



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, October 2, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-375](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 21, 2014.

Attachments: [8_21_14 Meeting Minutes.pdf](#)

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

[14-390](#)

Blue Note Brewing Company Conditional Use Permit (CUP); Request for a CUP to allow a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 in the Central Business District, Downtown Specific Plan, Area A2.

Location: The brewery will be located at 707 Main Street, Unit 201, with primary access off of Dead Cat Alley.

Applicant/Owner: David Towne

Environmental Report: Categorical Exemption - Class 3, Conversion of Small Structure

APN: 005-224-007-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval
with Conditions

Attachments: [Att 1 Ex A and B Planning Commission Resolution, Conditions of Approval, Sit](#)
[Att 2 Article 21 Special Provisions.docx](#)
[Att 3 General Application Form and Project Justification Statement.pdf](#)

I. New Business

[14-395](#)

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Public Art Proposal for the Comfort Suites Hotel, located at
2080 Freeway Drive

DATE: October 2, 2014

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve
the public art mural proposal from Comfort Suites

Attachments: [Hotel Mural.pdf](#)
[N S Elev with mural and color note.pdf](#)
[Photos of the site 9.22.14.pdf](#)
[Artist Information.pdf](#)
[Artists statement.pdf](#)

[14-402](#)

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Proclaim October, 2014 as Community Planning Month

DATE: October 2, 2014

RECOMMENDATION: Staff recommends that the Planning Commission
review the attached Report to the City Council proclaiming October 2014

as Community Planning Month.

Attachments: [Oct 7 CC report.pdf](#)

[COMMUNITY PLANNING MONTH PROCLAMATION \(2\).pdf](#)

J. Old Business

K. 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 #: 14-375 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 9/10/2014 **In control:** Planning Commission
On agenda: 10/2/2014 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 21, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [8_21_14 Meeting Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: October 2, 2014

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 21, 2014.

STAFF CONTACT: Angela Weeks, Administrative Secretary, Community Development Department

Attachments:

1. August 21, 2014 Meeting Minutes



City of Woodland

Meeting Minutes

Planning Commission

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

Thursday, August 21, 2014

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm
Staff present:
Paul Hanson, Senior Planner
Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

B. Roll Call

Present 6:
Chris Holt, Marco Lizarraga, Fred Lopez, Seth Wurzel, Patricia Murray, and John
Murphy

Absent 1:
Kirby Wells

C. Approval of Minutes

14-284 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of May 15, 2014 and June 5, 2014.

Attachments: [5 15 14 Meeting Minutes.pdf](#)
 [6 5 14 Meeting Minutes.pdf](#)

A motion was made by Murphy, seconded by Lopez, that they be approved. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel

14-304 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 17, 2014.

Attachments: [7 17 14 Meeting Minutes.pdf](#)

A motion was made by Murphy, seconded by Lopez, that they be approved. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and

Seth Wurzel

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-277 Zoning Amendment for Home Occupation to Allow Cottage Food Operations in Residential Areas

Attachments: [Attachment 1 Planning Commission Resolution and Exhibit A Ordinance Amendment](#)
[Attachment 2 Cottage Food Operations Fact Sheet.docx](#)

*A motion was made by Lopez, seconded by Murphy, that the Public Hearing be adopted. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel*

I. New Business

14-258 Bruce Dumars Public Art Proposal

Attachments: [Attachment A - Dumars Public Art Proposal.pdf](#)

*A motion to approve was made by Holt, seconded by Lizarraga. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel*

J. Old Business

K. Adjournment

The meeting was adjourned at 7:15 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 14-390 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 9/17/2014 In control: Planning Commission
On agenda: 10/2/2014 Final action:
Title: Blue Note Brewing Company Conditional Use Permit (CUP); Request for a CUP to allow a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 in the Central Business District, Downtown Specific Plan, Area A2.

Location: The brewery will be located at 707 Main Street, Unit 201, with primary access off of Dead Cat Alley.

Applicant/Owner: David Towne

Environmental Report: Categorical Exemption - Class 3, Conversion of Small Structure

APN: 005-224-007-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: [Att 1 Ex A and B Planning Commission Resolution, Conditions of Approval, Site and Floor Plans](#)
[Att 2 Article 21 Special Provisions.pdf](#)
[Att 3 General Application Form and Project Justification Statement.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Blue Note Brewing Company Conditional Use Permit (CUP); Request for a CUP to allow a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 in the Central Business District, Downtown Specific Plan, Area A2.

Location: The brewery will be located at 707 Main Street, Unit 201, with primary access off of Dead Cat Alley.

Applicant/Owner: David Towne

Environmental Report: Categorical Exemption - Class 3, Conversion of Small Structure

APN: 005-224-007-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Report For: Planning Commission Public Hearing - October 2, 2014

General Plan Designation: Central Commercial

Current Zoning: Central Business District, Downtown Specific Plan - Area A2

Existing Land Uses: Existing 16,876 square foot Commercial Building

Flood Zone: Zone "X" - Not an area subject to inundation by 1% annual chance flood event. FIRM Map Panel # 06113C0 445H Zone "X" Dated May 16 2012

Street Access: Dead Cat Alley

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Woodland Post Office/Parking Lot	CBD
South	Main Street/Office/Commercial/Retail	CBD
East	Office/Commercial/Retail	CBD
West	Woodland Opera House	CBD

Pending/Potential Action

Staff recommends that the Planning Commission adopt the attached resolution (Attachment 1) approving the Conditional Use Permit (CUP) allowing a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 (primary access off of Dead Cat Alley) in the Central Business District, Downtown Specific Plan, Area A2.

Project Site Description

The proposed brewery is located within the approximately 3,050 square foot tenant space, Unit 201, within an existing 16,876 square foot commercial building on a 0.5 acre parcel at 705-711 Main Street; a portion of which currently houses the Woodland Daily Democrat. The brewery will utilize space in the rear half of the building and shall take primary access off of Dead Cat Alley. The proposed outdoor patio area will also be located off of Dead Cat Alley where the truck loading ramp is currently located. See Attachment 1, Exhibit B - Site Plan.

Project Proposal

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a small brewery and tasting room with beer sales (on- and off-site) at 707 Main Street, Unit 201, in the Central Business District. The proposed use will require a Type 23 license (small beer manufacturer) from the California Department of Alcohol Beverage Control before operations.

The proposed brewery and tasting room will occupy an approximately 3,050 square foot lease area within the existing 16,876 square foot Woodland Daily Democrat building. The building includes six (6) separate tenant spaces, including the proposed brewery location. Approximately 3,400 square feet of the building is occupied by the Woodland Daily Democrat and the remaining tenant spaces are currently vacant.

The brewery production will begin with five (5) barrel batches resulting in approximately thirty-one (31) gallons per barrel. The applicant estimates that about 800 square feet of the total commercial area (3,050 square feet) will be devoted to brewing equipment and associated cold and dry storage spaces. Brewing will take place throughout the week and the fermentation process will be monitored by the applicant or applicant's employee(s) outside of the normal tasting room hours of operation as described below.

The proposed tasting room will utilize an estimated 2,250 square feet of the indoor leased area and will include a walk-up bar and tables and chairs for patron seating (maximum occupancy shall be determined by the building department). The tasting room will provide customers an opportunity to sample and purchase the craft beer. The brewery plans to sell only beer brewed on-site in amounts ranging from 16 oz. pints to 5 oz. sample sizes in the tasting room. Patrons will also be able to purchase five (5) gallon and fifteen and a half (15.5) gallon kegs on premise for off-site consumption. The brewery will also make its product available for off-site sales in Woodland and Sacramento. The tasting room hours of operation are currently planned for Wednesday through Friday from 5pm to 9pm, and Saturday through Sunday from 2pm to 10pm. To operate the tasting room, the brewery plans to hire four part-time employees.

A second phase of the project will include the addition of an outdoor patio area to be located directly off of Dead Cat Alley in front of the primary entrance to the brewery. The patio area will be defined by planter box enclosures with bamboo or similar style landscaping to help screen-in the outdoor seating area. The applicant would like to hold occasional music events on weekends (Friday, Saturday and Sunday) and seasonal special events at the brewery and in the proposed outdoor patio area.

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.
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, September 26, 2014.

Environmental Assessment Status

The project qualifies for a categorical exemption from the provisions of CEQA as the project is considered a Class 3 (CEQA Guidelines, §15303). CEQA identifies this as a Class 3, Conversion of Small Structure exemption and is listed in Title 14, Article 19 §15303 of the California Code of Regulations. A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The site is located within Woodland City Limits and is surrounded by urban development. The 0.5 acre site consists of one 16,876 square-foot commercial building with the proposed project utilizing 3,050 square feet of the overall building. The site does not provide habitat for sensitive species. The conversion of the building will not result in significant traffic, noise, air quality, or water quality impacts. The project does not involve significant amount hazardous materials. The project will comply with City noise standards. Existing utilities (storm water, sewer, water, electrical, gas) are adequate to serve the proposed project.

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.

Reviewing Agency Comments

The project has been circulated to other City divisions and departments for review. All reviewing comments have been integrated into the conditions of approval.

Staff Analysis

Staff supports the project subject to the attached recommended condition of approval and provided the following analysis:

General Plan Consistency

The 2002 General Plan designation for the site is Central Commercial (CC), which provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses and similar compatible uses. The proposed use of the site as a craft microbrewery and tasting room is consistent with the General Plan designation.

Zoning Consistency

Land Use

The zoning of this location is Central Business District, Downtown Specific Plan, Area A2. Businesses that provide alcohol sales (on or off site) are permitted in this zone with a Conditional Use Permit (CUP). Bona fide restaurants (minimum of 51 percent (51%) of a restaurant's gross receipts shall be from sale of meals) and supermarkets (sales of alcohol constitute less than 20 percent (20%) of total sales) are generally exempt from this requirement. This project requests approval for both on-site and off-site sale of alcohol, but does not qualify for either exemption and therefore requires a CUP be granted by the Planning Commission.

Alcoholic Beverage Establishments

Article 21 Section 70 (b) of the Zoning Ordinance addresses Alcoholic Beverage Establishments within the Central Business District. The city's zoning ordinance requires that a Conditional Use Permit be obtained for all alcoholic beverage establishments within the Central Business District. The zoning ordinance exempts bona fide restaurants and supermarkets from this requirement as described above. Article 21 lists specific requirements for alcoholic beverage establishments, including the regulation of on- and off-site alcohol sales (see Attachment 2). The proposed business is required to comply with each of the requirements as specified in the ordinance and as provided in the Conditions of Approval.

Parking

Off-street parking within the downtown is required only if the square footage of a building is increased by ten percent or more. The proposed use does not increase the size of the existing building and therefore does not require any additional off-street parking.

Setbacks and Height

The existing building complies with the Downtown Specific Plan setback requirements and Community Design Standards. No new structural changes are being made to the outside of the building.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-21-10 addresses signs. Signs are a separate permit and tenants shall submit construction drawings and receive approval for all proposed signage. Staff will review these plans to ensure that they meet established zoning and Downtown Specific Plan requirements.

Design Review

There are no proposed exterior façade improvements for the new business other than the addition of planter box enclosures for the future outdoor patio area, future signage and new paint.

Once the brewery is in operation and opens to costumers, the applicant plans to apply for a permit for a business sign and to paint the exterior business frontage of the building. A second phase of the project will include the addition of an outdoor patio area to be located directly off of Dead Cat Alley, in front of the primary entrance to the brewery.

When Planning Commission approval is required for a project, including the issuance of a Conditional Use Permit, the Commission serves as the design review authority. Given the limited nature of the proposed exterior improvements associated with this project, it is staff's recommendation that the Planning Commission designate its design review authority to the Community Development Director, who will review and ensure all outdoor patio enclosures, proposed signage and/or paint colors are in compliance with the Downtown Specific Plan Design Guidelines.

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 for the proposed site is Downtown Specific Plan, Area A2. Alcoholic beverage establishments are permitted in this zone with a Conditional Use Permit.

Appeal

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 to the City Council within fourteen (14) 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. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Move that the Planning Commission approve Resolution No. PC14-_____, in support of:

- 1. The requested Conditional Use Permit to allow a craft beer micro-brewery and tasting room including alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 in the Central Business District, Downtown Specific Plan, Area A2; and**
- 2. The Planning Commission designating its design review authority to the Community Development Director for minor exterior improvements including painting of the leased area frontage, business signage, and improved patio area.**

Attachments:

1. Planning Commission Resolution
 - a. Exhibit A - Conditions of Approval
 - b. Exhibit B - Project Site Plan
2. Zoning Ordinance Section 25-21-70b - Alcoholic Beverage Establishments within the Central Business District
3. General Application Form and Project Justification Statement

RESOLUTION NO. PC 14-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF WOODLAND APPROVING A CONDITIONAL USE PERMIT
FOR A BREWERY AND TASTING ROOM, INCLUDING
ALCOHOL SALES FROM THE BREWERY AND LIMITED
SPECIAL EVENTS, LOCATED AT 707 MAIN STREET IN THE
CENTRAL BUSINESS DISTRICT; DOWNTOWN SPECIFIC PLAN,
AREA A2**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on October 2, 2014 to review and consider a request from Blue Note Brewery for a Conditional Use Permit to allow the operation of a craft brewery and tasting room, including alcohol sales and limited special events at 707 Main Street, Unit 201; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan, Zoning Ordinance and Downtown Specific Plan, in that the use is conditionally permitted in the General Commercial Zone, is consistent with the zoning, general plan and specific plan, and appropriate conditions have been made part of the approval (as provided for in Exhibit A); and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for similar type uses; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per Section 15303, which applies to the conversion of small structures that will not result in significant traffic, noise, air quality, or water quality impacts; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby:

1. Finds that the proposed project meets all standards for a brewery and tasting room as provided for in the City's Zoning Code.
2. Approves the Conditional Use Permit (CUP) subject to the conditions of approval included in Exhibit A, allowing a craft brewery and tasting room including alcohol sales and limited special events at 707 Main Street, Unit 201 in the Downtown Specific Plan, Area A2.
3. Designates its design review authority to the Community Development Director for minor exterior improvements including painting of the leased area frontage, business signage, and improved outdoor patio area.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 2nd day of October, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

Conditions of Approval

1. The project, as described in the staff report prepared for the October 2, 2014, Planning Commission meeting, includes a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201, in the Central Business District, Downtown Specific Plan, Area A2. The project shall be established and operated in substantial conformance with the Conceptual Site Plan (Exhibit B), 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. The hours of operation for the tasting room/brewery for the purpose of selling of alcohol shall be as follows: Opening hours shall be as early as 9:00 am Monday thru Sunday and closing hours shall be no later than Sunday thru Thursday at 10:30 pm and Friday and Saturday at 12:00 am. If requested and at the discretion of the Community Development Director, hours of operation may be extended for a limited term or for special events.
4. The brewery shall be approved for occasional music (recorded or live) on weekends (Friday, Saturday, and Sunday) and seasonal special events held at the brewery subject to the noise requirement for alcohol beverage establishments. A special event permit shall be required for any event that spills out in to the parking lot and/or with opening and/or closing hours other than approved under the CUP and subject to Section 20.11.1 of the City's Municipal Code regarding Special Events.
5. In the event that the Use Permit has not been exercised within one (1) year, the permit shall be null and void without further action, except that the Zoning Administrator 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.
6. The Conditional Use Permit shall apply only to the leased/rented space; any further expansion or enlargement of the building in conjunction with the approved brewery at this location shall require review and approval by the Community Development Director or, at the discretion of the Director, may be elevated to Planning Commission review and subject to a new or modified Conditional Use Permit.
7. The site shall be limited to the production, consumption and sale of alcohol in conjunction with the Conditional Use Permit.
8. The applicant shall obtain a Type 23 license from the California Department of Alcohol Beverage Control prior to beginning any brewing, tasting or selling of alcohol (beer).

9. The applicant shall comply with Section 25-21-70 -Alcoholic Beverage Establishments from the City's Zoning Ordinance (Attachment 2).

10. New business signage, exterior painting and/or outdoor patio improvements shall be subject to review and approval by the Community Development Director to ensure conformity with the Downtown Specific Plan and applicable Community Design Standards and shall be subject to all applicable building permit requirements prior to the commencement of work.

Building

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

11. This project must meet all criteria and mandates for these City adopted codes or the most current code:

- 2013 California Building Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 Building Energy Efficiency Standards
- 2013 California Green Building Code
- The Code of the City of Woodland

12. Other City and County Agencies (Health, Fire, Public Works, and Planning, Air Resources Board) may be required to approve the project prior to a building permit being issued.

13. Review by Environmental Compliance Department will be required.

14. 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.

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

16. 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 and project area.

17. Entire area of development [this includes the tasting room and patio area] and the path of travel from sidewalk [public way] 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.

18. 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

19. Applicant shall prepare improvement plans for all work within the public right-of-way (street, alley or parking lot), and submit them to the Development Engineer in the Community Development Department with an 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.

20. The applicant shall update all utility connections to current City 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.

21. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Applicant shall install approved backflow devices on all services that serve the project site including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

Fire Department

22. The project shall be subject to all applicable fire and safety requirements and applicable requirements of the California Fire Code.

Police Department

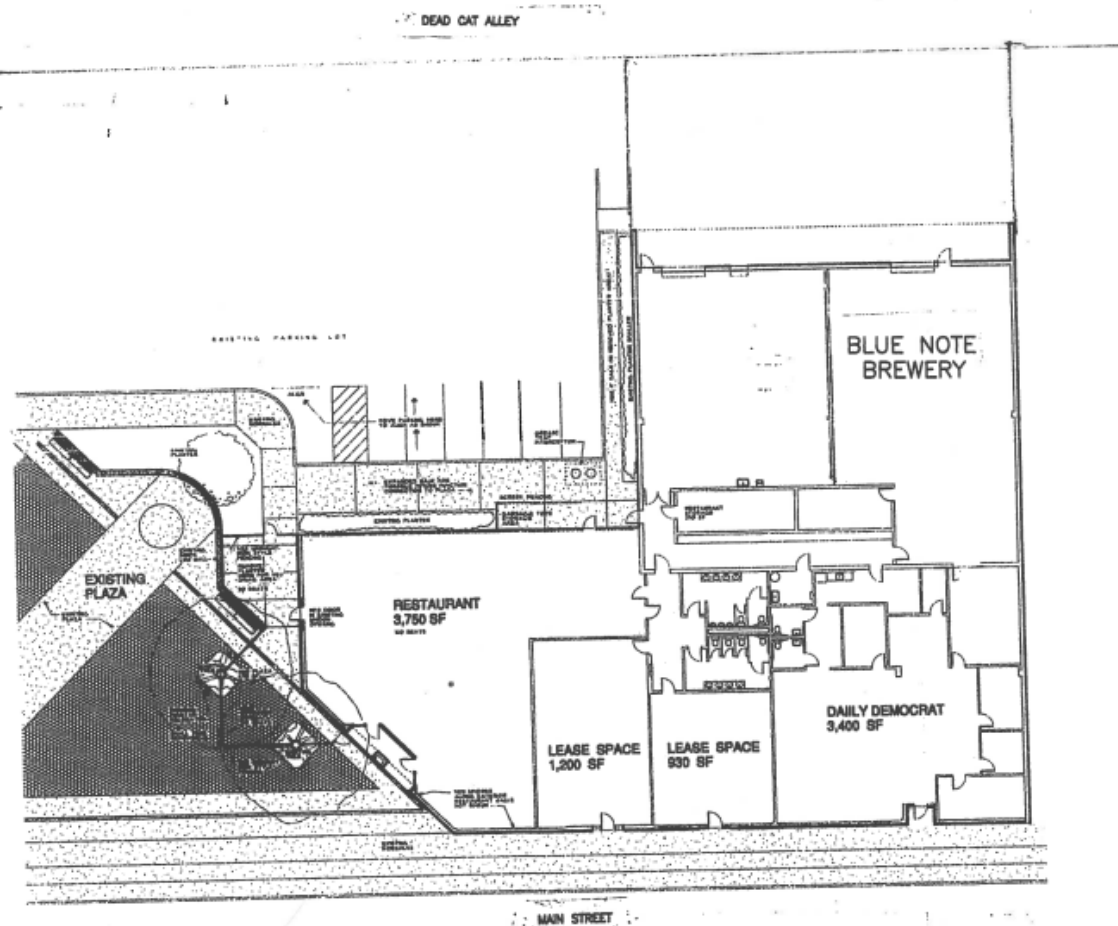
23. Applicant and employees shall be required to attend annual training regarding the responsibility and liabilities of selling alcohol. This is provided by representative of the Department of Alcoholic Beverage Control and the Woodland Police Department.

EXHIBIT B

Site and Floor Plans

BLUE NOTE BREWERY CUP





BLUE NOTE BREWERY - PRELIMINARY SITE PLAN

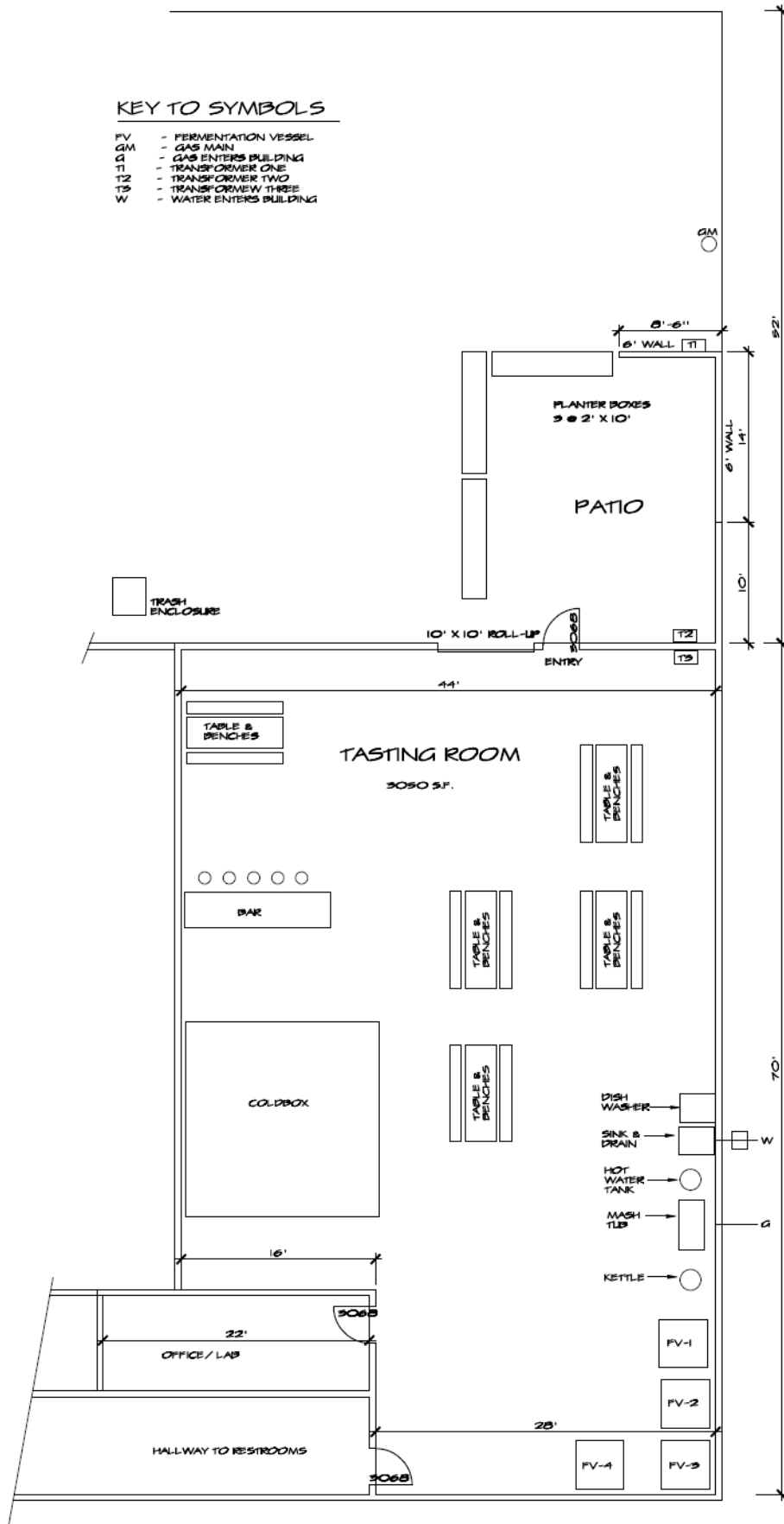
707 MAIN STREET
WOODLAND, CA 95695

SCALE : 1" = 30'



KEY TO SYMBOLS

- FV - FERMENTATION VESSEL
- GM - GAS MAIN
- GI - GAS ENTERS BUILDING
- T1 - TRANSFORMER ONE
- T2 - TRANSFORMER TWO
- T3 - TRANSFORMER THREE
- W - WATER ENTERS BUILDING



BLUE NOTE BREWERY - PRELIMINARY FLOOR PLAN

707 MAIN STREET
WINTER SPRING, CA 95666

SCALE: 1/8" = 1'-0"



- THE CODE OF THE CITY OF WOODLAND, CALIFORNIA
Chapter 25 - ZONING ORDINANCE.

Article 21. Special Provisions.

Article 21. Special Provisions.

[Sec. 25-21-10. Accessory buildings and uses.](#)

[Sec. 25-21-15. Airports, heliports, helistops, and landing strips, private.](#)

[Sec. 25-21-20. Alternate energy sources.](#)

[Sec. 25-21-25. Bonus incentive projects.](#)

[Sec. 25-21-30. Deep lot development.](#)

[Sec. 25-21-35. Fall-out shelters.](#)

[Sec. 25-21-40. Fences.](#)

[Sec. 25-21-45. Home occupations.](#)

[Sec. 25-21-50. Mobile homes \(manufactured homes\), trailers, home and RV/travel trailer parks.](#)

[Sec. 25-21-55. Nonconforming uses.](#)

[Sec. 25-21-60. Site plan review.](#)

[Sec. 25-21-65. Garage and yard sales restrictions.](#)

[Sec. 25-21-70. Alcoholic beverage establishments.](#)

[Sec. 25-21-75. Adult entertainment establishments.](#)

[Sec. 25-21-80. Wireless telecommunications facilities.](#)

[Sec. 25-21-85. Reasonable accommodation for persons with disabilities.](#)

Sec. 25-21-70. Alcoholic beverage establishments.

- (a) Purpose. Establishments which serve alcoholic beverages receive special attention from the city because of their potential to create problems, such as littering, loitering, public intoxication and disturbances. All establishments selling alcoholic beverages are reviewed by the city - the review procedure depends on whether the business is located within or outside of the central business district zone.

For the purposes of this chapter, the following definitions shall apply:

"On-sale liquor establishments" means an on-sale liquor establishment shall mean any establishment wherein alcoholic beverages are sold, served or given away for consumption on the premises including but not limited to any facility which has obtained a California Department of Alcoholic Beverage Control License. Typical on-sale uses include but are not limited to the following establishments: ballrooms, dance bars, piano bars, billiard and/or game parlors, night clubs, or other private clubs. This definition shall not include bona fide restaurants as defined herein, veterans clubs, or the following fraternal organizations: Elks Club, Moose Club, or Eagle Club. Fraternal organizations not listed may be exempt upon planning commission approval.

"Bona fide restaurant" means a place which is regularly used and kept open for the serving of meals to guests for compensation and which has: (1) suitable kitchen facilities for the cooking of an assortment of foods which may be required for meals, (2) a primary use of sit down service to patrons, (3) adequate seating arrangements for sit down patrons provided on the premises, (4) take-out service that is only incidental to the primary sit down use, (5) alcoholic beverages all sold or dispensed for consideration for consumption on the premises only, and only when, served at tables or

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sit down counters by employees of the restaurant. A "bona fide restaurant" does not include a place where food service is incidental to the service of alcoholic beverages, constituting less than fifty-one percent of sales.

A minimum of fifty-one percent of the restaurant's gross receipts shall be from sale of meals. The owner/operator shall submit evidence of total meal sales to the accounting department of the city of Woodland, upon request by city officials, for the purpose of verifying compliance with this section.

"Off-sale liquor establishment" means any establishment which is applying for or has obtained a liquor license from the California Department of Alcoholic Beverage Control, including Type 20 (off-sale beer and wine), Type 21 (off-sale general), for selling alcoholic beverages in an unopened container for the consumption off the premises. For purposes of this section, the definition of off sale liquor establishment shall not include food markets, supermarkets, drugstores, or any establishment in which sales of alcoholic beverages constitute less than twenty percent of total sales. The owner/operator shall submit evidence of total sales to the accounting department of the city of Woodland, upon request by city officials, for the purpose of verifying compliance with this section.

(b) Establishments Within the Central Business District Zone.

(1) A conditional use permit must be obtained for all establishments which sell alcohol within the central business district zone with the following exceptions:

(A) Veterans clubs and listed fraternal organizations are excluded from this requirement.

(B) Bona fide restaurants are excluded from this requirement if they do not sell alcohol past 10:30 P.M. If they sell alcohol past 10:30 P.M., they must obtain a zoning administrator permit.

(2) Requirements for On-Sale Liquor Establishments Within the Central Business District Zone.

(A) All establishments shall have a public telephone listing.

(B) Special security measures such as security guards, robbery and burglar alarms systems may be required.

(C) The noise levels generated by the operation of such establishment shall not exceed sixty dba on adjoining properties zones for residential purposes.

(D) It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to the following topics and skills development:

(i) State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.

(ii) The effects of alcohol on the body, and behavior, including how the effects of alcohol relate to the ability to operate a motor vehicle.

(iii) Methods for dealing with intoxicated customers and recognizing under aged customers. Methods for preventing customers from becoming intoxicated.

(3) Requirements for Off-Sale Liquor Establishments Within the Central Business District.

(A) No beer or wine shall be displayed within five feet of the front door unless it is in a permanently affixed cooler.

(B) If an on-site parking lot is provided, exterior lighting of the parking lot shall be kept at an intensity of at least one foot candle.

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- (C) Signs shall be posted both inside and outside the premises in conspicuous places, which state "It is unlawful for any person to drink any beer, wine, or other alcoholic beverage as defined in Business and Professions Code Section 23004 on any public parking lot, any private parking lot, held open to the public, on any public street, sidewalk, alley, or walk-way, or in any place held open to the public within two hundred fifty feet of any establishment selling alcoholic beverages." WCO 1118-15.39.
 - (D) No sale of alcoholic beverages shall be made from a drive-through window.
 - (E) No display or sale of alcoholic beverages shall be made from an ice tub.
 - (F) Exterior public telephones that permit incoming calls may not be located on the premises.
 - (G) Adult magazines and all printed matter coming within the definition of Section 313 of the California Penal Code shall be located for sale only behind the counter and shall be stored in racks covered by modest panels.
 - (H) Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such establishments shall remove trash and debris on a daily basis.
 - (I) Paper or plastic cups shall not be sold in quantities less than their usual and customary packaging.
 - (J) All establishments shall be required to have a public telephone listing.
 - (K) The noise level generated by the operation of such establishments shall not exceed sixty dba on adjoining property zoned for residential purposes, and seventy dba for commercially zoned property.
 - (L) Hours of operation of off-sale establishments may be restricted upon showing of good cause.
 - (M) It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to the following topics and skills development:
 - (i) State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
 - (ii) The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.
 - (iii) Methods for dealing with intoxicated customers and recognizing underage customers.
 - (N) Sales of fortified wines and/or quantities of sales (i.e., single cans of beers) may be prohibited upon a showing of cause.
- (c) Establishments Not Within the Central Business District Zone.
- (1) A conditional use permit must be obtained for all establishments located outside of the central business district zone which sell alcohol with the following exceptions:
 - (A) Veterans clubs and listed fraternal organizations;
 - (B) Bona fide restaurants.
 - (2) Requirements for On-Sale Liquor Establishments Not Within the Central Business District Zone.
 - (A) No on-sale liquor establishments shall be maintained within five hundred feet of any other establishment wherein alcoholic beverages are sold, for on-site and/or off-site consumption,

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or from such consideration points as schools (public and private); established churches or other place of worship; hospitals, clinics, or other health care facilities; public parks and playgrounds and other similar uses, except that veterans clubs, fraternal organizations and bona fide restaurants may be closer than five hundred feet from one another or any of the referenced consideration points. The distance of five hundred feet shall be measured between the nearest entrances used by patrons of such establishments along the shortest route intended and available for public passage to other such establishments, or to the nearest property line of any of the above referenced consideration points.

- (B) Exterior lighting of the parking areas shall be kept at an intensity of at least one foot candle of light on the parking surface during the hours of darkness.
 - (C) All establishments shall be required to have a public telephone listing.
 - (D) Special security measures such as security guards, robbery and burglar alarms systems may be required.
 - (E) The noise levels generated by the operation of such establishment shall not exceed sixty dba on adjoining properties zones for residential purposes.
 - (F) It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to the following topics and skills development:
 - (i) State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
 - (ii) The effects of alcohol on the body, and behavior, including how the effects of alcohol relate to the ability to operate a motor vehicle.
 - (iii) Methods for dealing with intoxicated customers and recognizing under aged customers. Methods for preventing customers from becoming intoxicated.
- (3) Requirements for Off-Sale Liquor Establishments Not Within the Central Business District Zone.
- (A) Off-sale liquor establishments shall not sell or store motor fuels on the same premises as alcoholic beverages, except upon the condition of the following:
 - (B) No beer or wine shall be displayed within five feet of the front door unless it is in a permanently affixed cooler.
 - (C) Exterior lighting of the parking lot shall be kept at an intensity of at least one foot candle, on parking lot surface, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
 - (D) Signs shall be posted both inside and outside the premises in conspicuous places, which state "It is unlawful for any person to drink any beer, wine, or other alcoholic beverage as defined in Business and Professions Code Section 23004 on any public parking lot, any private parking lot, held open to the public, on any public street, sidewalk, alley, or walk-way, or in any place held open to the public within two hundred fifty feet of any establishment selling alcoholic beverages." WCO 1118-15.39.
 - (E) No sale of alcoholic beverages shall be made from a drive-through window.
 - (F) No display or sale of alcoholic beverages shall be made from an ice tub.
 - (G) Exterior public telephones that permit incoming calls may not be located on the premises.

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- (H) Adult magazines and all printed matter coming within the definition of Section 313 of the California Penal Code shall be located for sale only behind the counter and shall be stored in racks covered by modest panels.
 - (I) Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such establishments shall remove trash and debris on a daily basis.
 - (J) Paper or plastic cups shall not be sold in quantities less than their usual and customary packaging.
 - (K) All establishments shall be required to have a public telephone listing.
 - (L) No off-sale liquor establishment shall be maintained within five hundred feet of any other establishment wherein alcoholic beverages are sold for both off-site and on-site consumption or such consideration points as schools (public and private), established churches or other place of worship, hospitals, convalescent homes, public parks, and playgrounds and/or other similar uses. The distance of five hundred feet shall be measured between the nearest entrances used by patrons of such establishments along the shortest route to other establishments, or to the nearest property line of any of the above referenced consideration points.
 - (M) The noise level generated by the operation of such establishments shall not exceed sixty dba on adjoining property zoned for residential purposes, and seventy dba for commercially zoned property.
 - (N) Hours of operation of off-sale establishments may be restricted upon showing of good cause.
 - (O) It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to the following topics and skills development:
 - (i) State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
 - (ii) The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.
 - (iii) Methods for dealing with intoxicated customers and recognizing underage customers.
 - (P) Sales of fortified wines and/or quantities of sales (i.e., single cans of beers) may be prohibited upon a showing of cause.
- (4) Nonconforming Establishments/Improvements.
- (A) Except as provided herein, establishments not conforming to the spatial requirements between establishment and referenced consideration points shall not be permitted to expand a structure or portion of structure as determined by the city's building and/or fire inspector. Ordinary repair and maintenance shall not be affected. Spatial requirements may be waived for establishments who wish to expand. Individual plans to expand a structure will be reviewed on a case-by-case basis by the planning commission. The planning commission, or city council on appeal, will decide if the remodel or upgrade is in the best interest of the city.
- (d) Existing Establishments Selling Alcoholic Beverages (on-sale and/or off-sale).
- (1) Any establishment lawful existing prior to the effective date of this section and licensed by the state of California for the retail sale of alcoholic beverages for on-site consumption shall comply with this chapter when: (A) the establishment changes its type of liquor license within a license

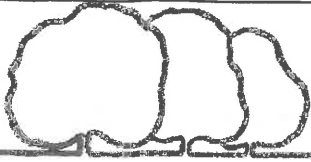
- THE CODE OF THE CITY OF WOODLAND, CALIFORNIA
Chapter 25 - ZONING ORDINANCE.

Article 21. Special Provisions.

classification and/or (B) there is a substantial change in the mode or character of operation. For purposes of this ordinance "substantial change of mode or character of operation" shall include, but not be limited to, expansion, a pattern of conduct in violation of other laws or regulations, a period of closure, greater than one year, or increased inventory.

- (2) Any establishment which becomes lawfully established on or after the effective date of this section and license by the state of California for the retail sale of alcoholic beverages of on-site and/or off-site consumption, shall obtain a modification of its conditional use permit or zoning administrator permit when: (A) the establishment changes its type of liquor license within a license classification, and/or (B) there is a substantial change in the mode or character of operations.
- (e) Revocation of Permit. Conditional use permits and zoning administrator permits issued under this chapter shall be revocable pursuant to Article 27, Section 25-27-80 of the Zoning Ordinance.
- (f) One-Day On-Sale Licenses. This section shall not apply to applications for one day on-sale licenses pursuant to Business and Professions Code Section 24045.1.

(Amended during the March 2009 supplement.)



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

DEMOCRAT INVESTORS, LLC

MAILING ADDRESS:

1207 CLEVELAND ST.

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

(916) 417-7774

E-MAIL ADDRESS:

roncaceres@sbcglobal.net

PROJECT APPLICANT

David Towne

MAILING ADDRESS:

CITY STATE ZIP CODE:

SACRAMENTO CA

PHONE NUMBER:

E-MAIL ADDRESS:

dmTowne@hotmail.com

2. Application Requested

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

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

3. Project Description

Project Name:

Blue Note Brewing Company

Total Acres or Square Feet

3050 SF

Site address or location:

707 MAIN ST.

Assessor's Parcel Number:

005-224-007

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.

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 <u>sale</u> ? ☐ YES ☐ No	
Duplex _____	Apartments _____	Do you intend to market the units for <u>rent</u> ? ☐ YES ☐ No	
Condominiums _____	Other _____		
Townhomes _____	Total Units _____		

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

BREWERY

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

3,050 S.F.

9. Authority to File Application

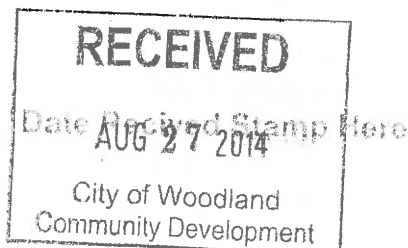
Check one:

- ☐ Property Ownership ☐ Power of Attorney*
☐ Contract to Purchase* ☐ Other

Specify LEASE W / PROPERTY OWNER

*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

Applicant: _____

Date

Legal Owner: _____

Date

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Justification letter for:

Blue Note Brewing Company
707 Main Street
Woodland, California 95695

General overview:

Blue Note Brewing Company will be a small brewery with a tasting room and outdoor patio. This means we will rent warehouse space, brew on premises, and sell beer both on and off the premises. This gives us the opportunity to perfect our recipes, efficiently source our ingredients, begin to grow brand recognition, and gives us the ability to start growing our buyer base, while keeping our overhead low. For these reasons we chose to start with a small brew house, brewing 5 barrel batches.

With 31 gallons per barrel (bbl):

- The start-up costs are lower.
- We are freer to make different styles to explore our niche. If something is selling well, we will make more of it. If something is not selling well, we will discontinue it.
- We can make beers that may be too unique for mass appeal. People often ask, "What's new?" when walking into a tasting room.

We will focus on making eight different styles of beer, selling our beer in our tasting room and selling 5 gallon and 15.5 gallon kegs on premise, and selling to discerning accounts in Woodland and Sacramento.

We chose to incorporate a tasting room because of the profitability of selling beer directly to the public. A tasting room also provides direct contact with customers. This is invaluable for learning your market.

Hours of operation:

We plan to be open Wednesday through Friday from 5pm to 9pm, and Saturday through Sunday from 2pm to 10pm. We chose these hours because we do not want to be a late night bar.

Alcohol awareness:

The owner David Towne will take a T.I.P.S. alcohol certification class before the brewery opens and will train everyone that works at Blue Note Brewing Company in intervention procedures.

Employees:

We plan to hire four part-time employees to work in the tasting room.

Environmental impact:

Based on brewing 150 gallon batches two or three times a week, we will have very little impact on the environment.

Solid waste recycling:

The “spent” grain and yeast that is left over will be given to a local farmer or rancher for animal feed. We will store 2-3 (55) gallon drums for no more than 24 hours outside while we schedule a pick up.

Waste water:

We estimate will brew approximately 1500 gallons of beer a month. We estimate that we will use an additional 750 gallons of water for cleaning and 750 gallons of water for sanitizing our tanks and kegs. At one ounce per gallon, we estimate we will put less than 6 gallons of biodegradable cleaner (Powdered Brewery Wash) and at one ounce per 5 gallons we estimate that we will put less than 2 gallons of biodegradable sanitizer, (Star San) down the drain. We will use the most environmentally friendly chemicals we can find.

Noise:

Our brewing takes place inside and is not a noise process.

Air pollution:

The brewing process produces steam that has no harmful pollutants.

Future planning:

Once open, we plan to apply for a permit for painting the outside of the building and a permit for a sign.

Conclusion:

We will be a good neighbor to our neighbors and run our business professionally and ethically. We hope Woodland welcomes us with the same enthusiasm as we have to locate there.



Legislation Details (With Text)

File #: 14-395 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 9/22/2014 In control: Planning Commission
On agenda: 10/2/2014 Final action:
Title: MEMORANDUM
TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Public Art Proposal for the Comfort Suites Hotel, located at 2080 Freeway Drive
DATE: October 2, 2014
RECOMMENDATION:
Staff recommends that the Planning Commission review and approve the public art mural proposal from Comfort Suites

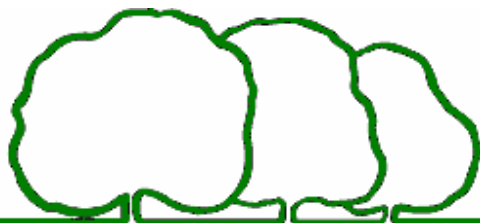
Sponsors:

Indexes:

Code sections:

Attachments: [Hotel Mural.pdf](#)
[N S Elev with mural and color note.pdf](#)
[Photos of the site 9.22.14.pdf](#)
[Artist Information.pdf](#)
[Artists statement.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Public Art Proposal for the Comfort Suites Hotel, located at 2080 Freeway Drive
DATE: October 2, 2014

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art mural proposal from Comfort Suites

PROJECT PROPOSAL:

Ram Sah, owner of the Comfort Suites Hotel currently under construction at 2080 Freeway Drive, has submitted a proposed mural to satisfy the public art requirement for new commercial buildings. The proposed mural depicts Woodland's agricultural heritage in bright graphic colors. The mural, prepared by artist Sheryl Leamer, will be approximately 9-feet wide by 11-feet tall and will be located on the south facing elevation of the Comfort Suites Hotel.

BACKGROUND:

On January 17, 2013, the Planning Commission approved a Design Review modification for the Comfort Suites hotel. The three-story, 66 room hotel is located at 2080 Freeway Drive and is approximately 39,519 square feet in size.

In accordance with the City's Design Standards, the project is required to install public art prior to the Certification of Occupancy. The applicant has worked to identify an artist and to commission a public art piece that is representative of the agricultural history and culture of Woodland. If approved, the artist anticipates starting work in October and estimates that it will take two full days to complete.

At the time of project approval, the Planning Commission modified Condition of Approval #8, relating to public art to state the following:

Public art shall be prominently featured and substantial in scope and reflective of the scale of the building. The public art proposal shall be reviewed and approved by the Planning Commission and installed prior to the issuance of a Certificate of Occupancy.

In consideration of the condition of approval, the applicant has chosen to locate the public art on the south elevation, rather than on the north elevation as originally proposed.

It is acknowledged by staff that at a prior Planning Commission meeting in August 2014 discussion took place concerning public art and that the Planning Commission requested that staff evaluate and present a possible public art policy for future consideration. However, as the public art process for this building had been well underway by that time, this proposal is being submitted for review subject to the current review practice and required conditions of approval.

PROJECT ANALYSIS:

Proposal:

The mural is approximately 9-feet wide and 11-feet tall, and will be located on the south-facing elevation. The mural will be visible primarily from Interstate 5. The proposed mural is provided in **Attachment "A"**. The site is located on the north side of the I-5 freeway in the Highway Commercial Entryway Overlay Zone at the eastern entrance to Woodland, near the off-ramp to County Road 102. According to the artist, *"The mural emphasizes Woodland's beauty and bounty, both for those passing through and those who are lucky enough to live here."*

The proposed location for the mural is depicted on the south elevation of the building's exterior facade, as shown in **Attachment "B"**. The mural has been proposed to be located in the upper east corner in order to enhance visibility by passing motorists.

Artist:

The artist is Sheryl Leamer. She indicates that her interest in decorative painting was first spurred by the popular re-discovery of faux marble in the 1980's. *"I was intrigued that humble paint could be so transformative."* She studied classic design and faux techniques at the Isabel O'Neil Studio Workshop for the Arts of the Painted Finish in New York City in 1986. *"As I applied what I learned, I found that the design and color concepts I was taught were applicable to a broad range of fine and decorative arts."* She established her first decorative painting business in 1987, Fofo. She worked for private clients, designers, and business owners through the late 80s and 90s. She found that murals captured her interest, and they required more knowledge of fine painting. She enrolled at the Silvermine Guild Art Center in New Canaan, Connecticut, and studied still life and plein air painting. In 2002 she started a new business called, Working Artist Decorating. The new name was meant to reflect her expanded interests and capabilities. In 2008 she relocated to Sacramento from New Haven, Connecticut. *"I have found the difference in light and scenery incredibly inspiring, and I try to capture the brilliance I see around me in my work, when it is appropriate."* More information about her and examples of her work can be found at workingartistdecorating.com, (**Attachment "D"**).

Scope of Work:

The product will be a mural, approximately 99 square-feet in size painted directly on to the building surface. Ms. Leamer describes the mural concept in her letter, provided in **Attachment "E"** as follows:

Since it is not large, will usually be in strong light and will only be glimpsed fleetingly, I thought it would be appropriate to keep the design and colors bold and simple, while still representing Woodland accurately.

I made a somewhat graphic image, using crops and motifs typical of Woodland. The grain silo is like the one that stands on East Street, and will be recognizable as a Woodland landmark. I also incorporated the oak tree from the Woodland town flag. Woodland's history is closely tied to the Valley Oak, since Henry Wyckoff first settled "in a dense grove of oak trees."

The iconic coastal range in the distance, which can be seen from anywhere in the town, is included in the background. The clear, bright blue sky is typical of the beautiful weather enjoyed by residents and visitors.

Tomato crop is widely grown in Woodland, as are sunflowers and alfalfa. Woodland's agriculture has driven the town's growth and prosperity, both historically and currently.

Materials:

The painting will be applied directly to the building. The artist will use all brushes, (no spray painting), and the paint used will be UV resistant acrylic paint with a transparent UV resistant coating over the surface. The mural is intended to be located on the upper east end of the south elevation, facing the freeway.

Review:

In reviewing public art for commercial projects the Commission must determine whether the proposed public art complies with the intent of the City's Community Design Standards requirement for providing public art. The proposed public art concept should be reviewed for appropriateness with regard to the location, architecture of the building and the scale and materials used. Assuring the highest quality aesthetic experience

for the citizens of Woodland is the primary criterion for approving the public art.

In this case, the Planning Commission is also asked to determine whether the art as depicted meets the intent of the Commission's condition of approval which states:

Public art shall be prominently featured and substantial in scope and reflective of the scale of the building.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission review the proposed public art and make the following motion:

MOTION: I move to approve the public art proposal form Comfort Suites, subject to the following findings:

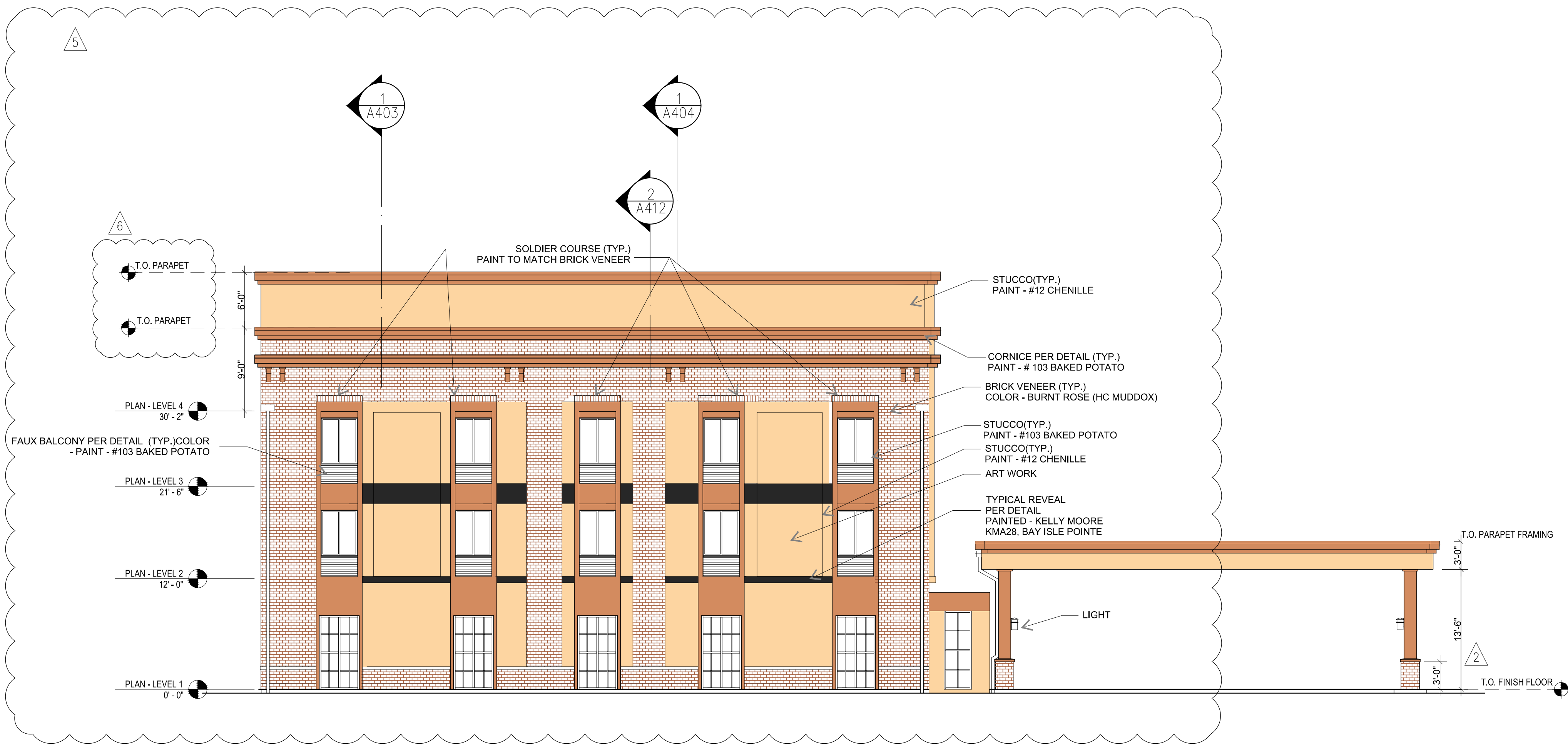
- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the commercial development.
- The public art was reviewed by the Planning Commission.

Attachments:

- A Mural
- B Elevations
- C Photos of the Site and Building
- D Artist Information
- E Statement of Work



Colors shown for the building are representative only and not accurate



2 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

EXTERIOR FINISH COLOR LEGEND

MFG	COLOR
KELLY MOORE	#12 CHENILLE
KELLY MOORE	#103 BAKED POTATO
HC MUDDOX	BURNT ROSE THIN BRICK STANDARD 1/2" X 2 1/2" X 8"
KELLY MOORE	BAY ISLE POINTE

KEY NOTES

- 1 ASPHALT SHINGLE ROOF.
- 2 LOUVERS, PAINT TO MATCH ADJACENT STUCCO COLOR. COORDINATE LOCATION WITH MECHANICAL.
- 3 WINDOWS WITH INTEGRAL PTAC GRILLE. COLOR DARK BRONZE
- 4 EXTERIOR SIGNAGE, UNDER SEPERATE PERMIT. GC TO COORDINATE POWER & INSTALLATION DETAILS WITH SUB.
- 5 DOWNSPOUT, PAINT TO MATCH ADJACENT FINISH COLOR. RUN DOWNSPOUTS CONTINUOUS THROUGH FOAM PROFILE.
- 6 VENT, PAINT TO MATCH WALL COLOR
- 7 CONCRETE CURB, AT ALL EXTERIOR DOORS.
- 8 CONTROL OINTS IN CEMENT PLASTER
- 9 CONTROL JOINT IN BRICK VENEER
- 10 FOAM PROFILE, SEE ---
- 11 FASCIA & TRIM SEE ---
- 12 ART BY LOCAL ARTISTS. SIGN CONTRACTOR TO COORDINATE WITH OWNER AND CONTRACTOR TO FRAME AND INSTALL.
- 13 LIGHT FIXTURE, 25 FEET A.F.F. - SEE ELECTRICAL DRAWINGS
- 14 PROFILE OF PORTE-COCHERE.
- 15 COLUMNS FACED WITH THIN BRICK VENEER AND PLASTER, SEE DETAIL ---
- 16 TRIM AROUND WINDOWS, SEE DETAIL ---
- 17 STUCCO FINISH ROUND COLUMN, PAINT DE 5331 "PASTA".
- 18 COLUMN CAPITOL OF CORINTHEAN ORDER. PREFABRICATED OF GFC OR FOAM.
- 19 FORAM PROFILE
- 20 METAL CAP, PAINT TO DE 5331 "PASTA".

Raman K. Patel, structural engineer of record of RP Associates Inc., has reviewed Architectural Plan Sheets that show structural features that are coordinated with structural design in order for the building to be successfully constructed.

IYER & ASSOCIATES
Architecture Interiors • Planning

IYER

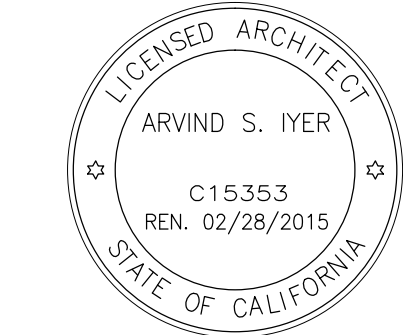
PROJECT



2080 FREEWAY DRIVE
WOODLAND, CA 95776

CONSULTANT

SHEET



SHEET

EXTERIOR
ELEVATIONS

DRAWN BY
CHECKED BY
DATE J 04-01-13
SCALE AI
JOB NO. 1260407
INTERNAL JOBS NOTED 801

REVISIONS
BUILDING DEPARTMENT
SUBMITTAL 04-01-13
BID SET 04-11-13
SUBMIT TO HEALTH DEPT 04-25-13

1 BUILDING DEPT COMMENTS 06-24-13
2 BUILDING DEPT COMMENTS 08-17-13
3 PLAN CHECK COMMENTS 10-03-13
4 PLAN CHECK COMMENTS 10-28-13
5 PLAN CHECK COMMENTS 03-16-14
6 PLAN CHECK COMMENTS 05-29-14

A302

Comfort Suites Under Construction (9/22/14)



West Elevation



South Elevation



Looking East from the south improvement edge



Looking west from the south improvement edge

A view of the distance from the freeway, grade of the site and future landscape planter in front of the south elevation.

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• About Sheryl Leamer •

In 1987, I established my first decorative painting business, Fofo. I worked for private clients, designers, and business owners through the late '80s and '90s.

[Learn More »](#)

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About The Artist

My interest in decorative painting was spurred by the popular re-discovery of faux marbre in the 1980's. I was intrigued that humble paint could be so transformative. I studied classic design and faux techniques at the Isabel O'Neil Studio Workshop for the Art of the Painted Finish in New York City, in 1986. As I applied what I had learned, I found that the design and color concepts I was taught were applicable to a broad range of fine and decorative arts.

In 1987, I established my first decorative painting business, Fofo. I worked for private clients, designers, and business owners through the late '80s and '90s. My interest in fine art and room design grew; my work provided opportunities to do both.

I found that murals captured my interest, and they required more knowledge of fine painting. Wanting instruction, I enrolled at the Silvermine Guild Arts Center in New Canaan, Connecticut, and studied still life and plein air painting.

In the late '90s, I took a hiatus and let Fofo lapse. I spent time doing plain interior painting, light carpentry, learning about tiling and garden design, and sewing and installing drapes and slipcovers. I like to design, build and create in any medium that comes to hand. I'm interested primarily in creative ways of making interior spaces unique and beautiful.

In 2002, I started a new business, Working Artist Decorating. The new name was meant to reflect my expanded interests and capabilities. I do not promote myself as a full service designer, but I have much to offer clients.



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Portfolio

[CA Auto Museum](#)
[CA Welcome Center](#)
[Exterior Residential Murals](#)
[Faux and Decorative Finishes](#)
[Geiger Chiropractic](#)
[New Work](#)
[Paintings, Windows & Portraits](#)
[Residential Bathrooms](#)
[Residential Bedrooms](#)
[Residential Children's Rooms](#)
[Residential Dining Rooms](#)
[Residential Foyers](#)
[Residential Living Rooms](#)
[Riverside Wesleyan Church](#)
[Trader Joe's](#)

Portfolio



CA Auto
Museum

12 Photos



CA Welcome
Center

8 Photos



Exterior
Residential...

10 Photos



Geiger
Chiropractic

4 Photos



New Work

7 Photos



Paintings,
Windows
& Portraits

14 Photos



Residential
Bathrooms

19 Photos



Residential
Bedrooms

7 Photos



Residential
Children's...

23 Photos



Residential
Dining...

8 Photos



Residential
Foyers

10 Photos



Residential
Living Rooms

6 Photos



Riverside
Wesleyan...

17 Photos



Trader Joe's

37 Photos



Faux and
Decorative...

5 Photos

Artist's Statement

August 27, 2014

Sheryl Leamer

WWW.WorkingArtistDecorating.com

916 616 7512

For:
Ram Sah
Comfort Inn
Woodland, CA

The mural is approximately 9' wide and 11' tall, is on a south-facing wall, and will be seen primarily from Interstate 5.

Since it is not large, will usually be in strong light and will only be glimpsed fleetingly, I thought it would be appropriate to keep the design and colors bold and simple, while still representing Woodland accurately.

I made a somewhat graphic image, using crops and motifs typical of Woodland. The grain silo is like the one that stands on East Street, and will be recognizable as a Woodland landmark. I also incorporated the oak tree from the Woodland town flag. Woodland's history is closely tied to the Valley Oak, since Henry Wyckoff first settled "in a dense grove of oak trees".

The iconic coastal range in the distance, which can be seen from anywhere in the town, is included in the background. The clear, bright blue sky is typical of the beautiful weather enjoyed by residents and visitors.

Tomato crop is widely grown in Woodland, as are sunflowers and alfalfa. Woodland's agriculture has driven the town's growth and prosperity, both historically and currently.

The mural emphasizes Woodland's beauty and bounty, both for those passing through and those who are lucky enough to live here.



Legislation Details (With Text)

File #: 14-402 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 9/26/2014 In control: Planning Commission
On agenda: 10/2/2014 Final action:
Title: TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Proclaim October, 2014 as Community Planning Month

DATE: October 2, 2014

RECOMMENDATION: Staff recommends that the Planning Commission review the attached Report to the City Council proclaiming October 2014 as Community Planning Month.

Sponsors:

Indexes:

Code sections:

Attachments: [Oct 7 CC report.pdf](#)
[COMMUNITY PLANNING MONTH PROCLAMATION \(2\).pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Proclaim October, 2014 as Community Planning Month

DATE: October 2, 2014

RECOMMENDATION: Staff recommends that the Planning Commission review the attached Report to the City Council proclaiming October 2014 as Community Planning Month.

PROJECT PROPOSAL:

The American Planning Association and its professional institute, the American Institute of Certified Planners,

endorse National Community Planning Month as an opportunity to highlight the contributions, sound planning and plan implementation make to the quality of our community and environment. The celebration of National Community Planning Month provides an opportunity to publicly recognize the participation and dedication of the members of the City of Woodland's Planning Commission, community members and professional staff who have contributed their time, energy, effort and expertise toward the improvement of the City of Woodland.

Staff is requesting that the City Council, at their October 7, 2014 regularly scheduled meeting proclaim the Month of October 2014 as Community Planning Month. A copy of the City Council report and Proclamation are included for your review.

Attachments:

Attachment 1 - October 7, 2014 City Council Report

Attachment 2 - City of Woodland October 2014 Community Planning Month Proclamation

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 7, 2014

SUBJECT: Proclaim October, 2014 as Community Planning Month

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation proclaiming the month of October, 2014 as Community Planning Month.

Staff Contact

Cindy A. Norris, Principal Planner - 530-661-5911, cindy.norris@cityofwoodland.org

Discussion

The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our community and environment. The celebration of National Community Planning Month provides an opportunity to publicly recognize the participation and dedication of the members of the City of Woodland's Planning Commission, community members and professional staff who have contributed their time, energy, effort and expertise toward the improvement of the City of Woodland.

In conjunction with this effort, staff has developed a youth based planning awareness project. With the assistance and cooperation of Library Staff, a craft activity center will be provided in the children's section of the City Library, targeted to children ages 5 to 12 who participate in afterschool programs and other events during the month of October, starting October 6. In addition, the City Library will make available several children's books on city planning. The anticipated activity options including the following:

- What would you build? – This activity will allow children to create a diorama or plan view of how they would like to see a vacant lot developed.
- Where are you in your community? – This activity will present a large map and allow children to locate their homes and favorite places in town.
- What makes your City special? – This activity will allow children to either draw a picture or write a few lines about what they like the most about the City of Woodland.

Results of these activities will be displayed in City Hall.

Conclusion

Staff recommends that the City Council adopt a Proclamation proclaiming the month of October, 2014 as Community Planning Month.

Prepared by: Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachment: City of Woodland October 2014 Community Planning Month Proclamation

CITY OF WOODLAND

OCTOBER 2014 COMMUNITY PLANNING MONTH PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, rural areas and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people live, work and recreate; and

WHEREAS, community planning fosters positive links between diverse partners to encourage development that benefits the economy, community, public health and the environment resulting in an improved quality of life for those who choose to live and work in Woodland; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our community and environment; and

WHEREAS, the celebration of National Community Planning Month provides an opportunity to publicly recognize the participation and dedication of the members of the City of Woodland's Planning Commission and other citizens who have contributed their time, energy, effort and expertise toward the improvement of the City of Woodland and extend our heartfelt appreciation for the continued commitment to public service by these individuals; and

WHEREAS, we recognize the many valuable contributions made by professional planning staff at all levels, here at the City, within the County and at the regional level, and extend our appreciation for the commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the County of Yolo, California, that the month of October, 2014 be recognized as COMMUNITY PLANNING MONTH in conjunction with the celebration of National Community Planning Month.

Dated this 7th day of October, 2014.

Tom Stallard, Mayor

Jim Hilliard, Council Member

William L. Marble, Council Member

Sean R. Denny, Council Member

Angel Barajas, Council Member