



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, August 6, 2015

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-017](#) SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 18, 2015.

Attachments: [June 18, 2015 Meeting Minutes](#)

[16-019](#) SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 2, 2015.

Attachments: [July 2, 2015 Meeting Minutes](#)

[16-042](#) SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 16, 2015.

Attachments: [A - July 16, 2015 Meeting](#)

[B - July 16 Detailed Meeting Notes](#)

[16-045](#) SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Special General Plan meeting of July 23, 2015.

Attachments: [A - July 23, 2015 Meeting Minutes](#)

[B - July 23 Detailed Meeting Notes](#)

D. Communications - Directors Report

This an opportunity for the Community Development Department's Director or designee

to provide the Commission with information on any items other than those listed on the Agenda.

E. Communications - Public Comment

This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

F. Communications - Commission Statements Requests

Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

G. Communications - Subcommittee Reports

This is an opportunity for Commission members who are appointed to a subcommittee or ad hoc committee to report to the Commission.

H. Public Hearing

[16-040](#)

Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to extend on-site beer and wine sales at the wakeboard park to include sales/consumption at the beach and island areas in addition to the patio/dining area of the existing café/grill. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Diego Wilk); 1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [Attachment 1 - Planning Commission Resolution](#)

[Attachment 2 - General Application and Project Justification Statement](#)

I. New Business

[16-039](#)

SUBJECT: Discussion Concerning the Format of the Regular Meeting Agendas.

DATE:

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Discuss the current Planning Commission Agenda Format; and
2. Provide direction to staff regarding any proposed modifications to the Planning Commission Regular Agenda Format.

J. Old Business

[16-036](#)

SUBJECT: Review of the Final Planning Commission Fiscal Year 2015-16 Work Program

DATE: August 6, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the Final Draft of the Planning Commission Fiscal Year 2015 -16 Work Program; and
2. Direct staff to incorporate the approved Work Program into a staff report that will be presented to the City Council by the Chair of the Planning Commission.

Attachments: [1 - PC Work Program for FY 15 -16](#)

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 #: 16-017 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/9/2015 **In control:** Planning Commission
On agenda: 8/6/2015 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 18, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [June 18, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 6, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 18, 2015.

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

ATTACHMENTS:

June 18, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, June 18, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:40 pm

Staff Present:

Cindy Norris, Principal Planner

Kara Ueda, City Attorney

B. Roll Call

Present: 6

Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, and Commissioner John Murphy.

Absent: 1

Commissioner Elodia Ortega-Lampkin

C. Approval of Minutes

[14-825](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of May 21, 2015.

Attachments: [May 21, 2015 Meeting Minutes](#)

A motion was made by Commissioner Lopez and seconded by Commissioner Harris to approve the minutes of May 21, 2015. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.

[14-828](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 4, 2015.

Attachments: [June 4, 2015 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the minutes of June 4, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy.

Abstained: Commissioner Fred Lopez

D. Directors Report

E. Public Comment

No public comment received.

F. Communications

Chairman Wells provided communications

G. Subcommittee Reports

H. Public Hearing

None presented

I. New Business

[14-822](#)

SUBJECT: Presentation Regarding the Brown Act and Procedural Updates

DATE: June 18, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive a presentation by the City Attorney concerning Due Process issues and the Brown Act.

J. Old Business

[14-823](#)

SUBJECT: Consideration to Appoint a Standing Subcommittee on Zoning Matters

DATE: June 16, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission consider creating a standing subcommittee that would address zoning matters.

Attachments: [Cover Staff Report Memo from May 7, 2015](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to create a Zoning Subcommittee, with the specific work program to be determined at a later date. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Holt and Lizarraga.

Nos: Commissioner Murphy

*The following appointments were made to the Zoning Subcommittee: Vice Chairman Holt and Commissioners Lizarraga and Lopez by vote of 6:0:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Holt, Lizarraga and Murphy.*

K. Adjournment

Meeting was adjourned at 8:12 pm

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Legislation Details (With Text)

File #: 16-019 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 7/10/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 2, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [July 2, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 6, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 2, 2015.

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

ATTACHMENTS:

July 2, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, July 2, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:32 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present: 6

Chairman Kirby Wells, Vice Chairman Holt, Commissioner Steve Harris,

Commissioner Marco Lizarraga, Commissioner Fred Lopez, and Commissioner John

Murphy

Absent: 1

Commissioner Elodia Ortega-Lampkin

C. Approval of Minutes

No minutes presented.

D. Directors Report

E. Public Comment

None provided

F. Communications

Commissioner Murphy provided communications

Chairman Wells provided communications

- requested that an item be placed on the agenda to discuss having the Planning Commission say the pledge of allegiance at each meeting.

- requested that an item be placed on the next agenda addressing Planning Commission Meetings and re-scheduling meetings that are adjacent to a holiday closure.

G. Subcommittee Reports

H. Public Hearing

[14-794](#)

Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024). The project includes a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The property is located at 95 West Kentucky Avenue in the Industrial Zone.

Location: 95 West Kentucky

Applicant/Owner: Jeff Huckins/Woodland Tractor & Equipment Co., Inc.

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 027-440-012-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1. Planning Commission Resolution including Exhibits a. & b.](#)
 [2. General Application](#)

*A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to open and continue hearing of this item; Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024) a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres to the July 16, 2015 Planning Commission Meeting. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy*

I. New Business

[14-854](#)

SUBJECT: Potential Zoning Ordinance Amendments

DATE: July 2, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the staff report which provides a concept idea for possible zoning amendments for future consideration; and
2. Provide input to Staff for these Zoning Ordinance amendments concerning possible updates; and
3. Request that Staff forward a recommendation to City Council concerning the initiation of minor Zoning Ordinance amendments and request that the City Council authorize staff to work with the Zoning

Subcommittee and Planning Commission to evaluate and identify needed code amendments and prepare final Zoning Ordinance amendment recommendations.

Commission decided that a Zoning Subcommittee member will be selected as a liaison to work with staff on scheduling. Commission further decided that the first task be evaluation and clean up of "rear yard" definition(s). (Zoning Subcommittee members were appointed at the June 18, 2015 meeting) Commissioners Holt, Lizarraga and Lopez.

Staff commented that work can begin after authorization of this item by the City Council upon approval of the Planning Commission Work Program.

J. Old Business

[14-855](#)

SUBJECT: Review of Planning Commission Roles, Responsibilities and Functions and Preliminary Work Program

DATE: July 2, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive an overview by staff on:
 - a. Roles, responsibilities and functions of the Planning Commission.
 - b. Review of application types and review authority (Attachment "1")
 - c. Review of past project reviews and possible future application reviews.
 - d. Review of the draft 2015-2016 preliminary work plan (Attachment "2")
2. Provide input and direct staff to work on a draft work program and staff report for City Council consideration.

Attachments: [ATT 1 - Application Types and Review Authority](#)

[ATT 2 - Draft 2015-2016 PC Work Program](#)

Work Program; bring a final refined draft back to the Planning Commission for approval, which will then be incorporated into a final report for the City Council.

K. Adjournment

Meeting was adjourned at 7:30 pm.

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Legislation Details (With Text)

File #: 16-042 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 7/30/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 16, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [A - July 16, 2015 Meeting](#)
[B - July 16 Detailed Meeting Notes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 6, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 16, 2015.

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

ATTACHMENTS:

Attachment A - July 16, 2015 Meeting Minutes

Attachment B - July 16, 2015 Detailed Meeting Notes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, July 16, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 7:05 pm

Staff Present:

*Ken Hiatt, Director
Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner
Heidi Tschudin & Sophie Martin, General Plan Team Consultants*

B. Roll Call

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

C. Approval of Minutes

No minutes presented.

D. Communications - Directors Report

E. Communications - Public Comment

None provided

F. Communications-Commission Statements Requests

None provided

G. Communications - Subcommittee Reports

Chairman Wells regarding the Public Art Subcommittee; reported that the Public Art Committee has met twice.

Vice Chairman Holt a Design Liaison to the Planning Commission; reported that he has met regarding Sixth and Main Street Project.

H. Public Hearing

16-016

Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024). The project includes a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The property is located at 95 West Kentucky Avenue in the Industrial Zone.

Location: 95 West Kentucky

Applicant/Owner: Jeff Huckins/Woodland Tractor & Equipment Co., Inc.

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 027-440-012-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1. Planning Commission Resolution including Exhibits a. & b.](#)
 [2. General Application](#)

Motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to approve Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024), request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

16-009

SUBJECT: General Plan Update 2035 - Overview and Presentation Regarding Development Scenarios Analysis and Draft Preferred Land Use Map and Proposed Development Strategy

DATE: July 16, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendations to the City Council:

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.

3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

Attachments: [1 - February 2013 City Council Report on Why a General Plan Update](#)
 [2 - Community Workshop Report Summary](#)
 [3 - General Plan Steering Committee Minutes from May 12 & June 9](#)
 [4 - Land Use Crosswalk Table](#)
 [5 - Draft Preferred Land Use Map](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to open and continue the General Plan Update 2035 - Overview and Presentation Regarding Development Scenarios Analysis and Draft Preferred Land Use Map and Proposed Development Strategy item to the Planning Commission, Special General Plan Meeting scheduled for July 23, 2015.

NOTE: Detailed notes for the July 16, 2015 General Plan discussion were prepared. They have been included as an attachment to these minutes.

I. New Business

None provided

J. Old Business

None provided

K. Adjournment

Meeting was adjourned at 8:55 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.

NOTES from the Woodland Planning Commission

Session – July 16, 2015 - Part 1

July 16, 2015, 6:30 pm
City Council Chambers

ATTENDANCE

All Commissioners were in attendance along with approximately 28 members of the public.

QUESTIONS FROM THE COMMISSION

- Marco Lizarraga– I would have liked to have seen a more complex analysis of the fiscal impacts of each scenario to the city.
 - Sophie – We focused on types of jobs and the tax revenues generated. Job growth is something that needs to be supported by strong economic development policies. Economic growth is a complicated story and we can certainly look into it in more detail.
- Fred Lopez – I agree that economic development is important. No one could predict what was going to happen 6 years ago. It's also important that a flood plan/solution is reached before some of those other plans are in place.
- Chris Holt– I'm a big proponent of infill and compact development. Have we been in conversation with the County about the tax sharing agreement for the southern site (SP-1)?
 - Sophie – To some extent yes. We looked at historic tax sharing agreements with the County over time and location.
 - Ken – We've been actively been working with the County on annexation in different scenarios with BAE. We are deep into this analysis and working to understand the cost burdens for both sides. We'll continue this process over the next several months.
- Chris Holt– Is infrastructure planned for all of SP-1, or just SP-1A?
 - Ken – Spring Lake infrastructure was upsized to accommodate SP-1A and areas around the interchange. The drainage is being updated right now to accommodate for all of SP-1. We believe there is adequate infrastructure to support all of SP-1.
- Chris Holt– FARs in Downtown and Mixed Use Areas: The lower thresholds are more suburban and not appropriate for an urban context. This will allow projects that are not appropriate for the urban core. We really want to push the density and intensity of these areas. Would we consider moving those lower thresholds up?

- Sophie – These are not finalized and open to refinement. We chose something to do a calculation of buildout. The FARs are representative of a town on the cusp of moving from more suburban to more urban. Higher FARs might be challenging if we don't take a careful look at parking requirements. That is, it can be hard to fit higher density/intensity on smaller sites and still meet parking requirements. Another way this issue can be addressed is to allow a wider range of FAR in the GP, but become more specific in the Zoning Ordinance. Perhaps allow for lower FARs further from the urban core and higher intensity in the core. I would advise considering projects in Woodland that were successful and look at what their constraints were to decide what is feasible.
- Chris – Can we see examples of policies that incentivizing infill downtown?
 - Sophie – I can come up with some example policies that we've seen in other jurisdictions.
 - Ken – At this phase we're looking for general direction. If there is support for infill policies, we will write them as we prepare the final General Plan.
- Kirby Wells– Outstanding job on this project so far.
- Marco Lizarraga– You say that depth of flooding is not deep enough in some areas to prohibit development. But insurance would still be a concern, because it is expensive whether the flooding risk is one foot or five feet deep. This could hamper the possibility of commercial growth.
 - Kirby Wells – Yes, and it also affects the ability to borrow money.

PUBLIC COMMENTS

- David Storer – I represent the Knaggs property in the northwest part of the city.
 - I agree that we need to spur investment in the northwest quadrant. We could also use investment with respect to services. The NW quadrant is well located, as it's closest to Downtown and near the Kentucky corridor. It has great things going for it in terms of commercial activity. Based on jobs generated, it is one of the better scenarios.
 - I'd also like to make the comment that it would be very beneficial to Specific Plans to be able to tier off of the GP EIR.
- Tim Taron (East Woodland LLC) –
 - Prioritize development on non-Prime Farmland.
 - By going to MPRA first after SLSP, you're looking at an area that would destroy 45% of Prime farmland in the ULL. SP-3 has 25% of the Prime Farmland in the ULL. At last GPSC Meeting, by asking "when" development should start in SP-1, instead of "whether" it should, influenced the outcome of that discussion.

- SP-2 only has 9 acres of Prime Farmland. That land is so badly degraded only grass can be grown. It is worthless as ag land.
 - It seems to us that the logical way to approach the preferred alternative is to minimize the amount of Prime Farmland doesn't need to be developed now.
 - Our proposal is very close to Scenario 2: Spring Lake first, then SP-1A, then allow SP-2 to plan right away (before flood solution is in place). If you make it wait, more Prime Farmland will be lost while waiting for it to develop.
 - We have marked up the Preferred Plan (Dev. Scenarios Analysis?) in a way that will be consistent with our goals. I'd like to allow questions next week. We'd also like an opportunity to respond to questions/comments about our plan.
- Mona Shulman (PCP) – PCP is not an uninterested bad corporation. We are a grower owned co-op. Most live in and around Woodland. We are interested members of the community, and want to be a good corporate citizen.
 - We concur that our site is not Prime Farmland. (As a result of a historical accident, not anything we did.) We manage our site just fine. There have been issues in the past, but we've spent money to do a good job in the past few years (sprinkle the area).
 - However, urban development close to our site might cause conflict. Changes to the General Plan might mean we should move to other sites that are not burdened by the urban conflict we experience now.
 - We're fine with development of 900 acres.
 - Want to present petitions on behalf of the Cannery Teamsters.
- Jesse Ortiz – Lifelong member of Woodland community
 - Support preserving Prime Farmland and finishing Spring Lake. The community deserves for this project to be completed
 - I prefer Scenario 2.
- Olga Nevares –
 - I'm here is support of Scenario 2.
 - Preserve ag land
 - Complete Spring Lake
 - Move railroad tracks
 - Support rezoning of unused City properties
- Skip Davies:
 - Scenarios make sense, you'll have to take a little bit of each one.

- Gateway are very important. They need to be treated differently.
- Tax sharing agreements – Some now are unfair to City of Woodland.
- I chair the flood committee – I think a flood scenario is closer than anticipated. There are two preferred solutions that will be narrowed to one, but we still need funding. The design is closer with the \$5 million. I think the GP as it's presented allows for this.
- Rail relocation may take longer. Opportunities north of 1-5 and eastern development becomes more palatable.
- Art Pimentel – Here to represent my 2 year old daughter Isabella.
 - This is an important process. Staff has done a good job.
 - Priorities:
 - Finding a flood solution
 - Protecting prime agricultural land – particularly in south and north, just because there's a significant amount of property within ULL, voters didn't intend for that to be developed.
 - Move railroad tracks outside of City of Woodland
 - Make a difference downtown and in core areas
 - Consider combination of Scenarios 1 and 2
- Glen Barton –
 - Concern with ½ mile buffer around sewer treatment plant. Does that belong to a study of any kind or a number pulled out of the air? How will that affect the development of land on east side of 102?
 - Cindy: ½ mile buffer is based on best practices in industry for odor impacts. At this time, it's considered the best mitigation. The City is continuing to work on other mitigations that could reduce the buffer, but they might be costly.
- Bob Thomas – General Manager of Conway Ranch
 - Water problem – Conway is working with UC Davis on the water project that will be put together next summer. You need to consider the future of water in the City of Woodland.
 - It would be good to see prime farmland mapped for each scenario.
 - Next Thursday, it would help to have a better description of the flood problems in Woodland. They want to expand Yolo bypass. The West Levee on Conway Ranch would need to be strengthened to widen the bypass. It is a State levee that has been decertified. Strengthening it will help solve some of the city's problems.
 - Mayor came to us for help with a flood solution and getting the train tracks out of Woodland. They've identified a rail solution to get the

tracks out of all three cities. The rail and flood solutions are on Conway Ranch.

- Drew Palmeiro Jr. – Lifelong resident
 - Support Scenario 2, vital for future of Woodland
 - Strongly believe relocating the train tracks would heighten the city's economy by opening up the eastern corridor.
- Jenny Lilge –
 - A year and a half ago the process seemed like it was getting hijacked by private interests. Do not develop on 900 acres because it stretches the city and moves the center. It would be expensive to spend money on infrastructure, services, etc.
 - I think agriculture heritage is being used as a catch phrase to push the 900 acres.
 - An extra fire station, police station, new onramp? Developers stand to make a lot of money off of this. Think about who stands to gain what.
- Kenneth ___?
 - Having farmland within the city is not the best.
 - Kentucky and that entrance to the city has been totally ignored. We've been trying to clean up the old buildings to make it nicer, but it's just been abandoned. It needs to be taken care of.
- Al Eby – GPSC Member
 - Some inherent design flaws in the way the city is perceived when driving through. In SP-3, what makes you want to stop? An AM/PM, but that's it. You don't start to know what this community is about until Main or 102. By then people have already decided to keep going to Sacramento. How do we get people to stop and say "Hey that's a really nice town!" or "Wow, should we stop in that community?" That area looks like an industrial wasteland. We have to change that.
 - I don't agree with triggers. 80% buildout is a problem so people will delay. Instead, give a timeline.
 - As Marco said, generating revenue is key. As a small business owner, we have to look at turnover of customers.
- Ron Caceres –
 - I'd like to advocate for more infill; You have a strong directive to do so. We have plenty of sites now.
 - I don't have a vested interest in SP 1, 2, or 3, but I do in downtown. I'd like to encourage higher density development on the sites we do have downtown. Brings more people to the core. Overall, that would be the best thing.

Attachments :

- Handout from Tim Taron – Map with notes
- Copies of Petitions from the Employees at PCP Woodland



Legislation Details (With Text)

File #: 16-045 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 7/30/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Special General Plan meeting of July 23, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [A - July 23, 2015 Meeting Minutes](#)
[B - July 23 Detailed Meeting Notes](#)

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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 6, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Special General Plan meeting of July 23, 2015.

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

ATTACHMENTS:

Attachment A - July 23, 2015 Meeting Minutes

Attachment B - July 23, 2015 Detailed Meeting Notes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, July 23, 2015

6:30 PM

Council Chambers

Special General Plan Meeting

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Heidi Tschudin & Sophie Martin, General Plan Team Consultants

B. Roll Call

Present 7:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John
Murphy and Commissioner Elodia Ortega-Lampkin*

C. Approval of Minutes

No minutes presented.

D. Communications - Directors Report

E. Communications - Public Comment

None provided

F. Communications - Commission Statements Requests

None provided

G. Communications - Subcommittee Reports

None provided

H. Public Hearing

[16-029](#)

SUBJECT: Continuation of the General Plan Update 2035 -
Overview and Presentation Regarding Development Scenarios
Analysis and Draft Preferred Land Use Map and Proposed

Development Strategy

DATE: July 23, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendations to the City Council:

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

Attachments:

[1 - Minutes from the Planning Commission Meeting - Part 1](#)

[2 - Development Scenario Analysis Summary](#)

[3 - Examples of Infill Development Policies](#)

[4 - Converted Farmland within Specific Plan Areas by Category](#)

Commissioner Lizarraga made a motion to accept the staff proposal, with the addition that the 900 acres (SP 2) be included in the program level EIR clearance.

Commissioner Wells made a friendly amendment to that request, to also take out the language for SP-2 regarding flood and to include SP 3 to receive programmatic clearance under CEQA.

Commissioner Holt suggested amendment to Commissioner Wells request to only take out the portion of the trigger language that relates to funding and permits, and to revert to old language that says contingent upon a comprehensive flood solution.

Commissioner Wells restated his motion to say that it should revert to the old language and accepted Commissioner Holt's suggestion.

Commissioner Lampkin requested that the motion be restated.

Commissioner Lizarraga stated that he moves to accept staff recommendation and to add in that the EIR for the General Plan shall include the 900 acres and SP-3 for programmatic clearance.

Commission Holt asked if it also included reverting to the old language for SP 2. Commissioner Lizarraga agreed.

Commissioner Lampkin seconded the motion

Ken Hiatt asked for clarification regarding the motion and whether it included an amendment to the growth assumptions for the General Plan and EIR.

Commissioner Lizarraga stated that yes it does expand the development assumptions.

Commissioner Wells called for a vote: 7-0 in favor of the motion as clarified.

Summary of the Motion:

Move staff's recommendation, and include SP-2 and SP-3 as part of the programmatic CEQA clearance for the General Plan and modify the trigger language to revert to the old language (from the July 16 Preferred Plan map).

An amendment to the motion was added after discussion to expand the proposed build out assumptions as necessary to allow the inclusion of all the SP areas.

Motion: Lizarraga Second: Lampkin

7-0 in favor

NOTE: Detailed minutes for the July 23, 2015 General Plan discussion were prepared. They have been included as an attachment to these minutes.

I. New Business

None provided

J. Old Business

None provided

K. Adjournment

Meeting adjourned at 9:35 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.

Woodland Planning Commission Session – Part 2

July 23, 2015, 6:30 pm
City Council Chambers

ATTENDANCE

All Commissioners were in attendance along with approximately 30 members of the public.

COMMISSION DISCUSSION

- *Elodia Ortega-Lampkin*: Regardless of what we decide, we will look at flood, correct?
 - *Sophie*: Yes
- *Elodia Ortega-Lampkin*: Any scenario will include the downtown area?
 - *Sophie*: Correct
- *Fred Lopez*: What does the “three years trigger” refer to? Three years after GP is adopted?
 - *Sophie*: Yes, the timing is based on adoption of the GP.
 - *Ken*: We are aiming for adoption in 12-18 months
- *Steve Harris*: Also, in terms of the SP-1 trigger, what does the 80% refer to?
 - *Sophie*: 80% buildout of approved units in Spring Lake
- *Fred Lopez*: Where are we today in terms of Spring Lake buildout?
 - *Ken*: Spring Lake is currently at about 35% buildout.
- *Fred Lopez*: Can you provide any more specifics about potential infill policies?
 - *Sophie*: That’s the type of policy we’d continue to flesh out moving forward. Examples were provided in the attachments for this meeting, but further specifics have not been drafted for Woodland yet. That will happen when the Land Use Element is drafted.
- *Chris Holt*: Will the flood project have it’s own EIR separate from this GP EIR?
 - *Sophie*: Yes
- *John Murphy*: Was the flood NOP for Cache Creek or the west levee?
 - *Ken*: It was for Cache Creek.
- *John Murphy*: And a comprehensive flood solution means a flood solution for both Cache Creek and the west levee?
 - *Ken*: Yes

- *John Murphy:* More specific language for flood constraints in the North Gateway is needed. It should match the flood language for SP-3.
 - *Sophie:* The language for the North Gateway is vague because some development might be possible with padding up.
- *Marco Lizarraga:* Are we choosing between scenarios?
 - *Sophie:* This map is a combination of the four scenarios. You are not being asked to choose between the scenarios. This is the alternative you are being asked to approve.
- *Marco Lizarraga:* What about the EIR?
 - *Sophie:* Before moving on to the EIR, we will have to draft a Project Description.
- *Steve Harris:* This has been a difficult process. Every option involves farmland, so you have to consider what impacts the least amount of farmland. I get frustrated trying to protect the farmland. But I guess if it's within the ULL, it's fair game. I know the city has to grow, but let's protect the farmland. We should do infill because that's what people want and it wouldn't affect farmland. What are we doing to encourage infill and higher density in the core?
 - *Ken:* Excellent questions. At this point, we're validating what we've heard from the community, and that's that infill is a priority. As we move forward, we'll work on crafting more meaningful policies and actions to make infill happen. The Commission will be involved in this process.
- *Steve Harris:* I wish I knew more about the flood issue. Will we be involved with that moving forward? It seems the flood could be tied to SP-2 and Conway Ranch and what happens out there.
- *Steve Harris:* What infrastructure is there in the North Gateway?
 - *Ken:* There's water and sewer near the interchange. We'd have to consider upsizing. We'll look at those specific issues as we refine the policies.
- *Kirby Wells:* That issue of "significantly restricts the city from advancing development" in SB 5 is solely for residential development? The limitation is for residential?
 - *Brent:* We're still digging into SB-5. At this point, there is allowance to continue padding up in the industrial area. We don't anticipate doing that for residential.
- *Kirby Wells:* How does the new map differ from last week's map?
 - *Sophie:* We've added additional language to SP-2 and SP-3 to be more clear about flood and when planning can proceed.
- *Kirby Wells:* I hate the idea of constraining ourselves by saying we won't do anything until flood is in place. Maybe amend the language to allow for specific solutions (padding up) if possible.

- *Sophie*: Are you referring to North Gateway area?
- *Kirby Wells*: Sure, let's start there. Language shouldn't be limited by flood if we can do a different work around.
 - *Sophie*: One of the concerns for this area is that some of that land might be involved in the flood solution.
- *Kirby Wells*: But we control that. I wonder why we want to close that door now.
 - *Ken*: Not trying to close the door, just want to indicate that the flood solution needs to be prioritized and happen first. We're open to development, but first we need to focus on the flood solution and getting protection in place.
- *Kirby*: Last week, the language was more flexible. The new map has more stringent language, saying we're not going to touch it until after a flood solution.
 - *Ken*: Yes, that was our attempt to clarify our intent. But, we're not closing the door on development.
- *Marco Lizarraga*: The new stronger language seems to conflict with SB 5. This says you either have a solution or not. That's not what SB 5 requires.
 - *Ken*: We believe it is consistent.
- *Marco Lizarraga*: SB 5 says you have to address the flood issue. This doesn't.
 - *Ken*: I think we're talking about semantics. We're saying development shouldn't occur until the flood solution is designed, engineered, financed....
- *Elodia Ortega-Lampkin*: For SP-2, you have more specific language. On the North Gateway area, it just says flood is a constraint.
 - *Ken*: Specific Plan processing is considered based on residential development. However, some limited amount of non-residential development could happen prior to a flood solution as long as it doesn't conflict with the future flood solution. In SP-2, we don't advise any non-residential development happen without a flood solution because of the infrastructure required and deeper flood depths.
- *Kirby Wells*: The trigger language for SP-1 would be cleaner if we just put a date. How would you feel if we took out the percentage piece and only put in a date?
 - *Ken*: The initial intent was to allow Spring Lake to buildout to a specific amount. But it was decided that we don't want landowners to have control by slowing building.
 - *Sophie*: The either/or allows you to move faster if the economy picks up. If Spring Lake achieves 80% sooner than 3 years, it allows you to move on sooner, rather than waiting for a specific date.
- *Kirby Wells*: But, we could pull out the percentage and say 3 years or City approval?

- *Sophie:* Yes
- *Ken:* The language is preliminary at this point. We will continue to fine tune.
- *John Murphy:* I like the percentage. We've seen the slow down in Spring Lake's development, and the amenities have not been built. If we start allowing development to happen elsewhere, then it will take even longer to get the amenities that people have been waiting for.

PUBLIC COMMENTS

- *David Storer* (Knaggs Family Trust)
 - I'm the author of the memo that was provided to the Commission. I've modified the chart that showed farmland by area. I circled 3 land uses.
 - Prime ag land is a whole other category.
 - Specific Plans can be acted upon independently. The cost is passed on to the developer to process the risk.
 - SB 5: Before any jurisdiction can approve a ministerial permit, you have to show you're making progress toward a flood solution. There's many ways to do this. It alarms me that residential will not be included in the EIR in flood areas. SB 5 does not say that. I'd like for SPs to be able to tier off of the GP EIR.
 - *Marco Lizarraga:* SB 5 makes sense, but it's vague. It's possible to include residential zones in the EIR even without flood solution. So the recommendation should be to include that.
 - I'd like to have the whole area analyzed so that we can tier off of the GP EIR.
 - *Ken:* SB 5 does not preclude us from including residential, but we can't approve entitlements within the flood-affected area. Our policy suggestion is that it's not necessary to achieve our growth targets or needs, nor is it preferred. The focus should be on the flood solution and development on land that is not dependent on a flood solution.
 - *Kirby Wells:* To be clear, you're recommending that we're not including residential units on flood-affected land in the EIR?
 - *Ken:* That's correct.
 - *Heidi:* It's not a cost/benefit issue. It's more of a policy issue. Between infill, SLSP, and buildiout of SP-1A, you have enough development to accommodate growth within the planning horizon. You want to make sure that development in flood areas is brought into the city in a way that it contributes to the flood solution rather than interfere swith it. Right now, we should focus on the pieces that can move forward without it. You also

don't want to jeopardize State/Fed partnership with flood solution. We're trying to stay as flexible as possible, but we also don't want to go so far that we jeopardize solutions. If we hear additional info, there may be an opportunity to refine somewhat.

- *Chris Holt:* For the GP EIR, are we going to have the opportunity to approve the scoping of the EIR?
 - *Heidi:* That could be the case. There can be a check-in about the Project Description, but it might be with the City Council instead.
- Perhaps the EIR could cover parts of the Knaggs property that are not affected by the 200 year flood plain.
- *Veronica Diaz* (Teamsters)
 - We're here in support of any plan that supports the relocation of our sprayfields from the 900 acres. Odor and flies have become an issue. Conway Ranch has said if the 900 acres is rezoned, they can help with disposal of wastewater in a way that is not harmful to others.
- *Tim Taron* (East Woodland LLC)
 - This is a really important decision. Once the preferred alternative is identified, there could be tweaking, but not a lot of change.
 - I have not heard staff once say "Prime Farmland." By delaying SP-2, Staff is slamming the door. It would require a brand new EIR, which means waiting a long time. The longer you wait, the more Prime Farmland will get gobbled up and irrevocably committed to development.
 - We think we should be allowed to plan SP-2 concurrently with flood plans so that they work together.
 - I disagree with the characterization of SB 5. It allows you to plan, but prohibits the city to issue building permits. You can certainly do what we're asking: Include SP-1A so that there is ready available land for new development, and also allow SP-2 to be planned now so it's ready to go when the flood solution is in place. That's the solution. It's a good balance. Development in SP-1A will give enough time for a flood solution to be finalized.
- *Robert Thomas* (General Manager of Conway Ranch)
 - Staff has misinterpreted SB 5.
 - PCP would prefer to relocate away from the urban area. They can't make that move unless you include the 900 acres in the preferred alternative. I'd hope you want your largest employer to be successful. If SP-2 is not in the preferred plan, they can't move.
 - Fifteen years ago, Davis, Woodland and UC Davis needed a new water supply. Five years ago, they came to Conway Ranch asking for surface water. There were many hurdles, but rather than throwing up our hands,

we put together an agreement that will give all three surface water next summer. Let me suggest that flood control is the same issue. There's no reason or state law that doesn't allow you to include the 900 acres in the preferred alternative. Because it's within your city limits, you want to plan that area. Not develop it (until there's a flood solution), but plan it. That east area is important to the water supply and flood control and rail relocation.

- Rail currently blocks 27 intersections in West Sacramento, Woodland and Davis. The preferred alternative for rail relocation is through Conway Ranch.
- We can't say we have to wait. We should be allowed to move forward with the planning process now, but building permits won't be issued until a flood solution is in place.
- The 900 acres has been heavily salted due to the PCP spray and will never be Prime Farmland.
- We need to send a strong message that we want flood protection.
- The 900 acres is the only project in the GP that brings new surface water to the table. Every other project relies on your current water sources.
- I would hope that the language in SP 2 be eliminated. This is not "new language," it is slamming the door on SP-2. It's a policy decision, not a legal issue. You have the ability to recommend to the City council that SP 2 be added in to the GP EIR. You have a right to proceed with a specific plan in that area.
 - *John Murphy:* Please clarify. What is the linkage between moving the spray field and development of the property. What is it that keeps that from being an available option right now?
- Linkage right now, 900 acres is owned by city with long term lease to PCP. The linkage is if they want to move, which they do, where will you move them. You'll probably move the sprayfields to Conway Ranch. How does that all work given relocation costs how that all fits into the puzzle.
 - *John Murphy:* But if the City lets them out of the lease, why can't it happen now? Is that independent of the development opportunity of the property. I don't understand why you are this linkage and why are you saying that cant happen without the specific plan. Are you talking about only talking about relocating the sprayfields, or relocating the cannery. It seems to me that when it is suggested that PCP be relocated it gives the impression that what is being talked about is relocating the factory. People may be confused that what is being talked about is relocation of the factory. But what we are really talking about is relocating the spray fields.

- *Bob Thomas*. That is correct we are only talking about the spray fields.
- *Marco Lizarraga*: I'm been concerned about funding. If there is no planned development then there is no need for flood control. Would not have gotten funding for the Natomas area if there had not been planned development. The government won't fund a flood solution if we don't have planned development in flood-affected areas. If there's no intention to develop the area, we won't get the funding.
- We don't know what's going to happen over the life of the General Plan. Don't preclude your options. If the remainder area is able to get through their process first, they should be able to build, but they will have to go through about a two year process to get their EIR. Don't restrain with artificial triggers when we know that we need a flood solution for SP 2 and that they will have to go through tax sharing, annexation, EIR, mitigation for prime ag land. Don't restrain with artificial triggers. These artificial triggers are trying to direct development.
 - *Chris Holt*: If you go back to the artificial triggers, SP-1 has it's own problems, but that's not what's hindering SP-2 from going forward. What is hindering it is the need for a flood solution before you can pull a building permit. You have to pull a permit correct?
- If a developer wants to proceed with a SP at their risk and cost, and cant let all three go at once, if you allow that to occur you will have to have the developers pay for city staff, that is how you staff up, let them take that risk. But by delaying the planning process you are delaying ultimately what might occur there and I think it is sending the wrong message to the Federal and State Government, as Marco said, that this area is not a priority.
 - *Chris Holt*: But Skip Davies says we're closer to flood solution that we think. Theoretically, If we have that, and you secure a flood solution and we don't have the build out trigger of SL, then you can move forward. You're not limited by SP-1. What is hindering you is a flood solution
- What is hindering is the language that does not allow any planning to occur until there is a flood solution. I am saying that there is an opportunity to start the SP while we are figuring out the flood solution. It could be a parallel process. The SPs don't need to be sequential. I am suggesting that if the City send a strong message that we have land in the city that we plan on developing I think it helps sends a strong message to our Federal and State partners.
 - *John Murphy*: Staff I am confused between on what the retired city mangers in the audience are saying and the difference from

between restricting when an SP can be processed until, and you saying we should be allowed to start planning? Not sure about those terms and if there is overlap.

- Bob Thomas: Staff is recommending that the 900 acres not be part of preferred plan or EIR. Meaning SP-2 would require a GPA, which would take a long time. That means you won't be planning for 6 or 7 years.
 - *John Murphy:* Are we taking action on the preferred alternative? We're just saying this is the starting point, right?
 - *Ken:* It is a starting point for framing the preferred development projects that will be used to build the GP and the EIR.
 - *John Murphy:* It sounds like what we are hearing people object to is what will be studied in as the preferred plan GP EIR because it might give some projects a big head start over others based on what is included.
 - *Ken:* I would like to provide some distinction regarding the nuance of the language regarding striking the language regarding processing the application for a Specific Plan. This general plan does not suggest nor does it cover development in the 900 acres. What we are suggesting is that a SPs would need to be prepared and processed and still need a GPA and EIR. We are not suggesting anything different than Mr. Thomas. Under any scenario a SP in this area will require its own specific plan and its own environmental document.
 - *Chris Holt:* So that would be true for SP-3 and SP-1 same set of requirements, a Specific Plan, environmental analysis that would be on SP 2?
 - *Ken:* Correct.
- Bob Thomas: That's not correct. Because SP-2 will not be included in the preferred alternative or in the GP EIR. You know how long it can take to prepare an EIR that's the difference.
 - *Ken:* No land use assumptions during the horizon year would be included in the GP EIR. The GP EIR for SP-3 would only consider non-residential development. SP-1 would include the residential necessary to achieve our growth targets of 7,000 unit projection of SL, infill and SP-1 area. So there would be residential CEQA clearance for SP-1. As well as the commercial around the interchange. So there would be some CEQA clearance with this scenario.
 - *Chris Holt:* Not because SP-1 is more preferable, but because it already has laid more groundwork in sizing of infrastructure.
 - *Ken:* SP-1 will still need project level EIR and a Specific Plan

- *Chris Holt.* And the reason we are including SP-1 in our EIR is to allow us to satisfy our requirement in state law for adequate growth per the housing element.
 - *Marco Lizarraga:* Could we as a Commission direct you to include the 900 acres? If we don't have something to give these guys to fund, we won't get it.
- *David Storer:* This language is new to me tonight, so you're seeing the reaction that it is causing. My understanding with SP 3 was that we would be able to tier off of it. What I just heard Ken say is that a subsequent document would go along with that. The issue Tim is bringing up is that he feels he is not in the game, but I think that he is. What it says is "may not be processed." To me that is a discretionary not mandatory, not a shall. The point of staff. The point is with SP 3 is that I'd like to be able to tier off of the GP EIR and not have to do a GPA. I am not sure if Ken misspoke when he said General Plan amendment, but that is a big deal and changes the whole funding game.
- *Steve Knoll* (Design Workshop – for the Beeman Family)
 - Retained by the Beeman Family to help them determine the best use for their property. We think this preferred plan is generally pretty supportive of what we want to do. We think this is the appropriate time to step forward. We submitted an application for a GPA and annexation for SP-1A and part of the South Gateway area. We feel comfortable with what's being proposed.
 - Sp-1A: We think this project is well situated for the City to go forward with:
 - Supports orderly development because infrastructure has already been planned
 - Agriculture heritage – within ULL
 - Economic development – SFR, MFR, mixed use, commercial, and research will be a good balance for city.
 - Mobility – Plan will provide aggressive trail and parks system and will allow access by all modes
 - Recreation opportunities – Minimum of 6 acres of park if not more. Also greenways and neighborhood parks: It's the whole network.
 - Qualitative character – Design standards will enhance character of community and provide a strong neighborhood feeling.
 - Environmental stewardship – Low impact development, stormwater management
 - *John Murphy-* What's the timeframe?

- We've started by submitting the application. We're now looking at what could be supported on the property. We anticipate by end of GPU, we'll have a proposal in place.
- *Al Eby*
 - I'm concerned whether the GP will supersede the Downtown Specific Plan.
 - *Ken:* The GP will have policies that will set the tone for amendments to the Downtown SP. But it will stay in place.
 - Marco brought up the point of needing an incentive for flood funding. But they're incentives already in place. I'm not against the 900 acres, but we already have a need for flood protection based on existing development.
 - There shouldn't be triggers at all, instead I think it should be market driven. If they are willing to pay for the infrastructure then let them. It brings people in here. 1000 people employed at PCP that people will need homes. Don't support giving favoritism to one specific area.
- *Art Pimentel*
 - I am lifelong resident. Remind you of something I have been involved in with regard to developing principles in the GP. That the people and CC will drive what will happen in the future. People submitted 3,100 postcards, and one of the top items was the protecting prime farmland was a big priority.
 - Also, the other priority was developing a flood solution. Especially for residents in the northside. That should be a significant priority for the residential areas and industrial area to the north, I believe that there are community partnerships that are available to assist the city in developing that. Rezoning those 900
 - The city owns the 900 acres and we should be creating value for the community with those 900 acres.
 - I don't understand the new language. It should be the intention of including as much potential development as possible to allow for planning for the future. We understand in a lot of these areas, nothing can be built until a flood solution is in place. Also including planning for the railroad realignment and preserving the 1000 plus jobs that exist at PCP.
 - *John Murphy:* What was the form of the input of the 3100 postcards?
 - People sent them in and people contacted me. There are a lot of people in this community who don't know about general plans but they do care about this community. I don't know who and how and what drove people to submit those postcards, but I was one of those who submitted

one. One of those who support those 9 principals that were on that postcard.

- *Jenny Lilge*

- Felt compelled to speak because Art brought up the postcards. May feel that the postcards were submitted under a cloak of deception. They are about promoting a argument for building in the 900 acres. When I asked one person why she supported building in the 900 acres that by placing her name on the postcard, she didn't understand that's what the postcard said. That is not what I intended.
- We have a lot of money that could be made off of the 900 acres, and that money funneling this behind the scenes behavior.
- Is sprawling far east the best for Woodland?
- A responsible footprint for our town and look at responsible growth that promotes infill is best. We want smart growth.
- I support triggers because we want smart growth. That's why they are doing this analysis - to see what things are going to cost. We want to know what things are going to cost before we start doing things that will cause damage and before they cant be undone.
- Talk to your neighbors. Do you want 15,000 more people in this town. Talk to your neighbors. Don't buy into what is being funded by developers who stand to make millions.

COMMISSION COMMENTS

- *Elodia Ortega-Lampkin*

- Reality is, no matter which way it goes, there is money and stakeholders involved, and someone will benefit. Stakeholders and agendas.
- I do take the postcards seriously because they represent what people think. Look our for the interests of regular folks.
- I think it would be in our best interest to look into all of the possibilities.
- It would be a mistake to not allow healthy competition among developers for where to grow. The developers should pay for some of the costs. See who will give us the best options. It is unrealistic for us to not understand that we will grow. We should take advantage of the developers who can pay for the improvements and take it off our taxes.
- Agricultural land is huge for me and for our future generations. I value it and our community values it.
- Have developers pay the cost to make development happen.

- *Fred Lopez*

- Flood still concerns me. If we address the flood issue now, it might be more work, but it will be more expensive to wait until 5-10 years down

the road. All of the area within the ULL should be included within the flood solution. May be more work now, but it will be more expensive down the road. SP 3 area, easier to deal with than that vacant land. Create a blueprint for what we want now. Understand that we have some funding toward that now, we should utilize the funding we have now to get that corrected. So everyone knows what can be built, when it can be built and where it can be built.

- *Chris Holt*

- Writing ideas down on postits.
- Ultimately we can't control alone where our city develops – a lot is driven by the market controls this too. But we can level the playing field and help guide growth to where it most advantageous for our community.
- We have to be at the table and consider all comers not shut people out based on different ideals.
- I prefer compact development, urban infill walkable, non auto-centric options.
- If we include the 900 acres, we have essentially planned out the majority of the ULL. The ULL can't move easily. Ask Elk Grove about that and the problems they are experiencing. We shouldn't take that lightly.
- There are many elements that contribute to developing in the downtown. Rail relocation and finding a flood solution are huge. We can ask people in the industrial area to keep padding up, but at some point it becomes cheaper to build elsewhere that doesn't require flood mitigation. At some time we need a solution for our residents.
- In order to achieve our goals and work with partners we have to be at the table with them. At some point Conway Ranch has lots of very good things that we need to solve some of our problems flood and rail relocation and PCP spray fields. We'd be disingenuous if we expected Conway to give us all of this, without expecting something back.
- Their interest in the 900 acres can be a benefit, but we need to plan it correctly:
 - I do not feel that this location is appropriate for residential development at all.
 - I think we should consider uses that do not make sense in the urban core any longer and relocate those uses to the 900 acres. (For example, Cal West Seeds could move out to there where it's near rail; also the PCP factory could be relocated off main street – so they can expand elsewhere.)
- Instead of pitting one piece of development against another, we need to look at what they can be for our future.

- Downtown – Loss of redevelopment took the wind out of our sails by removing a significant funding mechanism. That did not end redevelopment. The example of Visalia’s infill development program is a great example of how you can increase infill Downtown and level the playing field. Additionally, there are also nonprofits in communities around us that serve as good examples. (Roseville Community Development Corporation is teaming with the City to bring in funding sources for their downtown.)
- Need to focus on flood and rail relocation or there will be a lot of things we will need to live with for the next 30-35 years.
- Would suggest raising the minimum FARs for urban infill and downtown areas – minimum of 1.0 on non-residential FARs. By raising the lower threshold, you start to see much more dense development. By doing this and lessening parking requirements, we can see something closer to Davis and Downtown Sacramento.
- *John Murphy*
 - Like idea of moving PCP to the 900 acres. Or maybe the County fairgrounds. Interstate Oil is another industrial use that would be more appropriate out east. Also the parking in the non-customer service part of the post office could be used better, so perhaps relocate them.
 - Support completing Spring Lake. Yes, this is playing favorites. That’s what policies are. Spring Lake has to be finished. We can’t do anything that would slow this down.
 - MPRA – SP-1A makes the most sense; also willing to consider 1B and 1C.
 - I think Prime Farmland is a complete red herring. We’ve already voted on it and settled the matter. The community has spoken.
 - North area – It is nice in terms of maintaining the shape of the city and keeping downtown downtown. Kentucky has historically been a corridor for farm traffic. Development will be a challenge because we’ll always have that corridor separating the north part from downtown.
 - East area– This is the only asset that the city has. I’m fine with it as it is now, but I’m still a little confused about what we’re approving here and what people think will be in an EIR based on this. We need to maximize the value of this property. If it needs to be in an EIR, then that’s what we should do. I agree with Chris, I can’t see development out there, but I’m not a developer.
- *Marco Lizarraga*
 - Favorable to relocating rail. That’s a must. Also favorable to prioritizing a flood solution.
 - In favor of infill. We need to incentivize this type of development.
 - Spring Lake – No one disagrees with that.

- We all need to direct staff to include the 900 acres in the EIR. There's never too many incentives to have the government fund anything.
- *Steve Harris*
 - I agree with everything everyone has to say.
 - Flood protection is the key to everything.
 - Conway Ranch is a good business partner that we are lucky to have. I don't like turning away business. I think everyone should be included, rather than shutting people out.
 - We all know we have a commitment to Spring Lake. It should be given every opportunity to be built out.
 - Supportive of the Downtown SP area. Food trucks, Friday night art walk, it's an absolute delight.
 - I think everything needs to go under the umbrella of the EIR, including the 900 acres.
- *Kirby Wells*
 - The success of our city is driven by the unique, historic downtown. For the longest time, it hasn't been designed to attract the businesses we need. It is critical how we design the entry points in the south and north to bring people into the downtown area. We have to make Woodland look attractive and pull commerce in into the downtown area.
 - Let the market drive some of our opportunities. If the developers want to start planning, I recommend that we don't stop that.
 - Include all North Gateway properties in EIR and the 900 acres
 - Triggers for Spring Lake – No percentage. Hard, solid date only. The market will drive the percentage that gets built.

FINAL QUESTIONS FROM THE COMMISSION

- *Fred Lopez*: If we accept this preferred plan, but want to include flood-affected residential and the 900 acres in the EIR, can that happen?
 - *Ken*: The Commission can certainly entertain that.
- *Fred Lopez*: If that's doable?
 - *Ken*: In terms of our scope, it could add cost and time to include assumptions about these SPs
- *Chris Holt*: If we add all of the SPs to the EIR, don't we have to assume land uses and development densities? Does it lock us into a development pattern we don't want?
 - *Ken*: The scope and cost might not change as long as we maintain a program level EIR and not project level.

- *Heidi:* There is land use assigned to the entire map. What we need to figure out is what is assumed by 2035. Full buildout would be way more than the target's we've identified. It doesn't have a material affect on the scope of the EIR. Full buildout would require more mitigations. It's a policy question, it's not about the scope of work. We can assume the number of units and intensity that you and the City Council tell us to.
- *Fred Lopez:* SP-1A plan will be done by end of GPU. Looking at SP-1A, it's about half of proposed 7,000 figure in that development alone.
 - *Sophie:* We have not done any traffic assessment on development on every parcel. This would create extra cost if we assume more development than we did in any of the scenarios. As for SP-1A, it is possible that the EIR could be expanded to cover SP-1A at a project level if the budget is increased.
- *Chris Holt:* What's the difference between a programmatic and project EIR?
 - *Sophie:* Programmatic EIR assumes a range of development, and provides blanket clearance for projects that are not yet known. You see the difference in significant impacts. For a Project EIR, the impacts are known and can be evaluated at a more specific level. Mitigations in a Programmatic EIR could say, "Specific projects that fall under these categories would require x, y and z mitigations." If projects are consistent with the approach of the GP, projects could tier off of the GP EIR and only consider project level impacts.
- *Chris Holt:* I would suggest consistency. If we do a Project EIR for one, we should do it for all. Or at least allow the opportunity for all.
 - *Sophie:* We are only scoped for a Program EIR. Part of this is because we don't know what project proposals look like for the SPs.

ACTION

- *Marco Lizarraga:* I'd like to propose we accept Staff recommendation and expand the EIR to include the 900 acres.
- *Kirby Wells:* I'd suggest we remove the new specific flood language out for SP-2. Also, include SP-3 in the EIR.
- *Chris Holt:* I think it's dangerous to allow full development of a SP without tying it to a flood solution. I'd suggest we revert to the old language. The new language is too restrictive.
- *Kirby Wells:* Go back to language saying it's contingent on identifying comprehensive flood solution, as we did before. As long as planning can start before.
- *Marco Lizarraga:* Motion: Accepting that we will expand EIR to include 900 acres and SP-3.
- *Elodia Ortega-Lampkin:* Second

- *Ken:* You are asking for amendments to the proposed buildout assumptions?
- *Marco Lizarraga:* Yes, you'd have to expand that.
- Motion ²carries: All in favor.



Legislation Details (With Text)

File #: 16-040 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 7/30/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to extend on-site beer and wine sales at the wakeboard park to include sales/consumption at the beach and island areas in addition to the patio/dining area of the existing café/grill. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Diego Wilk); 1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1 - Planning Commission Resolution](#)
[Attachment 2 - General Application and Project Justification Statement](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to extend on-site beer and wine sales at the wakeboard park to include sales/consumption at the beach and island areas in addition to the patio/dining area of the existing café/grill. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

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Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Report For: Planning Commission Public Hearing - August 6, 2015

General Plan Designation: Open Space (O-S)

Current Zoning: Open Space (O-S)

Existing Land Uses: Velocity Island Wakeboard Park

Flood Zone: AE Zone - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined), FIRM Community Panel Number - 060426-0465H Revised May 16, 2012.

Street Access: Dubach Access Road and North East Street

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Farm land	County
South	Farm land	County
East	Valley Oak Inn & vacant lot	C-H
West	Farm land	County

Pending/Potential Action

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

1. Receive the Staff Report;
2. Conduct the Public Hearing;
3. Adopt Resolution No. PC15-____, 1) approving the Conditional Use Permit Modification to extend on-site beer and wine sales at the wakeboard park to include the beach and island areas in addition to the patio/dining area of the existing café/grill (Black Pearl Grill) and related modifications. (**Attachment 1**)

Project Site Description

The site is located on 15 acres of City property formerly known as the Dubach Stormwater Detention Basin (aka Dubach Park) (APN 027-340-002) located at 755 North East Street immediately northwest of Interstate 5 / Highway 113 in the City of Woodland, Yolo County, California. The project site has a City of Woodland General Plan and Zoning Designation of Open Space (OS). The current use of the site includes a conditionally permitted cable wakeboard park, including a sandy island/beach and an elevated patio and café/grill (restaurant) area for riders and spectators.

Background

On April 8, 2013, the City of Woodland entered into a Ground Lease Agreement with the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for the construction and operation of a cable tow recreational water park facility consistent with the Conditions of Approval approved by the Planning Commission on September 20, 2012. The approved project conditions specified no sales or consumption of alcohol within the park unless permitted through a Special Event Permit approved by the City.

On May 21, 2015, the Planning Commission approved modifications to the Conditional Use Permit to allow on-site beer and wine sales at the Black Pearl Grill restaurant (patio dining area) located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area. The applicant has not yet begun selling alcohol at the facility on a daily basis, however, the California Department of Alcoholic Beverage Control issued a temporary license for the sale of beer and wine from the island location within the park during the park's largest event held to date, the 2015 Monster Energy Wake Park Triple Crown. The three day event hosted between 800 and 1,200 people each day with no reported issues or concerns regarding alcohol sales.

The current request seeks to extend alcohol sales and consumption to include the beach and island areas of the park in addition to the patio dining area adjacent to the Black Pearl Grill as previously approved by the Planning Commission.

Project Proposal/Discussion

Beer and Wine Sales. The applicant is requesting a modification of the Conditional Use Permit to extend beer and wine sales at the wakeboard park to include the beach and island areas in addition to the patio/dining area, adjacent to the existing Black Pearl Grill. The added sales/consumption areas will allow adult spectators to enjoy a range of food and beverage options while viewing wakeboard riders from the beach and island areas. The extended areas also allow for flexibility in the sales of beer and wine for special events, weddings, fundraisers, etc., which may take place along the beach area or on the island; which was specifically designed for such events. The project applicant finds that the expansion of alcohol sales beyond the patio area, as currently permitted, is an important factor in the overall enjoyment of the facility by visitors and spectators and in the success of the business.

The wakeboard park and Black Pearl Grill currently operates seven days a week, May through October, from approximately Noon to Dusk. Operating hours are permitted to 10 PM upon approval by the Community Development Director (Conditions of Approval #24 and #25). Winter season operations of the Black Pearl Grill will vary, but will generally not extend past park operating hours.

Safety precautions as outlined in the applicant's justification statement (**Attachment 2**) include ID checks at the time of sale, wristband requirements for adults purchasing alcohol to verify that ID's have been checked and

rider wristband removal at the time of purchase to ensure no one is riding under the influence of alcohol. Additionally, park employees will constantly monitor the park facilities and, during larger events, private security will be retained to help monitor under aged drinking and crowd control. Condition of Approval #24, pertaining to alcohol sales at the park is proposed to be modified as follows (language removed shown in strikethrough, amended language shown in double underline):

Amended COA #24: Beer and wine sales and consumption shall be allowed at the park's grill/snack shack ~~only~~ and consumption of beer and wine shall take place ~~only within the designated patio dining area at the park within the fenced/leased portion of the wakeboard park, including the beach, island and café/grill patio area.~~ The designated patio/dining area shall be identified through signage to the satisfaction of the City and shall clearly denote areas where beer/wine may be (and may not be) consumed. Beer and wine sales shall occur between the hours of 12:00pm and 7:30pm during wakeboard park and/or café/grill operating hours up to 10 PM.

Appropriate safety precautions shall be adhered to including, but not limited to, ID checks to ensure minors are not served alcohol (beer/wine) and rider wristbands shall be cut upon ordering beer or wine from the café/grill, after which time, a new wristband shall not be issued. Applicant shall comply with all provisions and requirements of the Department of Alcoholic Beverage Control including obtaining a Type 41 Beer and Wine permit prior to sales. Applicant shall also comply with the requirements for on-sale liquor establishments not within the Central Business District Zone (Zoning Ordinance Section 25-21-70 (c)(2)). Sales of alcohol/beer or wine outside of these provisions may only occur through the issuance of a Special Events Permit (see Condition #24 above).

If issues pertaining to the sale/consumption of alcohol should arise, either through reported incidence or upon inspection/monitoring by the City, the City shall have the ability to require additional security/safety measures pertaining to the sale/consumption of alcohol or may, at its discretion, restrict the areas where alcohol may be sold or consumed.

Special Events. The proposed cable wakeboard park operates up to seven days per week and serves 10 to 100 persons per day with more attendance for special events (tournaments) during the year. For these larger events, a separate review is required from the City's Special Events Committee and the applicant is required to obtain a Special Event Permit. The Special Event Permit addresses special event parking, shuttle service, traffic control, noise control, sale of alcohol, security measures and advance notification to adjacent residences.

The Special Event Permit process shall remain a required component of any special event anticipated to exceed normal operational attendance; however, to accommodate smaller scale events or events that may take place after normal operating hours, such as small fundraisers or weddings, staff recommends Community Development Director discretion in modifying or waiving Condition #23, based upon a determination that the special event will not create significant traffic, noise, safety or security concerns, or other potential nuisance to surrounding property owners or within the public rights-of-way, as follows:

Amended COA #23: Applicant shall obtain a Special Event Permit prior to holding any special event or tournament. Applicant shall submit the request for such an event a minimum of 30 days prior to the scheduled event to the City's Special Event Committee. The Special Event Permit shall address special event parking, shuttle service, traffic control, noise control, sale of alcohol, security measures and advance notification to adjacent residences. This condition, in part or whole, may be waived or modified by the Community Development Director based upon a determination that the special event or tournament shall not create significant traffic, noise, safety or security concerns, or other potential nuisance to surrounding property owners or within public rights-of-way.

Liability Insurance. An important component of this lease agreement is liability insurance required for the park operator. As a component of the Ground Lease Amendment, which must be amended prior to implementation of the revised Conditions of Approval, staff will work with the project applicant and the Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA) to identify any additional precautionary measures necessary to safely implement alcohol sales within the park. The applicant currently carries \$3,000,000 in liability coverage as approved by YCPARMIA.

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, July 31, 2015.

Environmental Assessment Status

The project is exempt from CEQA per Section 15061 (b)(3) because it includes minor modifications to an existing facility that are limited in scope and will not result in environmental impacts. Further the project qualifies for a CEQA Class categorical exemption (CEQA Guidelines, §15301 - Existing Facilities). A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The site is located within Woodland City Limits and is surrounded by urban development. The 15 acre site consists of a cable tow wakeboard park and ancillary uses (pro shop, café/grill, outdoor patio area, and sandy beach). The site does not provide habitat for sensitive species. The extension of on-site beer and wine sales will not result in significant traffic, noise, air quality, or water quality impacts as the use is limited in scale, will be located within the improved wakeboard park lease area, and is considered an ancillary use to the wakeboard park, and not a park attraction in and of itself. The project does not involve a significant amount of hazardous materials. The use permit modifications will comply with City noise standards. Existing utilities (storm water, sewer, water, electrical, gas) are adequate to serve the proposed project.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062 (a) of the CEQA guidelines.

Reviewing Agency Comments

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

Appeal

The planning commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, the applicant, or any other person including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The city clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-50.

Recommendation

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

Motion #1: Move that the Planning Commission adopt Resolution No. PC15-_____, approving the Conditional Use Permit Modification to extend on-site beer and wine sales at the wakeboard park to include the beach and island areas in addition to the patio/dining area at the existing Black Pearl Grill and related modifications.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

a. Exhibit A - Conditions of Approval (Modification)

b. Exhibit B - Site Plan

Attachment 2 - General Application Form and Project Justification Statement

RESOLUTION NO. PC 15-_____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF WOODLAND APPROVING A MODIFICATION TO THE
VELOCITY ISLAND WAKEBOARD PARK CONDITIONAL USE
PERMIT TO EXTEND ON-SITE BEER AND WINE SALES AT THE
WAKEBOARD PARK TO INCLUDE THE BEACH AND ISLAND
AREAS IN ADDITION TO THE PATIO/DINING AREA OF THE
EXISTING BLACK PEARL GRILL. THE WAKEBOARD PARK IS
LOCATED AT 755 N EAST STREET WITHIN THE OPEN SPACE
ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 6, 2015 to review and consider a request from the project applicant, Velocity Island Wakeboard Park, for amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to extend on-site beer and wine sales at the wakeboard park to include the beach and island areas in addition to the patio/dining area of the existing Black Pearl Grill restaurant located within the park; and

WHEREAS, Velocity Island Wakeboard Park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone; and

WHEREAS, the Velocity Island Wakeboard Park Conditional Use Permit (CUP) was approved by the Planning Commission on September 20, 2012, and on April 8, 2013, the City of Woodland entered into a Ground Lease Agreement with the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for the construction and operation of a cable tow recreational water park facility on city owned property, consistent with the Conditions of Approval of the CUP; and

WHEREAS, the Velocity Island Wakeboard Park Conditional Use Permit was modified by the Planning Commission on May 21, 2015 to allow on-site beer and wine sales at the Black Pearl Grill restaurant located within the park, and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area; and on June 16, 2015, the City Council approved the Second Amendment to the Ground Lease with Velocity Island (Love Ride, Inc.) to amend the project's conditions of approval consistent with the approved CUP modification; and

WHEREAS, the Velocity Island Park CUP Conditions of Approval must be modified to allow for the extension of on-site sale of beer and wine; and

WHEREAS, as part of the approval process, the Ground Lease Agreement between Velocity Island Park and the City of Woodland will need to be amended to modify the terms under which the park will operate; and

WHEREAS, the proposed project amendments conform to the City of Woodland General Plan and Zoning Ordinance in that the uses are conditionally permitted in the Open Space Zone, are consistent with the zoning and general 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 15061 (b)(3), which applies minor modifications to an existing facility that are limited in scope and will not result in significant traffic, noise, air quality, or water quality impacts. Further, the project qualifies for a CEQA Class 1 (CEQA Guidelines, §15301) categorical exemption. A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; 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. Approves the Conditional Use Permit (CUP) Modification subject to the modified conditions of approval included in **Exhibit A**, extending on-site beer and wine sales/consumption at the wakeboard park to include the beach and island areas in addition to the existing Black Pearl Grill patio/dining area located within the park, located at 755 N East Street in the Open Space (O-S) Zone.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 6th day of August, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

Conditions of Approval

PLANNING – Conditional Use Permit

1. The project is as described in the staff report prepared for the September 20, 2012 Planning Commission meeting, ~~and~~ as amended in the May 21, 2015 staff report to include on-site beer and wine sales at the park's café/grill and to allow the construction of a skateboard park as an ancillary use located within the wakeboard park's leased area, and as further amended in the August 6, 2015 staff report to extend on-site beer and wine sales/consumption at the wakeboard park to include the beach and island areas. The project shall be constructed as depicted on the Conceptual Site Plan, Landscape Plans, and building elevations dated 5/27/2011, and with the amended "Proposed Site Plan with Skate Park" dated 5/7/2015, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications. Applicant shall obtain all necessary building and or grading permits as required by the City of Woodland Building Department prior to construction of the skateboard park feature.
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. Final Plan Set: Prior to the issuance of building permits, the applicant shall include a Final plan set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
4. The Applicant shall comply with the approved CEQA Mitigation Monitoring and Reporting Plan. Upon request, applicant shall provide a written report detailing compliance with MMRP to the Community Development Department for review.
5. The Conditional Use Permit must be exercised within **one year** of issuance, or it shall be null and void by act of law (Section 25-27-70).
6. At any time, upon request by the City, applicant shall provide a written report detailing compliance with Conditional Use Permit and Special Event Permits to the Community Development Department for review.
7. Applicant shall provide the Community Development Department with a check for the sum of **\$2,151.50** made out to Yolo County to record the environmental document with Yolo County.
8. Applicant to provide written verification that proper screening will block the visibility of roof mounted mechanical or utility equipment from the public.

9. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.
10. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.
11. Enter into a landscape Maintenance Agreement with the City. The Agreement shall be recorded prior to issuance of a building permit to assure continuing maintenance of the landscaping.
12. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site. Parking and security lights shall not be taller than 20 feet above grade.
13. Applicant shall modify proposed landscape plan to use three (3) tree species in the parking lot as recommended by the City Arborist - Horn beam (*Carpinus betulus*), Purple Robe(*Robinia X ambigua 'Idahoensis'*), and Chinese Pistache "Keith Davey". City Arborist may select an evergreen tree as a substitute for one of the three tree species.
14. Applicant shall modify proposed landscape plans by replacing two thirds of the proposed Valley Oaks on the south and east perimeter to include two (2) additional varieties as recommended by the City Arborist - Little leaf Linden (*Tillia cordatta*) and Frontier Elm (*Ulmus X 'Frontier'*). City Arborist may select an evergreen tree as a substitute for one of the two tree species.
15. Prior to City issuing any building permit applicant shall have a Tree Protection Plan prepared by a licensed Arborist and submitted for review by the Community Development Department. This Plan shall identify trees to be retained and specific measures to be taken to protect the trees during construction and the long-range care and preservation of the trees.
16. Landscape Plan shall indicate a 3-inches of top dressing (bark) be used in all planter beds.
17. The applicant shall be required to provide replacement trees for all healthy trees removed from the site. The replacement requirement is two trees for every 6 inches of trees removed measured at diameter breast height (DBH). The replacement trees are in addition to those trees required as part of project approval per the City's Landscaping Ordinance and Community Design Standards. Replacement trees may be planted on site or applicant can pay into the City's tree fund at \$215 per replacement tree.
18. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absent of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.
19. The bathroom building shall use earth tone integral color CMU split face block. An earth tone color shall also be used for the standing seam metal roof. Applicant shall submit colors

to be used on the building(s) for review and approved by the Community Development Department.

20. Applicant shall construct a trash enclosure matching the bathroom design and materials. Trash enclosures are required to be covered (roof). The roof of the trash enclosure to match roof of bathroom.
21. Operations buildings on site shall use at least two earth tone colors. Applicant shall submit colors to be used on the building(s) for review and approval by the Community Development Department.
22. Should parking become a problem in the opinion of the City, the applicant shall provide additional parking and any necessary shuttle service to the site in order to ensure public safety to the satisfaction of the Community Development Department. Any off-site parking shall be reviewed and approved by the Community Development Department and may require the applicant to obtain a Condition Use Permit for the off-site parking site.
23. Applicant shall obtain a Special Event Permit prior to holding any special event or tournament. Applicant shall submit the request for such an event a minimum of 30 days prior to the scheduled event to the City's Special Event Committee. The Special Event Permit shall address special event parking, shuttle service, traffic control, noise control, sale of alcohol, security measures and advance notification to adjacent residences. This condition, in part or whole, may be waived or modified by the Community Development Director based upon a determination that the special event or tournament shall not create significant traffic, noise, safety or security concerns, or other potential nuisance to surrounding property owners or within public right-of-ways.
24. ~~Beer and wine sales and consumption shall be allowed at the park's grill/snack shack only and consumption of beer and wine shall take place only within the designated patio dining area at the park~~ within the fenced/leased portion of the wakeboard park, including the beach, island and café/grill patio area. The designated patio/dining area shall be identified through signage to the satisfaction of the City and shall clearly denote areas where beer/wine may be (and may not be) consumed. Beer and wine sales shall occur between the hours of 12:00pm and 7:30pm during wakeboard park and/or café/grill operating hours up to 10 PM.

Appropriate safety precautions shall be adhered to including, but not limited to, ID checks to ensure minors are not served alcohol (beer/wine) and rider wristbands shall be cut upon ordering beer or wine from the café/grill, after which time, a new wristband shall not be issued. Applicant shall comply with all provisions and requirements of the Department of Alcoholic Beverage Control including obtaining a Type 41 Beer and Wine permit prior to sales. Applicant shall also comply with the requirements for on-sale liquor establishments not within the Central Business District Zone (Zoning Ordinance Section 25-21-70 (c)(2)). Sales of alcohol/beer or wine outside of these provisions may only occur through the issuance of a Special Events Permit (see Condition #24 above).

If issues pertaining to the sale/consumption of alcohol should arise, either through reported incidence or upon inspection/monitoring by the City, the City shall have the ability to require additional security/safety measures pertaining to the sale/consumption of alcohol or may, at its discretion, restrict the areas where alcohol may be sold or consumed.

25. Wakeboard park operating hours shall be submitted to the Community Development Director for review and approval.
26. Applicant to submit for review a geotechnical soils report with construction documents.
27. The use of temporary signs and attention getting devices (flags, sails, inflatable balloons, streamers, sponsor signs, etc.) shall require the applicant to submit plans for review and possible approval, a minimum of 30 days prior to use.
28. Applicant shall implement all of the safety measures outlined in their cable wakeboard park proposal. Applicant shall provide upon request at any time an incident report, tracking safety issues and accidents at the park to the Community Development Department for review.
29. The City shall require the applicant to implement additional safety measure at the park at any time should the City deem additional safety measure necessary.
30. Applicant shall provide a quality assurance report, at any time upon request from the City, to verify that the water quality of the lake is safe for human occupancy and water sports use.
31. Park operators shall provide proof of sufficient insurance for the operation of the park to the satisfaction of the City and YCPARMIA.

DEVELOPMENT ENGINEERING

FEES

1. Project shall pay all applicable development impact fees in effect at the time of building permit. Fees shall be based on the building s.f. of the bathroom and operations building and any other buildings added to the approved site plan, as well as, meter fees for surface water and Storm drain fees shall be based on the paved area of the parking lot. Fees shall be based on the service category.
2. Project shall pay plan check and inspection fees on public improvements and on civil improvements constructed on City property.
3. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the

imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

REQUIRED SUBMITTALS:

1. Applicant shall prepare improvement plans for all work within the public right-of-way and civil improvement plans on City property and submit to the Development Engineering with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and a plan check fee in the amount of 3% of the engineer's cost estimate. Prior to building permit issuance, applicant shall obtain permit and post security for the full cost of the public improvements and improvements on City land. This submittal is separate from the building permit submittal.

Prior to issuance of the encroachment permit the balance of plan check and inspection fees (total plan check and inspection fees less the deposit) based on the final cost estimate shall be paid in full based on the City's fee schedule these fees are (based on the construction cost of the improvements: 12% of the first \$50,000, plus 10% of the next \$50,000, plus 9% of the next \$100,000, plus 8% of the next \$100,000, plus 7% of the amount over \$300,000.

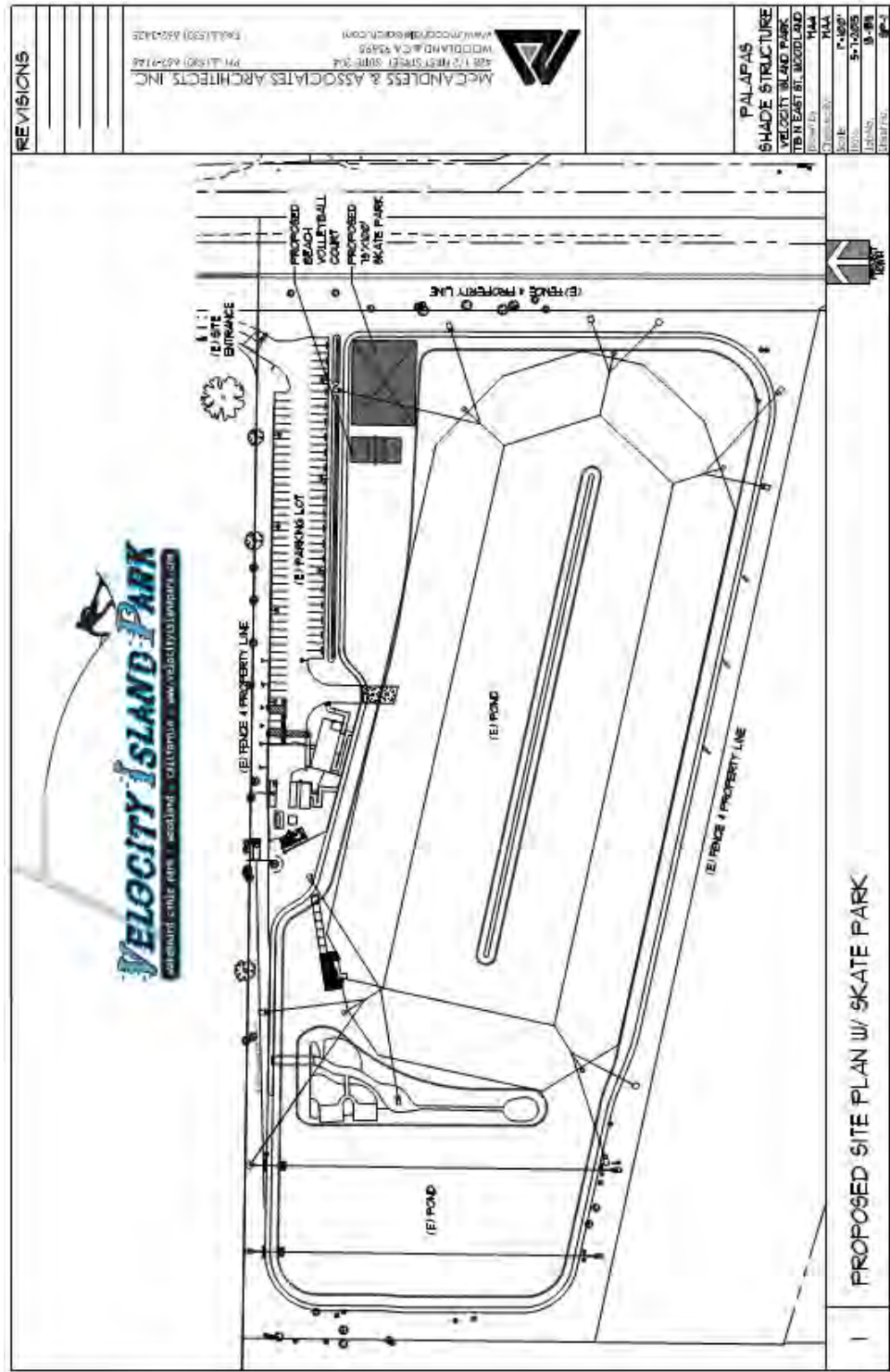
2. Unless otherwise determined by the City Engineer, construction of public improvements will require that the applicant enter into an improvement agreement, and provide bonds and insurance.
3. Prior to start of work applicant shall obtain a Caltrans encroachment permit for all work within the right of way of East Street/SR 113. (Caltrans will also need to approve design of the sewer and water connections).
4. Prior to start of work applicant shall obtain a Railroad permit for work within the Railroad Right of Way.

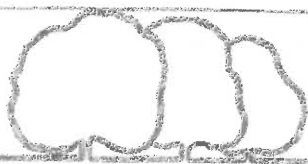
SITE PLAN AND REQUIRED PUBLIC IMPROVEMENTS:

1. The following public improvements are required as a condition of development of this site, and shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions (required submittals) are met prior to building permit issuance. The Encroachment permit shall apply to the sidewalk, driveway, all utility connections, and all civil improvements (on and off site), and any traffic control or traffic impacts on the public street.
2. The applicant shall install utility connections to City of Woodland Standards and Specifications. 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 the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
4. Project shall incorporate mitigations for construction traffic as detailed in the environmental document.

5. The project is subject to the City's Storm Water Ordinance and must comply with the City of Woodland Technical Guidance Manual for Storm water Quality Control Measures. Site shall meet General Site Design Control Measures, Site Specific Control Measures, and Treatment Control Measures. The applicant may pay a Storm Water Quality in lieu fee if unable to meet treatment requirements. Site specific control measures will include entering into a maintenance agreement with the City.
6. The site may irrigate landscaping either from potable water or from the onsite well but there shall be no connection between the two systems. A separate landscape irrigation service with meter and backflow will be required for an irrigation connection to the potable water connection.
7. Should ground dewatering be necessary for construction, applicant shall obtain a groundwater discharge permit from the State.
8. The Project is within the flood plain. Development shall comply with all applicable FEMA standards and regulations and all City requirements for development within a flood plain. Consult with the building officials.
9. Overhead power lines shall not run through the middle of the project, electrical facilities shall be undergrounded, unless if necessary due to flood requirements, may be routed around the edge of the project subject to the approval of the building official and City Engineer.
10. Improvement plans need to be revised to include the adjacent parcel access road.
11. The project shall widen the paved access road to 20 feet in width.
12. Project shall Relocate street light in the eye of the button hook at the intersection of SR 113 and site access road; or replace it with a breakaway pole.
13. Access Road and parking lot design sections shall be based on a design by a licensed Geotechnical Engineer. The access road shall be designed to handle a minimum of a 20 ton vehicle in a 10 year storm.
14. Applicant shall provide City Departments with access codes or keys for after hours emergency and storm drain maintenance.
15. Sewer Force main shall be owned and maintained by the applicant up to the point of connection to the City's gravity system.
16. Project improvements shall include repair and/or replacement of all access roadway lights.

Site Plan with Skate Park





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:

MAILING ADDRESS:

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

PROJECT APPLICANT

MAILING ADDRESS:

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

155 N. East St.

WOODLAND, CA 95776

LOVE RIDE INC. (THE BLACK PEARL)

155 N. East St.

WOODLAND, CA 95776

(530) 208-5201

April@VelocityIslandPark.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 <u>Change Permit (CUP)</u> | |

Is this request part of another application? ☒ Yes

☐ No

If so, what?

3. Project Description

Project Name:

Total Acres or Square Feet

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.

THE BLACK PEARL

BAR & GRILL

Having a beer and wine license is a vital element to many California restaurants. From the fine dining to the family style establishments, these businesses require a liquor license, whether it is a full liquor license or a beer and wine license, in order to be able to provide their customers with the service they demand.

ABC was contacted to obtain a Conditional Use Permit (CUP) to allow beer and wine sales for on-site consumption and California ABC Type 41 On-Sale Beer and Wine license for The Black Pearl.

The beer and wine will be serviced within the fenced enclosure of the park facility. Under the guidance of ABC proper signage will be set in place to ensure all safety regulations and practices.

Visual signage will be installed around park facility designating where alcohol is permitted e.g.) From Island to end of Beach including Patio area, as ABC requested for safety regulations and practices.

Safety precautions will be conducted at all times of business operations: all customers will be ID checked at the time of alcohol purchase with no exemptions, making sure no minors will receive alcohol. The watersport participant's wristbands will be cut to ensure no one is riding under the influence of alcoholic beverages. Those who purchase alcohol will be issued a designated wristband stating 21 verified. Employees will constantly monitor the park facilities visually as well as physically walking around. During large events off duty law enforcement or private security will be hired to control underage alcohol issues and well as crowd control.

Our staff will be committed to checking and controlling all areas at all times during business operations ensuring a safe and fun environment.

The Black Pearl will operate 7 days a week during the hours of 11am -10pm. As the operating hours of the park will seasonally adjust to accommodate daylight hours. Winter season subject to owner's decision, may be closed, not generating any expenses and overheads.

Regards,

April Hartmann

The Black Pearl.

LEGEND:



LIMITS OF DRINKING AREAS



LIMITS OF WATER

CHAIN
LINK
FENCE

ISLAND AREA
18,574 SF

PATIO AREA
3,728 SF

BLACK PEARL
RESTAURANT

RESTROOMS

BOARD SHOP

BEACH AREA
20,132 SF

ENTRANCE GATE



0 75 150 300



SCALE: 1"=150'

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

808 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4882

SITE PLAN

FOR

VELOCITY ISLAND

CITY OF WOODLAND, YOLO COUNTY,
CALIFORNIA

SHEET 1 OF 2

MAY 13, 2015

X:\Land Projects\3751\dwg\3751_11001



Legislation Details (With Text)

File #: 16-039 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 7/29/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: SUBJECT: Discussion Concerning the Format of the Regular Meeting Agendas.
DATE:

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Discuss the current Planning Commission Agenda Format; and
2. Provide direction to staff regarding any proposed modifications to the Planning Commission Regular Agenda Format.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy Norris, Principal Planner

SUBJECT: Discussion Concerning the Meeting Agenda Format.

DATE: August 6, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Discuss the current Planning Commission Agenda Format; and
2. Provide direction to staff regarding any proposed modifications to the Planning Commission Regular

Agenda Format.

DISCUSSION:

In order to facilitate the most efficient meeting format the Planning Commission may wish to discuss the arrangement of key agenda components. There are many possible ways to organize a meeting agenda as long as key factors are met, including roll call, public comment, and public hearing items. Where the format of an agenda may differ is in regard to the placement of new business reports, old or returning business items and finally Commission comments and requests for future information. Further, it was suggested that the Pledge of Allegiance be added to the regular agenda.

Staff suggests that the following format and terms be considered for future Planning Commission agendas:

- **Call to Order**
- **Roll Call**
- **Pledge**
- **Staff and Commissioner Comments**
- **Subcommittee Reports**
- **Communications from the Public** (for items other than those listed on the agenda)
- **Approval of Minutes**
- **Business Items** (items for PC discussion and/or action that do not require public hearing)
- **Public Hearing Items**
- **Wrap Up** (Staff and Commissioner comments continued as needed)
- **Adjourn**

RECOMMENDED ACTION:

Motion:

I move that the Planning Commission direct Staff to revise the Regular Planning Commission Agenda format as determined by the Commission.



Legislation Details (With Text)

File #: 16-036 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 7/28/2015 In control: Planning Commission
On agenda: 8/6/2015 Final action:
Title: SUBJECT: Review of the Final Planning Commission Fiscal Year 2015-16 Work Program

DATE: August 6, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the Final Draft of the Planning Commission Fiscal Year 2015-16 Work Program; and
2. Direct staff to incorporate the approved Work Program into a staff report that will be presented to the City Council by the Chair of the Planning Commission.

Sponsors:

Indexes:

Code sections:

Attachments: [1 - PC Work Program for FY 15 -16](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy Norris, Principal Planner
SUBJECT: Review of the Final Planning Commission Fiscal Year 2015-16 Work Program
DATE: August 6, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the Final Draft of the Planning Commission Fiscal Year 2015-16 Work Program; and

2. Direct staff to incorporate the approved Work Program into a staff report that will be presented to the City Council by the Chair of the Planning Commission.

BACKGROUND:

The draft Planning Commission Work Program for Fiscal Year 2015-16 was reviewed by the Planning Commission at their July 2, 2015 meeting. At that time the Commission approved in concept the draft work program. Staff has refined the document for final approval by the Commission. Following approval, in accordance with Section 2-7-21 (5) of the Municipal Code, an annual review of the Planning Commission will be scheduled for the City Council to be presented by a member of the Planning Commission.

The annual report will provide a summary of actions before the Commission in the prior year and anticipated activity in Fiscal Year 2015-16.

DISCUSSION:

Consistency with Council Goals:

The Work Program of the Planning Commission is consistent with the City Council Goals and strategies regarding Economic Development particularly:

ECONOMIC DEVELOPMENT / JOB CREATION GOAL

Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

ECONOMIC DEVELOPMENT / JOB CREATION GOAL STRATEGIES

- *Update General Plan*
- *Comprehensive Review of City Codes and Regulations*
- *Implement and Promote Business-Friendly Culture - "Open for Business"*
- *Develop Plan to Mitigate Flood Issues in City's Industrial Area*
- *Collaborate with Local and Regional Agencies/Organizations to Market and Promote Targeted Business Opportunities: Cities/County/UCD/Chamber/Business Associates*
- *Establish Economic Development Committee and Inter-disciplinary Economic Development Team*

RECOMMENDED ACTION:

Motion:

I move that the Planning Commission approve the Work Program for Fiscal Year 2015-16 and direct staff to incorporate the approved Work Program into a staff report to be presented to the City Council by the Chair of the Planning Commission.

ATTACHMENTS:

- 1 - Planning Commission Work Program for Fiscal Year 2015-16

**PLANNING COMMISSION
FY 2015 – 2016 DRAFT WORK PROGRAM**

Program Name	Program Tasks	Current Status	Time Frames
<i>Commission Operating Standards – On-going</i>			
Planning Commission Meetings	Regular meetings of the Commission with occasional special meetings as needed • <i>Maintain effective standards for ongoing management of the Commission including minutes, agendas, and compliance with Rosenberg’s Rules of Order, due process requirements and the Brown Act.</i> • <i>Receive, evaluate and act upon public input related to the General Plan land use and zoning and design review applications</i> • <i>Read all information and staff reports relating to applications and action requests that come before the Commission</i> • <i>View any site that is subject to consideration</i> • <i>Individually discuss and provide recommendations and feedback on various items that come before the Commission</i>	Ongoing	1 st and 3 rd Thursdays
Review application requests for which the Planning Commission is the approval body	Unless appealed to the City Council, the Planning Commission has final approval authority on the following: • <i>Administering the California Environmental Quality Act</i> • <i>Conditional Use Permits</i> • <i>Variances</i> • <i>Tentative Maps</i> • <i>Design and Site Plan Review</i> • <i>Zoning Interpretations</i> • <i>Public Art, as well as any required environmental review associated with the application</i>	Ongoing	As needed depending on submittal of applications for review
Review application requests for which the Planning Commission is a recommending body to the City Council	The Planning Commission shall review and make recommendation to the City Council on the following types of actions: • <i>General Plan Amendments</i> • <i>Ordinance Amendments</i> • <i>Development Agreements</i> • <i>Any project based action which is combined</i>	Ongoing	As needed depending on submittal of applications for review

Program Name	Program Tasks	Current Status	Time Frames
	<i>with any other action that requires City Council approval</i>		
Assist in Developing and Maintaining the General Plan	Review of General Plan amendment requests and Involvement in the General Plan Update process Per State law the General Plan may be amended up to four (4) times in a calendar year.	Ongoing	As needed based on application requests or as part of the update process.
Assist in Developing such specific plans as may be necessary or desirable	Participation in the progress and review of any proposed new specific plan for the City. The role to be defied by the City Council.	As needed	As needed based on application requests for Specific Plans.
Initiation of Ordinances, Resolutions, agreements or programs concerning planning matters	Recommend to the City Council the initiation of ordinances, resolutions, agreements, or programs concerning planning matters. - Request Council authorization and concurrence on a proposed amendment request - Request Council authorization to direct staff resources to a proposed amendment request Suggested initiation of effort to amend the following: - Public art - Minor lot standards - Detox Clinic (Council directed)	Ongoing	Review of Work Program by the City Council
Review of the City's Capital Improvement Program	Review of the Capital Improvement program for consistency with the General Plan and make recommendations to City Council regarding deletion, addition, and priority of items	Complete	March
Annual Planning Commission Report	The Planning Commission Chair shall provide a report to the City Council on work accomplished in the past year and to outline work suggested in the coming year.	In process	April (Will occur in September of 2015)
Commission Elections	Election of the Officers of the Commission which shall consist of the Chairperson and Vice-Chairperson.	Chair and Vice-Chair are limited to two (2) consecutive years	Annually, at the first meeting in September
Training and Workshops	Education for staff and commission and the public.	Ongoing	As topics, speakers or materials become available or necessary or as

Program Name	Program Tasks	Current Status	Time Frames
			requested
Short Range Goals/Tasks (< 12 months)			
Appoint Standing Committees and define the key focus area and accomplishment desired for each.	- <u>Public Art Ad-hock Committee</u>: To appoint 2 members of the Commission to serve on an Ad-hock subcommittee to evaluate possible options regarding a Public Art Ordinance. The goal will be to review best practices with regard to Public Art and make recommendations to the City Council. An Ad-hock public art subcommittee has been formed to evaluate the nature of public art in the community and to present possible options on how to proceed with regard to requiring, review and approval of public art on both public and private projects. (Commissioners Wells and Lopez) - <u>PC Design Liaison</u>: To appoint a (1) PC member who has design and architectural expertise to function as a design liaison in order to provide early input with applicants on design issues or concerns in order to facilitate the process for applicants (Commissioner Holt) - <u>General Plan Subcommittee</u>: To appoint 3 members of the Commission to serve on an Ad-hock General Plan Update subcommittee. (Commissioners Holt, Lizarraga, Ortega-Lampkin) - <u>Zoning Subcommittee</u>: To appoint 3 members of the Commission to serve on a standing committee that will review zoning update requests and make recommendation regarding future Zoning Ordinance Amendments. (Commissioners Holt, Lizarraga and Lopez)	In Process	Ad-hock committees may meet periodically and do not require notice. Standing Committees shall meet at appointed times with appropriate notice Design Liaison is an ad-hock member who meets from time to time on various items.
Long Range Goals/Strategies (> 12 Months)			
Review of Potential new Specific Plan/ Master Plans	Review of possible new specific plan(s) or master plan(s) that may be submitted for residential/ commercial or industrial development - Possible review of a pre-annexation application for residential / commercial	Pending	Current submittal being evaluated

Program Name	Program Tasks	Current Status	Time Frames
Review and Participate in a Comprehensive Update of the Zoning Ordinance	Will be necessary to provide an in depth update to the Zoning Code upon approval of the General Plan		Summer 2016
Prepare Infill Design Guidelines	Policies and programs to facilitate and implement the General Plan direction with regard to infill development	May be evaluated with the drafting of the General Plan update policies.	Summer 2016
Review and Evaluate East St and West Main Corridor Plans for Consistency with the General Plan Update	Follow up once the General Plan Update is nearing completion. An update to consider appropriate performance standards will be needed in areas with Corridor Mixed Use designation.		Fall 2016
Review and Evaluate the Downtown Specific Plan for Consistency with the General Plan Update	If necessary based on the General Plan update for possible update to the historic resource review and density allowances.		Fall 2016