



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 1, 2020
6:30 PM

***Please Note:** The numerical order of items on this agenda is for the 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. SPECIAL COMMENT:

PLEASE NOTE: The October 1, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of September 17, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 17, 2020.

I. PUBLIC HEARING

2. SUBJECT: Chevron Gas Station Conditional Use Permit. A request for a Conditional Use Permit to allow the issuance of a Type 21 – Off Sale Alcohol license at 596 N. East Street.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following: (1) Conduct the public hearing; (2) Uphold the recommendation by the City Police Department to deny adoption of Resolution No. _____ (Attachment 1), approving the request for issuance of a Type 21 Off-Sale alcohol license.

J. BUSINESS ITEMS

3. SUBJECT: Election of Officers

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

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

K. STAFF OR COMMISSIONER COMMENTS

L. 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 24hours 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.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 1, 2020
ITEM #: H.1
SUBJECT: Planning Commission Meeting Minutes of September 17, 2020

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 17, 2020.

Staff Contact:

Debbie Flemmer, Administrative Supervisor, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 9.17.2020 PCMinutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, September 17, 2020

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The September 17, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

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Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30 PM

Staff Present: Cindy Norris, CDD Principal Planner, Anna Canales, CDD Assistant Planner and J Kimura, COW IT Sr. Application Analyst

C. ROLL CALL

Planning Commission Members Present: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst.

Absent: Planning Commission Member Steven Wong

Excused: Planning Commission Member Steve Harris

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Chris Holt.

E. 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.

Verbal updates provided by Planning Commission Members/Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of August 20, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of August 20, 2020.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Chris Holt and carried unanimously, Planning Commission Meeting Minutes of August 20, 2020 approved by the following votes:

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

I. PUBLIC HEARING

2. SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive a staff report;
2. Conduct a Public Hearing;

3. Adopt Resolution No. PC# 20-12, recommending that the City Council:
- a) confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
 - b) approve a Planned Development Overlay and Conditional Use Permit;
 - c) approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G;
 - d) approve Site Plan and Architectural Design Review, and
 - (e) approve the Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously, Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation; with the addition that pigeon proofing on roof.

Friendly Amendment by Chris Holt:

- To direct staff to clarify the Development Impact Fee note on Exhibit E to the Development Agreement
- To add a condition that the applicant add appropriate speed humps on Hunt Street subject to the review and approval of the City Engineer.

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst
Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

3. SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission (1) receive the staff report; (2) conduct the public hearing; and (3) adopt resolution No.20-13 approving the 3-lot, Tentative Parcel Map No. 5203 and confirming that the project is exempt from environmental review consistent with California Environmental Quality Act Class 15 Minor Land Division Exemption.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Vice-Chairperson Marco Lizarraga and carried unanimously, SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive; with

amendment no. 33 as recommend by staff.

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst
Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at 8:32 PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 1, 2020
ITEM #: I.2
SUBJECT: Chevron Gas Station Conditional Use Permit. A request to approve a Conditional Use Permit to allow the issuance of a Type 21 – Off Sale Alcohol license at 596 N. East Street.

Recommendation for Action: Staff recommends that the Planning Commission take action on the following: (1) Conduct the public hearing; (2) Uphold the recommendation by the City Police Department to deny the issuance of a Conditional Use Permit for a Type 21 Off-Sale alcohol license located at 596 N. East Street.

Staff Contact:

Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.org

Background:

On December 20, 2019, permit applicant, Manjit Ghoman submitted Planning Application PLNG20-00002 for a proposed permit to obtain a Type 21 Off-Sale General License at the Chevron Gas Station located at 596 N. East Street in the City Regional Commercial Zone. A Type 20 Off-Sale Beer and Wine license is active at this location and has been requested by the applicant to be replaced with a Type 21 Off-Sale General License to include the sale of hard alcohol.

Through the entitlement application review process, Staff have engaged with and received comments from multiple City Departments and outside agencies including the California Department of Alcoholic Beverage Control and the City of Woodland Police Department. During this review process, Staff received correspondence with significant concern from the City of Woodland Police Department with regards to calls for service to the project site and surrounding area, and over concentration of Type 21 licenses in the immediate area.

On April 7, 2020, the City of Woodland City Council approved updates to the City Interim Zoning Code including guidelines for Convenience Markets and the sale of alcohol. The new guidelines restrict permitting of convenience stores under 5,000 square feet in the Regional Commercial, Regional Commercial/Light Industrial Flex Overlay, Corridor Mixed Use, Community Commercial districts, and only allowing the use if associated with a service station. The new code further states that no hard alcohol sales may be allowed if associated with a service station.

Planning Application PLNG20-00002 was received prior to the adoption of modifications to the Interim Zoning Code, however, the discussion of public safety and community benefit with regards to the off-sale of alcohol in the City have been ongoing and the resulting updates to the Interim Zoning Code reflect longer term goals of the City.

With significant concern expressed regarding public safety and overconcentration at the project site, along with the City's desire to implement more restrictive Policy in this area of land use, Staff recommend denial of the proposed Conditional Use Permit to allow for a Type 21 Off-Sale General alcohol sales license at the subject site.

Site Location: 596 N. East Street

Applicant/Owner: Manjit Ghoman

APN: 027-460-006

Adjacent Land Uses and Zoning:

North - Highway 113; Regional Commercial Zoning

South - Grow West Agricultural Supplies; Regional Commercial/ Light Industrial Flex Overlay

East - Best Western; Regional Commercial Zoning

West - East Street; Industrial Zoning

Flood Zone: 06113C0435H (FEMA Flood Map Zone)

Street Access: N. East Street

Environmental Assessment Status:

The proposed use qualifies for a Class 1 Exemption, Existing Facilities, from the provisions of the California Environmental Quality Act (CEQA).

Discussion:

California Department of Alcoholic Beverage Control

Currently, state law limits the issuance of new alcohol permits in geographical regions (census tracts) defined as areas of "undue concentration" of retail alcohol outlets. For the purpose of this review, "undue concentration" is defined in two specific ways: the first being areas that have experienced high levels of crime with a reporting district, **or** by a ratio (X number of permits per number of persons within a given census tract). Per ABC, in the subject census tract 112.06, a total of (8) existing off-sale licenses are permitted in the census tract.

City of Woodland Police Department

The City of Woodland Police Department reviewed the request for a Conditional Use Permit for a Type 21 Off-Sale General alcohol sales license and recommended denial of the request in written memo to the City of Woodland Planning Department dated July 10, 2020. The denial was based on evidence that suggested that issuance of a Type 21 license would potentially add to an already existing excessive amount of calls for service at the premises and the immediate area surrounding the premises. There was further concern that the request does not fulfil Public Convenience or Necessity due to the current number of active Type 21 licenses in the immediate area.

Interim Zoning Code Update

On April 7, 2020, the City of Woodland City Council approved updates to the City Interim Zoning Code including guidelines for Convenience Markets and the sale of alcohol. The new guidelines restrict permitting of convenience stores under 5,000 square feet in the Regional Commercial, Regional Commercial/Light Industrial Flex Overlay, Corridor Mixed Use, Community Commercial districts, and only allowing the use if associated with a service station. The new code further states that no hard alcohol sales may be allowed if associated with a service station.

Permitting Criteria

Further, in processing all applications for Off-Sale Liquor Establishments not within the Downtown Specific Plan Area, City Staff are to apply the below conditions (Section 17.104.160.(D). of the City Zoning Code):

- a. Off-sale liquor establishments shall not sell or store motor fuels on the same premises as alcoholic beverages.
- b. No beer or wine shall be displayed within five feet of the front door unless it is in a permanently affixed cooler.
- c. Exterior lighting of the parking lot shall be kept at an intensity of at least one foot candle, on parking lot surface, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
- d. Signs shall be posted both inside and outside the premises in conspicuous places, which state "It is unlawful for any person to drink any beer, wine, or other alcoholic beverage as defined in Business and Professions Code Section 23004 on any public parking lot, any private parking lot, held open to the public, on any public street, sidewalk, alley, or walk-way, or in any place held open to the public within 250 feet of any establishment selling alcoholic beverages." WCO 1118-15.39
- e. No sale of alcoholic beverages shall be made from a drive-through window.
- f. No display or sale of alcoholic beverages shall be made from an ice tub.
- g. Exterior public telephones that permit incoming calls may not be located on the premises.
- h. Adult magazines and all printed matter coming within the definition of Section 313 of the California Penal Code shall be located for sale only behind the counter and shall be stored in racks covered by modest panels.
- i. Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such establishments shall remove trash and debris on a daily basis.
- j. Paper or plastic cups shall not be sold in quantities less than their usual and customary packaging.
- k. All establishments shall be required to have a public telephone listing.
- l. No off-sale liquor establishment shall be maintained within 500 feet of any other establishment wherein alcoholic beverages are sold for both off-site and on-site consumption or such consideration points as schools (public and private), established churches or other place of worship, hospitals, convalescent homes, public parks, and playgrounds and/or other similar uses. The distance of 500 feet shall be measured between the nearest entrances used by patrons of such establishments along the shortest route to other establishments, or to the nearest property line of any of the above referenced consideration points.
- m. The noise level generated by the operation of such establishments shall not exceed 60 dBA on adjoining property zoned for residential purposes, and 70 dBA for commercially zoned property.
- n. Hours of operation of off-sale establishments may be restricted upon showing of good cause.
- o. It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that

will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to, the following topics and skills development:

- i. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
- ii. The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.
- iii. Methods for dealing with intoxicated customers and recognizing underage customers.

p. Sales of fortified wines and/or quantities of sales (i.e., single cans of beers) may be prohibited upon a showing of cause.

The applicant has communicated to staff that they will agree to comply with any or all of the conditions stated above.

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

Applicable Laws, Codes and Ordinances:

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

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

Reviewing Agency Comments:

The project has been circulated to other city divisions and departments for review. All reviewing agency comments have been integrated into the staff report.

Entitlements:

The Planning Commission shall base its decision on the conformity of use proposal with the requirements of the Zoning Ordinance, the General Plan, and any other applicable ordinance, resolutions or provisions of law.

Appeal:

The applicant, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) 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 Planning Commission, an individual City Planning Commissioner, the City Manager, or Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be

accompanied by a filing fee as prescribed by Planning Commission 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 Planning Commission shall render its decision on the appeal.

Conclusion:

Applicant, Manjit Ghoman submitted Planning Application PLNG20-00002 for a proposed permit to obtain a Type 21 Off-Sale General License at the Chevron Gas Station located at 596 N. East Street in the City Regional Commercial Zone. A Type 20 Off-Sale Beer and Wine license is active at this location and has been requested by the applicant to be replaced with a Type 21 Off-Sale General License to include the sale of hard alcohol.

Staff recommends that the Planning Commission take action on the following: (1) Conduct the public hearing; (2) Uphold the recommendation by the City Police Department to deny the issuance of a Conditional Use Permit for a Type 21 Off-Sale alcohol license located at 596 N. East Street.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution
2. Project Information Summary Sheet_596 N East Street
3. Memo from the City of Woodland Police Department

RESOLUTION NO. PC 20 - 14

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND DENYING A CONDITIONAL USE PERMIT FOR A TYPE
21 OFF SALE LICENSE LOCATED AT 596 N. EAST STREET**

(APN 027-460-006)

WHEREAS, the applicant, Manjit Ghoman, submitted an application on December 20, 2019 to request approval for a Type 21 Off-Sale General alcohol sales permit from the California Department of Alcoholic Beverage Control to allow the sale of distilled spirits;

WHEREAS, applicant, Manjit Ghomand, has an existing gas station with a Type 20 Off-Sale Beer and Wine license permit from the California Department of Alcoholic Beverage Control to allow the sale of beer and wine;

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on October 1, 2020 to review and consider a request for a proposed permit to obtain a Type 21 Off-Sale General License at the Chevron Gas Station located at 596 N. East Street in the City Regional Commercial Zone.;

WHEREAS, Census tract 112.06 where the project is located has “undue concentration” per the California Department of Alcoholic Beverage Control;

WHEREAS, the proposed request for the Type 21 Off-Sale General License is inconsistent with the provisions that have been outlined by the General Plan and does not meet all regulatory requirements of the Zoning Ordinance;

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, the proposed use will constitute a nuisance or be detrimental to the public welfare of the community; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed Conditional Use Permit is exempt from (CEQA) review per CEQA regulation (Title 14 of the California Code of Regulations) 15301 which applies to existing facilities where the project involves negligible or no expansion of the use.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF WOODLAND AS FOLLOWS:**

That based on all evidence presented in written and oral testimony the Planning Commission does hereby deny Application No. PLNG20-00002 for the Conditional Use Permit for a Type 21 Off-Sale General license.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on October 1, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

PROJECT INFORMATION SUMMARY SHEET

Chevron Gas Station Conditional Use Permit: The applicant is requesting approval for a proposed permit to obtain a Type 21 Off-Sale General License at the Chevron Gas Station located at 596 N. East Street in the City Regional Commercial Zone. A Type 20 Off-Sale Beer and Wine license is active at this location and has been requested by the applicant to be replaced with a Type 21 Off-Sale General License to include the sale of hard alcohol.

Location: 596 N. East Street

Applicant/Owner: Manjit Ghoman

Environmental Report: Categorical Exemption

APN: 027-460-006

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Denial

Report For: Planning Commission Public Hearing – October 1, 2020

General Plan Designation: Regional Commercial

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Highway 113	RC
South	Grow West Agricultural Supplies	RC/LIO
East	Best Western	RC
West	East Street	I

Flood Zone: 06113C0435H (FEMA Flood Map Zone)

Street Access: N. East Street



Derrek Kaff
Chief of Police

City of Woodland Police Department

1000 Lincoln Avenue
Woodland, California 95695
Main: (530) 661-7800
woodlandpolice.org

July 10, 2020

To whom it may concern,

The Woodland Police Department wishes to protest the issuance of a type 21, Off-Sale General license to Manjit Ghoman. Manjit Ghoman is currently licensed with a type 20, Off-Sale Beer and Wine license for the business located at 596 North East Street, Woodland, CA. We wish to protest this application as a type 21 license would potentially add to an already existing excessive amount of calls for service at the premises and the immediate area surrounding this premises. Also, This request does not fulfil Public Convenience or Necessity due to the current number of active type 21 licenses in the immediate area.

During the dates ranging from January 1, 2020 - June 30, 2020 law enforcement has responded to 22 calls for service at this location. If you also factor in the 3 surrounding addresses:

Best Western Shadow Inn - 584 N. East St. - 26 calls for service

Valley Oaks Inn - 600 N. East St. - 35 calls for service

Perry's Cozy Diner - 590 N. East St. - 11 calls for service

there are an additional 72 calls for service in that same time frame. With this one location already accounting for an excessive amount of calls for service it is the Woodland Police Departments belief that adding access to distilled spirits will only add to an already existing issue at this location.

The subject premises is located within census tract #0112.06. There is currently an overconcentration of off-sale ABC licenses within this census tract. This census tract is allowed five (5) off-sale licenses. At this time, seven (7) off-sale licenses are issued to this census tract. Of the seven (7) three (3) are type 20 and four (4) are type 21.

The Woodland Police Department does not support this application as a type 21 license would potentially add to an already existing excessive amount of calls for service at the premises and the immediate area surrounding this premises. Also, This request does not fulfil Public Convenience or Necessity due to the current number of active type 21 licenses in the immediate area.

Thank you in advance for you attention and acceptance of this letter. You may reach me by calling 530-661-7857 or via email at morgan.snedeker@cityofwoodland.org.

Respectfully,

A handwritten signature in cursive script that reads "Morgan Snedeker".

Morgan Snedeker
Crime Prevention Specialist



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 1, 2020
ITEM #: J.3
SUBJECT: Election of Officers

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

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

Staff Contact:

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

Report in Brief:

The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson are to be elected annually at the first meeting in September by a majority of the Planning Commission. Due to a meeting cancellation, the item is scheduled for the second meeting in September. The last elections were held on October 19, 2017 at which time Marco Lizarraga was elected Chairperson and Kirby Wells was elected Vice-Chairperson. Section 402 of the Rules and Regulations of the Planning Commission state the following:

402. The Chairperson and Vice Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years. The current officers were elected September 19, 2019, with Kirby Wells as Chairperson and Marco Lizarraga as Vice Chairperson.

Attachments:

None