



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, July 21, 2016

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff 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..

E. Subcommittee Reports

F. Communications from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

H. Public Hearing

[16-623](#)

West Coast Auto Dismantlers Conditional Use Permit: Request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue (APN 063-020-004) and on the eastern portions of 1500 East Kentucky Avenue (APN 063-030-033) and APN 063-030-032 in the Industrial Zone.

Location: 333 North Pioneer Avenue, 1500 East Kentucky Avenue,
APN 063-030-032 (East Kentucky Avenue)

Applicant/Owner: West Coast Auto Dismantlers

Environmental Report: Mitigated Negative Declaration

APN 063-020-004, 063-030-033, 063-030-032

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Attachments: [1 - CUP Resolution EXH A & B](#)

[2 - Mitigated Neg Dec Resolution & EXH A](#)

[3 - Application](#)

[4 - Photos](#)

[5 - Floor Plan, 1500 East Kentucky](#)

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

J. Staff or Commissioner Comments

Continued as needed.

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 #: 16-623 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 7/13/2016 **In control:** Planning Commission

On agenda: 7/21/2016 **Final action:**

Title: West Coast Auto Dismantlers Conditional Use Permit: Request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue (APN 063-020-004) and on the eastern portions of 1500 East Kentucky Avenue (APN 063-030-033) and APN 063-030-032 in the Industrial Zone.

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Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: [1 - CUP Resolution EXH A & B](#)
[2 - Mitigated Neg Dec Resolution & EXH A](#)
[3 - Application](#)
[4 - Photos](#)
[5 - Floor Plan, 1500 East Kentucky](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

July 21, 2016

West Coast Auto Dismantlers Conditional Use Permit: Request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue (APN 063-020-004) and on the eastern portions of 1500 East Kentucky Avenue (APN 063-030-033) and APN 063-030-032 in the

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Applicant/Owner: West Coast Auto Dismantlers

Environmental Report: Mitigated Negative Declaration

APN 063-020-004, 063-030-033, 063-030-032

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

General Plan Designation: Industrial

Current Zoning: Industrial

Specific Plan Designation: Not applicable

Existing Land Uses: Auto dismantling at 333 North Pioneer Avenue, tire recycling at 1500 East Kentucky Avenue and APN 063-030-032

Flood Zone: Zone "AE" - Special flood hazard areas subject to inundation by 1% annual chance flood event. FIRM Community Panel Number - 06113C0 455H Revised May 16th 2012.

Street Access: North Pioneer Avenue and East Kentucky Avenue

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Auto body and paint shop, Welding supply store	I
South	Tractor parts company, Hardware distribution company	I
East	Rice processing and distribution	I
West	Tire recycling facility	I

Pending/Potential Action

Staff recommends that the Planning Commission adopt the attached resolutions (Attachments 1 and 2):

1. Approving the proposed Conditional Use Permit for an auto dismantling establishment at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032; and
2. Adopting the Mitigated Negative Declaration for the Project, presented to the Planning Commission on July 21, 2016 and circulated for a 30-day public review period from May 23, 2016

to June 23, 2016 and is on file with the City of Woodland Community Development Department.

Background/Report in Brief

West Coast Auto dismantler has been located at 333 North Pioneer since 2009. The site had been used for auto dismantling prior to West Coast occupying the site. The proposed use is considered a legal, nonconforming use because a Conditional Use Permit (CUP) is now required for auto dismantling activities in the Industrial Zone and a CUP was never obtained for this business because it existed prior to this requirement being in place. Legal, nonconforming uses are regulated by Section 25-21-55 of the City's Municipal Code. Nonconforming uses may continue to operate if they are consistent with the original use, but are not allowed to expand, without being brought into compliance with current codes. Community Development Staff were made aware that the business had expanded into 1500 East Kentucky Avenue because a Public Works employee inspecting utility infrastructure in the field noticed numerous cars parked adjacent to the driveway at 1500 East Kentucky Avenue and brought it to the attention of the Community Development Department. The business owner has since been working cooperatively with City staff. The applicant is now requesting a CUP to bring the property into conformance with the City's Municipal Code.

On October 19, 2006, a Conditional Use Permit was approved by the Planning Commission for a tire recycling facility at 1500 East Kentucky Avenue. Due to the different nature of an auto dismantling facility from a tire recycling facility and intensification of use on the site, Staff determined that a new Conditional Use Permit would be needed to address the auto dismantling use.

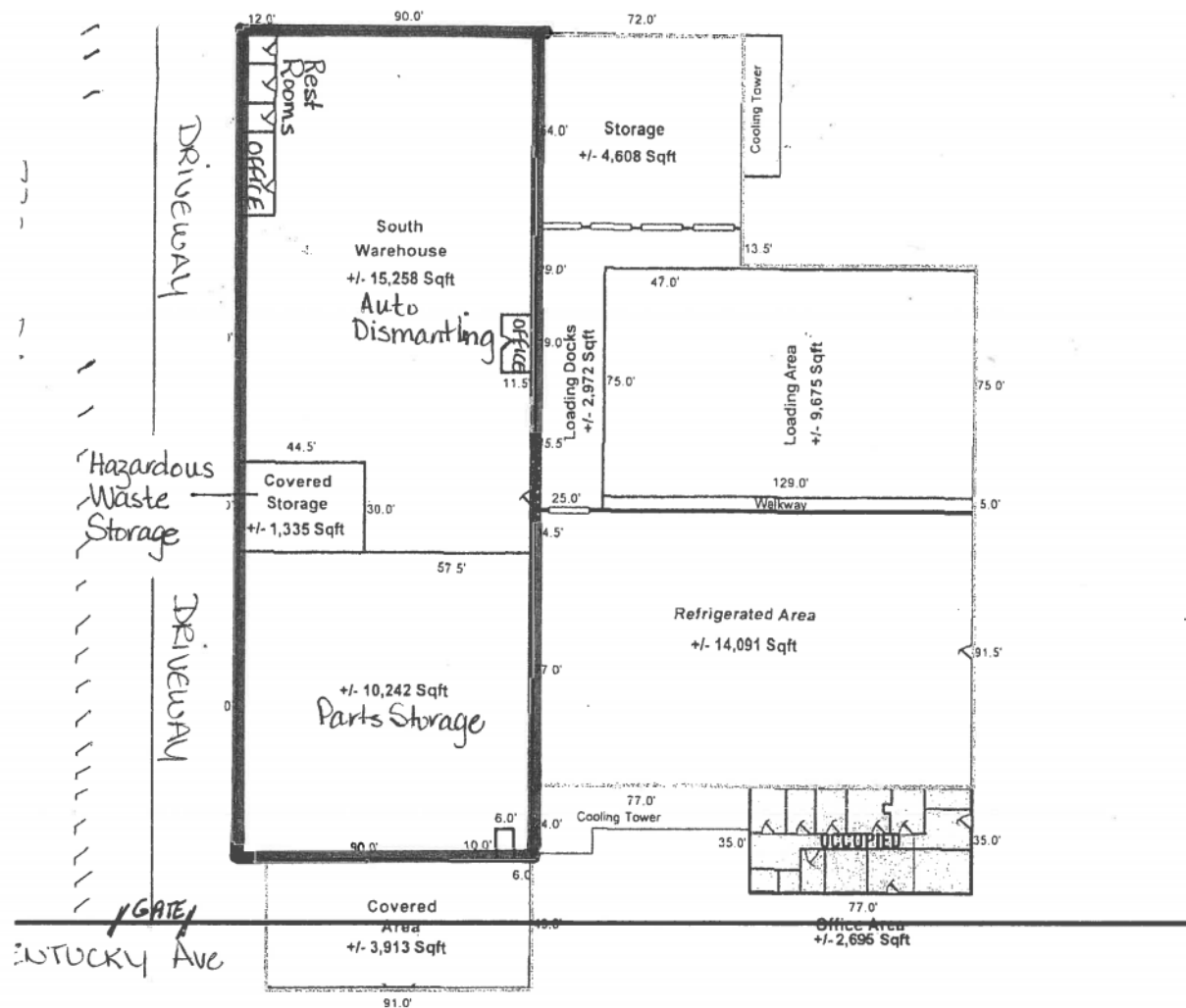
Project Site Description

The project site at 1500 East Kentucky Avenue and APN 063-030-032 (an unaddressed parcel also fronting on East Kentucky Avenue) is currently used for a tire recycling facility and the project site at 333 North Pioneer Avenue is currently used for auto dismantling. The proposed expansion of the auto dismantling use onto 1500 East Kentucky Avenue and APN 063-030-032 would occupy the eastern portion of both of these properties for outdoor storage of automobiles and would occupy an existing 25,500 square foot building at 1500 East Kentucky Avenue.



There are three buildings currently located at 333 North Pioneer used for auto dismantling, office, and storing parts. Open storage for approximately 600 automobiles is also located on this property. There is an approximately 46,894 square foot building located at 1500 East Kentucky Avenue used for refrigeration and storage for the tire recycling facility. There is an approximately 9,920 square foot building located at APN 063-030-032 also used for tire recycling. The remainder of both properties is used for parking, loading, and access.

The proposed project includes use of a portion (25,500 square feet) of the building on 1500 East Kentucky Avenue to allow the business to conduct auto dismantling inside and to provide for parts storage (see floor plan below). All of the auto dismantling activities occur within this building and 333 North Pioneer Avenue is used to store vehicles and parts and for the office for the business. The remainder of 1500 East Kentucky Avenue includes three other buildings and parking and paved areas associated with a separate tire recycling facility that is independent of the auto dismantling facility.



North

The property at 333 North Pioneer Avenue is not currently served by City water or sewer services. The Conditions of Approval for this application require the applicant to connect the property at 333 North Pioneer Avenue to City water and sewer services and to abandon the well and septic systems in accordance with Yolo County Health Department Standards (see Attachment 1, Exhibit A). The property at 1500 East Kentucky Avenue is currently served by City water and sewer services; no additional connections are required for this property.

Project Proposal

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of an auto dismantling establishment (West Coast Auto Dismantlers) at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032 in the Industrial Zone.

There was a different auto dismantling use, PMP Auto Parts, Inc., located at 333 North Pioneer prior to West Coast Auto Dismantling which opened in 1952. Consequently, this property has been considered an existing nonconforming use and never previously was required to obtain a CUP or to be reviewed under the California Environmental Quality Act (CEQA). However, the applicant is requesting approval to utilize 25,500 square feet of the existing building on the adjacent property, 1500 East Kentucky Avenue, as shown in Attachment 1,

Exhibit B, for auto dismantling and parts storage as part of the main operation at 333 North Pioneer Avenue. This request triggers the need for a CUP and for CEQA documentation for the entire operation on both 333 North Pioneer Avenue and the portion utilized on 1500 East Kentucky Avenue.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on or before Saturday, June 25, 2016.
- Notices were mailed to all property owners within 300 feet of the project site on Thursday, June 23, 2016.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, July 1, 2016.

Applicable Laws, Codes & Ordinances

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Community Design Standards

Environmental Assessment Status

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project and submitted to the State Clearinghouse and circulated for public review from May 23, 2016 through June 23, 2016 for interested individuals and public agencies to submit written comments on the document. With mitigation measures incorporated in the IS/MND to require that fluids are properly stored and drained from vehicles during dismantling activities, the project would not have a significant effect on the environment. Additional topics addressed in the IS/MND were that the project would need to comply with City ambient noise requirements and that sufficient fence and landscaping screening would be provided to mitigate aesthetic impacts.

The only comments received regarding the IS/MND came from the Central Valley Regional Water Quality Control Board (RWQCB) that included standard best management practices relevant for construction activities. The RWQCB verified that West Coast Auto Dismantlers is in compliance with the General Permit requirements of the Industrial Storm Water Program of the State Water Resources Control Board. The Industrial General Permit is a National Pollutant Discharge Elimination System (NPDES) permit that regulates discharges associated with 10 broad categories of industrial activities. This permit requires implementation of best practices and the development of a Storm Water Pollution Prevention Plan (SWPPP).

Reviewing Agency Comments

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

Staff Analysis

Staff supports this project based on the attached conditions of approval and provides the following analysis for the conditional use permit request:

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for the site is Industrial (I), which provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with industrial uses, public and quasi-public uses, and similar and compatible uses. The project is consistent with this General Plan designation.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Industrial (I), which provides standards for properties located within the Industrial Zone. The purpose of this zoning is to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses. Auto wrecking yards are allowed with a conditional use permit in this zone provided that the use is located at least 500 feet from a more restrictive zone, the yard is enclosed by a solid fence not less than 6 feet tall, and none of the material is stored higher than the fence. All properties located within 500 feet of the project site are in the Industrial Zone. The Conditions of Approval (Attachment 1, Exhibit A) require that the yard is enclosed by a fence not less than 6 feet tall and that none of the material is stored higher than the fence. As conditioned, the proposed project is consistent with the Zoning Ordinance.

Parking

Article 23 of the Zoning Ordinance addresses off-street parking and loading requirements. If the conversion of a building use requires an increase in off-street parking spaces of ten percent or less, no additional off-street parking shall be required. Industrial uses are required to provide not less than one parking space for each two thousand square feet of gross floor area or 1.4 parking spaces per two employees on duty at the same time, whichever will provide the greater number of parking spaces.

There is approximately 14,500 square feet of building space at 333 North Pioneer Avenue. This provides a total of 40,000 square feet of building space for the auto dismantling use when combined with the 25,500 square feet of building space at 1500 East Kentucky Avenue. Using the gross floor area calculation, this use should provide at least 20 parking spaces. There are 11 employees working with West Coast Auto Dismantling, which would result in a requirement that they provide at least 15 parking spaces. Since the gross floor area calculation results in a larger amount of required parking, the required parking for this use is 20 parking spaces.

The proposed expansion of West Coast Auto Dismantling exceeds its parking requirement with 17 paved spaces for guests and employees at the 333 North Pioneer Avenue property and at least 10 paved spaces for employees at the 1500 East Kentucky Avenue property, for a total of 27 paved parking spaces.

The proposed use of 1500 East Kentucky Avenue will not impact the supply of parking for the existing tire recycling facility. The parking for tire recycling facility is located on the unaddressed parcel of APN 063-030-032, on the western portion of the parcel that is outside of the proposed use area of West Coast Auto Dismantling, and would therefore not be impacted by the proposed project.

Setbacks

The setbacks for existing buildings located at 333 North Pioneer Avenue and 1500 East Kentucky Avenue are shown in the table below. As mentioned above, no buildings would be constructed or remodeled as part of the project. Setbacks for APN 063-030-032 are not shown in the table because the proposed project would not affect the existing building on this property and would only utilize the eastern of the edge of this property for access and for automobile storage.

Minimum Setback Requirements		Proposed Setbacks	
		333 North Pioneer Ave.	1500 East Kentucky Ave.
Front Yard	20'	30'	32'
Rear Yard	0'	407'	38'
Side Yards	0'	10' (North); 98' (South)	90' (East); 47' (West)

The existing buildings at the project site meet all of the setback requirements.

Lot Coverage

Maximum lot coverage is sixty percent. The properties of 333 North Pioneer Avenue, 1500 East Kentucky Avenue, and APN 063-030-032 have lot coverages of six percent, twenty-five percent, and twelve percent, respectively. Each of these properties complies with the lot coverage requirement.

Landscaping

Article 22 of the Zoning Regulations addresses landscaping. Both properties at 333 North Pioneer Ave. and 1500 East Kentucky Ave. have substantial landscaping along their respective property frontages. The frontage along 1500 East Kentucky Ave. in particular has numerous trees and shrubs planted along the frontage and only needs removal of weeds, in order to be spruced up. The frontage along 333 North Pioneer Ave. also has some existing trees and shrubs, but could use some additional plantings in a large stretch of bare area. The Conditions of Approval for the project require additional plantings for 333 North Pioneer Ave. and weed removal at 1500 East Kentucky Ave. (Attachment 1, Exhibit A). The applicant will also be required to demonstrate compliance with the requirement that forty percent of the parking area be shaded.

Signage

The project is not proposing any new signage and there are no plans for new signage in the immediate future. Future proposed signage or replacement signage would require staff level design review.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan.

Appeals

Any party adversely affected by the decision, the City Council, an individual city council member, or the city

manager, may appeal any action of the Planning Commission to the City Council within fourteen (14) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Approving the proposed Conditional Use Permit for an auto dismantling establishment at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032; and

Motion #2: Adopting the Mitigated Negative Declaration for the Project, presented to the Planning Commission on July 21, 2016 and circulated for a 30-day public review period from May 23, 2016 to June 23, 2016 and is on file with the City of Woodland Community Development Department.

ATTACHMENTS:

Attachment 1: Conditional Use Permit Resolution

Exhibit A: Conditions of Approval

Exhibit B: Site Plan

Attachment 2: Mitigated Negative Declaration Resolution

Exhibit A: Mitigated Negative Declaration

Attachment 3: General Application

Attachment 4: Photos

Attachment 5: Floor Plan, 1500 East Kentucky Avenue

RESOLUTION NO. PC 16 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE
OPERATION OF AN AUTO DISMANTLING ESTABLISHMENT ON 5.5
ACRES AT 333 NORTH PIONEER AVENUE AND ON THE EASTERN
PORTIONS OF 1500 EAST KENTUCKY AVENUE AND APN 063-030-032
IN THE INDUSTRIAL ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 21, 2016, to review and consider a request for a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032, as shown in Exhibit B, in the Industrial Zone.

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that use is conditionally permitted in the Industrial Zone, is consistent with the zoning and general plan, and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, the nature, intensity and condition of the proposed use is compatible with existing and adjacent uses and structures and appropriate for the site, in that the project is for the expansion of an auto dismantling use in the vicinity of welding, manufacturing, and food processing uses of a similar industrial nature; the project meets all applicable development standards; and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed project substantially satisfies the design requirements and intent of the Community Design Standards for the development in the City of Woodland; and

WHEREAS, an Initial Study (IS) was prepared for the West Coast Auto Dismantlers Project and circulated for public review from May 23, 2016 through June 23, 2016, consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063 and to determine if the proposed West Coast Auto Dismantlers Project (Project) may have a significant effect upon the environment; and

WHEREAS, based upon the findings contained within the Initial Study and the determination that, with mitigation measures, the Project would not result in any significant impacts, a Mitigated Negative Declaration was prepared; and

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

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

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

1. Approve the proposed Conditional Use Permit for the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032, as shown in Exhibit B, based on the findings and subject to the conditions of approval, attached hereto as Exhibit A and incorporated by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 21st day of July, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval

Exhibit B – Site Plan

Exhibit A

Conditions of Approval

PLANNING

General:

1. The project is as described in the staff report prepared for the July 21, 2016, Planning Commission meeting to approve a Conditional Use Permit to allow the operation of an auto dismantling establishment on 5.52 acres at 333 North Pioneer Avenue and on the eastern portions of 1500 East Kentucky Avenue and APN 063-030-032 in the Industrial Zone.
2. Secure approval and satisfy requirements of all agencies that have jurisdiction.
3. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
4. The applicant shall defend (by counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, and 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.
5. The site shall be maintained in accordance with the approved plans which include site plans and landscaping plans on file in the Community Development Department, the conditions contained herein, and Municipal Code regulations.
6. Outside storage of solid wastes, containers, merchandise or other items or goods awaiting pickup, sale or other distribution shall be prohibited except when screened to the satisfaction of the Community Development Director. The yard shall be enclosed by a solid fence not less than 6 feet tall, or other fence as approved by the Community Development Director, and no materials shall be stored higher than the fence.
7. New business signage shall be subject to review and approval by the Community Development Director to ensure conformity with applicable Zoning Ordinance and Community Design Standards and shall be subject to all applicable building permit requirements prior to the commencement of work.

8. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
9. 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).
10. Within 60 days of date of project approval by the Planning Commission, Applicant shall provide enhanced landscaping along the property frontage for 333 North Pioneer Avenue and shall remove weeds at the property frontage of 1500 East Kentucky Avenue, subject to Community Development Department approval. Applicant shall submit a landscape plan to the Planning Division for review and approval prior to installation of enhanced landscaping.
11. Applicant shall update their stormwater pollution prevention plan (SWPPP) with the Central Valley Regional Water Quality Control Board to reflect the expansion of the use into 1500 East Kentucky Avenue.
12. Applicant shall provide shade trees so that at the trees maturity, forty percent of the employee parking stalls and back up area are shaded. Applicant shall demonstrate compliance with this requirement within 60 days of date of project approval by the Planning Commission.
13. Applicant shall update their Hazardous Materials Business Plan to include the expansion into 1500 East Kentucky Avenue, if they have not already done so.
14. Any handling, treatment, storage and/or disposal of hazardous material and wastes shall be in compliance with all applicable State and Yolo County laws and regulations.
15. Automobiles and related parts shall not be stacked higher than the perimeter fence.

BUILDING

16. This project must meet all criteria and mandates for these City adopted codes **or** the most current code:
 - A. 2013 California Building Code
 - B. 2013 California Plumbing Code
 - C. 2013 California Mechanical Code
 - D. 2013 California Electrical Code
 - E. 2013 Building Energy Efficiency Standards
 - F. 2013 California Green Building Code
 - G. The Code of the City of Woodland
17. Other City and County Agencies (Health, Fire, Public Works, and Planning, Air Resources Board) may be required to approve the project prior to a building permit being issued.
18. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.

19. All plans, computations, and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
20. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building and project area.
21. FEMA Flood Certificate for final slab shall be at or above Base Flood Elevation.
22. NOTE: Site is located within the Special Flood Hazard Area. Determination of exact flood elevation will be required for this project. *Development impacts to adjacent project sites and surrounding non-project sites may be evaluated for flood impact if needed.*

DEVELOPMENT SERVICES ENGINEERING

A review of the project determined that 333 North Pioneer Avenue is on well and septic system. In accordance with City Municipal code Chapter 23C, a property shall be connected to the municipal water and sewer systems.

23. Owner shall connect to City water and Sewer System including meter, backflow, sewer cleanout and appurtenances. All work shall be done in accordance with City Engineering Standards. A separate meter may be required for landscape irrigation.
24. Owner shall abandon the well and septic systems in accordance with County Health Department Standards.
25. Owner shall pay connection (impact) fees.
26. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Development Engineering Section of the Community Development Department with encroachment permit application for review and approval. The applicant shall pay plan check and inspection fees and obtain the encroachment permit and post security, as determined by the City Engineer. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
27. 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.
28. 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.

29. The project shall comply with City of Woodland and FEMA requirements for development in the 100-year floodplain.

Exhibit B: Site Plan

NORTH PIONEER AVENUE

REDHOUSE
architecture design
Chris Campbell, Architect
448 Fendegast Street, Woodland, CA 95695
(530) 662-6298
redhouse.arch@att.net
#C26318

CONDITIONAL USE PERMIT for the
West Coast Auto Dismantling
333 North Pioneer Ave., Woodland, CA 95776
APN # 063-020-004

REVISIONS

**SCHEMATIC
SITE PLAN**

SCALE AS NOTED
DATE 2012/05/15

A1

NOTES:

1. MAINTAIN 1 MIN FT CANOLE OF ILLUMINATION AT CUSTOMER PARKING AREA. PARKING AREA SHALL BE ILLUMINATED FROM DUSK UNTIL TERMINATION OF BUSINESS EVERY OPERATING DAY.
2. REPLACE DEAD, DYING AND MISSING LANDSCAPING (TREES AND SHRUBS) AND REPLACE OR REPAIR IRRIGATION SYSTEM IN EXISTING LANDSCAPING.
3. EVERY EXISTING RESIDENCE HAS BEEN REPAIRED AND FIT FOR HUMAN HABITATION.

SCALE 1" = 50'

THIS IS NOT A FORMAL SURVEY - SITE PLAN IS BASED ON ASSESSORS MAPS, GOOGLE EARTH AND ARCHITECT'S SITE VISIT 1/8/14

SCHEMATIC SITE PLAN

①

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND ADOPTING A MITIGATED NEGATIVE DECLARATION
FOR THE WEST COAST AUTO DISMANTLING PROJECT FOR THE
OPERATION OF AN AUTO DISMANTLING ESTABLISHMENT ON 5.5
ACRES AT 333 NORTH PIONEER AVENUE AND ON THE EASTERN
PORTIONS OF 1500 EAST KENTUCKY AVENUE AND APN 063-030-032
IN THE INDUSTRIAL ZONE.**

WHEREAS, an Initial Study (IS) was prepared for the West Coast Auto Dismantlers Project on May 21, 2016 consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063 to determine if the proposed West Coast Auto Dismantlers Project (Project) may have a significant effect upon the environment; and

WHEREAS, based upon the findings contained within the Initial Study and the determination that, with mitigation measures, the Project would not result in any significant impacts, a Mitigated Negative Declaration was prepared (Exhibit A); and

WHEREAS, on May 23, 2016, the Initial Study and proposed Mitigated Negative Declaration (MND) were distributed to agencies and interested parties to commence a 30-day public review period for review and comment on the Mitigated Negative Declaration, and a notice of the public review period was published in the general circulation newspaper pursuant to CEQA; and

WHEREAS, on July 21, 2016, the Planning Commission held a noticed public hearing to consider the proposed MND for the purposes of expanding the operation of an auto dismantling use from 333 North Pioneer Avenue into 1500 East Kentucky Avenue and provided an opportunity for interested parties to comment on the MND; and

WHEREAS, pursuant to CEQA and CEQA Guidelines, the Planning Commission of the City of Woodland finds on the basis of, and after review of, the whole record before it (including the Initial Study, the Mitigated Negative Declaration, and any and all comments received), that there is no credible, substantial evidence that the Project may have a significant effect on the environment as to any issue raised.

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

1. Adopt the Mitigated Negative Declaration for the Project, which was presented to the Planning Commission on July 21, 2016 and circulated for a 30-day public review period from May 23, 2016 to June 23, 2016 and is on file with the City of Woodland Community Development Department.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 21st day of July, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

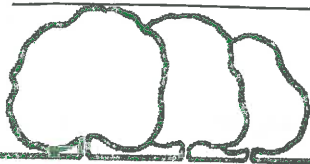
ATTEST:

Cindy Norris, Principal Planner

Exhibit A: Initial Study/Mitigated Negative Declaration

Exhibit A: Initial Study/Mitigated Negative Declaration

Due to document size, this document is available at the City of Woodland Community Development Department Counter or on the City's website (http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/environmental_review_documents.asp).



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:

Joseph Chand

MAILING ADDRESS:

500 E Kentucky Ave.

CITY STATE ZIP CODE:

Woodland CA 95176

PHONE NUMBER:

E-MAIL ADDRESS:

PROJECT APPLICANT

H+H Salvage, Inc.
dba West Coast Auto Dismantling

MAILING ADDRESS:

333 N Pioneer Ave.

CITY STATE ZIP CODE:

Woodland CA 95176

PHONE NUMBER:

530-662-3171

E-MAIL ADDRESS:

terrygramos@yahoo.com

2. Application Requested

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

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

3. Project Description

Project Name:

West Coast Auto Dismantler's yard extension

Total Acres or Square Feet

43000 sq ft

Site address or location:

1500 E Kentucky Ave, Woodland

Assessor's Parcel Number:

063-030-033

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.

PLNG 14-00076

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
_____	_____	_____	_____

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
<u>1</u>	_____	<u>1</u>	_____

7. Residential Development

No. of residential units are being requested? _____		No. of lots will be created by this project? _____	
Single Family _____	Half-plex _____	Do you intend to market the units for <u>sale</u> ?	
Duplex _____	Apartments _____	☐ YES ☐ No	
Condominiums _____	Other _____	Do you intend to market the units for <u>rent</u> ?	
Townhomes _____	Total Units _____	☐ YES ☐ No	

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

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

Specify Representative of M+M Salvage
* Attach Evidence of Authority TERRY RAMOS

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

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

Date Recived Stamp Here

Applicant: Terry Ramos for M+M Salvage

Date

Legal Owner: _____

Date 11/6/14

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

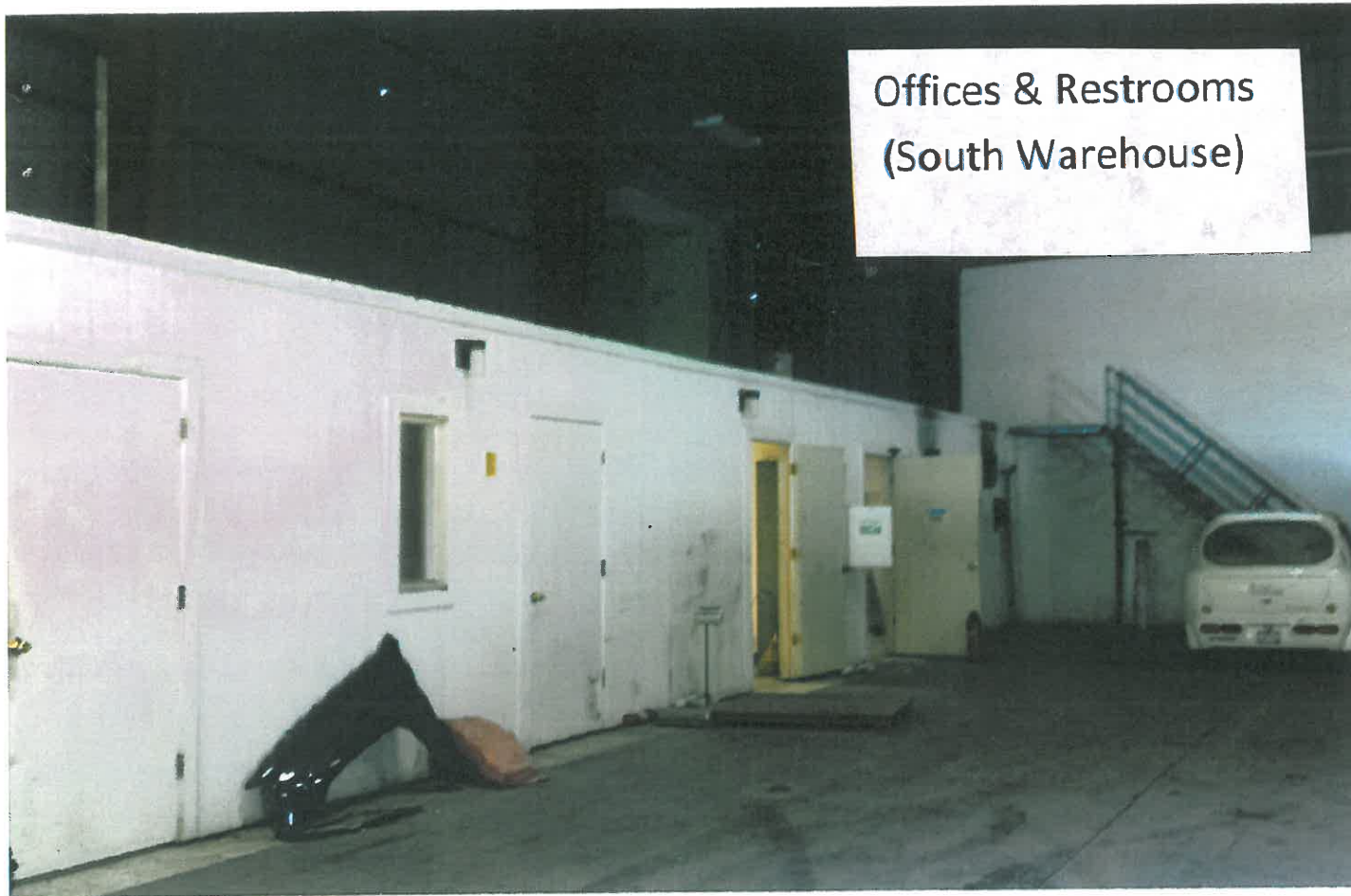
Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Offices & Restrooms
(South Warehouse)

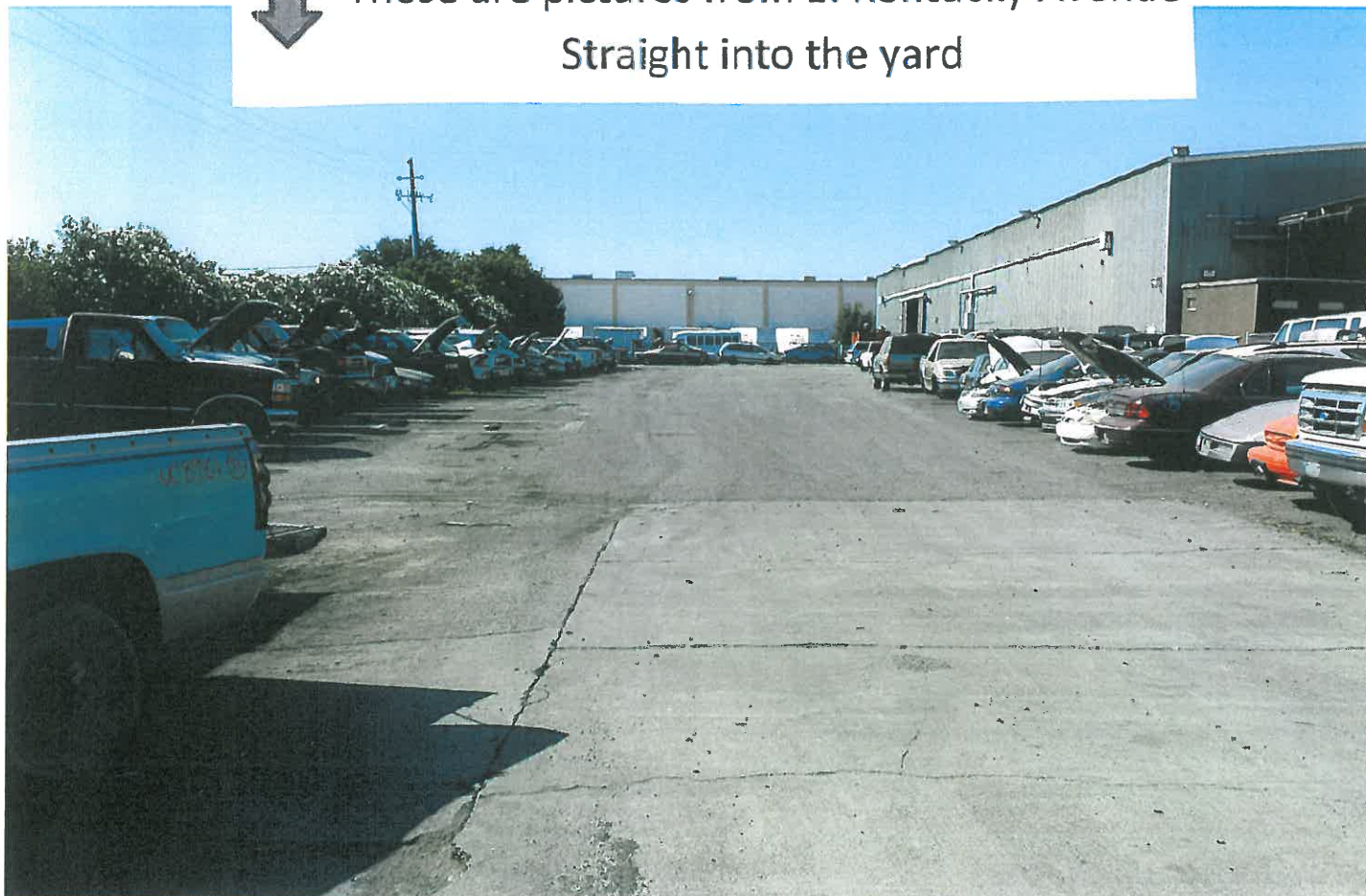


Entrance to the back property at
333 N Pioneer Avenue
From the 1500 E. Kentucky address





These are pictures from E. Kentucky Avenue
Straight into the yard

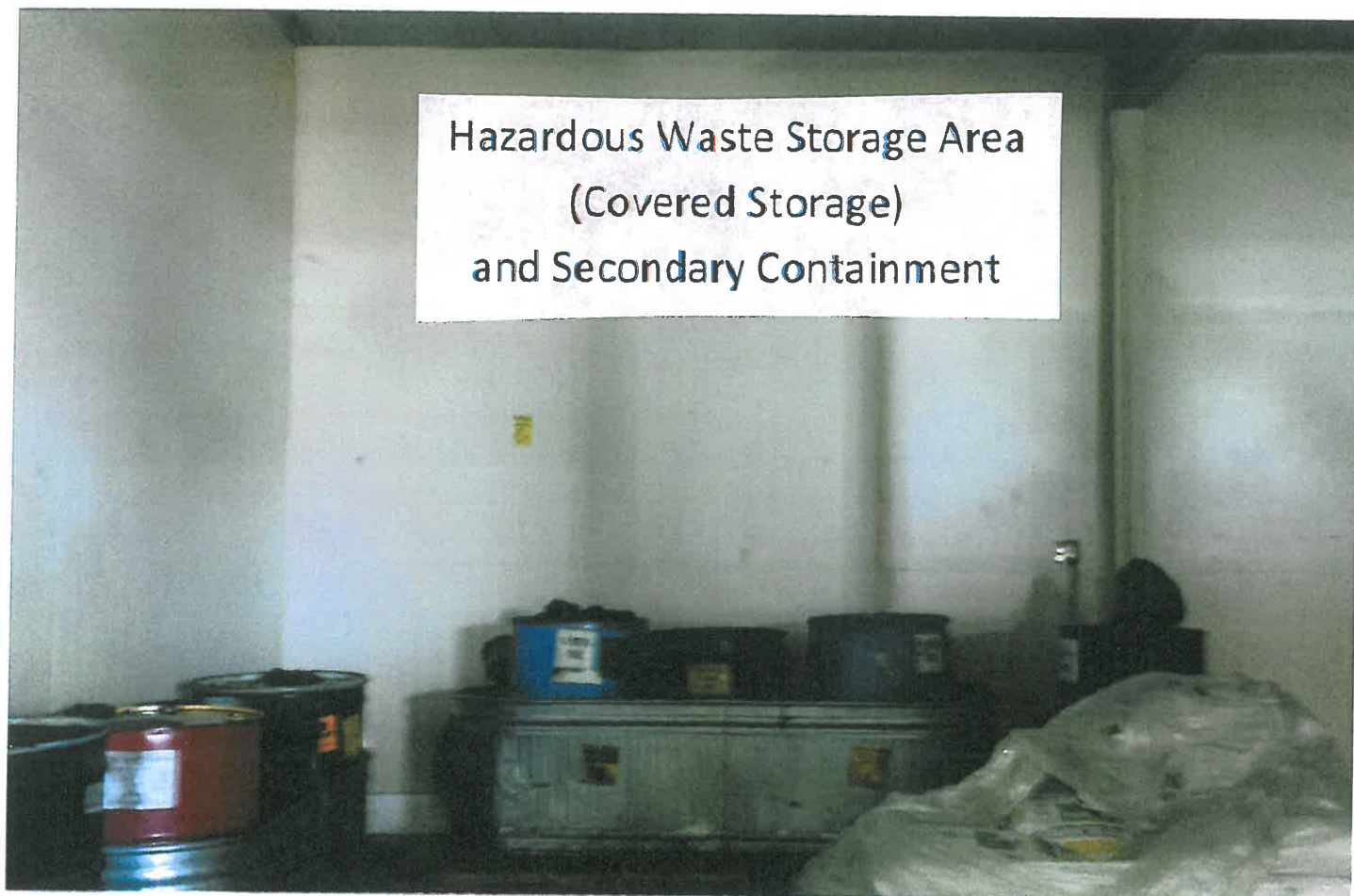


This is a picture of the storm drain.
It is closer to Kentucky Avenue

Vehicles waiting to be dismantled
(South Warehouse)



Hazardous Waste Storage Area
(Covered Storage)
and Secondary Containment



Dismantling Area
(Warehouse)



FLOOR PLAN

