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 2, 2015 | **6:30 PM** | **Council Chambers**

A. Call to Order

B. Roll Call

14-670 SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

Attachments: City of Woodland Planning Commission Rules and Regulations

C. Approval of Minutes

14-672 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 19, 2015.

Attachments: 3_19_15 Draft Meeting Minutes.pdf

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-673 [CONTINUED TO APRIL 16, 2015 PLANNING COMMISSION MEETING]
Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density

Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, reduce Medium density (8 - 15 du/ac) acreage from 9.0 to 0.0 acres and increase High Density residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

14-658 Uvaggio Wine Bar Conditional Use Permit (CUP); Request for a CUP approval to allow a wine bar including on-site alcohol sales and limited special events at 703 Main Street, in the Central Business District, Downtown Specific Plan, Area A2.

Location: 703 Main Street, Woodland CA

Applicant/Owner: Uvaggio LLC

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

APN: 005-224-007-000

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

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: Att 1 Planning Commission Resolution, Exhibit A COA & Exhibit B Projcet Site F
Att 2 Zoning Ord. Section 25-21-70b - Alcoholic Beverage Establishments withir
Att 3 General Application Form and Project Justification Statment

14-668 Bulls Eye Bail Bonds Project: Request to recommend to the City Council amending the Downtown Specific Plan to, (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; and (b) to adopt performance standards for all bail bonds

businesses within the Downtown Specific Plan and to approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4.

Location: 1037 Main Street, Woodland, CA 95695

Applicant/Owner: Michael Balasa (Applicant), 1037 Main Street, Woodland, CA 95695; Nebulous Enterprises, LLC (Owner), 1033 Main Street, Woodland, CA 95695

Environmental Report: Categorical Exemption

APN: 005-645-013-000

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council approval of (1) the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District and to add performance standards for bail bonds businesses; and (2) a Conditional Use Permit for
the Bulls Eye Bail Bonds business with specified conditions

Attachments: 1. Planning Commission Resolution
2. Ex 1 City Council Ordinance Amending the DSP
3. Ex 2 City Council Resolution Approving CUP
4. Ex A CUP Conditions of Approval
5. Downtown Specific Plan Districts Map
6. General Application and Project Justification Statement

I. New Business

14-671

MEMORANDUM
TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Review of Planning Commission Subcommittees
DATE: April 2, 2015

RECOMMENDATION:
Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among current membership for appointment.

Attachments: Subcommittee List

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 #:	14-670	**Version:** 1	**Name:**		
Type:	Staff Report		**Status:**	Agenda Ready	
File created:	3/26/2015		**In control:**	Planning Commission	
On agenda:	4/2/2015		**Final action:**		
Title:	SUBJECT:	Election of Officers for Chair and Vice-Chair of the Planning Commission			
Sponsors:					
Indexes:					
Code sections:					
Attachments:	City of Woodland Planning Commission Rules and Regulations				

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission
DATE: April 2, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1) Hold Elections;
2) Vote and Select among the current membership, the appointments for Chair and Vice Chair of the Planning Commission.

BACKGROUND:

Two members of the Planning Commission have submitted their resignation from the Commission, Seth Wurzel, current Chair; and Pat Murray, current Vice-Chair, effective immediately. As a result, the Commission will need to select among the current membership to in order to fill the two now vacant offices.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1) Hold Elections; and
2) Vote to select among the current membership, the appointments for Chair and Vice-Chair of the Planning Commission.

ATTACHMENTS:
Attachment - City of Woodland Planning Commission Rules and Regulations

CITY OF WOODLAND
PLANNING COMMISSION
RULES AND REGULATIONS
(Modified September 3, 2009)

I. DUTIES AND RESPONSIBILITIES

The duties of the Planning Commission shall be those prescribed by the Government Code of the State of California and Ordinances adopted by the City. The Commission shall have the following functions:

101. Planning for the physical development of the City.

102. Maintaining the General Plan.

103. Maintaining the Subdivision and Zoning Ordinances.

104. Approving tentative subdivision maps.

105. Recommending amendments to the General Plan to the City Council.

107. Acting on other planning requests such as conditional use permits, variances, etc.

108. Administering the California Environmental Quality Act (CEQA).

II. MEMBERSHIP

201. The Commission, as provided by ordinance, shall be composed of seven (7) members, not officials of the City, appointed by the Mayor, with approval of the Council, to serve staggered terms, said terms to be determined by the City Council.

202. The Commission members shall serve the City as a whole, shall represent no special group or interest and they shall publicly state when they are interested in a matter before the Commission and, therefore, disqualify themselves from voting.

III. TERM AND CONDUCT

301. The term of appointment of any member of the Planning Commission who has been absent with unexcused absences from either three (3) consecutive regular or special meetings, or who has missed more than four (4) of the meetings in a 12-month period, shall automatically terminate. "Unexcused absence" shall mean a absence which was not a subject of a request by the appointee which, prior to such absence, has been approved by the majority vote of such board, commission or committee. Other acceptable cause for absence may include the following: personal or family illness, vacations, occasional business obligations, military leave or the loss of a loved one. If an absence will be unavoidable, a Commissioner should leave word with the Community Development Department no later than 12:00 PM on the day of the scheduled meeting.

It is also expected that Planning Commission members will be on time for meetings.

It is recommended that Commission members are ready a minimum of fine minutes prior to the meeting time.

The Planning Commission conducts the business of the City with regard to land use and Zoning matters and as an advisory agency to the City Council. Actions of the Commission can have an impact on the City as well as on those coming before this body for review and determination. It is necessary for meetings to be conducted in a timely and efficient manner.

IV. OFFICERS

401. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the first meeting in September by a majority of the Commission.

402. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years.

403. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

V. DUTIES OF OFFICERS

501. The Chairperson shall preside at all meetings. He or she shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or she may present to the Commission such matters as in his or her judgment require attention; and he or she need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission.

502. The Chairperson (and the Commission) shall be guided by the Roberts Rules of Order, latest revision, on all questions of procedure and parliamentary law not covered by these rules and regulations.

503. At the request of any member of the Commission, the Chairperson shall direct that a written record be made and entered on any questions before the Commission.

504. The Chairperson shall exercise firm control and direction during the course of any Commission meeting or hearing. (No member of the Commission or of the general public shall address the Commission until recognized by the Chairperson.)

505. The Community Development Director shall exercise general supervision over the business papers and property of the Commission.

506. On the absence of the Chairperson, the Vice-Chairperson shall perform all duties of the Chairperson.

507. The Commission shall elect a temporary Chairperson from the members present in the event that both the Chairperson and Vice-Chairperson are absent.

508. The Commission may designate any of its members to represent its views with respect

to a particular issue. Without such authorization, however, the Commission shall be represented by the Chairperson or Vice-Chairperson. Individual members of the Commission should refrain from appearing before the City Council or other bodies interested in issues before the Planning Commission to discuss issues within the subject matter jurisdiction of the Commission.

VI. DUTIES OF STAFF

601. The Community Development Director shall keep a true and complete public record of the resolutions, transactions, findings, and determinations of the Commission, and with approval of the Commission, may delegate certain duties of his or her office to a Recording Secretary.

602. The Community Development Director shall attest all resolution executed by the Chairperson on behalf of the Commission.

603. The Community Development Director shall keep a permanent record of the meeting of the Commission and shall cause to be made such public notices as required and in the manner prescribed by statute, ordinance, or these rules, and to attend to all official correspondence of the Commission. He or she shall provide reports on subdivision plats, zoning changes, variances, and other planning and zoning matters. He or she shall submit reports on planning studies, general or master plan studies, progress reports on the work of the Planning Commission and on any other matters vital to the efficient and expeditious operation of the Planning Commission.

604. On their appointment to the Commission, new members shall be briefed by the Community Development Director on the general scope of City and regional planning and on the duties of the Commission.

605. The Community Development Director shall prepare for the Commission all letters of transmittal to the City Council relative to zoning changes, special permits and subdivision maps. All letters to the Council shall be signed by the Community Development Director.

606. Copies of Commission minutes, resolutions, and all recommendations required to the City Council shall be sent to the City Clerk by the Community Development Director for distribution to individual Council members.

VII. MEETINGS

701. Regular meetings of the Commission shall be held on the first and third Thursday of every month at 7:00 p.m. in the Council Chambers of the City of Woodland, provided, however, the City Planning Commission may adjourn to any other location within the City. On such adjournment, the Community Development Director shall cause to be posted on the main door of the City Hall a notice of the other location and the time of the meeting.

a. In order to assure the efficient use of time for scheduled meetings the Planning Commission will not commence the hearing of any item, whether scheduled for the agenda or not, after 10:30 p.m. unless a majority vote of the Commission agrees to extend the meeting. Further, The Chairperson shall have the authority to limit a presentation before the Planning Commission to not more than five

(5) minutes when, in the judgment of the Chairperson, a prolonged presentation fails to serve the public interest and would result in an unnecessary expenditure of time.

702. Special meetings may be called by the Chairperson or a majority of the members by delivering personally or by mail written notice of each member and to each local newspaper of general circulation, radio, or television station requesting such notice in writing. Such notice must be delivered personally or by mail at least seventy-two (72) hours before the time of such meeting as specified in the notice.

703. No business shall be transacted at any special meeting other than that named for consideration in said notice.

704. The Commission may adjourn from time to time, absentees being notified, and in case there shall be no quorum present at any meeting, the Commissioners present will adjourn from time to time until a quorum is obtained or will adjourn said meeting.

705. A quorum of the Commission shall consist of four (4) voting members. The affirmative vote of a majority of the members present and not disqualified as provided in Section 202 is required to approve and to transmit advice and recommendations to the City Council on planning matters and to approve any request or action within the power and scope of the Planning Commission excepting as set forth in Section 1101 herein.

706. The Chairperson shall have the same voting privilege as any other member including the right to make motions and to second motions.

707. An agenda shall be prepared by the Community Development Director for each regular meeting of the Commission, and the mailing of the agenda shall serve as notification of the meeting. A copy of same shall be sent by the Community Development Director to all members of the Commission in advance of each meeting.

708. The agenda for each meeting shall contain only those items which have been submitted to the Community Development Director in sufficient time for review, analysis, referrals to other interested departments, or public bodies and preparation of necessary reports.

a. The Community Development Director shall have the authority to withhold from an agenda or to remove from a tentative agenda any item which is not complete and sufficient for Planning Commission action or any item which has been revised subsequent to the initial filing and has not received adequate time for a comprehensive review by responsible staff agencies.

VIII. OFFICIAL RECORDS

801. The official records shall include these rules and regulations and the minutes of the meetings of the Commission together with all resolutions adopted, findings, decisions, and other official action.

802. The official records shall be on file in the Community Development Director's office and shall be open to public inspection during customary working hours.

803. The Commission shall keep minutes of its proceedings which shall show the vote on every question on which it Acts. Roll call vote may be requested by any member of the Commission, or at the discretion of the Chairperson.

804. A copy of these rules and regulations and all amendments thereto shall be placed on permanent file in the office of the City Clerk within ten (10) days of adoption.

IX. ORDER OF BUSINESS

901. The Commission shall consider matters before it at its regular meetings according to the following schedule.

1. Calling the roll.

2. Approval of Minutes.

3. Director's Report.

4. Public Comment on non agenda items.

5. Items for Commission consideration with public comment.

6. Motion to adjourn.

X. COMMITTEES

1001. Committees shall aid the Commission in the review and disposition of Commission business within their assigned areas of responsibility.

1002. Special committees shall be appointed only to handle matters not otherwise assignable to a standing committee.

XI. POLICIES AND SUPPLEMENTAL PROCEDURES

1101. All matters of policy affecting the Commission shall be decided at regular meetings or at special meetings called for that purpose.

1102. Supplemental policies, rules, and procedures may be adopted in the same manner as provided for amendments to these rules and regulations.

XII. AMENDMENTS

1201. Amendments to these rules and regulations may be made by the Commission at any regular meeting or special meeting called for that purpose upon the affirmative vote of at least four (4) members, provided such amendment is proposed at a preceding meeting, and that all members have been formally notified thereof.

XIII. ADOPTION

1301. All other by-laws and regulations pertaining to the transaction of business are hereby repealed and these rules and regulations shall be in effect immediately upon adoption.

1302. Nothing in these rules and regulations shall be construed to overrule State or City laws and regulations.

Legislation Details (With Text)

File #:	14-672	Version: 1	Name:		
Type:	Minutes		Status:	Agenda Ready	
File created:	3/26/2015		In control:	Planning Commission	
On agenda:	4/2/2015		Final action:		
Title:	SUBJECT: Planning Commission Minutes RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 19, 2015.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	3_19_15 Draft Meeting Minutes.pdf				

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: April 2, 2015
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of March 19, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:
March 19, 2015 Meeting Minutes

City of Woodland

Meeting Minutes - DRAFT - For Approval
Planning Commission

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

530-661-5820

Thursday, March 19, 2015 | **6:30 PM** | **Council Chambers**

A. Call to Order

Meeting was called to order at 6:35 pm
Staff Present:
Cindy Norris, Principal Planner

B. Roll Call

Present 7:
Commissioner Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy, Commissioner Elodia Ortega-Lampkin, Commissioner Kirby Wells and Commissioner Steve Harris

Absent 0

C. Approval of Minutes

14-633 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the Revised Minutes of the Planning Commission meeting of December 18, 2014; to approve a correction to the action taken on public hearing item no. 14-484, Spring Lake Specific Plan - Cal West Project.

Attachments: Revised December 18, 2014 Meeting Minutes

A motion was made by Commissioner Lizarraga, seconded by Commissioner Wells that they be approved. The motion carried by the following vote:
Ayes: Commissioner Holt, Commissioner Lizarraga and Commissioner Wells
Abstained by : Commissioner Murphy, Commissioner Lopez, Commissioner Ortega-Lampkin and Commissioner Harris

14-634 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 19, 2015.

Attachments: February 19, Draft Meeting Minutes

A motion was made by Commissioner Lizarraga, seconded by Commissioner Holt that the minutes be reviewed and any corrections necessary be incorporated, and that they be approved. The motion carried by the following vote:

Ayes: Commissioner Holt, Commissioner Lizarraga and Commissioner Murphy
Abstained by: Commissioner Wells, Commissioner Lopez, Commissioner Ortega-Lampkin and Commissioner Harris

D. Directors Report

E. Public Comment

F. Communications

Commissioner Lopez requested that staff report back on the next agenda on Planning Commission procedures regarding voting and quorums.

Commissioner Holt requested that a review of Planning Commission Subcommittees and appointments be placed on the next agenda.

Commissioner Wells requested a status update on the AT & T wireless tower on Hays Lane.

G. Subcommittee Reports

H. Public Hearing

I. New Business

14-638 MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Design Review for Meritage Homes - Mayfair Subdivision at Spring Lake

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015

RECOMMENDATION: Staff recommends that the Planning Commission:
1. Review and approve the proposed conceptual residential designs for Meritage Homes - Mayfair Subdivision at Spring Lake.

Attachments: ATTACHMENT 1 Application and Justification Statement

ATTACHMENT 2 Elevations, Floor Plans, Landscape Plans (Residential Design Booklet)
ATTACHMENT 3 Pre Plot Exhibit

ATTACHMENT 4 Color samples

ATTACHMENT 5 Courtyard, Porch and Garage Table

ATTACHMENT 6 Heritage Remainder Subdivision Map 5048 (Phase I)
ATTACHMENT 7 Heritage Remainder Map #5048 MOU, Ord. 1563 & COA

A motion was made by Commissioner Lizarraga, seconded by Commissioner Kirby to approve. The motion carried by the following vote:
Ayes Commissioner Holt, Commissioner Lizarraga, Commissioner Lopez, Commissioner Murphy, Commissioner Ortega-Lampkin, Commissioner Wells and Commissioner Harris

J. Old Business

K. Adjournment

Meeting was adjourned at 7:54 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 #:	14-673	Version: 1	Name:		
Type:	Staff Report		Status:	Agenda Ready	
File created:	3/27/2015		In control:	Planning Commission	
On agenda:	4/2/2015		Final action:		

Title: [CONTINUED TO APRIL 16, 2015 PLANNING COMMISSION MEETING]
Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, reduce Medium density (8 - 15 du/ac) acreage from 9.0 to 0.0 acres and increase High Density residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result

City of Woodland

Planning Commission April 2, 2015

[CONTINUED TO APRIL 16, 2015 PLANNING COMMISSION MEETING]
Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General

Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

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2) Amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

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Legislation Details (With Text)

File #:	14-658 Version: 1	Name:	
Type:	Public Hearing Item	Status:	Agenda Ready
File created:	3/18/2015	In control:	Planning Commission
On agenda:	4/2/2015	Final action:	

Title: Uvaggio Wine Bar Conditional Use Permit (CUP); Request for a CUP approval to allow a wine bar including on-site alcohol sales and limited special events at 703 Main Street, in the Central Business District, Downtown Specific Plan, Area A2.

Location: 703 Main Street, Woodland CA

Applicant/Owner: Uvaggio LLC

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

APN: 005-224-007-000

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

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: Att 1 Planning Commission Resolution, Exhibit A COA & Exhibit B Projcet Site Plan
Att 2 Zoning Ord. Section 25-21-70b - Alcoholic Beverage Establishments within CBD
Att 3 General Application Form and Project Justification Statment

Date	Ver.	Action By	Action	Result

City of Woodland

Planning Commission

Uvaggio Wine Bar Conditional Use Permit (CUP); Request for a CUP approval to allow a wine bar including on-site alcohol sales and limited special events at 703 Main Street, in the Central Business District, Downtown Specific Plan, Area A2.

Location: 703 Main Street, Woodland CA

Applicant/Owner: Uvaggio LLC

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

APN: 005-224-007-000

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

Staff Recommendation: Recommend Planning Commission Approval with Conditions
Report For: Planning Commission Public Hearing - April 2, 2015

General Plan Designation: Central Commercial

Specific Plan: 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: Main Street/ Dead Cat Alley

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
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 wine bar including on-site alcohol sales and limited special events at 703 Main Street, in the Central Business District, Downtown Specific Plan, Area A2.

Project Site Description

The proposed wine bar is located within an approximately 1,500 square feet tenant space within an existing 16,876 square foot commercial building on a 0.5 acre parcel at 703-711 Main Street; a portion of which currently houses the Woodland Daily Democrat and Subway. A CUP for a craft microbrewery was approved for tenant space 707 Main Street, Unit 201, within the building in October 2014. The brewery (Blue Note Brewery) is anticipated to open in the coming months.

The wine bar will utilize space in the western section of the building and will include a patio extension on to Heritage Plaza. The wine bar will take primary access off of Main Street. (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 wine bar with alcohol sales at 703 Main Street, in the Central Business District. The proposed use will require a Type 42 license (On-Sale Beer and Wine for Public Premises) from the California Department of Alcohol Beverage Control before operations.

The bar will occupy an approximately 1,500 square foot lease area within the existing 16,876 square foot Woodland Daily Democrat building. The building includes six (6) separate tenant spaces. The building is occupied by the Woodland Daily Democrat, Subway and Blue Note Brewery. The remaining tenant spaces are currently vacant.

Hours of operation are currently proposed for Wednesday through Friday from 4PM to 10PM and Saturday through Sunday from 1PM to 10PM. On those evenings that the Opera House has events, Uvaggio will remain open until 11:45PM to accommodate Woodland Opera House patrons. There will be small speakers installed outside on the patio and inside the bar area to provide background music for guests. Occasionally Uvaggio will have local musicians play on the patio and hold seasonal special events.

There will be no cooking of food in the kitchen. Food will be limited to cheeses, chocolates, breads and olive oils. The kitchen will be used for preparation and storage. In addition to sales of wine and limited food pairings, Uvaggio will sell olive oil, cheeses, breads, chocolates, wine glasses, bottle stoppers, crock screws and clothing with the Uvaggio logo. Indoor seating for customers will accommodate between 50 and 55 people. Three to six part-time employees will operate the wine bar.

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, March 27, 2015.

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.

a) The site does not provide habitat for sensitive species.

b) The conversion of the building will not result in significant traffic, noise, air quality, or water quality impacts.

c) The project does not involve significant amount hazardous materials.

d) The project will comply with City noise standards.

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 1,500 square feet of the overall building. 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 following General Plan goals and policies are applicable to the proposal:

Policy 9.C.1

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

Policy 9.C.3

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

Policy 9.C.7

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The City shall work with the Chamber of Commerce and Downtown Merchants to identify market niches appropriate and unique to Woodland (such as specialty items and services, and services and items related to tourists) and encourage uses that enhance and build upon them.

The proposed project is consistent with the land use designation, policies, and intensity standards of the General Plan. The proposed wine bar at 703 Main Street is in conformance with the above stated policies and goals. The parcel will be adequately served by existing roadway infrastructure and would not have a significant adverse impact on surrounding uses in regards to parking requirements, traffic and other potential conflicts during operating hours.

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 expand the height or square footage 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

Façade improvements proposed by the project applicant include the addition of a new window and door on the west facing elevations. The building will also have new paint applied on the west side of the building to match the Main Street façade. There will be a new patio approximately 50 feet by 25 feet enclosed by a decorative wrought iron fence. The new patio will include a fire pit and will be located along the west side of the building within Heritage Plaza. The applicant is proposing a future patio cover/pergola; however a final design has not

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yet been determined.

Given the limited nature of the proposed exterior improvements associated with this project, it is staff's recommendation that 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.

Use of Heritage Plaza for the patio area requires approval by City Council. Final design of the patio and any patio covering will be brought before City Council during the review and approval of the use agreement for Heritage Plaza.

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. PC15-_____, in support of:

1. The requested Conditional Use Permit to allow a wine bar including alcohol sales and limited special events at 703 Main Street, 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.

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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 15-___

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR ALLOWING A WINE BAR INCLUDING ON- AND OFF-SITE SALES AND LIMITED SPECIAL EVENTS AT 703 MAIN STREET IN THE CENTRAL BUSINESS DISTRICT, DOWNTOWN SPECIFIC PLAN, AREA A2

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on April 2, 2015 to review and consider a request from Uvaggio LLC for a Conditional Use Permit to allow the operation of a wine bar, including alcohol sales and limited special events at 703 Main Street; 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 wine bar 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 wine bar including on- and off-site alcohol sales from

the bar and limited special events at 703 Main Street, in the Central Business District, 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 April, 2015, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Chairperson

ATTEST:

_____

Cindy Norris, Planning Commission Secretary

EXHIBIT A

Conditions of Approval

1. The project, as described in the staff report prepared for the April 2nd 2015, Planning Commission meeting includes allowing a wine bar including on- and off-site alcohol sales and limited special events at 703 Main Street, 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 wine bar 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 10:30 pm Sunday thru Thursday and 12:00 am Friday and Saturday. 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 wine bar shall be approved for occasional music (recorded or live) on weekends (Friday, Saturday, and Sunday) and seasonal special events held at the bar 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 wine bar 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 42 license from the California Department of Alcohol Beverage Control prior to beginning any sales of alcohol.

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 Department

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

A. 2013 California Building Code
B. 2013 California Plumbing Code
C. 2013 California Mechanical Code
D. 2013 California Electrical Code
E. 2013 Building Energy Efficiency Standards
F. 2013 California Green Building Code
G. The Code of the City of Woodland

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

3. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.

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

5. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

6. 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.

Fire Department

1. Change in use and occupancy from prior use of building may require specific alterations pertaining to building code requirements. Owner should consult with a design professional to evaluate for any applicable alterations or modifications required.

2. Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with a Type I exhaust system protected with an approved automatic fire-extinguishing system.

Development Engineering

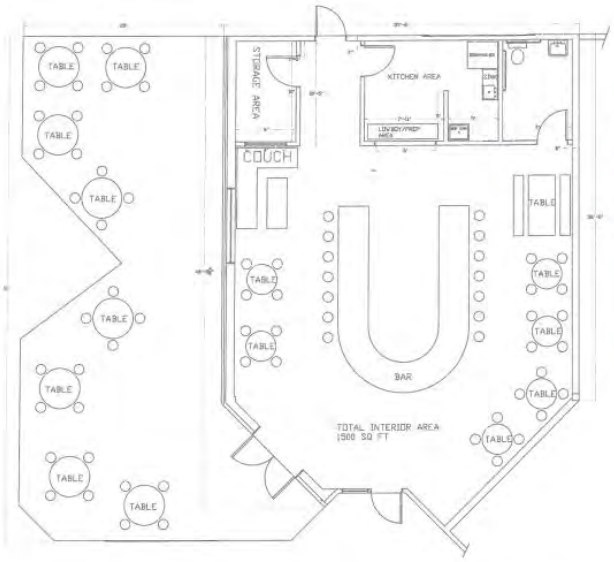
1. Applicant shall prepare improvement plans for all work within the public right-of-way (street, alley or parking lot), and submit them to the Development Engineer in the Community Development Department with encroachment permit application for review and approval. Prior to building permit issuance, 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.

2. 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.

3. 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 (may be installed below grade). Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

EXHIBIT B

UVAGGIO WINE BAR



703 MAIN ST WOODLAND CA 95695	UVAGIO WINE BAR PRELIMINARY FLOOR PLAN	

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 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.

(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, 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.

(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 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 Uvaggio, LLC
MAILING ADDRESS: 67 Utah Ave
CITY STATE ZIP CODE: Woodland CA 95695
PHONE NUMBER: 530-554-8534
E-MAIL ADDRESS: AL_uvaggio@yahoo.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
- [x] 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: Uvaggio Wine Bar
Site address or location: 703 Main St Woodland CA 95695
Total Acres or Square Feet 1500 sq ft
Assessor's Parcel Number: 005-224-007-000

Is Your Project Located in a Flood Zone? [ ] Yes [x] No

Does this request include signage? [ ] Yes [x] No

4. Justification for Request

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

PLNG15-00014
$1000 Liability Acct.

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? 0

Single Family		Half-plex	
Duplex		Apartments	
Condominiums		Other	
Townhomes		**Total Units**	

No. of lots will be created by this project? 0

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:
Wine Bar	1,500 Sq Ft

9. Authority to File Application

Check one:

☐ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☑ Other

Specify Lease with Property Owner

*Attach Evidence of Authority

Date Received Stamp Here

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

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

Applicant: 2/26/15 **Date**

Legal Owner: 2/26/15 **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due:: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

Justification letter for:
Uvaggio, LLC (Wine Bar)
703 Main St
Woodland California 95695

UVAGGIO
Wine * Cheese * Chocolate

General Overview:

Uvaggio, LLC will be a wine bar that will sell wine as well as a small selection of craft/local beers both for on and off premises sales (ABC License Type 42) and will feature exclusively Northern California wine, with an emphasis on Yolo County. We will also sell a variety of cheeses, olive oils, breads, chocolates and farm fresh fruits, as well as a small selection of wine related products, i.e. wine glasses, bottle stoppers, corkscrews, clothing bearing the Uvaggio logo etc. In the center will be a large horseshoe shaped bar with stools all around. In one corner customers will find couch seating and a coffee table, allowing customers to relax and read, or for groups to sit and socialize. Along the North side of the building will be the storage room, bathroom as well as our "Kitchen/Prep Area", where customers can watch as their cheese platters or other bar snacks are being prepared. In addition to the couch and bar seating there will be 3-5 four person tables as well as one large dining table allowing for a seat count between 50 and 55 customers inside. There will also be additional seating in our outdoor gated patio area.

Hours of Operation:

We plan to be open regularly, Wednesday through Friday from 4pm – 10pm and Saturday and Sunday from 1pm to 10pm. We have chosen those hours based on the clientele we wish to attract. (side note: on evenings that there are plays/events at the Woodland Opera House, we will remain open until 11:45 to accommodate Woodland Opera House patrons)

Food:

We will serve a variety of cheeses, breads, olive oils, nuts, olives and chocolates. We will also have a rotating selection of desserts, all food products will be sourced from bakeries, farms, cheese and chocolate companies found within Woodland and the Surrounding region. No "cooking" will take place in our "Kitchen" it will be utilized for the storage and preparation of the aforementioned food items.

Music:

We will have a stereo system with speakers placed throughout the guest area of the wine bar as well as outside on the patio to play music. We also plan on having local musicians perform periodically within our outdoor patio area. All music and musicians will be selected with the intention of enhancing the over all experience of Uvaggio and the downtown Woodland area.

Alcohol Awareness:
Bar manager Andrew Linden will take a T.I.P.S. (Training for Intervention ProcedureS) alcohol certification course prior to Uvaggio's grand opening and will ensure that all bar staff will be trained in intervention procedures.

Employees:
Uvaggio will hire 3-6 part-time employees for various positions.

Environmental Impact:
Uvaggio will have very little environmental impact.

Solid Waste:
We will strive to ensure that any and all waste that can be recycled will be. The amount of unrecyclable Solid waste will be minimal.

Waste Water:
Since we are not manufacturing any products nor will we be preparing or serving "meals", most of the water utilized will be for the purposes of cleaning: floors, bar tops, counters, glassware, utensils, serving platters, windows etc.

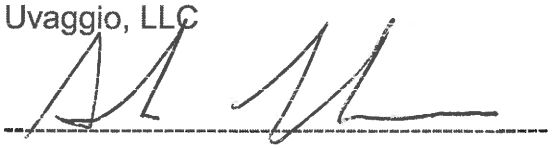
Noise:
Uvaggio will not produce any "noise" that would be upsetting/irritating to the surrounding residents and/or businesses.

Air Pollution:
Our "kitchen" will not have any gas cooking appliances. We do plan on having propane heaters in the outdoor patio area but any air pollution produced by those heaters will be minimal.

Future Planning:
Uvaggio does plan on applying for a permit to place signage at the south west corner of our patio facing Main St.

Conclusion:
Having been born and raised in Woodland, it is my belief that Uvaggio will make a great addition to the Woodland downtown area. We will strive to build Uvaggio up as a destination for anyone wishing to explore all that Woodland, Yolo County and the Northern California Wine region as a whole has to offer in regards to wines, cheeses, olive oils, breads, chocolates and farm fresh fruits. We hope that Woodland will embrace us as much as we hope to have a positive impact on Woodland's future prosperity.

Sincerely,
Uvaggio, LLC



Andrew Linden
Owner / Bar Manager

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Details (With Text)

File #:	14-668 Version: 1	Name:	
Type:	Public Hearing Item	Status:	Agenda Ready
File created:	3/25/2015	In control:	Planning Commission
On agenda:	4/2/2015	Final action:	

Title: Bulls Eye Bail Bonds Project: Request to recommend to the City Council amending the Downtown Specific Plan to, (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; and (b) to adopt performance standards for all bail bonds businesses within the Downtown Specific Plan and to approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4.

Location: 1037 Main Street, Woodland, CA 95695

Applicant/Owner: Michael Balasa (Applicant), 1037 Main Street, Woodland, CA 95695; Nebulous Enterprises, LLC (Owner), 1033 Main Street, Woodland, CA 95695

Environmental Report: Categorical Exemption

APN: 005-645-013-000

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council approval of (1) the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District and to add performance standards for bail bonds businesses; and (2) a Conditional Use Permit for the Bulls Eye Bail Bonds business with specified conditions

Sponsors:

Indexes:

Code sections:

Attachments:
1. Planning Commission Resolution
2. Ex 1 City Council Ordinance Amending the DSP
3. Ex 2 City Council Resolution Approving CUP
4. Ex A CUP Conditions of Approval
5. Downtown Specific Plan Districts Map
6. General Application and Project Justification Statement

Date	Ver.	Action By	Action	Result

City of Woodland

Planning Commission

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Bulls Eye Bail Bonds Project: Request to recommend to the City Council amending the Downtown Specific Plan to, (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; and (b) to adopt performance standards for all bail bonds businesses within the Downtown Specific Plan and to approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4.

Location: 1037 Main Street, Woodland, CA 95695

Applicant/Owner: Michael Balasa (Applicant), 1037 Main Street, Woodland, CA 95695; Nebulous Enterprises, LLC (Owner), 1033 Main Street, Woodland, CA 95695

Environmental Report: Categorical Exemption

APN: 005-645-013-000

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council approval of (1) the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District and to add performance standards for bail bonds businesses; and (2) a Conditional Use Permit for the Bulls Eye Bail Bonds business with specified conditions

Report For: Planning Commission Public Hearing - April 2, 2015

General Plan Designation: Central Commercial (CC)

Current Zoning: Central Business District - Area A4

Specific Plan Designation: Downtown Specific Plan

Existing Land Uses: Commercial Building; Automotive Repair and Retail

Flood Zone: X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 06113C0445H Revised May 16, 2012

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Street Access: Main and Sixth Streets

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Motel	Central Business District
South	Office/Commercial	Central Business District
East	Vacant Undeveloped	Central Business District
West	Auto Repair/Motel	Central Business District

Pending/Potential Action

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

1. Receive the Staff Report;
2. Conduct the Public Hearing; and
3. Adopt Resolution No. PC 15-_____, recommending City Council approval of: 1) the attached Ordinance amending Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, of the Downtown Specific Plan to conditionally permit bail bonds businesses within District A4 of the Central Business District, as identified in Figure 3-3 of the Specific Plan, and to provide performance standards for the operation of bail bonds establishments within the Central Business District; and 2) a Conditional Use Permit (CUP) allowing a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street subject to the Conditions of Approval, to become operative upon the effective date of the ordinance amending the Downtown Specific Plan.

Project Site Description

The Downtown Specific Plan "District A4," as identified in Figure 3-3 of the Specific Plan (see Attachment 5) is located on the eastern portion of the Main Street commercial corridor between Fifth and East Streets. In the area just north of Main Street and west of Sixth Street, land uses consist of a two-acre city park (Freeman Park), Toy Library and United Way offices, one motel, an auto glass shop, and a tanning salon. To the east of Sixth Street are vacant lots and an empty Victorian house. The new courthouse, currently under construction, is located south of Main Street, east of Sixth, in District A4. The Wiseman Building is located south of Main Street and west of Sixth Street.

The proposed site for the bail bonds business is 1037 Main Street, in the Rainbow Sales & Glass commercial site, which includes an existing, approximately 9,300 square foot, single story commercial building on a 0.45 acre parcel. The bail bonds tenant space is 886 square feet in size and is located between the Rainbow Sales & Glass business and the tanning salon. Site access consists of driveways off of Main Street and Sixth Street.

Background

The Downtown Specific Plan was originally adopted in 1993 and updated on March 18, 2003 (Resolution No. 4425). The Downtown Specific Plan area incorporates the central core of Woodland's downtown, bounded approximately by Cleveland Street on the west, North Street on the north, East Street on the east, and Lincoln Avenue on the south and extending down to Pendegast Street. The Specific Plan area covers 139 acres.

Bail Bonds offices are permitted within the Downtown Specific Plan area, but only in Districts B and D with a Conditional Use Permit. District B is the "Government Center" on Court Street between Elm and Fourth Streets, and District D is a "Mixed Use District" between Elm and Fifth Streets, just north of Lincoln Avenue.

On December 30, 2014, the applicant submitted an application, requesting an amendment to the Downtown Specific Plan and approval of a Conditional Use Permit to allow a bail bonds business within the Downtown Specific Plan - District A4.

Project Proposal

The applicant is requesting an amendment to the Downtown Specific Plan and a Conditional Use Permit to permit a bail bonds business within District A4 of the Specific Plan.

Downtown Specific Plan Amendment

The City's Downtown Specific Plan currently permits bail bonds businesses to operate within Districts B and D of the Central Business District with an approved Conditional Use Permit. It is requested that the Downtown Specific Plan be amended to permit bail bonds businesses with District A4, "Eastern Gateway," of the Central Business District.

Conditional Use Permit

Bulls Eye Bail Bonds will operate seven days a week with regular office hours of 8:00 AM to 6:00 PM. The office may be utilized "after hours" by appointment only for clients in need of service after 6:00 PM. According to the applicant, a majority of the work associated with the bail process is completed at the courthouse or at the jail.

Review Agency Comments:

The application was circulated for review by agencies of jurisdiction. All comments received have been incorporated as Conditions of Approval.

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 March 23, 2015.
- 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 March 27, 2015.

Applicable Laws, Codes & Ordinances

The project is subject to the following laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The Downtown Specific Plan

Environmental Assessment Status

Pursuant to the California Environmental Quality Act ("CEQA"), the proposed ordinance amendment is exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) 15061(b)(3) and 15303. Regulation 15061(b)(3) applies to projects that will not have a significant effect on the environment. The proposed Downtown Specific Plan amendment adds bail bonds businesses to the list of permitted uses within District A4 of the Downtown Business District. The proposed amendment is limited in scope and will not result in a use that is more intense, or would have more environmental impacts, than the currently permitted uses. The proposed amendment is consistent with the General Plan.

The proposed Conditional Use Permit (*operation of a bail bonds business at 1037 Main Street)* is also exempt from CEQA per Section 15303, which applies to 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 0.45 acre site consists of one approximately 9,300 square-foot commercial building, with the proposed project utilizing 886 square feet of the overall building.

The Planning Commission is requested to confirm this environmental determination in conjunction with its recommendation of approval to the City Council of the project. If this project is approved by the City Council, 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.

Staff Analysis

Staff supports the project subject to the attached recommended conditions of approval (Attachment 4) and provides the following analysis:

General Plan Consistency

The General Plan designation for the site is Central Commercial (CC), which provides for retail and service uses, restaurants, banks, professional and administrative offices, hotels and motels, public uses and similar compatible uses. The following General Plan policies are applicable to bail bond facilities:

GOAL 1.A

To grow in an orderly pattern consistent with economic, social and environmental needs, providing for continued small-town character and preservation of surrounding agricultural lands.

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Policies

1.A.3. *The City shall designate land for development consistent with the needs of the community and consistent with its efforts to maintain a positive fiscal balance for the City.*

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

GOAL 1.E

To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Woodland residents and visitors and to maintain Woodland's economic vitality.

Policies

1.E.1. *The City shall designate commercial land in appropriate locations to provide for various kinds of commercial development to meet the needs of Woodland residents and visitors. The City shall strive to avoid creating an oversupply of commercially-designated land to prevent the dilution or deterioration of currently viable commercial areas.*

GOAL 1.F

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

Policies

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

The proposed business is considered a professional office use and, as conditioned, is consistent with the General Plan.

Zoning Consistency

Land Use

The zoning designation for the site is Central Business District (CBD). The project is subject to the City's Downtown Specific Plan. Bail bonds offices are currently permitted only in Districts B and D of the Specific Plan as a Commercial Service use, with a Conditional Use Permit.

Staff supports the proposed specific plan amendment to allow bail bonds offices with an approved Conditional Use Permit in District A4 of the Downtown Specific Plan (Central Business District), as identified in Figure 3-3 of the Specific Plan. The amendment would allow for a bail bonds office to be located within close proximity to the new county courthouse currently under construction at the southwest corner of Main and Sixth Streets, but would limit the proliferation and concentration of multiple bail bonds offices along Main Street and at the gateway to Historic Downtown Woodland. Bail bonds establishments tend to cluster near jails and courthouses, in accessible locations where walk-in customers can negotiate bail in as short amount of time as possible. Customers of bail bonds businesses are frequently family members or friends of someone who has been arrested.

As proposed, the specific plan amendment would limit the number of bail bonds businesses within District A4

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of the Downtown Specific Plan to a maximum of two (2) at any point in time. The proposed limitation would minimize the proliferation of bail bonds businesses on Main Street adjacent to the new County Courthouse and particularly within the "eastern gateway" to the City's Historic Downtown District. The Downtown Specific Plan seeks to avoid overconcentration of any one type of business within District A4 and rather seeks to balance retail and service needs of city residents through a mix of uses.

As outlined in the attached Ordinance (Attachment 1, Exhibit A), it is recommended that the Downtown Specific Plan provide specific performance standards for bail bonds businesses, including:

- *Bail bonds businesses shall be located at least 200 feet from any other bail bonds business as measured from the property/parcel boundary.*
- *Bail bonds businesses shall at no time be located within 200 feet of residentially zoned property.*
- *Not more than one (1) bail bonds business shall be permitted on Main Street (on a property/parcel with frontage on Main Street), and not more than two (2) bail bonds businesses shall be permitted within District A4 at any one time.*
- *Signage for bail bonds businesses shall comply with Section 6.7 of this Specific Plan, but shall be limited to not more than 20 square feet in total sign area or two times the linear frontage of the leased space, whichever is less. Total sign area includes logos, which shall not exceed 4 square feet. Sign lettering shall not exceed 20 inches in height and shall be compatible with the design and scale of the building. Internally illuminated pan-channel letters are not permitted. If illuminated, signage must be down-lit with decorative lighting compatible with the design of the building or halo back lit with soft white light only. Flags, sandwich boards or other attention getting devices are prohibited at all times. Compliance with these standards is subject to review and approval by the Community Development Director.*
- *Bail bond businesses shall not operate past 8 PM except on appointment basis.*

Based on discussions with the Woodland Police Department, bail bond agents typically have a positive working relationship with their clients because the bond posted on their behalf is allowing them to attend court out of custody. Bail is a financial arrangement that a bail bonding agency will make on behalf of the criminal defendant. A bail bonding agency, acting for the defendant, will arrange with the court to have a defendant released from jail pending the trial in exchange for money or collateral, which may be cash, assets, or a bond. The court sets the monetary value of the bail. The bail agency is then responsible for ensuring that the individual arrives in court on the day of his or her trial.

The Police Department provided specific safety recommendations for the operation of bail bonds businesses, which have been incorporated in the project's conditions of approval, including:

1. The lobby area shall be well lit and visible to all staff during business hours.
2. The front door shall be equipped with a device that emits an audible sound so that staff knows that someone has arrived at the business.
3. The back door to the business shall remain locked from the outside, but still provide for emergency fire

exit.

4. The business shall have a panic button installed in a location that is easily accessible to bail bonds staff and that goes directly to Woodland Police Department dispatchers.
5. If the business is staffed outside of its normal business hours, it shall keep the door locked after its posted closing time.

It is also recommended that children should not be allowed in the business without an accompanying parent, and any on-site safe should be kept out of site to prevent theft.

Late Night Operation

The Conditional Use Permit requirement for bail bond businesses ensures adequate discretionary review of these uses, particularly in regard to operation of the business during late night and early morning hours. The use shall not be approved unless the facility can operate without detriment to nearby residential uses or the general welfare of the surrounding area.

The proposed bail bonds business will be "open to the public" from 8:00 AM to 6:00 PM. Bail bonds staff will be available by phone after hours; and if needed will meet with clients at the main office at 1037 Main Street by appointment only. A majority of the "work" happens at the jail or at the courthouse. The office will be closed to the public and lock its doors after 6:00 PM.

As stated above, the project has been conditioned to include safety related conditions per Woodland Police Department recommendations.

Parking

The proposed use will be located within an existing commercial building with 18 on-site parking spaces. Additional off-street parking within the downtown is required only if the square footage of a building is increased by ten percent of more. The proposed use does not increase the size of the existing building and therefore does not require any additional off-street parking. Sufficient on-site parking is available to accommodate the proposed use within the existing commercial center.

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 Code (Chapter 25 of the Municipal Code) commencing with Section 25-21-10 addresses signs. Signs require 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. Signage within the downtown shall be compatible with the historic character of the downtown area and shall reinforce rather than detract from the existing downtown historical character.

Amendments and Zone Changes

Article 29 of the Zoning Code, (Chapter 25 of the Municipal Code) commencing with Section 25-29-01, addresses zone changes. The Planning Commission shall hold a public hearing on any such proposed rezoning. Notice of the time and place of said hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least ten (10) calendar days prior to the

hearing. After the public hearing, the Planning Commission shall render its decision in the form of a written recommendation to the City Council. If, from the facts presented at the public hearing, the Commission is satisfied that the proposed change conforms to the General Plan, the Commission may recommend such change to the City Council.

Conditional Use Permit

Article 27 of the Zoning Code (Chapter 25 of the Municipal Code) commencing with Section 25-27-01 addresses conditional use permits and permits the Planning Commission to approve, conditionally approve, or deny an application for a conditional use permit. The zoning designation for the site is Downtown Specific Plan, District A4. Bail bonds businesses will be a conditionally permitted use provided that the City Council amends the Downtown Specific Plan to conditionally permit such use in District A4. Because only the City Council may amend the Downtown Specific Plan, staff recommends that the City Council approve both the ordinance amending the Downtown Specific Plan and the Conditional Use Permit, which shall only become operative upon the effective date of the ordinance amending the Downtown Specific Plan.

Staff has drafted a resolution to be considered by the City Council approving a conditional use permit for this bail bonds business, which is attached as Attachment 3.

If the conditional use permit is approved by the City Council, the applicant will be required to comply with all conditions of approval. Failure to adhere to the conditions could result in the revocation of the conditional use permit.

Recommendation

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

1. Receive the Staff Report;

2. Conduct the Public Hearing; and

3. Adopt Resolution No. PC 15-_____, recommending City Council approval of: 1) the attached Ordinance amending Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, of the Downtown Specific Plan to conditionally permit bail bonds businesses within District A4 of the Central Business District, as identified in Figure 3-3 of the Specific Plan and to provide performance standards for the operation of bail bonds establishments within the Central Business District; and 2) a Conditional Use Permit (CUP) allowing a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street subject to the Conditions of Approval, which will become operative upon the effective date of the ordinance amending the Downtown Specific Plan.

Attachments:

1. Planning Commission Resolution
2. Exhibit 1: City Council Ordinance Amending the Downtown Specific Plan
3. Exhibit 2: City Council Resolution Approving Conditional Use Permit
4. Exhibit A: CUP Conditions of Approval
5. Downtown Specific Plan Districts Map

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6. General Application and Project Justification Statement

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RESOLUTION NO. PC 15-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF 1) AN ORDINANCE AMENDING TABLE 8-1, LAND USE MATRIX, AND SECTION 8.5, PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND DOWNTOWN SPECIFIC PLAN TO CONDITIONALLY PERMIT BAIL BONDS BUSINESSES WITHIN DISTRICT A4, EASTERN GATEWAY, OF THE DOWNTOWN BUSINESS DISTRICT AND PROVIDE PERFORMANCE STANDARDS FOR BAIL BONDS ESTABLISHMENTS OPERATING WITHIN THE CENTRAL BUSINESS DISTRICT AND 2) A CONDITIONAL USE PERMIT ALLOWING A BAIL BONDS BUSINESS (BULLS EYE BAIL BONDS) TO OPERATE AT 1037 MAIN STREET SUBJECT TO THE CONDITIONS OF APPROVAL AND THE ADOPTION OF THE ORDINANCE AMENDING THE DOWNTOWN SPECIFIC PLAN

WHEREAS, Michael Balasa submitted an application to the City of Woodland for the operation of a bail bonds businesses at 1037 Main Street, within District A4; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on April 2, 2015, to review and consider recommending to the City Council approval of the proposed Ordinance to amend Table 8-1, Land Use Matrix, and Section 8.5 Performance Standards, of the City of Woodland Downtown Specific Plan to conditionally permit Bail Bonds businesses within District A4, Eastern Gateway, of the Central Business District; and to provide performance standards for bail bonds establishments operating within the Central Business District ("Exhibit 1"); and

WHEREAS, the City of Woodland Downtown Specific Plan currently conditionally permits Bail Bonds businesses within Districts B and D of the Downtown Business District; and

WHEREAS, the City desires to avoid overconcentration of any one type of business within District A4 of the Downtown Specific Plan and, rather, seeks to balance retail and service needs of city residents through a mix of uses; and

WHEREAS, the City desires to minimize the proliferation of bail bonds businesses on Main Street adjacent to the new County Courthouse and within the City's Historic Downtown District, particularly at the gateway to the downtown; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on April 2, 2015, to review and consider recommending to the City Council approval of a Conditional Use Permit to allow a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street, subject to the Conditions of Approval included in "Exhibit 2," and the City Council's adoption of an Ordinance approving the Downtown Specific Plan Amendment as described above; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed ordinance amendment is exempt from CEQA review per CEQA Guideline 15061 (b)(3), which apply to projects that will not have a significant effect on the environment; and the proposed Conditional Use Permit is exempt from CEQA per CEQA Guideline 15303, which applies to the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure; 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, does hereby make the following findings, determinations, and recommendations with respect to the proposed Downtown Specific Plan Amendments and the proposed Conditional Use Permit:

1) The Planning Commission, in recommending to the City Council approval of the Downtown Specific Plan Amendments and the Conditional Use Permit, hereby makes the following findings:

    a) The proposed amendments to the Downtown Specific Plan are in general conformance with the Woodland General Plan, which seeks to encourage small businesses and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Woodland residents and visitors and to maintain Woodland's economic viability.

    b) The proposed Conditional Use Permit allowing for the operation of a bail bonds business at 1037 Main Street conforms to the City of Woodland General Plan, applicable provisions of the Zoning Ordinance and the Downtown Specific Plan as proposed to be amended by the City Council, in that the use shall be conditionally permitted in District A4 of the Central Business District, and appropriate conditions have been made part of the approval.

    c) 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 Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for similar type uses.

2) The Planning Commission does hereby recommend to the City Council approval of Application No. PLNG 15-00004 including 1) amendments to Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, of the City of Woodland Downtown Specific Plan to conditionally permit Bail Bonds businesses within District A4, Eastern Gateway, and to

provide performance standards for bail bonds establishments operating within the Central Business District; and 2) the Conditional Use Permit subject to the conditions of approval included in "Exhibit 2," allowing for the operation of a bail bonds business (Bulls Eye Bail Bonds) at 1037 Main Street within District A4 of the Central Business District as identified in Figure 3-3 of the Downtown Specific Plan. The Conditional Use Permit will become operative upon the effective date of the Ordinance amending the Downtown Specific Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 2nd day of April, 2015, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Chairperson

ATTEST:

_____
Cindy Norris, Planning Commission Secretary

EXHIBIT 1

[Ordinance]

EXHIBIT 2

[City Council Resolution Approving Conditional Use Permit]

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING TABLE 8-1, LAND USE MATRIX, AND SECTION 8.5, PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND DOWNTOWN SPECIFIC PLAN RELATING TO BAIL BONDS ESTABLISHMENTS OPERATING WITHIN THE DOWNTOWN BUSINESS DISTRICT

WHEREAS, the City of Woodland received Planning Application No. PLNG 15-00004 from Michael Balasa, proposing to amend the Downtown Specific Plan to permit bail bonds businesses within District A4 of the Central Business District, as identified in Figure 3-3 of the Downtown Specific Plan, and for a Conditional Use Permit to permit a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street, within District A4 of the Central Business District; and

WHEREAS, the City of Woodland Downtown Specific Plan currently permits bail bonds businesses to operate within Districts B and D of the Central Business District with an approved Conditional Use Permit; and

WHEREAS, the City desires to avoid overconcentration of any one type of business within District A4 of the Downtown Specific Plan and seeks to balance retail and service needs of city residents through a mix of uses; and

WHEREAS, the City desires to minimize the proliferation of bail bonds businesses on Main Street adjacent to the new County Courthouse and within the City's Historic Downtown District, particularly at the gateway to the downtown; and

WHEREAS, the City desires to amend Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, of the Downtown Specific Plan to permit bail bonds businesses with District A4, Eastern Gateway, in light of the new location of the County Courthouse on Main Street to provide reasonable access and accommodation for individuals in need of such services as a component of the due process of law; and

WHEREAS, the City Council also desires to provide for performance standards for all bail bonds establishments operating within the Central Business District.

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Recitals. The above recitals are incorporated as though set forth in this section.

Section 2. Amendment to Table 8-1 of the Downtown Specific Plan. Table 8-1, Land Use Matrix, of the Downtown Specific Plan is hereby amended to read as set forth in the attached "Exhibit A."

Section 3. Amendment to Section 8.5 of the Downtown Specific Plan. Section 8.5, Performance Standards, of the Downtown Specific Plan is hereby amended to read in full as set forth in the attached "Exhibit B," incorporated by this reference.

Section 4. Severability. If any provision or clause of this ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable.

Section 5. Effective Date and Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the City of Woodland and County of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Woodland this ____ day of _____, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

EXHIBIT A

City of Woodland Downtown Specific Plan Amendment

The Bail Bonds use in Table 8-1 of Chapter 8 of the City of Woodland Downtown Specific Plan is hereby *amended to read as follows:*

"Chapter 8. Policies and Standards. Table 8-1—Land Use Matrix.

Table 8-1

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Commercial - Service					
Bail Bonds **(5)**	**C**	C		C	

(5) Bail Bonds businesses shall be conditionally permitted only in District A4, Eastern Gateway (of the larger District A), and in Districts B and D subject to the Performance Standards as outlined for Bail Bonds businesses in Section 8.5. Within District A4, not more than one (1) bail bonds business shall be permitted on Main Street (on a property/parcel with frontage on Main Street), and not more than two (2) bail bonds businesses shall be allowed in the District."

EXHIBIT B

City of Woodland Downtown Specific Plan Amendment

Section 8.5, Performance Standards, of Chapter 8 of the City of Woodland Downtown Specific Plan is hereby amended to include the following language under the "Commercial Service" category:

"Chapter 8. Policies and Standards. Section 8.5 – Performance Standards

Bail Bonds Businesses

- Bail bonds businesses shall be located at least 200 feet from any other bail bonds business as measured from the property/parcel boundary.
- Bail bonds businesses shall at no time be located within 200 feet of residentially zoned property.
- Not more than one (1) bail bonds business shall be permitted on Main Street (on a property/parcel with frontage on Main Street), and not more than two (2) bail bonds businesses shall be permitted within District A4 at any one time.
- Signage for bail bonds businesses shall comply with Section 6.7 of this Specific Plan, but shall be limited to not more than 20 square feet in total sign area or two times the linear frontage of the leased space, whichever is less. Total sign area includes logos, which shall not exceed 4 square feet. Sign lettering shall not exceed 20 inches in height and shall be compatible with the design and scale of the building. Internally illuminated pan-channel letters are not permitted. If illuminated, signage must be down-lit with decorative lighting compatible with the design of the building or halo back lit with soft white light only. Flags, sandwich boards, or other attention getting devices are prohibited at all times. Compliance with these standards is subject to review and approval by the Community Development Director.
- Bail bond businesses shall not operate past 8 PM except on an appointment basis."

RESOLUTION NO. PC 15-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT ALLOWING A BAIL BONDS BUSINESS (BULLS EYE BAIL BONDS) TO OPERATE AT 1037 MAIN STREET WITHIN THE DOWNTOWN SPECIFIC PLAN AREA

WHEREAS, Michael Balasa submitted an application to the City of Woodland for a conditional use permit for the operation of a bail bonds business at 1037 Main Street; and

WHEREAS, on April 2, 2015, the Planning Commission of the City of Woodland held a duly noticed public hearing to review and consider recommending to the City Council approval of a Conditional Use Permit to allow a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street, subject to the Conditions of Approval ("Exhibit A") provided that the City Council adopt an ordinance approving amendments to the Downtown Specific Plan to allow bail bonds businesses within District A4 of the Central Business District with certain performance standards; and

WHEREAS, the Planning Commission considered the written material provided as well as an oral report from City staff and testimony from the public and at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted to recommend to the City Council that the Conditional Use Permit be **approved**; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on _____, 2015, to review and consider approval of a Conditional Use Permit to allow a bail bonds business (Bulls Eye Bail Bonds) to operate at 1037 Main Street, located within the Downtown Specific Plan Area and considered both the written and oral material provided to it, including testimony given at the City Council meeting; and

WHEREAS, because the Downtown Specific Plan must be amended to permit the proposed use as a conditionally permitted use, the Conditional Use Permit shall only become operative upon the effective date of the ordinance amending the Downtown Specific Plan, which is being considered concurrently by the Woodland City Council; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed Conditional Use Permit is exempt from CEQA per CEQA Regulation 15303, which applies to the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed Conditional Use Permit:

1) The City Council hereby makes the following findings:

   a) The proposed Conditional Use Permit allowing for the operation of a bail bonds business at 1037 Main Street conforms to the City of Woodland General Plan, applicable provisions of the Zoning Ordinance and the Downtown Specific Plan, provided that the Downtown Specific Plan is amended as a conditionally permitted use in District A4 of the Central Business District, which approval is to occur concurrently with adoption of this Resolution and provided that the attached conditions are part of the approval.

   b) 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 Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for similar type uses.

   c) The Conditional Use Permit is compatible with the nearby existing uses and will not be detrimental to the health, safety, morals, comfort, and general welfare of persons residing in the surrounding neighborhood.

   d) The conditions specified in the attachment will assure the continued quiet enjoyment of the area.

   e) Pursuant to Title 14 of the California code of Regulations, section 15303, the proposed project is exempt from CEQA as it is a conversion of a small structure from one use to another where only minor modifications are made to the exterior of the structure.

2) The City Council does hereby approve Conditional Use Permit PLNG 15-00004 subject to the conditions of approval included in "Exhibit A," allowing for the operation of a bail bonds business (Bulls Eye Bail Bonds) at 1037 Main Street, within District A4 of the Central Business District as identified in Figure 3-3 of the Downtown Specific Plan.

   The Conditional Use Permit shall become operative from and after the effective date of Ordinance No. _____ of the City Council of the City of Woodland amending the Downtown Specific Plan allowing for bail bonds in District A4 as a conditionally permitted use and providing for performance standards for such use.

PASSED AND ADOPTED by the City Council on _____, 2015 by the following vote

AYES:
NOES:
ABSENT:
ABSTENTIONS:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

Exhibit A Project Conditions of Approval

EXHIBIT A

[Conditions of Approval]

EXHIBIT A

Conditions of Approval

1. The project, as described in the staff report prepared for the _____, City Council meeting, includes a bail bonds business located at 1037 Main Street, in the Central Business District, Downtown Specific Plan, Area A4. Any expansion or enlargement of the business beyond the leased space covered by this Conditional Use Permit (1037 Main Street) shall be subject to Community Development Director Review or, at the discretion of the Director, may be elevated to Planning Commission review and subject to a new or modified Conditional Use Permit.

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 business shall be from 8:00 AM to 6:00 PM, before or after which time, the doors will be locked and business at 1037 Main Street shall be on appointment basis only.

4. 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.

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

Building

6. 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

7. 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.

8. 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.

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

10. 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.

11. 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.

Fire Department

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

Police Department

13. The lobby area shall be well lit and visible to all staff during business hours.

14. The front door shall be equipped with a device that emits an audible sound so that staff knows that someone has arrived at the business.

15. The back door to the business shall remain locked from the outside, but still provide for emergency fire exit.

16. The business shall have a panic button installed in a location that is easily accessible to bail bonds staff and that goes directly to Woodland Police Department dispatchers.

17. If the business is staffed outside of its normal business hours, it shall keep the door locked after its posted closing time.

Downtown Specific Plan – Downtown Districts

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: DAVE GILLETTE
NEBULOUS ENTERPRISES LLC.
MAILING ADDRESS: 1033 MAIN ST.
CITY STATE ZIP CODE: WOODLAND, CA. 95695
PHONE NUMBER: 530-666-1234
E-MAIL ADDRESS: RAINDAVE@live.com

PROJECT APPLICANT: MICHAEL BALASA
MAILING ADDRESS: 1037 MAIN ST.
CITY STATE ZIP CODE: WOODLAND, CA. 95695
PHONE NUMBER: 530/661-6500
E-MAIL ADDRESS: BULLSEYEBAIL@YAHOO.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 CATEGORICAL EXEMPTION

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

3. Project Description

Project Name: BULLSEYE BAIL BONDS
Site address or location: 1037 MAIN ST.
Total Acres or Square Feet: 900 SQ. FT.
Assessor's Parcel Number: _____

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 _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ **Total Units** _____

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

indicate the type of commercial/industrial development proposed:

BAIL BONDS OFFICE

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

900 SQ. FT.

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

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

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

MICHAEL BALASA 1-27-15

Applicant: **Date**

X 1/3/15

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due:: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

Bulls Eye Bail Bonds has been privately owned and operated since 1993 and has been serving the residents of Yolo County for the past 20 years. We are appointed with Accredited Surety and Casualty Company who is licensed in all 50 states and the District of Colombia and is Treasury listed by the United States to write Federal Bonds.

Why bail is important to your community:

- Bail, provided by a licensed surety agent, is an insurance contract that guarantees the appearance of a defendant in court
- Bail is guaranteed by the 8th and 14th Amendments in the United States Constitution
- Bail ***relieves jail overcrowding***
- Bail is privately funded; ***no cost to the tax payer***
- Bail agents are accountable financially and physically for defendants
- Bail agents must either produce the defendant or pay the full amount of the bond to the court
- Bail agents pay all costs of extradition for defendants who fail to appear and are re-arrested
- Private surety bail has lower failure to appear rates than government funded pretrial release programs
- Bail agents invest and instill financial incentives by integrating family and friends as guarantors of the bonds
- Bail ***reduces county costs***
- Bail agents and the insurance company they represent are accountable to the court
- Defendants are held accountable through their contract with the bail agent

Legislation Details (With Text)

File #:	14-671	Version: 1	Name:		
Type:	Staff Report		Status:	Agenda Ready	
File created:	3/26/2015		In control:	Planning Commission	
On agenda:	4/2/2015		Final action:		

Title: MEMORANDUM
TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Review of Planning Commission Subcommittees
DATE: April 2, 2015

RECOMMENDATION:
Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among current membership for appointment.

Sponsors:

Indexes:

Code sections:

Attachments: Subcommittee List

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Review of Planning Commission Subcommittees
DATE: April 2, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among current membership for appointment.

BACKGROUND:

In the past the Planning Commission has had various appointed subcommittees that were identified based on key issues or projects that required additional attention and consideration. The last review of the Planning Commission Subcommittee List was provided in March of 2010. Since that time, the need for many of the previously identified subcommittee topic areas has become irrelevant, such as the Urban Limit Line Task Force

or Undergrounding Committee. However, with the General Plan Update in process, the need for an active subcommittee for this topic area is considerable. Additional subcommittees may arise in the future as land use or other relevant subjects are brought before the Planning Commission for consideration.

Staff recommends that the Planning Commission discuss the Subcommittee List to determine if there may be additional future special meeting topics for consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among the current membership for appointment.

ATTACHMENT:

Subcommittee List

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PLANNING COMMISSION
ACTIVE SUBCOMMITTEES
(As of March 26, 2015)

GENERAL PLAN 2035 UPDATE COMMITTEE

Chris Holt

PUBLIC ART POLICY COMMITTEE (?)