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, September 21, 2017 | **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

17-0626 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 3, 2017 and August 17, 2017

Attachments: A - August 3, 2017 Meeting Minutes

B - August 17, 2017 Meeting Minutes

H. Public Hearing

I. Business Items

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

17-0621 SUBJECT: Workshop on Affordable Housing

DATE: September 21, 2017

RECOMMENDATION:
Staff recommends that the Planning Commission receive an update concerning the City Council workshop on affordable housing held on September 19, 2017

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

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 #:	17-0626	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	9/13/2017			**In control:**	Planning Commission
On agenda:	9/21/2017			**Final action:**	
Title:	SUBJECT: Planning Commission Minutes RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 3, 2017 and August 17, 2017				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - August 3, 2017 Meeting Minutes B - August 17, 2017 Meeting Minutes				

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: September 21, 2017
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 3, 2017 and August 17, 2017

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

ATTACHMENTS:
Attachment A - August 3, 2017 Meeting Minutes
Attachment B - August 17, 2017 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, August 3, 2017 | **6:30 PM** | **Council Chambers**

A. Call to Order

Meeting was called to order at 6:30 p.m.

Staff Present:
Ken Hiatt, Assistant City Manager - Community and Economic Development
Stephen Coyle, Deputy Director
Cindy Norris, Principal Planner
Kara Ueda, City Attorney
Ashley Ratliff, 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. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

17-0596 SUBJECT: Cannabis Cultivation Ordinance and Consideration of Commercial Cannabis Uses

DATE: August 3, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:
1. Receive a staff report regarding proposed and recommended amendments to the City's existing zoning ordinance regulating medical marijuana cultivation to conform the scope of the existing ordinance to new state law, and renaming Article 21.5 to Personal Cultivation of Cannabis;
2. Conduct a public hearing;
3. Discuss zoning options for potential commercial cannabis uses, including potential zoning districts for those uses; and
4. Adopt Resolution No. PC 17 - 05, recommending to the City Council adoption of an ordinance to amend Article 21.5 to conform the scope of the existing ordinance to state law, specifically Proposition 64 adopted by the State of California voters regarding personal cultivation of cannabis.

Attachments: A - PC Resolution 17-05 Recommending Adoption of Draft Zoning Ord.

B - Draft Ord. Amending Art. 21.5 ch. 25 Related to Personal Cultivation

A motion was made by Commissioner Harris and seconded by Marco Lizarraga to adopt Resolution PC 17-05 recommending to City Council the adoption of an amendment to ordinance Article 21.5 to conform the scope of the existing ordinance to state law, specifically Proposition 64, adopted by the State of California voters regarding person cultivaton of cannabis. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy
Absention: Commissioner Lopez

I. Business Items

17-0597 SUBJECT: Planning Commission Long Range Calendar

DATE: August 3, 2017

RECOMMENDATION:
Staff recommends that the Planning Commission review the long-range calendar dated, July 28, 2017 and provide comments.

Attachments: A - 7-28-17 Long Range Calendar

J. Staff or Commissioner Comments

K. Adjournment

Meeting adjourned at 7:52 p.m.

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.

City of Woodland

Meeting Minutes - Draft

Planning Commission

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c/o Community Development Department
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530-661-5820

Thursday, August 17, 2017 | **6:30 PM** | **Council Chambers**

A. Call to Order

Meeting called to order at 6:35 p.m.

Staff Present:
Stephen Coyle, Deputy Director
Erika Bumgardner, Senior Planner
Megan Meier, Associate Planner

B. Roll Call

Present
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. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

17-0613 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 15, 2017.

Attachments: A - June 15, 2017 Meeting Minutes

A motion was made by Vice Chairman Holt and seconded by Commissioner Ortega-Lampkin to approve the minutes of the Planning Commission June 15, 2017 meeting. The motion was carried by the following vote:

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

H. Public Hearing

17-0605 Gateway I Tentative Parcel Map No. 5126 (PLNG 17-00046).

The applicant, Olympus Group along with the owner, Woodland Development Company, LLC, has submitted a request to further divide an 18.87 acre area in Gateway I from the existing five lots to a ten lot tentative parcel map with parcels varying in size from .65 acres to 4.53 acres to allow for continued buildout of the development site and allow for individual ownership of the parcels by businesses, at 5126 Bronze Star Drive. The subject property is zoned Entry Overlay Zone- Highway Commercial Planned Development (EOZ - C-H/PD).

Location: 5126 Bronze Star Drive

Applicant: Olympus Group, 8850 Greenback Ln Ste. C, Orangevale CA 95622

Owner: Woodland Development Company, 825 K Street Ste 300, Sacramento, CA 95814

Environmental Report: Woodland Gateway Retail Center Environmental Impact Report and Supplement EIR (SCH#2003032060 certified on May 23, 2006)

APN: 027-852-010,011,029,022,030

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Conditional Approval

Attachments: 1 - Planning Commission Resolution & Exhibits A & B

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to adopt PC 17-06, recommending approval of Tentative Parcel Map No. 5126 to divide the property at 5126 Bronze Star Drive into 10 separate parcels based on the findings and subject to the conditions of approval contained in the resolution. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

17-0608 Public Art Ordinance. Approval of Public Art Ordinance and Related Consistency Amendments.

Location: Applicable citywide.

Environmental Report: Statutorily Exempt

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council Approval

Attachments: 1 - Planning Commission Resolution

2 - Public Art Ordinance

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to continue this item to a date certain, September 7, 2017 a regularly scheduled Planning Commission meeting.
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

I. Business Items

17-0614

SUBJECT: Subcommittee Appointment - Woodland Research and Technology Park Specific Plan
DATE: August 17, 2017

RECOMMENDATION:
Staff recommends that the Planning Commission Chair appoint two members of the Commission to serve on the Woodland Research and Technology Park land plan and design review ad hoc subcommittee.

The subcommittee will assist staff and the project applicant in refining the proposed land plan. The subcommittee will evaluate and advise on the proposed type and mix of land uses, planned open space and circulation proposal, as well as connections to the broader Woodland community and to the adjacent Spring Lake neighborhood. The subcommittee will also assist in the development of the Specific Plan land use policies and design and development standards.

Chairman Wells appointed two members; Commissioner Harris and Chairman Wells to the Woodland Research and Technology Park Specific Plan Subcommittee.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:50 p.m.

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 #:	17-0621	Version: 1	Name:		
Type:	Staff Report		Status:	Agenda Ready	
File created:	8/30/2017		In control:	Planning Commission	
On agenda:	9/21/2017		Final action:		
Title:	SUBJECT: Workshop on Affordable Housing DATE: September 21, 2017 RECOMMENDATION: Staff recommends that the Planning Commission receive an update concerning the City Council workshop on affordable housing held on September 19, 2017				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Stephen Coyle, Deputy Community Development Director
SUBJECT: Workshop on Affordable Housing

DATE: September 21, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission receive an update concerning the City Council workshop on affordable housing held on September 19, 2017

DISCUSSION:

The goal of the City Council workshop on September 19, 2017 was to examine affordable housing needs and to clarify the community and City Council objectives and priorities to inform future analysis concerning program options achieve affordable housing objectives.

Meeting the housing needs of all segments of the community is a growing challenge facing every community in California. This is particularly true as it relates to housing serving low - to very low-income residents.

Staff will present materials at the meeting.

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