



City of Woodland

300 First Street
Woodland, CA 95695

530-661-5820

Meeting Agenda - Final Planning Commission

Thursday, February 6, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-033](#)

SUBJECT: January 16, 2014 Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of January 16, 2014 as presented.

D. Directors 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.

E. 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.

F. Communications

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.

G. Subcommittee Reports

H. Public Hearing

[14-028](#)

SUBJECT: Industrial I-5/CR 102 Entryway Overlay Zoning Amendment; the City of Woodland is recommending the addition of auto sales, including RV, trailer and motorcycles to the list of allowed uses within the existing Industrial I-5/CR 102 Entryway Overlay Zone (I/EOZ).

APPLICANT: City of Woodland

STAFF CONTACT:

Cindy Norris, Principal Planner

Erika Bumgardner, Associate Planner

RECOMMENDATION: Recommend City Council Approval

I. 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.



Legislation Details (With Text)

File #: 14-033 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 1/29/2014 **In control:** Planning Commission
On agenda: 2/6/2014 **Final action:** 2/6/2014
Title: SUBJECT: January 16, 2014 Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of January 16, 2014 as presented.

Sponsors:

Indexes:

Code sections:

Attachments: [Planning Commission Minutes January 16, 2014](#)

Date	Ver.	Action By	Action	Result
2/6/2014	1	Planning Commission	approved	Pass

DATE: February 6, 2014

TO: Members of the Woodland Planning Commission

FROM: Cindy Norris, Principal Planner

SUBJECT: January 16, 2014 Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of January 16, 2014 as presented.



Legislation Details (With Text)

File #: 14-028 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 1/27/2014 In control: Planning Commission
On agenda: 2/6/2014 Final action: 2/6/2014
Title: SUBJECT: Industrial I-5/CR 102 Entryway Overlay Zoning Amendment; the City of Woodland is recommending the addition of auto sales, including RV, trailer and motorcycles to the list of allowed uses within the existing Industrial I-5/CR 102 Entryway Overlay Zone (I/EOZ).

APPLICANT: City of Woodland

STAFF CONTACT:
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner

RECOMMENDATION: Recommend City Council Approval

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1 WOODLAND_CDD_PC Resolution Recommending CC Approval of I_EOZ Zoning](#)
[Attachment 2 WOODLAND_Ordinance Amending EOZ to Permit Auto Sales.pdf](#)
[Attachment 3 Zoning Map.pdf](#)
[Attachment 4 Table 3 and 3A.pdf](#)
[Attachment 5 WOODLAND_CDD_CEQA Table 15183 15061b3 for I_EOZ rezone.pdf](#)

Date	Ver.	Action By	Action	Result
2/6/2014	1	Planning Commission	adopted	Pass

Industrial I-5/CR 102 Entryway Overlay Zoning Amendment; the City of Woodland is recommending the addition of auto sales, including RV, trailer and motorcycles to the list of allowed uses within the existing Industrial I-5/CR 102 Entryway Overlay Zone (I/EOZ).

Location: The Industrial I-5/CR 102 Entryway Overlay Zone encompasses thirty-two (32) parcels, totaling approximately 92 acres, located north of Highway 5, south of East Main Street, extending approximately 0.5 miles to the east and west of County Road 102 (see Attachment 2).

Applicant/Owner: City of Woodland

Environmental Report: The proposed zoning ordinance amendment is exempt from CEQA (Regulations 15183 and 15061 (b)(3)). The proposed zoning ordinance amendment adds auto sales to the list of permitted uses within the Industrial I-5/CR 102 Entryway Overlay Zone. The proposed amendment is limited in scope and will not result in a use that is more intense, or would have more environmental impacts, than the currently permitted uses. The proposed amendment is consistent with the General Plan. See Attachment 4 for a more detailed discussion of the applicability of CEQA Regulations 15183 and 15061(b)(3).

APNs: 027-310-022, -023, -025, -026, -027, -033, -035, -040, -042, -045, -046, -047, -050, -052, -053, -055, -056, -057, -058 and 027-851-012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024.

Project Planner: Cindy A. Norris, Principal Planner; Erika Bumgardner, Associate Planner

Staff Recommendation: Recommend City Council Approval

Report For: Planning Commission Public Hearing - February 6, 2014

General Plan Designation: Industrial

Current Zoning: Industrial I-5/CR 102 Entryway Overlay (I/EOZ)

Existing Land Uses: Existing land uses include a mix of vacant, undeveloped parcels, light industrial uses and mixed commercial including Butterflied Electric, John Deere, Suburban Propane, Miller Paneling Specialists, and the Heidrick Ag History Museum. Approximately half of the parcels are developed; however many of those sites are underutilized consisting of warehouse and storage structures, truck and trailer storage and similar uses.

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	East Main Street/Ag Industrial/Warehouses/Distribution	Industrial
South	Interstate 5	n/a
East*	Warehousing/Distribution/Walgreens Distribution	Industrial
West*	Wal-Mart/Home Depot	C-2/P-D

* Two pockets of Commercial-Highway zoning are located immediately east and west of County Road 102, just north of Interstate 5, and between the two larger I/EOZ zones. This Commercial-Highway area includes uses such as Hampton Inn and Suites, Holiday Inn Express, Fitness System gym, a

Chevron service station, Jack in the Box, and a mid-sized strip center with various automotive and motorcycle related retail businesses.

Flood Zone: Under the currently applicable Flood Insurance Rate Map (FIRM) (City of Woodland, California, Yolo County, Map Number 0611300465H Map) the property is shown in Flood Zone AE which is identified as “Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event”. The 1% annual chance flood (100-year flood), also known as the base flood, is a flood that has a 1% chance of being equaled or exceeded in any given year.

Street Access: Parcels zoned Industrial I-5/CR 102 Entryway Overlay are accessible from East Main Street, Hays Lane, and Freeway Drive.

Pending/Potential Action

Staff recommends that the Planning Commission take action on the following: 1) Receive the staff report; 2) Conduct the public hearing; and 3) Adopt Resolution recommending approval of the attached Ordinance amending Table 3 (Industrial Land Use Table) and Table 3A (Industrial Uses Within the I-5/CR 102 Entryway Overlay Zone) in Section 25-18-10 of the Woodland Municipal Code to include auto sales, new and used, including RV, trailer and motorcycles as a permitted use in the Industrial I-5/CR 102 Entryway Overlay zone. Each table shall specify that used auto sales shall be associated with a new auto dealership.

Background

In February 1996, the City Council adopted the General Plan Policy Document, including Policy 1.H.7 which states, in part: *The City shall allow mixed use projects (e.g. retail/office/food and service/industrial) in industrial designations as appropriate, particularly along East Main Street. A maximum of 80 percent commercial uses will be allowed in mixed use projects along heavily traveled arterials, and a maximum of 50 percent commercial within interior industrial areas.*

On July 23, 2002, the City Council adopted Ordinance 1347 rezoning the I-5 CR 102 interchange area with an Entryway Overlay Zone (I/EOZ) designation. The amended I/EOZ use table removed heavy industrial uses from the interchange area and instead provided for business offices and personal service functions. Specific design criteria for the I/EOZ area were approved in the Community Design Standards.

Project Proposal

The City recommends the addition of auto sales, new and used, including RV, trailer and motorcycles to the list of permitted uses within the Industrial I-5/CR 102 Entryway Overlay Zone (I/EOZ) in the Woodland Municipal Code. Used autos sales shall be associated with a new auto dealership. The I/EOZ encompasses thirty-two (32) parcels, totaling approximately 92 acres just north of Interstate 5, located on the east and west side of County Road 102. The proposed use will be added to Table 3 (Industrial Land Uses Table) and Table 3A (Industrial Uses Within the I-5/CR 102 Entryway Overlay Zone Table) located in the City's Zoning Ordinance (Attachment 3).

Public Notification

Public notice 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 January 28, 2014.
- Notices were mailed to all property owners within 300 feet of the project site on January 27, 2014.

Copies of the factual staff report for the proposed project have been on file at City Hall since January 31, 2014.

Environmental Review

The proposed zoning amendment is exempt from CEQA per Regulation 15183, which provides that projects that are consistent with the development density established by existing zoning or general plan policies for which an EIR was certified do not require additional environmental review, and Regulation 15061 (b)(3), which applies to projects that will not have a significant effect on the environment (See Attachment 4). General Plan Policy 1.H.7 permits additional commercial uses along East Main Street and heavily traveled arterials, such as the Interstate 5 freeway. The City Council certified an Environmental Impact Report (EIR) for the General Plan on February 27, 1996 (Resolution No. 3944), SCH # 95053061 and later approved a Mitigated Negative Declaration for an update to the General Plan on December 17, 2002 (Resolution No. 4004). The General Plan EIR evaluated the possibility of Industrial uses alone or in combination with up to 80 percent commercial based uses in the I/EOZ.

The City's Zoning Ordinance is consistent with the City's General Plan. On July 23, 2002, the City prepared a Zoning Amendment to approve the Entryway Overlay Zone, to implement General Plan policy 1.H.7. In the list of uses, Zoning Ordinance Table 3 in Section 25-18-10 provides a list of permitted and conditionally permitted uses. The City prepared a Mitigated Negative Declaration for that Zoning Amendment. The proposed zoning amendment adds a permitted use to the I/EOZ, auto sales, which is consistent with the nature and intent of other uses already permitted in the overlay zone. Staff analyzed the traffic generation associated with auto sales and concluded that traffic impacts are the same or similar as for truck sales, a use currently permitted in the I/EOZ.

No new or substantial environmental impacts are anticipated as a result of the proposed zoning amendment that have not been addressed in the certified General Plan EIR or subsequent environmental documents for the General Plan and zoning code amendments. The proposed zoning ordinance amendment is limited in scope and will not result in substantive regulatory changes that could result in environmental impacts.

Staff Analysis

The proposed text amendment adds auto and related sales as an allowed use within the I/EOZ. The Industrial I-5 Entryway Overlay Zone currently identifies “truck and trailer sales” as an allowed use within the Industrial Land Uses Table 3. Table 3 also allows various auto, boat, RV, bus, truck and truck trailer services as permitted or conditionally permitted, uses within the I/EOZ. The addition of auto and related sales is consistent with the purpose of the overlay zone, which is to limit heavy industrial uses visible from prominent entryways to the city and, rather, encourage those uses that preserve and enhance the overall image of Woodland. Auto and related sales is of the same general character as that of the uses permitted in the I/EOZ zone including truck and trailer sales, service stations, and equipment rental. Uses permitted in the I/EOZ will remain subject to the City’s Community Design Standards.

The Zoning Ordinance (Section 25-18-10) allows for the Planning Commission to interpret the appropriate zone for any land use not specifically listed in the Industrial and I/EOZ land use tables, based on a finding of consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone. However, to add clarity and greater certainty for future property owners and development partners, it is recommended that auto and related sales be added to the list of approved uses in Tables 3 (Industrial Land Use Table) and Table 3A (Industrial Uses Within the I-5/CR 102 Entryway Overlay Zone Table).

General Plan Consistency

The General Plan designates land for and seeks to encourage infill, reuse and intensification within developed areas, as long as it reflects or enhances the character of the surrounding neighborhood and does not result in significant negative effects. To this purpose, the General Plan has an adopted policy to allow mixed-use projects in industrial designations, along East Main Street. The addition of auto and related sales as a permitted use furthers the General Plan goals and policies for industrial development by allowing appropriate retail/commercial uses in the overlay zone and by providing additional economic and mixed-use development opportunities adjacent to the Interstate 5 corridor.

Amendments and Zone Changes

Article 29 of the Zoning Code, commencing with Section 25-29-01, addresses zoning changes. The Planning Commission shall hold a public hearing on any such proposed rezoning. Notice of the time and place of said

hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least ten (10) calendar days prior to the hearing. After the public hearing, the Planning Commission shall render its decision in the form of a written recommendation to the City Council. If, from the facts presented at the public hearing, the Commission is satisfied that the proposed change conforms to the General Plan, the Commission may recommend such change to the City Council.

Summary

Staff recommends approval of the proposed zoning amendment to add auto sales, new and used, including RV, trailer and motorcycles to the list of allowed uses within the Industrial I-5/CR 102 Entryway Overlay Zone, as set forth in Tables 3 and 3A in Section 25-18-10 of the Woodland Municipal Code. Staff has analyzed the proposed project and concluded that it is exempt from CEQA (Regulations 15183 and 15061 (b)(3)) and requests Planning Commission concurrence.

Recommendation

Staff recommends that the Planning Commission recommend the proposed Zoning Amendment to the City Council by adopting the Resolution attached to this staff report and by making the following affirmative motion:

I move that the Woodland Planning Commission approve Resolution No __ recommending that the City Council adopt an ordinance approving the proposed Zoning Amendment, adding auto sales, new and used, including RV, trailer and motorcycles as an allowed use to the Industrial Land Use Table 3 and the Industrial Uses Within the I-5/CR 102 Entryway Overlay Zone Table 3A in Section 25-18-10 of the Woodland Municipal Code Section. The tables shall specific that used auto sales shall be associated with a new auto dealership.

CEQA Findings

1. The proposed zoning ordinance amendment is exempt from CEQA (Regulations 15183 and Section 15061 (b)(3)).

General Plan Consistency Findings

1. The proposed zoning ordinance amendment is consistent with the goals and policies for Industrial Development in the General Plan.

Zoning Consistency Findings

1. The proposed zoning ordinance amendment is consistent with and meets all regulatory requirements of the Zoning Ordinance.

Attachments:

1. Planning Commission Resolution
2. Draft Ordinance
3. Zoning Map
4. Amended Land Use Tables
5. Table A - CEQA Requirements