shown to be infeasible based on site conditions).

Additionally, the following Specific Source Control Measure detailed in the City of Woodland's Stormwater Quality Control Measures Technical Guidance Manual are required.

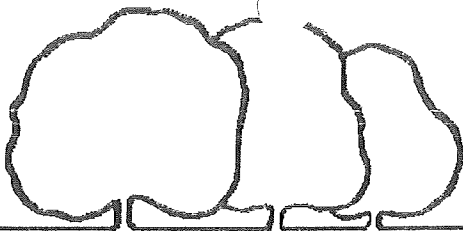
- S-1: Storm Drain Message and Signage (for all storm drains on the property);
- S-2: Outdoor Storage Area Design (required if activity area is included in the project);
- S-3: Trash Storage Area Design;
- S-4: Loading/Unloading Dock Area Design (required if activity area is included in the project);
- S-6: Vehicle/Equipment/Accessory Washing Area Design (required if activity area is included in the project);

This concludes my review and comments for the Project Review of Gorman's Restaurant. If you have any questions, please contact me at 661-2058.

Name: Jo Ann Beal

Date: 06-22-12

Agency: City of Woodland Public Works Industrial Pretreatment & Pollution Prevention Division



City of Woodland

Public Works Department 300 First Street Woodland, CA 95695 (530) 661-5961 (530) 661-5844 Fax

MEMORANDUM

TO: PAUL HANSON, SENIOR PLANNER
FROM: BRUCE POLLARD, SENIOR CIVIL ENGINEER
DATE: JUNE 26, 2012
SUBJECT: SITE PLAN REVIEW @ 301 SIXTH STREET
GORMAN'S

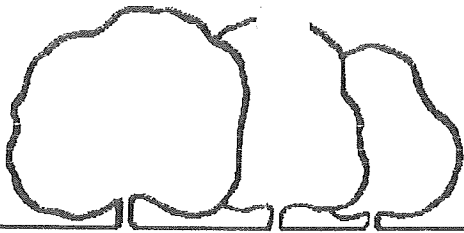
1. Applicant shall pay development impact fees prior to issuance of building permit.
2. Applicant shall maintain the cross visibility area in accordance with City of Woodland Zoning Ordinance and modify the site plan as necessary.
3. Site shall comply with General Site Design Control Measures, Site-Specific Source Control Measures, and Treatment Control Measures as established in the Technical Guidance Manual for Storm Water Quality Control Measures.

If unable to meet on site treatment requirements, applicant shall pay a storm water treatment in-lieu fee.

4. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

The following public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy:

5. The applicant shall install new utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use, and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
6. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.



City of Woodland

Public Works Department 300 First Street Woodland, CA 95695 (530) 661-5961 (530) 661-5844 Fax

7. Applicant shall remove and replace all sidewalk curb and gutter that is substandard cracked or broken as determined by the City Engineer.
8. All existing driveways shall be removed and replaced with ADA compliant and City standard sidewalk or driveways, per the approved site plan. Textured pavement shall be limited to the driveway throat (private property) and not be located within the public right of way.
9. The joint driveway on the eastern edge of the property shall be relocated between five and ten feet to the east to provide complete access to the adjacent property. Applicant shall notify and coordinate with the adjacent property owner. The new driveway shall comply with City and ADA standards as approved by the City Engineer.
10. Parking shall be revised to increase the throat depth at the driveways, to the approval of the City.
11. Applicant shall bring sidewalk ramp at northwest corner of site into ADA compliance (add domes and remove lip).
12. Project shall install one historic street light on Sixth Street and one historic street light on Court Street.
13. Landscape within the planter strip shall comply with City standards and state and local water conservation requirements.

Cc: Brent Meyer
Mark Cocke