



## PLANNING COMMISSION AGENDA

NOVEMBER 15, 2012

CITY COUNCIL CHAMBERS

6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for October 18, 2012**
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.
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. **Clark - Ramos Tentative Parcel Map (TPM # 4997):** The applicant is requesting approval for a subdivision of land at 1791 East Kentucky Avenue Street (APN: 027-210-033-000) to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.14 acres. The tentative map is categorical exemption from the provisions of CEQA as the project is considered a Class 15, Minor Land Division.

Applicant:

Environmental Document:

Staff Contact:

Recommended Action:

**Robert E. Clark**

Categorical Exemption

Paul L. Hanson, AICP, Senior Planner

Approve with Conditions

9. **Hoblit Auto Dealership Conditional Use Permit (CUP):** Request for a Conditional Use Permit to rehabilitate and operate a *Hoblit Chrysler, Jeep, Dodge*, a new and used automobile dealership within a historic auto dealership building at 333 Main Street located in the City's Downtown Specific Plan Area (A1) (APNs 005-654-01, 03; 005-651-01, 02, 05; 005-313-01, 02; and 005-312-02, 04, 05). The requested entitlements include a Conditional Use Permit and a review of the Site Plan, Landscape Plans, and Design Review for the project.

Applicant:  
Environmental Document:  
Staff Contact:  
Recommended Action:

**Dave Hoblit of Hoblit Chrysler, Jeep, Dodge**  
Categorical Exemption  
Paul L Hanson, AICP, Senior Planner  
Approve with Conditions

**NEW BUSINESS:**

10.     **None**

**OLD BUSINESS:**

11.     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

OCTOBER 18, 2012  
CITY COUNCIL CHAMBERS  
6:30 PM

### DRAFT MINUTES

1. Call to order
2. Roll Call  
*Commissioners Present: Lopez, Murray, Wurzel, Holt, Murphy, Lizarraga*  
*Commissioners Absent: Gonzalez*
3. **Approval of Minutes for September 20, 2012**  
*Ayes: Lopez, Murray, Wurzel, Holt, Murphy*  
*No's:*  
*Abstain: Lizarraga*
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 – Marco Liarraga*
  - *Resignation of commissioner Gonzalea and new appointment expected in November*
  - *Update regarding Sports park – the council identified construction of the 6<sup>th</sup> sport field in FY16 and FY17.*
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.
5. **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 Holt indicated that he would not be present at the November meeting.*
  - *Commissioner Lizarraga indicated that he would not be present at the November meeting.*
7. **Subcommittee Reports:**

### PUBLIC HEARING:

8. **General Plan Map Consistency Update:** An update to the City's General Plan Land Use Map to provide consistency with previous land use, zoning or specific plan amendments.

Applicant:

City of Woodland

|                              |                                                                                                                     |
|------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Environmental Determination: | Environmental review was prepared at the time the initial land use, zoning or specific plan amendment was approved. |
| Staff Contact:               | Cindy A. Norris, Principal Planner                                                                                  |
| Recommended Action:          | Recommend approval to City Council                                                                                  |

*Motion: Commissioner Lizarraga made a motion to recommend to the City Council the approval of the General Plan Map consistency update which was seconded by Commissioner Murray.*

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

## **NEW BUSINESS:**

9. **General Plan Update** - Information Concerning the General Plan Update Process – Release of Request for Qualifications and Request for Proposals

|                     |                                    |
|---------------------|------------------------------------|
| Applicant:          | City of Woodland                   |
| Staff Contact:      | Cindy A. Norris, Principal Planner |
| Recommended Action: | Informational Update               |

10. **Spring Lake Mow Strip Planting Policy** - Information Regarding Potential Spring Lake Mow Strip Modifications

|                     |                                    |
|---------------------|------------------------------------|
| Applicant:          | City of Woodland                   |
| Staff Contact:      | Cindy A. Norris, Principal Planner |
| Recommended Action: | Informational Update               |

## **OLD BUSINESS:**

11. 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.*

**PROJECT TITLE:** **Clark-Ramos Tentative Parcel Map No. 4997** . Request for a tentative parcel map to subdivide a 72.49 acre parcel into four (4) parcels at 1791 East Kentucky Avenue in the Industrial Zone.

**APPLICANT/OWNER:** Robert E. Clark.

**ENVIRONMENTAL REPORT:** Categorical Exemption, Class 15

**A.P.N.** APN: 027-210-033-000

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

**STAFF RECOMMENDATION:** Conditional Approval

**REPORT FOR:** Planning Commission Public Hearing - 11/15/12

**GENERAL PLAN DESIGNATION:** Industrial (I)

**EXISTING LAND USES:** Seasonal row crops

**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), FIRM Community Panel Number – 06113C0455H Revised May 16, 2012.

**STREET ACCESS:** East Kentucky Avenue

**ADJACENT  
LAND USES & ZONING:**

| DIRECTION | LAND USE             | ZONING |
|-----------|----------------------|--------|
| North     | Agricultural, County | A-1    |
| South     | Vacant & Biomass     | I      |
| East      | Vacant               | I      |
| West      | Warehouses           | I      |

**PENDING/POTENTIAL ACTION**

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

- Finding of Consistency with the General Plan;
- Finding of Consistency with the Zoning Ordinance;
- Finding of Consistency with the Subdivision Map Act and Woodland Subdivision Ordinance;
- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, “minor land division”.
- Approval of the Tentative Parcel Map #4997 on East Kentucky Avenue;

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**PROJECT PROPOSAL****OVERVIEW**

The applicant is requesting approval to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.12 acres (See Attachment A - Application and TPM #4997).

**BACKGROUND**

In 2003, the subject property was part of a 237.6 acre annexation into the City. The CEQA process for annexation included a Mitigated Negative Declaration of Environmental Impacts and Mitigation Monitoring Plan. The subject property is required to comply with any outstanding mitigations identified in the report. On February 5, 2004, the 237.6 acre annexation was subdivided into four (4) parcels with the subject property ("Parcel A" - 72.49 acres) receiving a Conditional Use Permit to operate concrete batch plant. The concrete batch plant was not constructed.

**SETTING**

The subject site is level. The property is currently fallow with portions covered by grasses and weeds. The site is bordered on the north by an unpaved levee road and unlined drainage channel with agricultural land beyond, on the west by three dock-high concrete tilt-up warehouses, on the south by Kentucky Avenue, and more industrial uses, and on the east by industrial lands which are currently fallow. The project site is located in the Sacramento Valley at an elevation of approximately 35 to 45 feet above mean sea level (MSL). The nearest surface waters are those of Cache Creek, located approximately one mile to the east, and the Sacramento River located approximately five miles to the northeast.

**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.

**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).

**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 November 5, 2012,

2. Notices were mailed to all property owners within 300 feet of the project site on November 2, 2012.

Copies of the staff report for the proposed project have been on file at City Hall since November 9, 2012.

### **ENVIRONMENTAL ASSESSMENT STATUS**

This project is exempt from the provisions of CEQA, as it falls within Class 15 Categorical Exemptions “Minor Land Division” as listed in Title 14, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no Variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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. If this project is approved staff will file a notice of exemption with the Yolo County Clerk’s Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

### **MITIGATION MONITORING PLAN**

In 2003, when the property was annexed into the City, as part of the environment review process per California Environmental Quality Act (CEQA), a Mitigation Monitoring Plan was prepared and approved (Attachment B - Mitigation Monitoring Plan). The Plan has specific requirements for the development of the property. The hawk and agriculture mitigations have been completed and the other mitigations shall be complied with prior to any construction.

### **REVIEWING AGENCY COMMENTS**

All reviewing agency comments have also been integrated into the conditions of approval. Economic Development, Police, Environmental Operation, and PG&E, had “no comment” on the project. Pacific Bell and Waste Management did not response to the City’s referral.

### **STAFF ANALYSIS**

Staff supports this project 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 Industrial (I). This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60. The proposed tentative parcel map is consistence with the General Plan.

#### **CONSISTENCY WITH OTHER PLANS**

For any new construction, the project site is subject to the requirements of the Community Design Standards.

**ZONING CONSISTENCY***Land Use*

The zoning designation for the site is Industrial (I). The proposed tentative parcel map is consistent with the Zoning Ordinance.

*Setbacks*

There are no existing buildings on the site. The future construction of any buildings will comply with setback requirements for the industrial zone.

*Height*

There are no existing buildings on the site. The construct of any buildings will comply with height requirements for the industrial zone

*Lot Area*

The Industrial zone does not specify a minimum lot area. The Industrial zone is developed with performance criteria that dictate the amount of parking, shade, lot coverage, setbacks, and other performance variables. Any proposed project will meet those performance criteria.

*Off-Street Parking*

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addresses off-street parking and loading requirements. Each new parcel will be required to provide sufficient parking spaces for the respective buildings to comply with the City's off-street parking requirements.

*Landscaping*

Article 22 of the Zoning Ordinance commencing with Section 25-22-10 addresses landscaping requirements. New development will be required to submit landscape plans for review and approval per the Zoning Ordinance and Community Design Standards.

*Performance Standards*

In addition, any proposed project will be required to meet all City Performance Standards for the Industrial zone:

- A. Front landscaping area shall extend to the valley gutter.
- B. A conditional use permit shall be required for assembly, fabricating, manufacturing, processing or storage of goods, materials or products in buildings or enclosed yards which may create dust, fumes, noise, odors, smoke or vibration in volumes to be offensive or objectionable beyond the premises or for any use which put a significant demand on city services (e.g., water, sewer, etc.)
- C. Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.
- D. Outside storage of solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition shall be prohibited except when screened to the satisfaction of the Planning Commission or the Zoning Administrator.
- E. Additional landscaping may be required in order to provide an aesthetically pleasing entrance to the City, if appropriate.
- F. Light sources shall be directed and shielded so as to not illuminate neighboring residential areas.

**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 to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.12 acres.

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 Clark-Ramos Tentative Parcel Map #4997 Dated October 9, 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:**

- ❖ Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, minor land division.
- ❖ 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 #4997 dated October 9, 2012 dividing APN -027-210-033-000, into "Parcel 1", "Parcel 2, Parcel 3 and "Parcel 4" 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 Clark-Ramos Tentative Parcel Map #4997 Dated October 9, 2012, Based On The Identified Findings Of Fact (Specify Findings)**

**ATTACHMENTS:**

- A. Application & Tentative Parcel Map No. 4997 (October 9, 2012)
- B. Mitigation Monitoring Plan for the Woodland Clark Pacific Industrial Annexation

## **FINDINGS FOR THE CLARK-RAMOS TENTATIVE PARCEL MAP #4997**

Prepared for approval by the Woodland Planning Commission on November 15, 2012

### **CEQA Findings:**

1. In accordance with the provisions of CEQA, this project qualifies for a categorically exempt from environmental analysis. The project is considered a class 15 exemption, “minor land division”.
2. The categorical exemption reflects the independent judgment and analysis of the City of Woodland.

### **General Plan Consistency Findings:**

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

### **Zoning Consistency Findings:**

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

### **Tentative Parcel Map Findings:**

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

**CONDITIONS OF APPROVAL – Clark Ramos Tentative Parcel Map No. 4997**

**PLANNING**

1. The project is as described in the staff report prepared for the November 15, 2012, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #4997 dated 10/9/12 in the November 15, 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 prescribed in the Community Design Standards.
7. Prior to any construction on any of the four parcels, the applicant shall comply with the approved Mitigation Monitoring Plan (Attachment B).
8. 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.
9. Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County. This money is used to record the environmental document with Yolo County.

**DEVELOPMENT ENGINEERING**

**Fees:**

10. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
11. Applicant shall pay development impact and surface water fees prior to issuance of building permit, and shall pay fees in effect at the time of building permit.

12. 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.

**Prior to approval of final map complete/construct**

13. Access is limited to the site via a culvert driveway between Kentucky Avenue and Parcel 2. Prior to approval of the final map the applicant shall complete the terms of condition 3 under Easement Dedications, Right of Way, and map restrictions listed below.
14. Prior to final map applicant shall complete a fire flow analysis to determine adequacy of existing and planned water infrastructure, or submit a letter to the City acknowledging that it is understood that the infrastructure may not meet fire flow needs for the project and that if the project precedes the construction of planned surface water improvements additional water infrastructure improvements may be required.
15. Prior to final map applicant shall prepare preliminary plans to demonstrate how each parcel will be served by water, sewer and storm drain infrastructure; including documentation of any rights to construct facilities on adjacent properties. No utility connections may pass through the Kentucky Avenue Storm Drain Ditch (all must pass underneath or above the top flow edge of a culvert or bridge, subject to the approval of the City Engineer). Preliminary plans and related documentation are subject to the review and approval of the City Engineer.

**Construct with building permit**

16. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements and post any security determined necessary by the City Engineer. Public improvements shall including utility connections, sidewalks, curb, gutter, driveway as prescribed below:
17. For Parcel 1 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:
- a. Development of this parcel shall require the extension of Churchill Downs Road to industrial Street Standards including: Street lights, fire hydrants, storm drain line, with a minimum of the southern half of the city standard industrial street; plus a paved 12' lane,

- 2' shoulder and 2' unpaved shoulder on the north side. This condition may be revised or eliminated if future lot configurations (through merger or Lot Line Adjustment) allow for adequate access from Kentucky Avenue; as determined by the City Engineer and Fire Marshal.
- b. Applicant shall extend a sewer service to the property. Final design shall be subject to the sole discretion of the City.
  - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
  - d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fees unless it is part of the planned improvements included in the fee program; and the reimbursement is programmed in the City's Capital Improvement Program budget. Retention ponds are generally prohibited from use as drainage infrastructure and do not generate credits for storm drain facilities.
18. For Parcel 2 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:
- a. The existing culvert shall be removed and replaced with a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
  - b. Applicant shall extend a sewer service to the property. The design of the sewer service shall be of such size and depth to allow for the extension of the sewer lines to serve the adjacent parcels (1, 3, & 4). Final design shall be subject to the sole discretion of the City Engineer.
  - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
  - e. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fees unless it is part of the planned improvements included in the fee program; and the reimbursement is programmed in the City's Capital Improvement Program budget. Retention ponds are generally prohibited from use as drainage infrastructure and do not generate credits for storm drain facilities.

19. For Parcel 3 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and construct the following public improvements:

- a. The applicant shall install a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
- b. Applicant shall extend a sewer service to the property. The design of the sewer service shall be of such size and depth to allow for the extension of the sewer lines to serve the adjacent parcel (parcel 4). Final design shall be subject to the sole discretion of the City Engineer.
- c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
- d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fees unless it is part of the planned improvements included in the fee program; and the reimbursement is programmed in the City's Capital Improvement Program budget. Retention ponds are generally prohibited from use as drainage infrastructure and do not generate credits for storm drain facilities.

20. For Parcel 4 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:

- a. The applicant shall install a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
- b. Applicant shall extend a sewer service to the property. Final design shall be subject to the sole discretion of the City Engineer.
- c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
- d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fees unless it is part of the planned improvements included in the fee program; and the reimbursement is programmed in the City's Capital Improvement Program budget. Retention ponds are generally prohibited from use as drainage infrastructure and do not generate credits for storm drain facilities.

21. Prior to building permit applicant shall model fire flow demand for the water system and shall construct additional water infrastructure necessary to support development at the time of building permit.

**Site Design and Frontage Improvements**

22. Project shall underground existing overhead utilities within the site.
23. Project shall abandon any on site wells with construction of site improvements.

**Easement Dedications, Right of Way, and map restrictions**

24. Final map shall dedicate adequate easements necessary for the access to all parcels until superseded by direct access to a public road.
25. 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
26. 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 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
27. Map shall denote through shading or other acceptable denotations restrictions required in the County Negative Declaration for parcel map 4600 and adopted by the City.
  - a. 15' north boundary no build requirement
  - b. 500' north boundary evacuation zone
  - c. 1,000' from any edge of Parcel B a special foundation zone and plans shall be reviewed by the Yolo County Environmental Health Department. Furthermore, all building construction will comply with §21190(g). Compliance with the provision may include: Providing a 50 foot building setback from the landfill boundary, Installing perimeter monitoring wells on each side of the landfill, Installing methane detection devices in each of the proposed buildings within the 1000 foot building mitigation zone and/or, Conduct periodic methane gas monitoring inside each building and underground utilities.
  - d. Recording on title acknowledgement of agricultural spraying on the adjacent land and a 500' evacuation zone from the north edge of the property.

### **General Conditions**

28. 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.
29. 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.
30. The site is currently within the 100 year flood plain, and building pad elevation shall meet City Code and FEMA requirements.
31. Design of the sites shall not impeded the flood way and flow and shall be modeled to create no significant (1 foot) increase in flood depth. This requirement may dictate site design and orientation of buildings.
32. Modifications to guard rail shall be in accordance with the latest design standards of the California Department of Transportation and Manual of Uniform Traffic Control Devices.
33. Prior to final map applicant shall fund studies and staff time necessary to amend the tax sharing agreement with the County. Final map approval shall be contingent on a completed revised tax sharing agreement between the County and the City. Upon request the City may prepare a third party reimbursement agreement to collect fair shares from properties labeled as parcels C & D of parcel map 4600.
34. Each parcel; shall enter into a Storm Water Treatment Device Access and Maintenance Agreement prior to the issuance of a building permit or encroachment permit that connects the onsite storm drain system to the public system.
35. On site Sewer and storm drain pipes shall have a minimum of 2% slope, or be constructed to public improvement standards of materials, methods, trenching and backfill.
36. With Development of each site's new driveway owner shall install two signs requiring trucks over 10,000 GVW to turn right. Prior to installation exact sign wording, dimensions, colors, and materials shall be submitted to the City for review and approval

### **General Information and Applicable Ordinances**

37. 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.

38. 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.
39. 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
40. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
41. The owner shall provide a separate water service for landscape irrigation.

### **FIRE**

42. 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 3,500 gallons per minute at 20 psi for a minimum 3 hour duration. The applicant shall provide the required volume and duration to each project site prior to issuing any building permit(s).
43. Water mains will need to be extended on site at time of construction to meet fire flow requirements at time of construction.
44. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). Fire Hydrants shall be installed along street frontage meeting City of Woodland Standard Specifications and Details, 2010 edition.
45. Fire Hydrants shall be installed and meet the City of Woodland Standards.
46. Future access easements shall require approval from the City Fire Department prior to issuing any building permit(s).

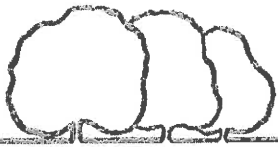
### **BUILDING**

1. All projects 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. Entire area of 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.
7. 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.
8. FEMA Flood Certificate for final slab shall be at or above Base Flood Elevation.
9. NOTE: Site is located within the Special Flood Hazard Area. Determination of exact flood elevation will be required for this project. *Development impacts to adjacent project sites and surrounding non-project areas shall be evaluated for flood impact.*

H:\APPAUL\PARCELS MAPS\TPM 4997 Clark-Ramos Woodland\Clark-Ramos TMP 4997.docx

# ATTACHMENT A



City of Woodland

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

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.<br><u>PDNG 11-00021</u>                                                                              | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Lot Line Adjustment        | <input type="checkbox"/> Site Plan Review                  |
| Amount Paid:<br>\$ _____                                                                                         | <input type="checkbox"/> Rezone                    | <input type="checkbox"/> Variance                   | <input type="checkbox"/> Design Review                     |
| Amount Due:<br>\$ _____                                                                                          | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Use Permit (CUP)           | <input type="checkbox"/> Zoning Administrator Permit (ZAP) |
|                                                                                                                  | <input type="checkbox"/> Tentative Parcel Map      | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Other                             |
|                                                                                                                  | <input type="checkbox"/> Vesting Tentative Map     |                                                     |                                                            |
| Is this request part of another application? Yes _____ No <input checked="" type="checkbox"/> If so, what? _____ |                                                    |                                                     |                                                            |

### 2 Project Description

|                                                                                           |                                                                                                                      |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Site address or location: <u>East Kentucky Ave.</u><br><u>WOODLAND, CA 95776</u>          | Project Name: <u>TENTATIVE PM NO. 4997 FOR CLARK-RAMOS WOODLAND, LLC</u>                                             |
| Assessor's Parcel Number: <u>027-210-033-000</u>                                          | Is this project located in a Redevelopment Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Total Acres: <u>72.49 ACRES</u>                                                           | Does this request include signage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No               |
| Is Your Project Located in a Flood Zone? Yes <input checked="" type="checkbox"/> No _____ |                                                                                                                      |

### 3 Justification for Request

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

### 4 Owner/Applicant

|                                                         |                                                         |
|---------------------------------------------------------|---------------------------------------------------------|
| OWNER:<br><b>CLARK-RAMOS WOODLAND, LLC</b>              | APPLICANT:<br><b>ROBERT E. CLARK</b>                    |
| ADDRESS:<br><b>1980 SOUTH RIVER ROAD</b>                | ADDRESS:<br><b>1980 SOUTH RIVER ROAD</b>                |
| CITY STATE ZIP CODE<br><b>WEST SACRAMENTO, CA 95691</b> | CITY STATE ZIP CODE<br><b>WEST SACRAMENTO, CA 95691</b> |
| PHONE:<br><b>(916)371-0305</b>                          | PHONE:<br><b>(916)371-0305</b>                          |
| E-MAIL ADDRESS<br><b>N/A</b>                            | E-MAIL ADDRESS<br><b>N/A</b>                            |

## 5 General Plan Amendment

| Existing General Plan Designation | Gross Acres | Proposed General Plan Designation | Gross Acres |
|-----------------------------------|-------------|-----------------------------------|-------------|
| N/A                               | 72.49 ACRES |                                   |             |

## 6 Rezoning Request

| Existing Land Use Zone | Gross Acres | Proposed General Plan Designation | Gross Acres |
|------------------------|-------------|-----------------------------------|-------------|
| N/A                    | 72.49 ACRES | N/A                               | N/A         |

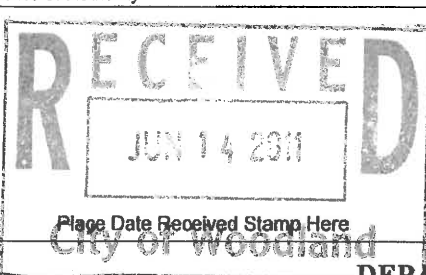
## 7 Residential Development

|                                                              |                                                                   |
|--------------------------------------------------------------|-------------------------------------------------------------------|
| How many residential units are being requested? ? <u>N/A</u> | How many lots will be created by this project? <u>4</u>           |
| Single Family _____ Half-plex _____                          | Do you intend to market the units for sale? Yes _____ No <u>X</u> |
| Duplex _____ Apartments _____                                | Do you intend to market the units for rent? Yes _____ No <u>X</u> |
| Condominiums _____ Other _____                               |                                                                   |
| Townhomes _____ Total Units _____                            |                                                                   |

## 8 Commercial/Industrial Development

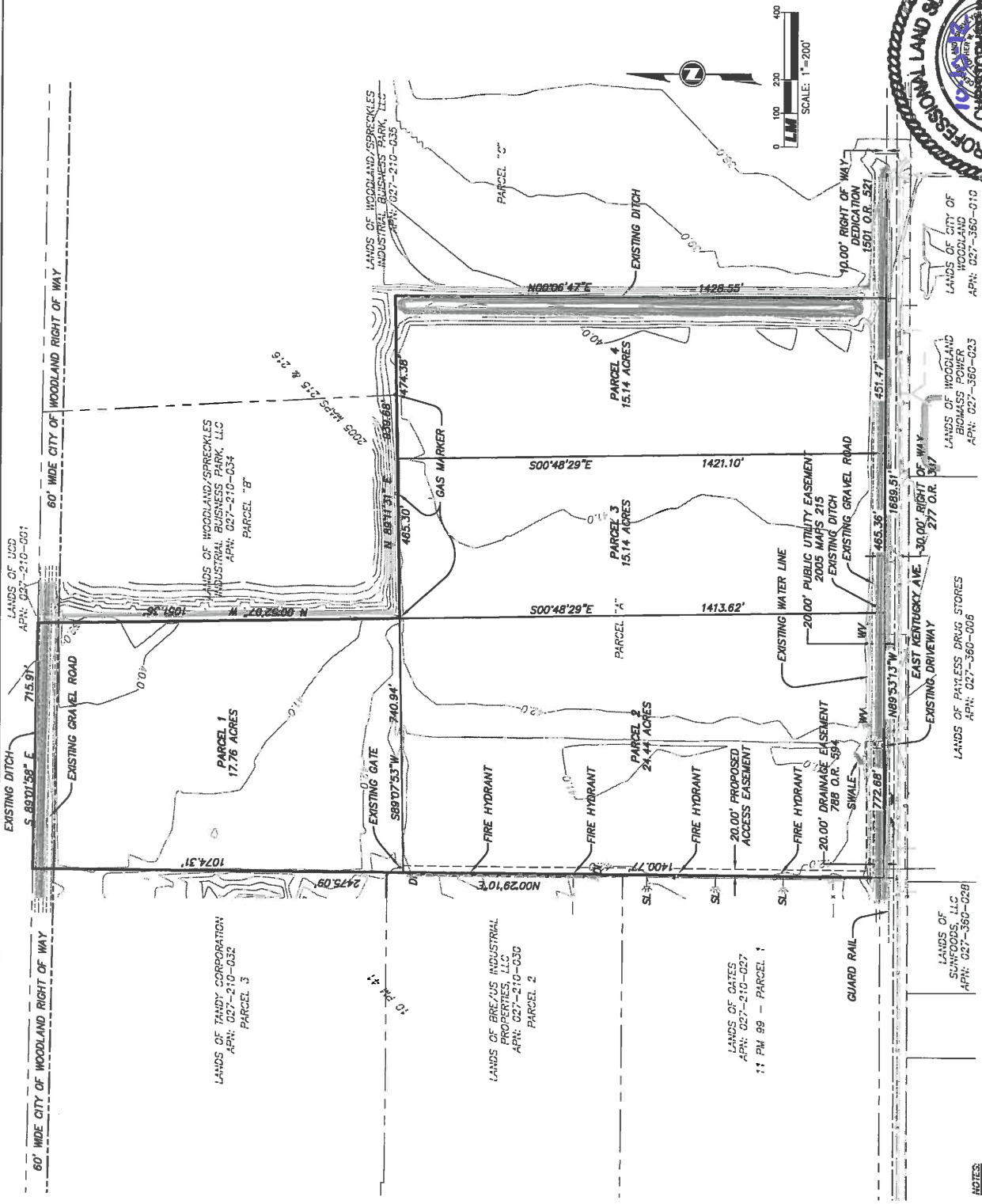
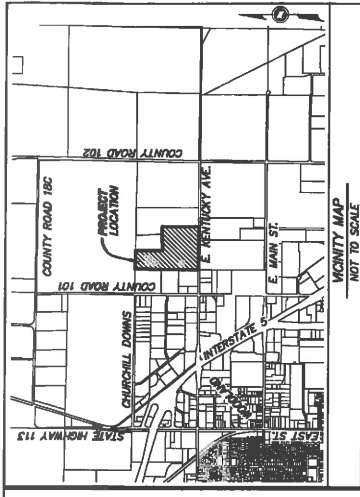
|                                                                  |                                                                              |
|------------------------------------------------------------------|------------------------------------------------------------------------------|
| Indicate the type of commercial/industrial development proposed: | Indicate the gross and leasable square footage for each type of development: |
| PARCEL MAP                                                       | PARCEL 1 17.76 AC/ PARCEL 2 24.44 AC                                         |
|                                                                  | PARCEL 3 15.14 AC/ PARCEL 4 15.14 AC                                         |

## 9 Authority to File Application

|                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check one: <input checked="" type="checkbox"/><br><input type="checkbox"/> Ownership<br><input type="checkbox"/> Power of Attorney*<br><input type="checkbox"/> Contract to Purchase*<br><input type="checkbox"/> Other<br>(specify) _____<br>*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.<br><br>APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT<br><br>Applicant: <u>[Signature]</u><br>Date: <u>6/1/11</u><br><br>Legal Owner: _____<br>Date: _____<br><br>Legal Owner: _____<br>Date: _____ |
| <div style="text-align: center;"><br/>Place Date Received Stamp Here<br/>City of Woodland</div>                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>DEPARTMENT USE ONLY</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| G.P. Designation: _____ Zoning Designation: _____<br>Applicable Zoning Code Sections: _____<br>Hearing Body: _____<br>Environmental Determination: _____                                                                                                                    | Request: _____<br>_____<br>_____<br>Logged by: _____ Date: _____<br>Planner: _____ Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## **STATEMENT OF JUSTIFICATION**

Clark-Ramos Woodland, LLC would like to divide the existing 72.5± acre parcel (Assessor's Parcel Number 027-210-033-000) into four (4) separate parcels. Their goal is to increase the flexibility/number of options for the sale and development of the property.



**OWNER/SUBDIVIDER:**  
CLARK-RAMOS WOODLAND, LLC  
CONTACT: ROBERT E. CLARK  
1980 SOUTH RIVER ROAD  
WEST SACRAMENTO, CA 95691  
PHONE: (916) 372-0323

**ENGINEER/SURVEYOR:**  
LAUGENOUR AND MEIKLE  
CIVIL ENGINEERS  
608 COURT STREET  
WOODLAND, CA 95695  
PHONE: (209) 862-1755

**ASSESSOR'S NUMBER:**  
027-210-033-000

**EXISTING USE:**  
SEASONAL ROW CROPS

**PROPOSED USE:**  
I/P-D

**EXISTING ZONING:**  
I/P-D

**PROPOSED ZONING:**  
I/P-D

**SEWER SERVICE:**  
CITY OF WOODLAND

**DRAINAGE SERVICE:**  
CITY OF WOODLAND

**WATER SERVICE:**  
CITY OF WOODLAND

**ELECTRIC SERVICE:**  
PACIFIC GAS & ELECTRIC

**GAS SERVICE:**  
PACIFIC GAS & ELECTRIC

**AT&T:**  
061330455H - ZONE AE

**FLOOD ZONES:**  
72.49 ACRES

**GROSS AREA:**  
72.49 ACRES

**LEGEND:**  
SL - SITE LIGHT  
DI - DRAINAGE INLET  
WV - WATER VALVE

**TENTATIVE PARCEL MAP NO. 4997**

**FOR**  
CLARK-RAMOS WOODLAND, LLC  
BEING A PORTION OF SECTION 22 TOWNSHIP 10 NORTH,  
RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
AND ALSO BEING ALL OF PARCEL "A" AS SHOWN IN  
BOOK 2005 OF MAPS AT PAGES 215 & 216  
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

**LAUGENOUR AND MEIKLE**  
CIVIL ENGINEERING - LAND SURVEYING - PLANNING  
608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (209) 862-1755  
P.O. BOX 862, WOODLAND, CALIFORNIA 95695 - FAX: (209) 862-4602

**PROFESSIONAL LAND SURVEYOR**  
STATE OF CALIFORNIA  
L87908  
CHRISTOPHER W. LERCH

**NOTES:**  
1) UNDERGROUND UTILITIES WERE PLOTTED PER CITY OF WOODLAND UNDERGROUND UTILITIES MAPS.  
2) MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.  
3) MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

**SHEET 1 OF 1**  
OCTOBER 9, 2012

# **ATTACHMENT B**

## MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (Section 21081.6, Public Resources Code [PRC]). This Mitigation Monitoring Plan (MMP) is designed to ensure that the measures identified in the Mitigated Negative Declaration are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, the entity responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City of Woodland has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by Section 21081.6 of the PRC, the Yolo County LAFCO is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Elizabeth Castro Kemper, Executive Director  
530-666-8048

The location of this information is:

Yolo County Local Agency Formation Commission  
625 Court Street  
Woodland, California 95695

In order to assist implementation of the mitigation measures, the MMP includes the following information:

Mitigation Measure: The mitigation measures are taken verbatim from the Negative Declaration.

Timing /Milestone: Each action must take place during or prior to some part of the project development or approval.

Responsibility for Oversight: This section indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This section identifies how actions will be implemented and verified.

Responsibility for Implementation: This section identifies the entity that will undertake the required action.

Checkoff Date/Initials: This verifies that mitigation measures have been implemented.

**Measure #1** – Prior to issuance of the first building permit for each parcel within the annexation area, the applicant shall demonstrate that they have satisfied the CDFG requirement to mitigate for the loss of Swainson's hawk foraging habitat over the entire parcel at a 0.75:1 ratio. This may involve the preservation of acceptable foraging habitat elsewhere or the payment of applicable mitigation fees (currently \$2,509 per acre) consistent with ongoing HCP/NCCP efforts. If preservation is chosen, the applicant shall set aside in perpetuity, an equivalent amount of Swainson's hawk foraging land elsewhere in Yolo County through the purchase of development rights and execution of irreversible conservation or agricultural easement. This acreage shall be permanently protected from future development via enforceable deed restrictions. Protected acreage shall be set aside prior to commencement of any construction activity. On behalf of the City, the Community Development Director or a designee shall be a party to and indicate acceptance of the method of mitigation, including the location of mitigation acreage should that method be utilized.

Timing/Milestone – Prior to issuance of first building permit for each parcel within the annexation area.

Responsibility for Oversight – California Department of Fish and Game; City of Woodland

Implementation of Mitigation Measure -- The applicant shall satisfy CDFG requirements for impacts to Swainson's hawk on each parcel within the annexation area. If fees are paid, the applicant shall provide evidence of such to the City of Woodland prior to issuance of a building permit for each parcel. If land is set-aside, the Community Development Director or a designee shall be a party to and indicate acceptance of the location of mitigation acreage.

Responsibility for Implementation – Applicant (Kamilos)

Checkoff Date/Initials/Notes --

---

**Measure #2** – No more than 30 days prior to commencement of on-site land disturbance for each parcel to be developed within the annexation area, a pre-construction raptor survey shall be performed by a qualified biologist to verify that no active raptor nests occur on or near the construction site. If active raptor nests or nests of other migratory birds are found, construction activities shall not occur within 500 feet of the nests until the young have fledged. A survey is not required for construction activities proposed to occur during the non-breeding season (October through February).

Timing/Milestone – Prior to grading on each parcel within the annexation area.

Responsibility for Oversight – California Department of Fish and Game; City of Woodland

Implementation of Mitigation Measure -- The applicant shall conduct a pre-construction raptor survey to the satisfaction of the CDFG. The applicant shall provide evidence of satisfaction of CDFG requirements to the CDD prior to commencement of any on-site land disturbance on each parcel within the annexation area.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

**Measure #3** -- Construction plans for each parcel within the annexation area shall avoid the northern channel by providing a 15-foot buffer area beyond the top of the bank within construction plans. Keeping all construction activities outside of the 15-foot buffer area would allow sufficient space to eliminate project related impacts to the drainage channel. Should plans include construction within 15 feet of the top of the bank, a wetland delineation shall be conducted to determine whether or not the area is a jurisdictional waters requiring a permit from the U.S. Army Corps of Engineers.

Timing/Milestone – Ongoing.

Responsibility for Oversight – U.S. Army Corps of Engineers; City of Woodland

Implementation of Mitigation Measure – All future construction plans and site operations on each parcel within the annexation area shall protect the 15-foot buffer. If construction is to occur within the 15-foot buffer a wetlands delineation is required and may trigger additional State/federal permitting and mitigation.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

**Measure #4** – If artifacts or unusual amounts of stone, bone or shell are uncovered during construction or grading activities on any parcel within the annexation area, work shall be halted and a qualified archeologist shall evaluate the site. If bones appear to be human, State law mandates that the Yolo County Coroner be contacted. If bones are likely to be Native American in origin, the Coroner must contact the Native American Heritage Commission.

Timing/Milestone – During construction for each phase, stage, and/or building.

Responsibility for Oversight – City of Woodland; Yolo County Coroner; State Native American Heritage Commission.

Implementation of Mitigation Measure – If human remains are found, all grading and activity in the immediate area shall cease, the find shall be left in place, and the applicant shall immediately notify the Yolo County Coroner at (530) 666-8282, the project archeologist, Peak and Associates at (916) 939-2405, and the City of Woodland Community Development Department at (530) 661-5820 to assess the find and determine how to proceed. If the remains are found to be of Native American descent, the Native American Heritage Commission shall also be notified at (916) 653-4082, pursuant to the terms of the measure.

If other archeological or cultural resources are found, all grading and activity in the immediate area shall cease, the finds shall be left in place, and the project archeologist and the City Community Development Department shall be contacted to assess the find and determine how to proceed.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

**Measure #5** – City approvals of any development on the annexation property shall require that: a) the ground floor elevation of all inhabited structures shall be constructed at or above the base flood elevation (BFE); b) outdoor storage areas for hazardous materials and wastes shall be elevated above the BFE or otherwise flood-proofed using containment or other acceptable methods; c) development plans for each parcel within the annexation area shall demonstrate that “cumulative plus project” run-off conditions will not raise the area water surface elevation during a 100-year event by more than one foot; and d) development on proposed Parcels C and D, which are shown to be subject to flooding in excess of four feet, shall not occur until the mitigations described in City General Plan Policy 8.B.3 can be met.

Timing/Milestone – Prior to approval of Conditional Use Permit required for Parcels A, C and D.

Responsibility for Oversight – City of Woodland

Implementation of Mitigation Measure – All future development shall undertake appropriate hydrological analysis to satisfy these requirements.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

**Measure #6** – All truck traffic associated with development on any parcel within the annexation area shall be restricted to the use of Pioneer Avenue, as opposed to CR 102. This shall be reflected in all construction, vendor, and employee contracts related to/associated with development on any parcel within the annexation area. This restriction shall remain in place until City has a financing mechanism and construction schedule in place for cumulative traffic improvements.

Timing/Milestone – Ongoing.

Responsibility for Oversight – City of Woodland

Implementation of Mitigation Measure – Truck traffic from development of any parcel within the annexation area shall be restricted from using CR 102 until such time as this mitigation can be satisfied. Each subsequent industrial user shall address this in contracts with vendors, employees, and during construction in construction contracts.

---

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

**Measure #7** -- City approval of development beyond Stage One of the Clark Pacific proposal on proposed Parcel A, and/or any development on proposed Parcels C and D, shall require: a) a traffic impact analysis for both existing and cumulative conditions; and b) identification of and fair share contribution to the timely construction of traffic infrastructure improvements to serve future growth within applicable LOS standards. Stage One of the Clark Pacific development shall be conditioned to pay a fair share of the traffic infrastructure improvements.

Timing/Milestone – Prior to approval of Conditional Use Permit required for Parcels C and D for preparation of traffic analysis; prior to development beyond Stage One of the Clark Pacific property for payment of their fair share; prior to issuance of the first building permit for development on either Parcel C or D for payment of their fair share.

Responsibility for Oversight – City of Woodland

Implementation of Mitigation Measure -- All future industrial development shall undertake a traffic impact analysis acceptable to the City of Woodland. The City's MPFP shall be amended to include identified new improvements (if any).

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

---

Kamilos Clark Pacific Annex.MMP.doc

**PROJECT TITLE:** **Hoblit Chrysler Jeep Dodge.** A request to approve a Conditional Use Permit, Site Plan, and Design Review to allow the re-use and operation of a 20,500 square foot new auto dealership in the Central Business District with in the Downtown Specific Plan Area.

**LOCATION:** 333 Main Street.

**APPLICANT/OWNER:** Dave Hoblit owner of Hoblit Chrysler Jeep Dodge

**ENVIRONMENTAL REPORT:** Categorical Exemption (Class 1 & 31)

**A.P.N.** 005-654-01, 03; 005-651-01, 02, 05; 005-313-01, 02; and 005-312-04, 05

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

**STAFF RECOMMENDATION:** Conditional Approval

**REPORT FOR:** Planning Commission Public Hearing – 11/15/12

**GENERAL PLAN DESIGNATION:** Central Commercial

**CURRENT ZONING:** Central Business District (CBD)

**SPECIFIC PLAN DESIGNATION** Downtown Specific Plan, Area A1

**EXISTING LAND USES:** Historic Auto Dealership Building

**FLOOD ZONE:** X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012.

**STREET ACCESS:** Main Street, Court Street, Elm Street, Walnut Street, Dead Cat Alley

**ADJACENT LAND USES & ZONING:**

| DIRECTION | LAND USE               | ZONING |
|-----------|------------------------|--------|
| North     | Office, Church         | CBD    |
| South     | Auto Sales, Commercial | CBD    |
| East      | Auto Parts             | CBD    |
| West      | Office Commercial      | CBD    |

**PENDING / POTENTIAL ACTION**

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

1. That the Planning Commission approve the attached Resolution, thereby approving the Conditional Use Permit, Site Plan, and Design Review for the Hoblit Auto Dealership at 333 Main Street, application dated 10/05/12, Site Plan and Elevations dated 11/7/12, as based on the Findings of Fact and subject to the Conditions of Approval as provided in the Staff Report presented on September 20, 2012 (**See Attachment A - Application, Site Plan, and Elevations**).

**PROJECT SITE DESCRIPTION**

The project site encompasses a total of 2.1 acres in the City's Central Business District (CBD) at 333 Main Street. The site is within the City's Downtown Specific Plan Area (A1). The project site consists of nine parcels – Assessor's Parcel Numbers (APNs) 005-654-01, 03; 005-651-01, 02, 05; 005-313-01, 02; and 005-312-04, 05. The project site currently contains the main automotive sales and service building, ancillary buildings, and a paved parking lot. The site occupies most of the block, and has street access on all four sides: Main Street, Court Street, Elm Street, and Walnut Street. In addition, Dead Cat Alley, a public right-of-way, bisects the project site from Walnut to Elm Streets.

Although street trees have been planted along Main Street and Walnut Street, the frontages largely lack landscaping or other improvements. No irrigation exists to maintain these trees or support additional landscaping. The sidewalk, curb and gutter on Main Street are in disrepair and the street frontage contain numerous driveways, which do not meet City standards. The Walnut and Elm Street frontages are in somewhat better repair, although the Elm Street frontage contains two non-standard driveways and no street trees or landscaping. The Court Street frontage also has three driveways in close proximity, but there are mature street trees, and the sidewalk is in good repair.

Existing land uses not a part of this project but on the same block include the Holy Rosary Church on the northwest corner, a Certified Public Accountant office on the northeast corner, a vacant office building on the west side, south of Dead Cat Alley, and a auto parts store on the east side, north of Dead Cat Alley. Adjacent land uses to the south (Main Street) include Chase Bank, the vacant State Theater, Flooring Outlet, and Elm Ford dealership. Land uses to the west (Walnut Street) include several office and medical (eye care) buildings. Uses to the north (Court Street) include a mix of residential and office uses. Uses to the east (Elm Street) include offices, Woodland Glass, and USA Tire.

**BACKGROUND**

Historically, the property has been involved in transportation products and services. Past uses of the site include a blacksmith shop, a carriage painting shop, and a wagon shop. The existing buildings have been part of an auto dealership since 1933. In addition, a service station was previously located in the southeast area of the site. The site includes a building designated as a contributor to the Downtown Historic District (according to the 1996 historical resources survey).

A mixed-use project was proposed for the site in 2006. The project, known as City Center Lofts, would have demolished the existing buildings and replaced them with two six-story buildings

with ground-floor commercial and residential units upstairs. The project was the subject of a 2007 Environmental Impact Report (EIR). The Final EIR was certified and the project including demolition of the existing building was approved. However, the project has been withdrawn, and there are no other pending development proposals on or adjacent to the project site.

The project applicant, Dave Hoblit of Hoblit Chrysler Jeep Dodge, has been operating on the project site under a Temporary Use Permit. It was anticipated that the dealership would move to a new location outside of the Downtown, most likely at site with better access to Interstate 5. At present, no viable location is available near the freeway, and the applicant has applied for a Conditional Use Permit to remain at 333 Main Street. Automotive sales (new and used) and service are allowed within this section of the Downtown Specific Plan as a conditional use.

### **PROJECT PROPOSAL**

The applicant proposes to renovate and re-use the existing buildings, and maintain the existing parking lots for automobile display, employee, and visitor parking.

The main building contains offices, customer waiting area, parts, and service areas, totaling 20,500 square feet. A smaller 1,000 SF sales building is located in the display area west of the main building. Two temporary storage buildings and a trash enclosure are located north of (behind) the main building.

The main building to be renovated in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995). Improvements to the Main Street elevation include new wood trim and a plaster skim coat over the existing concrete block shear walls, restoring the transom windows, and painting the existing building colors selected from a historic color palette.

One of the temporary storage sheds would be removed, and the trash enclosure shall be replaced with a City-standard enclosure. The sales building in the display area would remain, although the display siding above the canopy would be removed, and the canopy restored to a more appropriate scale and design.

### **CITY SERVICES**

The project site is served by existing infrastructure. Water is provided from lines in Dead Cat Alley and Court Street. Sanitary sewer is provided by lines in Dead Cat Alley and Court Street. Electricity is provided by overhead lines located in Dead Cat Alley.

### **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:

- Legal notice was published in the Woodland Daily Democrat on November 5, 2012.
- Notices were mailed to all property owners within 300 feet of the project site on November 1, 2012.

Copies of the factual staff report for the proposed project have been on file at City Hall Annex or City Hall since Friday, November 9, 2012.

**APPLICABLE LAWS, CODES, AND ORDINANCES**

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Downtown Specific Plan
- City of Woodland Community Design Standards
- The City of Woodland Municipal Code

**ENVIRONMENTAL ASSESSMENT STATUS**

Staff has determined that the proposed action meets the definition of a “project” under the California Environmental Quality Act (CEQA). Additionally, staff has found that the project qualifies under one or more classifications of projects found by the Secretary of Resources to not have a significant effect on the environment and is therefore categorically exempt from the requirements of CEQA. The Categorical Exemptions applicable to project are:

- ◆ Class 1, Existing Facilities: Operations: consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The types of “existing facilities” itemized below are not intended to be all inclusive of the types of projects, which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.
- ◆ Class 31, Historical Resource Restoration/Rehabilitation: Consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Furthermore, the project is not barred from the use of a categorical exemption by one of the exceptions described in §15300.2 of the CEQA Guidelines.

The Project is a previously developed site, 333 Main Street that has historically been used as an auto dealership and is proposed for operation as an auto dealership. In conducting environmental review of the Project under the California Environmental Quality Act (CEQA), the City determined that 333 Main Street is currently being operated as an auto dealership, such that the existing condition of the site, and the proper environmental baseline, is that of an operating auto dealership. (*Riverwatch v County of San Diego* (1999) 76 Cal. App 4th 1428, 1451; *Eureka Citizens for Responsible Gov’t v City of Eureka* (2007) 147 Cal. App. 4th 357, 371).

The City reviewed the analysis prepared by the applicants qualified architect (**See Attached B – Letter from project architect dated 11/7/12**), which details that the Project plans conform to the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995). Based

on that analysis City staff has determined that the Project, which is limited to maintenance, repair, stabilization, and rehabilitation of 333 Main Street, is consistent with the Secretary of the Interior's Standards and will not cause a substantial adverse change in the significance of an historic resource. As such the Project is eligible for a Class 31 Exemption per Section 15331 ("Historical Resource Restoration / Rehabilitation") of the California CEQA Guidelines (Title 14 of the California Code of Regulations, Chapter 3).

Further, given that the Project consists only of the operation, repair, and maintenance of an existing private structure, with no expansion of the existing use, City staff has also determined that the Project is eligible for a Class 1 Exemption per Section 15301 ("Existing Facilities") of the CEQA Guidelines.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to make findings related to the environmental determination. If this project is approved staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with §15062 of the CEQA Guidelines.

### **REVIEWING AGENCY COMMENTS**

The project has been circulated to other City divisions and departments for review. All reviewing comments have also been integrated into the conditions of approval. No public comments were received prior to completing this staff report.

### **DISCUSSION**

The project proposal before the Planning Commission is provided for in the City's adopted Downtown Specific Plan. The proposed Project is located in the Plan Area A1, the "Western Gateway." The policy discussion in the Downtown Specific Plan (Section 3.2) acknowledges that this area is transitional, and that the historical auto uses may move to other areas of the City. At the same time, it allows such uses by Conditional Use Permit, and does not place any time limits on the continued operations of auto sales and service within Area A1. The Conditional Use Permit requires a public hearing before the Planning Commission.

### **STAFF ANALYSIS**

Staff **supports** the project subject to the attached recommended conditions of approval for the Conditional Use Permit and city code requirements for the project and provides the following analysis:

#### **GENERAL PLAN CONSISTENCY**

The General Plan (GP) designation for the site is **Central Commercial (CC)**. This designation provides for retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, residential units above the ground floor, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 4.0.

The General Plan's Goal 1F is "[t]o develop and maintain an economically-viable and physically attractive Downtown." Several policies support this goal, including Policy 1.F.2.

*1.F.2. The City shall ensure that Downtown remains the sole central business district for Woodland.*

Goal 6B of the General Plan addresses the reuse of historical buildings. The goal is “[t]o combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.” Specific policies that apply to the proposed project include:

**6.B.1** *The City shall encourage the preservation, maintenance, and adaptive reuse of existing historic buildings in the Redevelopment Area and other commercial areas of the city in order to prevent demolition and disrepair.*

**6.B.8** *The City shall implement the design guidelines in the Downtown Specific Plan to ensure that new construction, renovations, and additions are compatible with existing adjacent structures, especially those that are on the National Register, or are eligible or potentially eligible for listing on the National Register.*

#### Building Intensity

Standards of building intensity for non-residential uses in the General Plan are stated as maximum *floor-area ratios* (FAR's). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot. The General Plan FAR limit for the Central Commercial area is 4.0. As an existing facility, the proposed project is not necessarily subject to the General Plan FAR limits. Nevertheless, as shown below, the existing site has an FAR of 0.18, which is below allowable limit. **The project does not exceed the General Plan FAR limits.**

Total Building = 20,500 sq. ft.

Total Site (including north parking lot) = 114,300 sq. ft.

FAR = 0.18

**The proposed project is consistent with the land use designation, policies, and intensity standards of the General Plan.**

#### **DOWNTOWN SPECIFIC PLAN CONSISTENCY**

The proposed project is located within the Downtown Specific Plan Area. The project site falls within District A, the Western Gateway. The Plan describes this district as follows:

*This district covers the two-block area along Main Street between Cleveland and Elm Streets (plus a few parcels east of Elm Street). This district is dominated by auto-related uses and does not tie in well with the look and feel of the core Downtown area to the east.*

The Downtown Specific Plan envisions a future “[c]onversion of existing auto-oriented development along Main Street to other retail uses (if dealers choose to move to a new auto mall site)” and residential mixed use. However, the Plan does not provide a time limit or a time frame for phase-out of auto uses, and specifically allows such uses in District A1 with approval of a Conditional Use Permit.

Therefore should these uses remain, the City can review the land proposals to ensure that the physical improvements further the goals and policies of the Downtown Specific Plan (Streets sidewalk, lighting, and amenities).

Setbacks and Height

District A requires setbacks that are “average” to existing development. When the rear setback abuts residential uses, a ten-foot setback is required. The main building has a zero-setback, typical of Main Street development in the Downtown. The small sales building has setbacks of 54 feet and 49 feet from Main Street and Walnut Street, respectively. The height maximum for District A is 65-feet, which is much higher than the existing buildings.

Parking

Development in the Downtown is subject to Section 25-23-15 of the Zoning Ordinance, “Downtown Parking District.” Relevant requirements are as follows:

2(D) – Offices (except medical offices and clinics): one space for each four hundred square feet of gross floor area

2(H) – Uses not listed: the community development director may allocate off-street parking for uses of a similar nature to those listed in subsections (2)(D) through (2)(G) of this section, at one space per three hundred square feet of gross floor area. If specific standards are not addressed in this section, the provisions of Section 25-23-10 shall apply.

As the Downtown standards do not address auto dealership uses, Section 2(H) directs us to the standard for auto uses under Section 25-23-10, “Off-Street Parking Requirements,” which requires: One (1) parking space for each four hundred (400) square feet of gross floor area but not less than five (5) spaces. Note that auto sales lots do not have separate parking requirements, but are encompassed by the office and service uses on the site. The parking calculation for the proposed use is as follows:

| USE          | RATIO    | SQUARE FEET | SPACES REQUIRED |
|--------------|----------|-------------|-----------------|
| Office       | 1/400 SF | 5,900       | 15              |
| Service      | 1/400 SF | 11,700      | 29              |
| <b>Total</b> |          |             | <b>44</b>       |

The project is therefore required to demonstrate 44 available on-site parking spaces for customers and employees. These 44 parking spaces are required to meet the 40% shading requirement for uncovered portions of the auto parking area (parking stalls and back up area).

Lot Coverage

The allowable lot coverage in District A is 100%. The existing buildings cover 18% of the site.

Other Standards

Section 8.4 contains additional development standards, addressed below:

- ◆ *All uses or activities shall be conducted wholly within completely enclosed buildings, except for auto service stations, off-street parking and loading facilities, temporary outdoor uses, vehicle leasing and sales, or where in the opinion of the Zoning Administrator the use is incidental to a principal use on the premises and the proposed outdoor use is in character and harmony with the surrounding area.*

All service activities shall be conducted within the service building. Auto sales display and inventory are allowable outdoor uses.

- ◆ *All uses adjacent to residential zones shall be located, oriented, and designed so as to be compatible with said residential zone.*

The area to the north contains a mix of residential and office uses (primarily in converted residential buildings). The Downtown Plan identifies this area as a Transition District (District C), and not a purely residential zone. In addition, the north side of the project site is used only for display and inventory.

- ◆ *Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.*

See discussion above. The existing street trees on Court Street shall be maintained, but additional screening is not required on the north side.

- ◆ *Maximum noise level at the property lines shall not exceed 65 dBA Ldn.*

This requirement shall be incorporated into the conditions of approval.

- ◆ *Outside storage or solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or disposition shall be prohibited except where screened to the satisfaction of the Planning Commission or Zoning Administrator (whichever is the final approval).*

The current enclosure (accessed from Dead Cat Alley) is inadequate and will be addressed in the conditions of approval.

- ◆ *The re-occupancy of a commercial building is subject to the approval of the Zoning Administrator.*

As a conditional use, this project is subject to Planning Commission approval rather than the Zoning Administrator.

- ◆ *Site plan approval required for all uses requiring a building permit.*

An existing site plan has been submitted by the applicant. A proposed site plan, including building design and signage, shall be required for the project.

## **DESIGN STANDARDS**

The applicable design standards are found in the Downtown Specific Plan, Chapter 6. The Community Design Standards not apply in the Downtown, except where the Specific Plan is ambiguous or silent on an issue.

## **ZONING CONSISTENCY**

### Land Use

The zoning designation for the proposed project site is Central Business District (CBD). Development within the CBD zone must comply with the land uses policies and performance standards of the Downtown Specific Plan (described above).

### Landscaping

Section 6.9 of the Downtown Specific Plan includes the objectives and guidelines for landscaping in the downtown. Landscaping in the Downtown, particularly for existing development, creates a unique challenge. The guidelines recognize that landscaping opportunities in the Downtown are limited due to existing development, particularly zero-setback buildings (such as the project site).

The City's Zoning Ordinance (Sec. 25-22-10) requires an eight (8) foot wide landscape strip along the public right-of-way. The width of the landscaped strip may be reduced to no less than four (4) feet. Staff is recommending a 4-foot landscape strip at back-of-walk along the Main Street frontage for both auto lot display areas.

The Main and Walnut Streets have recently been planted with street trees (crape myrtle) by the Tree Foundation. Court Street has mature street trees, and some turf landscaping (between curb and sidewalk). Elm Street includes two large driveways that preclude any landscaping. As discussed below, staff recommends a phased improvement to the property frontage. The Downtown Specific Plan has requirements for landscaping along Main Street and side streets, those requirements have been recommended as conditions of approval.

### Signage

The building currently has signage for Hoblit Chrysler Jeep Dodge on the Main Street façade, and temporary banners on the Elm Street facade and the canopy of the small sales building. There is a nonconforming pole sign ("Century Buick") on Court Street and an empty monument sign on the corner of Main and Walnut Streets. All existing signage shall be brought into conformance with the Downtown sign standards and the Zoning Ordinance (Section 25-23-01 et seq.).

The applicant has submitted sign plan for the auto dealership. The signs on the Main Street elevation are designed to complement the historic nature of the building's sleek, minimally decorated style of architecture referred to as Moderne architecture. The signs proposed for the west and east elevations are illuminated pan channel for the text and illuminated cabinets for the logos. These signs are the dealership's franchise designs, required by the auto manufacture. The proposed sign plan:

| <b>SIGN</b>                                        | <b>LOCATION</b> | <b>TYPE</b>                                          | <b>AREA</b>       |
|----------------------------------------------------|-----------------|------------------------------------------------------|-------------------|
| Hoblit<br>Chrysler Jeep Dodge                      | Main Street     | Individual pan channel                               | 89 sq. ft.        |
| Chrysler Jeep Dodge                                | West            | Illuminated Individual pan channel<br>& logo cabinet | 39 sq. ft         |
| Chrysler Jeep Dodge                                | East            | Illuminated Individual pan channel<br>& logo cabinet | 39 sq. ft         |
| <b>175 sq. ft. is allowed per Zoning Ordinance</b> |                 | <b>Total</b>                                         | <b>167 sq. ft</b> |

The Planning Commission approved a Comprehensive Sign Plan for auto dealership building in 1992, allowing a total of 262 square feet of signage for the building. The proposed sign plan is 167 sq. ft. and below the maximum sign area approved by the Planning Commission.

### Performance Standards

The project site is subject to the Performance Standards of the Downtown Specific Plan (Section 8.5). A discussion of the Auto – Commercial standards follows below:

- ◆ *Vehicles are not allowed to be repaired or serviced outside of an enclosed structure.*

As discussed under Development Standards, all vehicle repair and service shall occur within the main building.

- ◆ *Service bays or repair facilities are not allowed to face a public right-of-way (does not include alleyways).*

The service bays face Dead Cat Alley, which is acceptable.

- ◆ *Outdoor display of merchandise, storage of parts or repair equipment is not allowed in a property's street frontage(s).*

New and used automobiles may be displayed, but parts, accessories, and equipment may not be displayed outdoors on street frontages.

- ◆ *New or modified outdoor paging systems are not allowed. Existing systems may continue to be used if noise levels at the property line are maintained at a reasonable level to prevent the creation of a nuisance for surrounding land uses.*

The building has an existing paging system. This system may continue to be used under the condition that the noise level not exceed the 65 dBA DNL specified in the Downtown Specific Plan.

- ◆ *The use of flags, pennants, streamers, or similar devices is prohibited.*

This shall be made a condition of approval, and incorporated into the comprehensive sign plan.

**The proposed project is consistent with the Downtown Specific Plan and the Zoning Ordinance.**

### Lot Merger

As discussed above, the project site consists of a number of individual parcels. However, the proposed project represents a single operation utilizing all nine parcels. The application of design and performance standards, including signage, and the provision of City services is better served by consolidation of the parcels. One of the existing lot lines runs through the building, which violates building code. Consolidation into a single parcel is not practical, as the site is divided by Dead Cat Alley, a public right of way. Therefore, staff recommends, as a condition of approval, that the applicant begin proceedings for a lot merger to create two parcels: one south of Dead Cat Alley (currently comprised of four parcels), and one north of Dead Cat Alley (currently comprised of five parcels).

### Frontage Improvements

As described above, the street frontages (curb, gutter, and sidewalk) are in various states of disrepair, and the site contains an excess of driveways (the number and placement of which do not meet current City standards). A new project would normally be required to reconstruct the frontage to meet current standards. However, City staff also recognizes that this is a re-use of an

existing building and there are several street frontages on this site. Therefore, staff proposes a phased approach to bring the curb, gutter, and sidewalk up to city standards. The list below prioritizes the public improvements. The first item (No. 1) will need to be completed prior to Certificate of Occupancy. The schedule for phasing the other public improvements (No. 2 & 3) shall be submitted by the applicant 90 days after the City issues the Certificate of Occupancy. The submitted schedule is to be reviewed and approved by the Community Development Department. The phasing plan will determine the ultimate time period in which improvements shall be completed, such as a 3 to 5 year time frame.

The proposed condition of approval would prioritize the improvements as follows:

1. Reconstruct the curb, gutter, and sidewalk on Main Street per the Downtown Specific Plan and limit driveways to one (The center driveway that provides direct access to the maintenance and service entrance) per Development Engineering's Conditions of Approval. Improvements to be completed prior to Certificate of Occupancy.
2. Reconstruct the curb, gutter, and sidewalk on Elm and Walnut Streets, (Elm and Walnut) per Development Engineering's Conditions of Approval.
3. Remove one driveway on Court Street, and replace with curb, gutter, and sidewalk to match existing per Development Engineering's Conditions of Approval.

#### Public Art

Per City requirements, commercial developments are required to provide public art. The applicant has the option to provide public art on the site or a cash contribution "in-lieu" of providing public art. The typical public art project is 2% of construction cost. Staff believes that for small projects, collecting funds to be used towards public art enables the City to commission larger pieces and to locate them in public spaces. Should the applicant propose public art on the site, the artwork would come before Planning Commission for review and approval.

#### **CONDITIONAL USE PERMIT**

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan. The zoning designation for the site is Central Business District. Within this zone, new auto sales are only permitted with a conditional use permit.

#### **SUBSTANTIAL CHANGES**

At the discretion of the Community Development Department, any substantial modifications or changes to the approved master site plan and /or uses may result in further CEQA and traffic analysis and further public hearings.

### **APPEAL**

The Planning Commission action on the Conditional Use Permit shall be final unless, within **fourteen calendar days** after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. 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 appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

### **SUMMARY**

The applicant is requesting approval of a Conditional Use Permit, Site Plan, and Design Review to allow the re-use and operation of a 20,500 square foot building for a new auto dealership in the Central Business District within the Downtown Specific Plan Area.

### **RECOMMENDATION**

Staff recommends approval of the project by approving the attached resolution (**See Attachment C – Resolution of Approval**), which incorporates the findings and conditions listed below.

### **RECOMMENDATION**

Staff recommends approval of the project by making an affirmative motion as follows:

**Motion #1      Move That The Planning Commission Approve Resolution No. \_\_\_\_\_  
thereby approving The Conditional Use Permit (CUP), Site Plan, and Design  
Review, For The Hoblit Chrysler, Jeep, Dodge Project Based On The  
Identified Findings Of Fact And Subject To The Identified Conditions Of  
Approval, By Taking The Following Actions:**

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, as Class 1, Existing Facility and Class 31, Historical Resource Restoration/Rehabilitation, per §15301 and §15331 of the Public Resources Code;
- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;
- Approve the Conditional Use Permit, Site Plan, and Design Review to allow the re-use and operation of a 20,500 square foot New Auto Dealership in the Central Business District;

**-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 Conditional Use Permit  
(CUP), For The Hoblit Chrysler, Jeep, Dodge Project, Based On The  
Identified Findings Of Fact (Specify Findings)**

**ATTACHMENTS:**

- A.** Application, dated Oct 10, 2012 Site Plan & Elevations, dated Nov 7, 2012
- B.** Letter form Project Architect dated Nov. 7, 2012
- C.** Planning Commission Resolution

**CONDITIONS OF APPROVAL - November 15, 2012****PLANNING**

1. The project is as described in the staff report prepared for the November 15, 2012 Planning Commission meeting to allow the use of the site at 333 Main Street, for an auto dealership. The project shall be carried out in substantial compliance as depicted on the submitted Site Plan, dated 10/31/12 and the submitted Elevations, dated 10/31/12, included in the staff report, except as modified in 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. Prior to issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the. Design changes that require modifications to uses, elevations or site features other than discussed herein, shall be submitted for review and approval through the planning review process as a Design Review.
4. Prior to submittal for plan check, the applicant shall submit plans and elevations for review and approval by the Community Development Department. Once the final design drawings have been approved by the Community Development Department, two sets of the final planning project review plan set shall be provided to the Community Development Department to be date stamped and included in the project file. This set of plans shall be used for reference during the plan check review process. This Final Plan set, shall include all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
5. Revised plans and building elevations incorporating all conditions of approval shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements. All plans, including site, landscape, lighting, mechanical and street improvement plans shall be coordinated for consistency prior to issuance of permits (such as encroachment or building). Any changes to the size, colors, construction materials, design or location of any structure or any other site or landscape improvement shall not be made without prior city approval.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
7. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.

8. The approval period for the Conditional Use Permit shall become null and void after a period of eighteen (18) months, if either the use permit has not been used or if substantial construction in good faith reliance on the approval has not commenced subsequent to such approval. The Community Development Director may extend the approval of a use permit for one (1) additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
9. At the time of submittal for building permit, Site Plan Review shall be performed by the Community Development Department to ensure substantial compliance with the approved set of plans, pursuant to the requirements of Section 25-21-60 of the Zoning Ordinance.
10. Secure approval and satisfy requirements of all agencies that have jurisdiction.
11. Upon request, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department.
12. The applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.
13. A plan check fee shall be required by the Community Development Department when an application for a building permit is submitted.
14. Final plans shall comply with the design requirements in the Downtown Specific Plan and Community Design Standards.
15. Proposed re-use and renovation of the building at 333 Main Street shall be in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995). A qualified architect shall prepare the plans for the re-use and renovation of the building at 333 Main Street.
16. Roof 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. Applicant to provide written verification that proper screening will block the visibility of roof mounted mechanical or utility equipment from the public.
17. Any new ground mounted mechanical or utility structures, including transformers shall be underground or located behind buildings where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and/or masonry or lattice walls subject to Community Development Department approval.
18. When existing driveways to project are reconstructed, driveways will require further enhancements per the Community Design Standards. Accent paving will be used to define and beautify a project's entrance as viewed from the street. The paving provides a clearly defined vehicular entrance to a project and provides adequate sight distance for vehicles and pedestrians. Accent paving shall start at back-of-walk, is the width of the driveway, and

extends ten (10) feet into site. Plans shall be submitted to the Community Development Department for review and approval prior to issuance of building permits.

19. Applicant shall obtain a building permit for any exterior signs prior to installation. All signs shall be in accordance with Downtown Specific Plan, Sign Ordinance, and Community Design Standards or approval by the Planning Commission and shall be reviewed and approved by Community Development Department the prior to issuance of building permits.
20. Applicant shall remove existing pole sign along Court Street and shall remove or reuse existing monument sign at the corner of Main and Walnut Streets. However, any monument signage shall have enhanced landscaping installed around the base of the sign. Signs and landscaping shall be reviewed and approved by the CDD prior to issuance of building permits.
21. Applicant shall construct a trash enclosure, which shall conform to the City of Woodland specifications. Trash enclosures shall be subject to design verification and approval by staff prior to issuance of building permits. Trash enclosure and recycling areas shall be adequately screened from view and shall be architecturally compatible with the proposed building design, by utilizing consistent materials and colors. Evidence of approval from Waste Management for the quantity, size, and location of the proposed trash and recycling enclosures shall be submitted with the building permit application.
22. Should the applicant choose to use an elevated vehicle display, the location of the proposed elevated equipment/ramps, shall be identified on the site plan. Further, if utilized, an enhanced landscape treatment shall be provided around the base of the equipment/ramps along a street. The location, design, and enhancements shall be reviewed and approved by the Community Development Department prior to the issuance of building permits.
23. The following statement shall be included on the site plan: Applicant is responsible for maintaining all buildings, yards, structures, signs, parking areas and other improvements in such a manner that does not detract from the appearance of the surrounding area. Parking lots shall be maintained in an attractive and suitable fashion with any potholes, significantly cracked or uneven paving and any other significant damage repaired in a timely fashion throughout the life of the project.
24. Applicant shall repair or replace downspouts on the building.
25. Applicant shall maintain the sidewalks in clean condition free of litter, spilled food, and stains. The sidewalk shall be pressure washed by the owners on a regular basis.
26. Applicant shall obtain and install Street Furniture (poles, standards, trash receptacles) as determined by the Community Development Department which shall be consistent with the Downtown specific Plan and matched in shape and type to the remainder of the downtown with design subject to the approval of the CDD prior to the issuance of building permits. This project shall be responsible for two benches, two trash receptacles, two recycle receptacle, and poles as necessary for any new or replaced street signs.
27. Applicant shall not remove holes in sidewalk used for U.S. flag display. The flagpole holders shall be identified on the final plan set prior to issuance of encroachment permits.

28. Applicant shall prepare a landscape and irrigation plan to install landscaping for the existing Walnut Street landscape planter. Plans shall be submitted to the Community Development department for review and approval prior to the issuance of building permits.
29. Applicant shall resurface or reseal the asphalt areas and restripe employee and customer parking areas. Applicant shall repair all holes and tripping hazards in the parking and auto display areas.
30. Applicant shall remove brick planter along Court Street frontage. Notation shall be included on plans prior to issuance of building permits.
31. Applicant shall replace existing fruit tree(s) along Court Street with a City approved Street Tree. Tree(s) shall be planted in accordance with City Standards.
32. A landscape planter with landscaping and irrigation shall be installed at back-of-walk in front of both auto display lots fronting on Main Street. Planters will be a minimum of 4-feet wide. An enhanced treatment shall be provided adjacent to entrances and corners. The Landscaping design, materials, and installation, shall be consistent with applicable City and State requirements. A landscape and irrigation plan shall be reviewed and approved by the Community Development Department prior to issuance of building permits.
33. Applicant shall incorporate public art into the development per Community Design Standards or pay an “in-lieu” contribution towards Downtown public art. Public art shall be installed or the in-lieu fee paid prior to the final certificate of occupancy.
34. Applicant shall submit for review 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 Community Design Standards prior to the issuance of building permits.
35. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area (employee and customer) so that at the tree’s 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, consistent with Section 25-22-20(b) 4. 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.
36. 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 of landscaping.*
37. Applicant shall submit within 90 days of receiving the permanent Certificate of Occupancy for the building, a phasing plan for public improvements on Elm, Walnut, and Court Streets. The submitted phasing plan to be reviewed and approved by the Community Development Department. The public improvements shall be per Development Engineering’s Conditions of Approval.
38. All auto service activities must be carried out within the buildings.

39. Outside display of merchandise, other than new and used automobiles, is prohibited.
40. The exterior noise level at the neighboring property line shall not exceed 65 dBA DNL.
41. The existing paging system may remain, provided it does not exceed the performance standard for exterior noise.
42. The owner/applicant shall prepare a Lot Line Adjustment or Reversion to Acreage application to merge the four existing southerly parcels into a single parcel, and to merge the five existing northerly parcels into one parcel. The owner/applicant shall pay all required fees for processing of the Lot Line Adjustment or Reversion to Acreage.
43. East/West Streets. Along Main Street, City approved street trees shall be planted within tree grates per the Downtown Specific Plan. Trees species shall be consistent with the city approved street tree list and planted in accordance with city standard specifications. An irrigation plan is required as part of landscaping.
44. North/South Streets. For streets oriented in a north/south direction, street trees shall be planted per the Downtown Specific Plan in accordance with city approved street tree list and in accordance with city standard specifications. An irrigation plan is required as part of landscaping.
45. Street trees shall be a minimum 15-gallon in size and have a minimum caliper of 1-inch. Street trees shall be planted in a 4-foot square tree grate per the Downtown Specific Plan. The material shall be cast iron and painted with flat black enamel. Root barriers shall be used.
46. Corner Planters. Along Main Street, landscaping planters shall be provided where feasible near each corner per the Downtown Specific Plan. Crape Myrtles shall be the type of trees within the corner planters. Shrubs and groundcover for these areas must be chosen from the City's plant list.
47. Other Landscaping. Non-traditional ways of providing greenery are encouraged on-site and may be located within the public right of way. The location of items such as planter boxes, container, or larger pots must be approved by City staff and an encroachment permit obtained.
48. 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.
49. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.
50. Any new or replaced parking lot light poles shall be historic with acorn globe and shall not be taller than the buildings within the development, or a maximum of 20 feet above grade whichever is less. The applicant shall submit a specification for any proposed light poles and base, for review and approval by the Community Development Department, prior to issuance of a building permit.

51. Photometric data must be provided to indicate that the employee and customer parking area(s) 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.

## **BUILDING**

52. This project must meet all criteria and mandates for these City adopted codes:

- ◆ 2010 California Building Code (Including the Green Building Code)
- ◆ 2010 California Plumbing Code
- ◆ 2010 California Mechanical Code
- ◆ 2010 California Electrical Code
- ◆ 2008 Building Energy Efficiency Standards
- ◆ The Code of the City of Woodland

53. 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.

54. 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.

55. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

56. 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.

57. 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.

58. 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.

## **DEVELOPMENT ENGINEERING**

59. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Development Services Division of the Community Development 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.

60. The applicant shall install/upgrade utility connections to standards, 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 City. (Number of services may be reduced if lots are merged). In some locations, bollards or other protective measures shall be installed to protect backflow devices. Unused services shall be abandoned per City Standards.
61. All existing excess driveways shall be removed and replaced with sidewalk. Excess Driveways are all driveways on Main Street except the center driveway that provides direct access to the maintenance and service entrance.
62. Project shall include bringing sidewalk into full width compliance (i.e. widen by 2 feet +/- along the western end of the Main Street frontage within the existing right of way).
63. Sidewalk, curb & gutter, shall be removed and replaced along the Main Street Frontage and through the walk drains shall be replaced with City standard drains.

**Further improvements (64 – 71) required that maybe deferred as part of the phasing plan:**

64. The center project driveway on Court Street shall be removed.
65. Applicant shall remove and replace failed or offset sidewalk, curb, and gutter sidewalk along project frontage (Elm, Walnut, and Court Streets).
66. “Through the walk” drains shall be replaced to City Standards (Elm, Walnut, and Court Streets).
67. During construction, all existing trees shall be maintained and protected unless they are to be replaced per the Downtown Specific Plan.
68. All driveways to remain (Elm, Walnut, and Court Streets) shall be replaced with City standard ADA compliant driveways.
69. Applicant shall bring sidewalk at southwest corner of Streets of site (Main and Walnut Street) into ADA compliance with a ramp installation including modification of the street drainage and removal of the curb culvert and relocation of the signal pull boxes.
70. Applicant shall bring ramp at the southeast corner of the site (Main and Elm Streets) into ADA compliance including removal and replacement and the modification of pull boxes and poles as necessary.
71. Applicant shall install one (1) City historic street light on Elm Street and one (1) on Walnut Street.
72. The owner/applicant shall obtain an Encroachment Permit from the City of Woodland.

- 73. 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.
- 74. Storm drain flows from the project site shall comply with all Public Works and NPDES requirements.

## **FIRE**

- 74. Provide fire extinguishers in accordance with the 2010 California Fire Code.
- 75. 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.
- 76. Access for Fire Department apparatus is required to be a minimum of 20'. No-parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes along Dead Cat Alley. Please contact the Woodland Fire Department Fire Prevention Office to determine the location of fire lanes. A clear height of 13 feet 6 inches shall be provided.
- 77. 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.
- 78. Fire safety during construction, alteration, or demolition shall be in accordance with CFC Article 87, for Fire Department access, water supply, and fire protection.
- 79. The classification of this building as a B occupancy may an issue based on the expected uses. A Hazardous Materials Management Plan in accordance with the CFC Chapter 27 shall be provided prior to the issuance of any building permits. The HMMP shall show how the project will manage the quantities and types of hazardous materials to keep below the exempt amounts permitted for a B Occupancy. Hazardous materials shall be in accordance with the 2010 CFC.
- 80. Provide a complete list of all known hazardous materials in the form of a Hazardous Materials Inventory Statement. See 2010 CFC, Section 2701.5.2.
- 81. An annual Fire Code permit will be required for the storage and use of hazardous materials. Additional annual Fire Code permits may be required.
- 82. Provide a complete description and use of the warehouse building including all hazardous materials, flammable liquids, and products to be stored. The storage height and manner of storage shall also be provided.

# ATTACHMENT A



City of Woodland

Community Development Department  
Paid Amount: 7,111.00  
520 Court St, Woodland CA 95695  
(530) 661-5820 Fax (530) 406-0832  
www.cityofwoodland.org

## General Application Form

### 1. Owner/Applicant

|                                                                |                                                        |
|----------------------------------------------------------------|--------------------------------------------------------|
| PROPERTY OWNER:<br><u>ALTERED STATE LLC</u>                    | PROJECT APPLICANT<br><u>Hobbit Chrysler Jeep Dodge</u> |
| MAILING ADDRESS:<br><u>40 RON CACERES - 218 CASA LINDA DR.</u> | MAILING ADDRESS:<br><u>333 Main St</u>                 |
| CITY STATE ZIP CODE:<br><u>WOODLAND, CA 95695</u>              | CITY STATE ZIP CODE:<br><u>Woodland, Ca 95695</u>      |
| PHONE NUMBER:<br><u>(916) 417-7774</u>                         | PHONE NUMBER:<br><u>530 662 4667</u>                   |
| E-MAIL ADDRESS:<br><u>roncaceres@sbcglobal.net</u>             | E-MAIL ADDRESS:<br><u>davidhob@hotmaile.com</u>        |

### 2. Application Requested

|                                                                  |                                                      |                                                 |
|------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> General Plan Petition                   | <input type="checkbox"/> Zoning Amendment            | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Tentative Subdivision Map               | <input type="checkbox"/> Tentative Parcel Map        | <input type="checkbox"/> Lot Line Adjustment    |
| <input checked="" type="checkbox"/> Site Plan Review             | <input checked="" type="checkbox"/> Design Review    | <input type="checkbox"/> Sign Design Review     |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Zoning Administrator Permit | <input type="checkbox"/> Variance               |
| <input type="checkbox"/> Public Convenience or Necessity         | <input type="checkbox"/> Other _____                 |                                                 |

Is this request part of another application? ☐ Yes ☐ No If so, what? \_\_\_\_\_

### 3. Project Description

|                                                    |                                                  |
|----------------------------------------------------|--------------------------------------------------|
| Project Name:<br><u>Hobbit Chrysler Jeep Dodge</u> | Site address or location:<br><u>333 Main St.</u> |
| Total Acres or Square Feet<br>_____                | Assessor's Parcel Number:<br>_____               |

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.

PLNG12-00045

## 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?

☐ YES ☐ No

Duplex \_\_\_\_\_

Apartments \_\_\_\_\_

Do you intend to market the units for rent?

☐ YES ☐ No

Condominiums \_\_\_\_\_

Other \_\_\_\_\_

Townhomes \_\_\_\_\_

Total Units \_\_\_\_\_

## 8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Auto Dealer

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

Existing, ~20,000 Sq Ft, 2.75 Acres

## 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

Hobart Chrysler Jeep Dodge  
By David C. Hobart

10-4-12

Applicant:

Date

Altered State, LLC

10/4/12

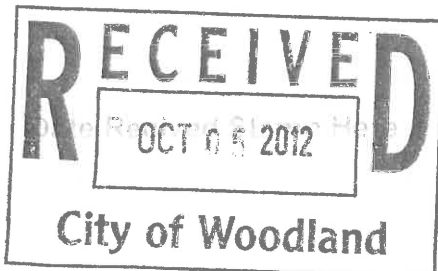
Legal Owner: By Jim Can

Date

MANAGING MEMBER

Legal Owner:

Date



### DEPARTMENT USE ONLY

Amount Paid: \_\_\_\_\_

Project No: \_\_\_\_\_

Amount Due: \_\_\_\_\_

Logged by: \_\_\_\_\_ Date: \_\_\_\_\_

GP / Zoning Designation: \_\_\_\_\_

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

# Memorandum

**To:** Paul Hansen, Senior Planner, City of Woodland  
**From:** Duane R. Thomson  
**CC:**  
**Date:** October 17, 2012  
**Re:** 333 Main Street Hoblit Auto Dealership

---

Hello Paul,

Please see attached site plan for your review as requested for the CUP.

Also you mentioned that the original application did not provide the reason for the request of a CUP.

This existing building and site's only use from the 1930's to present day has been as an automobile dealership including new and used cars sales and service. The site's legacy is steeped in automotive tradition with the last auto dealership that operated here featuring the brands of Chevrolet, Buick and Pontiac - just a few years ago.

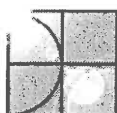
Chrysler, Jeep and Dodge would like to continue that presence with yet another automotive brand offering. The buildings and site were designed for this use and will continue as such with little modifications necessary. This business perpetuates an automotive use integral with the historic fabric of downtown Woodland.

Let me know what you think.

Sincerely,



Duane R. Thomson AIA, Architect



Duane R. Thomson AIA, Architect

712 Main St., Suite 2, Woodland CA 95695

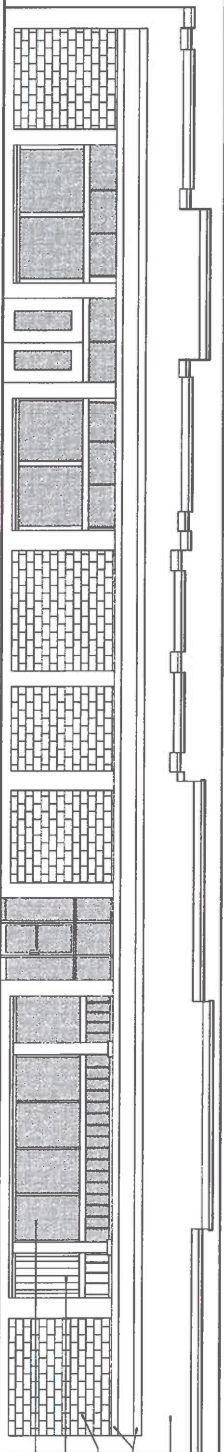
530 666 4680

Architecture = EnvironMental Health

530 666 4333 FAX

# Location Map

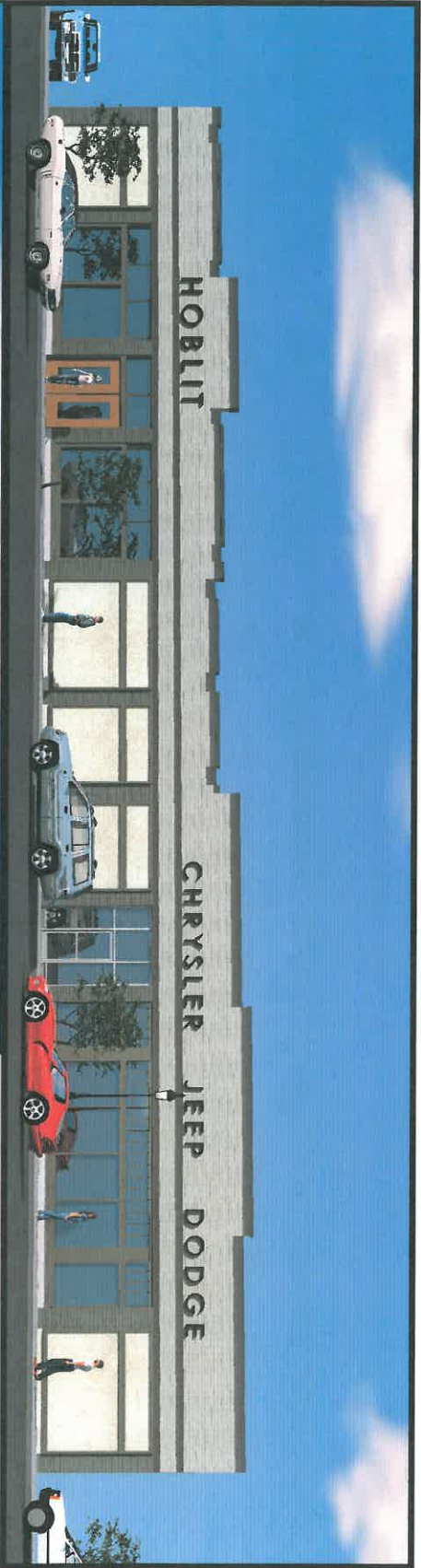




EXISTING MAIN STREET ELEVATION 3/16"=1'-0"

EXISTING STOREFRONT

- EXISTING BRICK RUNNING BOND - PAINTED
- EXISTING BRICK CHIMNEY CORNERS - PAINTED
- EXISTING CONCRETE BLOCK SHEAR WALLS
- EXISTING 1-1/2" PLYWOOD WOOD STUD WALL
- EXISTING WOOD FRAME WINDOWS AND CLOSET DOORS



NEW MAIN STREET ELEVATION 3/16"=1'-0"

NEW PAINT AT EXISTING BRICK

NEW WOOD TRIM SURROUND OVER EXISTING CONCRETE BLOCK SHEAR WALLS

NOTE

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ON THIS PROJECT ONLY.

DATE: 11-15-2011  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

HOBLIT CHRYSLER JEEP DODGE  
333 MAIN STREET  
WOODLAND, CA

MAIN STREET ELEVATION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL BOARDED.  
NO 2011  
DATE: 11-15-2011  
REVISIONS





THIS DRAWING IS NOT TO BE CONSIDERED A FINAL DESIGN UNTIL SIGNED

DATE: 11/1/2016  
REVISIONS

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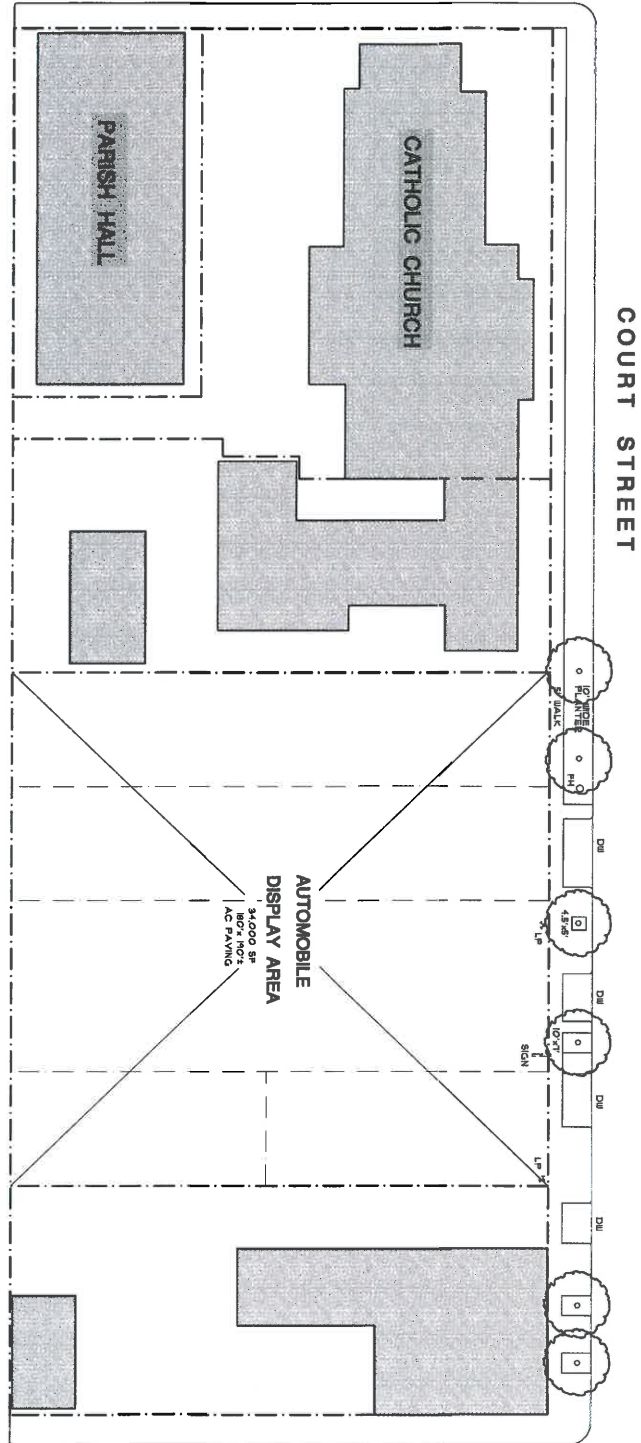
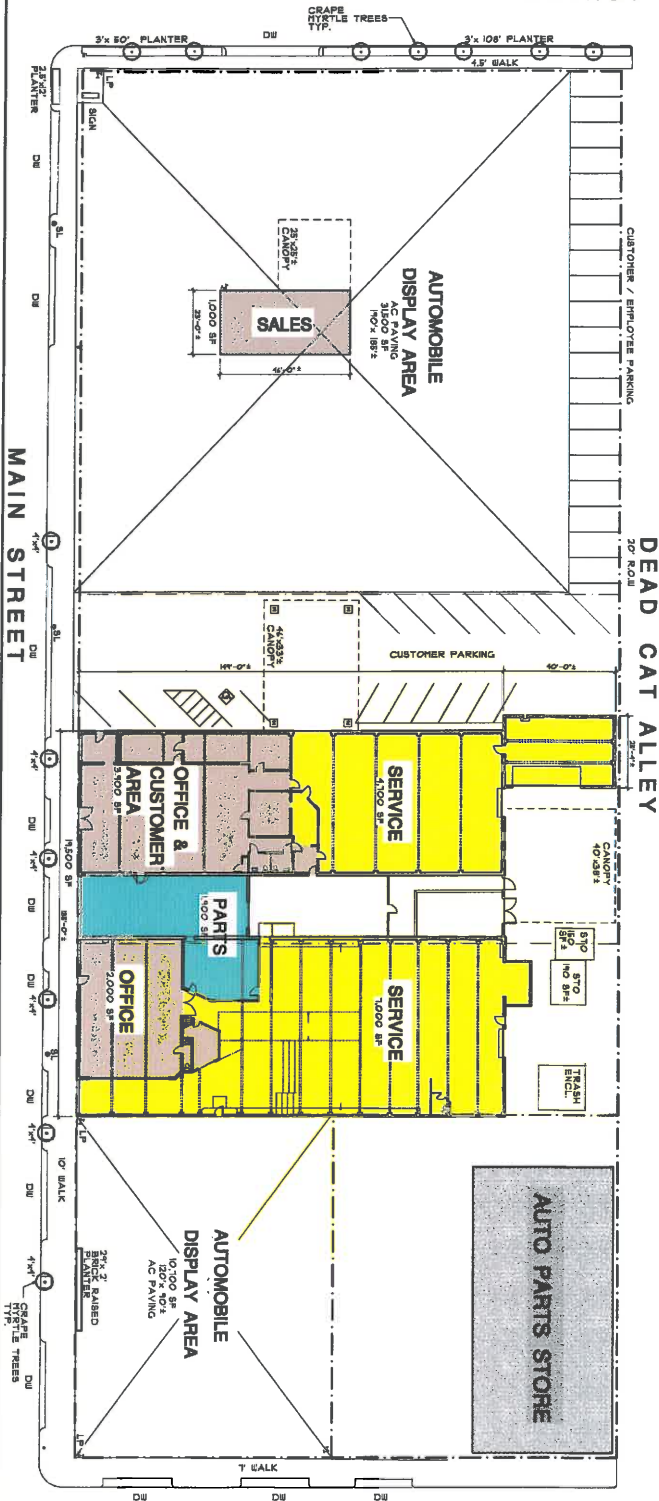
HOBLIT CHRYSLER JEEP DODGE  
333 MAIN STREET  
WOODLAND, CA

NOTE  
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT ONLY.

DAVID A. CLARK  
ARCHITECT  
1111 1/2 STREET  
WOODLAND, CA 95694  
TEL: 916.938.1111  
WWW.DAVIDCLARKARCHITECT.COM



WALNUT STREET



ELM STREET

ZONING CLASSIFICATION  
CENTRAL BUSINESS DISTRICT AREA A-1  
FLOOD ZONE X  
TOTAL SITE AREA (INCLUDING NORTH LOT)  
= 114300 sq ft  
TOTAL BUILDING SF = 20,500 SF#  
LOT COVERAGE % = 18%  
DR = DRIVEWAY  
SL = STREET LIGHT  
LP = LIGHT POLE  
FH = FIRE HYDRANT

**EXISTING SITE PLAN**

**HOBLT CHRYSLER JEEP DODGE**  
**333 MAIN STREET, WOODLAND**

**NORTH**



**HOBLIT CHRYSLER JEEP DODGE**  
333 MAIN STREET  
WOODLAND, CA

## SITE PLAN

### NOTE

THE PROPERTY  
OF THE  
ARCHITECT  
AND IS TO BE  
USED ON THIS  
SPECIFIC  
PROJECT ONLY

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THIS DRAWING  
IS NOT TO  
BE USED FOR  
CONSTRUCTION  
UNTIL SIGNED

DATE: 11-7-2012  
REVISION

STATE OF CALIFORNIA  
REGISTERED ARCHITECT  
DUANE S. BAKER  
No. C00045  
Exp. 6/30/13

[illegible]

# Memorandum

**To:** Paul Hansen, City of Woodland Planning Dept  
**From:** Duane R. Thomson  
**CC:**  
**Date:** November 8, 2012  
**Re:** Hoblit Auto Dealership, 333 Main Street

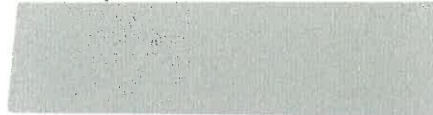
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Hello Paul,

Please find attached 12 sets of 24"x 36" prints of the Site Plan (A1), Main Street Elevation (A2) and proposed signs on East/West Elevations (A3) as requested.

The proposed colors for the building are from Sherwin Williams Co. palettes.

- Existing painted brick masonry - running bond - SW2832 Colonial Revival Grey (which is a close match to the Chrysler Corp. color of Pelican Gray.



- Existing painted brick masonry - soldier courses and pilasters at Main Street - SW7020 Black Fox.



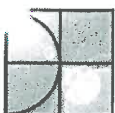
- Wood Trim at windows, etc - SW0038 Library Pewter



- New plaster covering concrete masonry units - SW7070 Site White



- Wood Showroom Doors - SW2804 Renwick Rose Beige



# ATTACHMENT B

# Memorandum

**To:** City of Woodland Planning Dept. Attn. Paul Hansen  
**From:** Duane R. Thomson  
**CC:**  
**Date:** November 7, 2012  
**Re:** Hoblit Auto Dealership, 333 Main Street, Woodland, CA

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As the City of Woodland is preparing an environmental review of the Hoblit Auto Dealership at 333 Main Street per CEQUA (California Environmental Quality Act) requirements, you have requested that I determine if the work proposed to the existing building is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, restoring and Reconstructing Historic Buildings.

I have been a California licensed Architect for over 30 years and have had my office in Woodland for the past 28 years. My resume is attached.

This site has always been a automobile dealership and is considered historically important for that very fact - see the City of Woodland's Historic Resources Inventory for this property. The building itself reflects a Moderne Architectural style (relatively rare in Woodland) but was considered more important for its association with Woodland's commercial and cultural history as opposed to its inherent architectural significance - see Roland-Nawi Associates Report: Historical Evaluation of the buildings at 333 and 325 Main Street and 320 Elm Street, Downtown Woodland Historic District, Woodland, CA. The building(s) are located in the Downtown Historic District.

The proposed (and existing) use of the property and buildings is identical to the historic auto dealership use this site has seen since the building(s) were first constructed in 1923 and 1927 (now generally considered one building).

The proposed modifications for the Hoblit Auto dealership at 333 Main Street are minor in nature. These alterations generally comprise the continuation of seismic upgrading originally begun several years ago. There is also architectural wall treatment along Main Street at areas where windows had been removed approx. 50 years ago (this wall treatment is being done to visually eliminate non historical materials and bring back a visual resemblance to the original window elements). I have reviewed the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings and find that the new work is in conformity with these standards. The only visually significant item of this new work is the new wall finish over the existing



Duane R. Thomson AIA, Architect

712 Main St., Suite 2, Woodland CA 95695

530 666 4680

Architecture = EnvironMental Health

530 666 4333 FAX

concrete block shear walls and I have a detailed analysis per these standards following that item.

Specifically the items are as follows:

- The existing roofing will be removed and structural plywood decking will be installed over the existing wood stripping - this is an important lateral design element. There is no changing of the shape of the roof. New roofing, matching the existing, will be installed over the plywood. *Visually there will be no difference between before and after.*
- Existing brick parapets will be braced for seismic safety. *Visually there will be no difference between before and after.*
- All the buildings on site will be painted with colors selected from historic palettes.
- Signage along the Main Street elevation to be essentially period in nature but will not attempt to replicate original building signs.
- Architectural treatment to existing concrete block shear walls along the Main street elevation. These will be skim coated with plaster and trimmed in wood to be reminiscent of the historical windows and clerestories that have been missing in those areas for about 50 years. The size and scale of these areas will closely match the historical openings. The purpose of this work is to cover up obvious non historical materials along the Main Street elevation (mainly concrete unit masonry and some remaining T1-11 plywood siding) and enhance the existing Moderne style.

Under the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service) there is a section that deals with the "Design for the Replacement of Missing Historic Features". This section is being referenced specifically in regards to the treatment of the existing concrete block shear walls along Main Street. Originally these were window openings that had large glass windows below and clerestory windows above. About 50 years ago, a number of these windows along Main Street were removed and replaced with wood stud walls covered by T1-11 plywood siding. These wood stud walls were then replaced by concrete block shear walls as part of a phased seismic upgrading project a few years ago. Because of the structural seismic importance of the concrete block shear walls, the reinstallation of the windows in those areas along Main Street is not an option. An acceptable option under the standards referenced above is for the replacement feature to be a new design that is compatible with the remaining character-defining features of the building. It should take into account the size, scale and material of the building but most importantly, be clearly differentiated so that a false historical appearance is not created. By covering the incongruous concrete block

with a flat plaster surface and installing raised wood trim (for shadow effect as well as continuing the lines of the adjacent window openings) we feel we are in compliance with the intent of these standards.

To summarize, this project has minimal impact on the historic qualities of the existing building and actually enhances the buildings overall architectural character by covering up obviously non historic materials along the Main Street elevation. To this end, I have reviewed the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings and find that the new work is in conformity with these standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Duane R. Thomson", with a long, sweeping horizontal line extending to the right.

Duane R. Thomson AIA, Architect

# RESUME'

**DUANE R. THOMSON**

**TITLE**

Owner  
Duane R. Thomson AIA, Architect  
712 Main Street, Suite 102  
Woodland, CA 95695

**EDUCATION**

1975 Bachelor of Science in  
Architecture, California Polytechnic  
State University at San Luis Obispo.

**PROFESSIONAL AFFILIATION**

Member American Institute  
of Architects

**PROFESSIONAL HISTORY**

1983 - Present  
Duane R. Thomson, AIA Architect  
712 Main Street  
Woodland, CA 95695

1981 - 1983  
California State Department  
of Transportation  
Sacramento, CA

1976 - 1981  
Dreyfuss & Blackford  
Architects and Planners  
Sacramento, CA

1975 - 1976  
San Francisco Airport Architects  
San Francisco, CA

**PROFESSIONAL REFERENCES**

Charles Olmsted  
Architect  
916 488 6491

Ty Smalley  
Architect  
530 758 1600

# ATTACHMENT C

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND  
APPROVING A CONDITIONAL USE PERMIT FOR THE HOBLIT CHRYSLER JEEP  
DODGE DEALERSHIP LOCATED AT 333 MAIN STREET.**

**WHEREAS**, An application for a Conditional Use Permit, Site Plan and Design Review was filed by Hoblit Chrysler Jeep Dodge on October 5, 2012, to operate an auto dealership (the “Project”) located at 333 Main Street. The site has street frontage on four sides: Main Street to the front, Court Street to the rear and between Elm and Walnut Streets. The site is located in the Downtown Specific Plan, District A1 (Western Gateway), where new and used auto dealerships are allowed with a conditional use permit.

**WHEREAS**, the Project location is a previously developed site, 333 Main Street, that has historically been used as an auto dealership and is proposed for operation as an auto dealership.

**WHEREAS**, the previous use at the Project location was an auto dealership, but was previously vacated for a period longer than one year, and the Project therefore requires approval of a Conditional Use Permit.

**WHEREAS**, the 333 Main Street is currently being operated as an auto dealership, such that the existing condition of the site, and the proper environmental baseline for the City’s consideration, is that of an operating auto dealership. (*Riverwatch v County of San Diego* (1999) 76 Cal. App 4th 1428, 1451; *Eureka Citizens for Responsible Gov’t v City of Eureka* (2007) 147 Cal. App. 4th 357, 371).

**WHEREAS**, the applicant has retained a qualified architect to prepare building plans that conform to the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995).

**WHEREAS**, based on its assessment of the expert analysis provided by the applicant’s qualified architect, the City has concluded that the Project, which is limited to maintenance, repair, stabilization, and rehabilitation of 333 Main Street, is consistent with the Secretary of the Interior’s Standards and will not cause a substantial adverse change in the significance of an historic resource. As such the Project is eligible for a Class 31 Exemption per Section 15331 (“Historical Resource Restoration / Rehabilitation”) of the California Environmental Quality Act (CEQA) Guidelines (Title 14 of the California Code of Regulations, Chapter 3).

**WHEREAS**, the Project consists only of the operation, repair, and maintenance of an existing private structure, with no expansion of the existing use, and so is also eligible for a Class 1 Exemption per Section 15301 (“Existing Facilities”) of the CEQA Guidelines.

**WHEREAS**, on November 15, 2012 the Planning Commission of the City of Woodland held a noticed public hearing to consider the proposed Conditional Use Permit and considered all comments received on the application during the public hearing, as well as written comments received prior to and during the meeting.

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, that, on the basis of the entire record before it, the Planning Commission of the City of Woodland hereby approves the Conditional Use Permit and the Conditions of Approval, which are contained in the Planning Commission Staff Report dated November 15, 2012, based on the following Findings:

**CEQA Findings**

1. In accordance with the provisions of CEQA, this Project qualifies for a categorical exemption from the provisions of CEQA as a Class 1 Exemption (“Existing Facilities”) per Section 15301 of the CEQA Guidelines, and as a Class 31 Exemption (“Historical Resource Restoration / Rehabilitation”) per Section 15331 of the CEQA Guidelines. Furthermore, the project is not barred from the use of a categorical exemption by one of the exceptions described in §15300.2 of the CEQA Guidelines.
2. The review of the project as defined under CEQA represents the independent judgement of Woodland City Staff.

**General Plan Consistency Findings**

1. The Project is consistent with the policies, land use diagram, and density standards of the General Plan.

**Zoning Consistency Findings**

1. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance.
2. New Auto Dealership are allowed in the “Central Business District” zone with a Conditional Use permit.
3. The Project, as conditioned, is consistent with the allowed land uses, development standards, and performance standards of Downtown Specific Plan.

**Conditional Use Permit Findings**

1. Adjacent properties are protected and the public interest is protected.
2. The conditions of approval are reasonably related to the use of the property.
3. The City is satisfied that the proposed structures and uses conform to the requirements and the intent of the Zoning Ordinance and the General Plan.
4. The design of the project and improvements will not cause serious public health problems. Utilities are available to the site.
5. The project is consistent with Article 27 of the Zoning Ordinance in that the proposed use is permitted as a conditional use in the zone and that the use may be allowed subject to conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property.

**PASSED AND ADOPTED** by the City of Woodland Planning Commission on November 15, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Seth Wurzel, Chairperson

**ATTEST:**

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Ana Gonzalez, City Clerk

**APPROVED AS TO FORM:**

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Andrew Morris, City Attorney

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_