



City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, April 3, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-124](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 6, 2014.

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

[14-078](#)

SUBJECT: Fairfield Inn & Suites Conditional Use Permit/Design Review Modification

APPLICANT: Bryan P. Bonino, Laugenour & Meikle

OWNER: Rohit Ranchhod, Woodland Lodging LLC

STAFF CONTACT: Erika Bumgardner, Associate Planner

ENVIRONMENTAL REPORT: Previous Environmental Review,
Categorical Exemption, Class 32

RECOMMENDATION: Approval with Conditions

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 #: 14-124 **Version:** 1 **Name:** March 6 2014 Planning Commission Minutes
Type: Minutes **Status:** Agenda Ready
File created: 3/27/2014 **In control:** Planning Commission
On agenda: 4/3/2014 **Final action:** 4/3/2014
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 6, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [March 6, 2014 Minutes - Draft](#)

Date	Ver.	Action By	Action	Result
4/3/2014	1	Planning Commission	approved	

TO: Members of the Woodland Planning Commission

DATE: April 3, 2014

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 6, 2014.

STAFF CONTACT:

Cindy Norris, Principal Planner

Attachment: March 6, 2014 Planning Commission Minutes



Legislation Details (With Text)

File #: 14-078 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 2/27/2014 In control: Planning Commission
On agenda: 4/3/2014 Final action: 4/3/2014
Title: SUBJECT: Fairfield Inn & Suites Conditional Use Permit/Design Review Modification
APPLICANT: Bryan P. Bonino, Laugenour & Meikle
OWNER: Rohit Ranchhod, Woodland Lodging LLC
STAFF CONTACT: Erika Bumgardner, Associate Planner
ENVIRONMENTAL REPORT: Previous Environmental Review, Categorical Exemption, Class 32
RECOMMENDATION: Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1 Planning Commission Resolution w Exhibit A and B.pdf](#)
[Attachment 2 General Application Vicinity Map.pdf](#)
[Attachment 3 Original 2008 Conditions of Approval.pdf](#)
[Attachment 4 Original 2008 Staff Report.pdf](#)

Date	Ver.	Action By	Action	Result
4/3/2014	1	Planning Commission	approved	

Fairfield Inn & Suites Conditional Use Permit/Design Review Modification: Request for a Conditional Use Permit and Design Review modification to change the exterior design concept for the Fairfield Inn & Suites including a reduction in the overall square footage of the hotel from 63,275 square feet (four stories) to approximately 40,000 square feet (three stories), and a reduction in the total number of bedrooms from 105 rooms to 72 rooms. The hotel is located at 2100 Freeway Drive in the Highway Commercial Entryway Overlay Zone. The project CUP was originally approved in 2008.

Location: The subject property is located at 2100 Freeway Drive

Applicant/Owner: Applicant: Bryan P. Bonino, Laugenour & Meikle; Owner: Rohit Ranchhod/Woodland Lodging LLC

Environmental Report: Previous Environmental Review; Categorical Exemption, Class 32

APN 027-851-009-000

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

Staff Recommendation: Recommend Approval with Conditions

Report For: Planning Commission - April 3, 2014

General Plan Designation: Highway Commercial (HC)

Current Zoning: Entryway Overlay / Highway Commercial Zone

Existing Land Uses: Vacant

Flood Zone: Zone AE, Map Number 06113C0465H, as revised May 16, 2012

Street Access: Freeway Drive

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Industrial	EOZ-Industrial/P-D
South	Interstate 5/Woodland Gateway	Industrial (I)
East	Commercial/Fitness System Gym	EOZ-CH/P-D
West	Future Hotel Site (Comfort Suites)	EOZ-CH/P-D

Pending/Potential Action

Staff recommends that the Planning Commission adopt the attached resolution (Attachment 1):

1. Approving the proposed modification to the previously approved Conditional Use Permit for a 40,000 square foot, 72 room hotel at 2100 Freeway Drive; and
2. Approving the Site Plan and Design Review Modification as depicted in the plans dated 3/21/2014 based on the findings and subject to the conditions of approval.

Project Site Description

The project site is currently vacant, with the existing Fitness System gym located east of the site, a future hotel (Comfort Suites) located west of the site and multi-tenant light industrial/commercial service uses on the north side of Freeway Drive. The property consists of 2.47 acres of land that takes direct access from Freeway Drive. The site has frontage on both Interstate 5 and Freeway Drive. Just south of Interstate 5 is the existing Woodland Gateway Center which is also in the Highway Commercial Entryway Overlay Zone. The site is currently served by city services including water, sewer, electrical and telephone connections already on site. No additional hook-ups are required as part of this application. (See Attachment 2, Vicinity Map)

Background

On September 18, 2008, the Planning Commission approved a Conditional Use Permit (CUP) to construct a 63,275 square foot, 105 room hotel on the subject property (see Attachment 4, Original Staff Report, 2008). The applicant agreed to the conditions of project approval, however economic conditions changed and the applicant was unable to continue due to financing. The applicant has indicated that while he has recently obtained financing and it is now possible to move forward, that in order to meet current market demand and financing restrictions, the applicant has requested consideration to modify the design and reduce the number of hotel rooms.

Project Proposal

The proposed project is a request for the Planning Commission to consider a modified exterior design concept for the Fairfield Inn & Suites hotel from the original design approval in September 2008 and to reduce the overall square footage of the hotel from 63,275 square feet (four stories) to approximately 40,000 square feet (three stories), and reduce the total number of bedrooms from 105 rooms to 72 rooms.

The proposed modified building is three-stories tall, with hotel rooms occupying floors one, two and three. The ground floor includes a banquet room and board room. The pool will be moved outdoors, adjacent the west property line. The proposed modified hotel design (see Exhibit B, Project Elevations) incorporates architectural styles and materials used in traditional commercial construction. This is accomplished primarily through integration of; a prominent / clearly defined covered entry, rectilinear building and roof forms, and building mass and scale that is delineated both horizontally and vertically. This is further accented with use of architectural detailing such as cornices that define the building roof lines and materials commonly used in traditional building construction.

The parking, landscaping and irrigation plans are consistent with the plans originally approved in 2008.

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 or before Tuesday, March 25, 2014.
- Notices were mailed to all property owners within 300 feet of the project site on Thursday, March 20, 2014.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, March 28, 2014.

Applicable Laws, Codes & 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 Community Design Standards

Environmental Assessment Status

The project was first approved in 2008 by the City of Woodland Planning Commission. The project was subject to CEQA review as part of the 2008 Conditional Use Permit review. The project was determined to be Categorically Exempt from CEQA as a Class 32 - Infill development project (CEQA Guidelines 15332). None of the conditions relating to environmental assessment have changed.

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.

Staff Analysis

Staff supports this project based on the attached conditions of approval and provides the following analysis for the design modification request:

Assessment of consistency and modifications from prior approval:

<u>Standard</u>	<u>Previous Approval</u>	<u>Proposed Revision</u>
Building Height	Standard Roof Line - 39'2" Parapet - 43'2-1/2" Tower - 49'2-1/2"	Standard Roof Line - 32'6" Parapet - 35'10" Tower - 43'6"
Parking	119 provided; 106 required	124 provided; 121 required

Signs	Not part of approval; requires separate review	Not part of approval; requires separate review
Public Art	Not part of approval; requires separate review	Not part of approval; requires separate review

Parking

Required parking for the site has increased slightly to account for the large (2,400 square foot) meeting/banquet space on the first floor. Article 23 of the Zoning Ordinance (Section 25-23-10) addresses off-street parking and loading requirements, as follows:

- ***Hotels, motels and apartment hotels:*** *One (1) parking space for each guest room plus one (1) parking space for the manager.*
- ***Public assembly without fixed seating:*** *one (1) parking space for each fifty (50) square feet of assembly area.*

The proposed 72-room hotel, with a 2,400 square foot meeting/banquet room, is providing 124 parking spaces and therefore is consistent with the Zoning Ordinance's parking requirements. The Fairfield Inn & Suites will share parking with the existing fitness gym and future restaurant use on the adjacent parcels immediately east of the hotel through a shared parking agreement.

Community Design Standards

Staff has completed review of the project for conformance with the City of Woodland's Community Design Standards. Key issues for discussion are provided below.

Major Corridor Entryway Overlay Location

The project site is located along the Interstate 5 corridor. Any building developed along this corridor presents a significant visual representation of the community and as such the Community Design Standards have guidelines that address landscaping and building design for the this area. The Community Design Standards provide guidance for development within the Entryway Overlay Zone, stating that new building design should reflect and fit the image of "Historic Woodland," and provide elements reminiscent of historic Woodland.

The Community Design Standards specifically encourage the use of design elements and colors dating from the 1880's within the entryway zone. Prior Planning Commission interpretation and action have provided for a flexible understanding of the Entryway overlay design intent. The goal is to create an attractive, high quality visual treatment creating a recognizable identity for Woodland. Each project approved in this area, including the Woodland Gateway, Hampton Inn, Fairfield Inn, Comfort Suites and the gym, has provided a rich aesthetic treatment and interpretation of the Design Standards within a contemporary context. Within this broader interpretation, staff finds that the proposed modified design of the Fairfield Inn & Suites, utilizing traditional materials such as horizontal brick as provided for in the Design Standards, meets the intent of the Design Standards. Further, the building, reflecting 1930's and '40's style Streamline Moderne architecture found within Woodland's historic downtown, is reflective of Woodland's architectural history and will be an

appropriate and attractive addition along the freeway that will complement the existing and proposed buildings.

Several buildings in and surrounding the historic downtown core of the city, including the State Theater (322 Main Street) built in 1938, the Safeway Building (320 Elm Street) and the Yolo Grocery (534 Bush Street), both completed in 1939, the Midtown Theater (327 College, 1924), and Purity Market (528 Bush Street, 1939), exhibit the flair and imagination of the Streamline Moderne architectural style. Elements of Moderne (Art Deco and Streamline) Architecture include rounded corners utilized at wall intersections, but usually not exclusively on all corners of a structure. Horizontal or vertical banding or other decoration is common, i.e. zigzag, chevrons, stripes or bands. Exterior material is usually concrete or has the appearance of concrete due to a smooth finish. Articulation takes the form of slight offsets in wall surfaces, buttresses, fluted pilasters and simple moldings. Glass blocks are sometimes used as windows or window walls.

The proposed design modification for Fairfield Inn & Suites hints at the Streamline architectural style through the use of long horizontal lines along the building façade and emphasized curving forms (Porte-cochere element at east entry). The building façade presents a smooth stucco finish similar to the traditional smooth concrete appearance of Moderne architecture. The building is articulated with slightly offset wall elevations, while the proposed roof trellis reflects a Moderne style buttress common to Streamline as well as the simplified cornice features. The primarily lighter building colors contrasted against a dark blue-grey accent wall mimic the often all-white, or industrial and/or nautical colors associated with Streamline architecture.

Staff finds that the proposed building design meets the spirit and intent of the Community and Entryway Overlay Design Standards through the use of materials, colors and general design and recommends approval of the proposed building design modifications. The building will complement existing development immediately adjacent the project and development south of Interstate 5 (Gateway I) and will provide for an attractive entryway to the community.

This design approval does not include analysis and review of proposed signs or public art. The applicant will be required to submit a proposed sign plan for review prior to Certificate of Occupancy. Section 25-23-01 of the Municipal Code addresses signs and allows development in the Highway Commercial zone up to 200 square feet of signage. Should the applicant request signage in excess of 200 square feet, the request would come back to the Planning Commission for review. As this project involves new construction, public art is required and is to be approved by the Planning Commission and installed prior to Certificate of Occupancy. Conditions have been added to address these review requirements.

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.

Recommendation

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

Motion #1 Move that the Planning Commission approve Resolution No. PC 14-_____.

ATTACHMENTS

1. Planning Commission Resolution
 - a. **Exhibit A** - Conditions of Approval
 - b. **Exhibit B** - Exterior Elevations, Site Plan, Floor Plan, Preliminary Landscape Plan
2. General Application, Vicinity Map
3. Original 2008 Conditions of Approval
4. Original 2008 Planning Commission Staff Report