



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

September 6, 2018
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. 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

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. Zendejas Bros Body Shop Conditional Use Permit and Lot Merger – 1213 & 1215 Armfield Avenue.

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt Resolution No. _____, approving a Conditional Use Permit at 1213-1215 Armfield Avenue to allow for an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone.

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

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 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: September 6, 2018
ITEM #: H.1.
SUBJECT: Zendejas Bros Body Shop Conditional Use Permit and Lot Merger – 1213 & 1215 Armfield Avenue

Zendejas Bros Body Shop Conditional Use Permit and Lot Merger – 1213 & 1215 Armfield Avenue. Request for consideration of a Conditional Use Permit and Lot Merger for Zendejas Bros Body Shop, a locally owned and operated automotive body repair shop. The proposed body shop is located at 1215 Armfield Avenue in the Corridor Mixed Use East Street Zone (CMUE). The project formerly an automotive body shop, consists of the reuse of two existing 1,440 and 700 square foot buildings respectively, and a proposed lot merger between the adjacent residential property at 1213 Armfield Avenue and 1215 Armfield Avenue to eliminate an existing lot line that runs through one of the existing shop buildings. The project, if approved, will result in a horizontal mixed-use site with an existing single-family residence and the proposed automotive body shop.

Location: 1213 and 1215 Armfield Avenue, Woodland, CA

Applicant/Owner: Jimmy Zendejas

Environmental Report: Categorical Exemption – Class 3 Conversion of Small Structures; Class 5 Minor Alterations in Land Use Limitations; and Class 32 Infill Development Projects.

APN: 063-077-002 and -003

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Report For: Planning Commission Public Hearing – September 6, 2018

General Plan Designation: Corridor Mixed Use (CX)

Current Zoning: Corridor Mixed Use East Street (CMUE)

Existing Land Uses: Existing 1,440 square foot auto body shop, 700 square foot garage shop, and 790 square foot single-family residence.

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Alley/Residential	CMUE
South	Vacant/Undeveloped	CMUE
East	Residential	CMUE
West	Vacant/Undeveloped	CMUE

Flood Zone: Zone “X” - Not an area subject to inundation by 1% annual chance flood event.

Street Access: Armfield Avenue

Pending/Potential Action

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt Resolution No._____, approving a Conditional Use Permit at 1213-1215 Armfield Avenue to allow for an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone (Attachment 1).

Project Background and Description

The proposed automotive body shop will be located in the existing 1,440 square foot and 700 square foot shop buildings as shown in the attached site plan (**Attachment 3**) at 1215 Armfield Avenue. The lot size is 0.13 acres (5,750 square feet). An existing patio cover extends north from the 1,440 square foot shop building and the 700 square foot garage is located in the northeast corner of the property, adjacent to the alley.

The proposed auto body shop buildings were used for the same purpose in the past, but the business has not been active for at least ten years. The original business owner, Mr. Zendejas, is also the current applicant and seeks to reopen the former business, which had not been permitted to reopen under the prior East Street Corridor Specific Plan. The new CMU zoning allows for major automotive repair uses (where vehicles may be stored overnight) with a Conditional Use Permit.

The existing western property line at 1215 Armfield Avenue overlaps the auto body shop, which is not permitted by the California Building Code. The applicant is proposing to merge the property with the adjacent property to the west at 1213 Armfield Avenue, creating a mixed use site, which is permitted within the CMU zone. The combined lot size is 0.26 acres (11,500 square feet).

The proposed body shop will operate Monday through Friday, 8:00 AM to 5:00 PM, with four to five employees. No additional building square footage is proposed; however, building alterations will include accessibility upgrades (interior), new driveway pavement and landscaping along the front façade of both 1213 and 1215 Armfield Avenue. The buildings on site have recently been painted.

Vehicles undergoing repair will be stored on-site and only in the rear half of the lot or inside the building after business hours. No cars will be stored in the front of the business. An existing six-foot tall redwood fence surrounds both properties, providing screening and security around the northern/rear portion of the property. A majority of the repair work will be performed within the buildings, however some tear down and put back will occur under the patio cover with minimal noise. Trash totes will be stored inside the buildings. Larger waste

items will be delivered to the landfill or disposed of appropriately by the project applicant.

Remodel of the existing residential unit on site is currently underway. The project applicant will retain ownership of the project site and will either reside in the unit or will lease the residential property.

The project site is currently served by city water and sewer. Electrical and telephone connections are currently on-site and no additional hook-ups will be required as a part of this application.

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 at least ten days prior to the public hearing.
- 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, August 31, 2018.

Applicable Laws, Codes & Ordinances

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

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

Environmental Review

Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) 15303, 15305 and 15332. Regulation 15303 applies to the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Regulation 15305 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Regulation 15332 applies to in-fill development projects. All proposed uses of the site including residential and automotive will take place within existing structures on site. No new development is proposed. The project site is located within the City of Woodland and surrounded by urban development. The site is less than 5 acres in size and has no value as habitat for endangered, rare or threatened species.

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 Section 15062(a) of the CEQA guidelines.

Reviewing Agency Comments

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

Staff Analysis

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

General Plan Consistency

The 2035 General Plan (GP) designation for the site is Corridor Mixed Use (CX), which allows for both vertical and horizontal mixed use. Residential, retail, commercial service, office, and light industrial uses are all permitted in the East Street CX land use designation within mixed use projects. The proposed project, which consists of residential and light industrial/service commercial uses, is consistent with General Plan Policies 2.A.6, *Infill Development*, and 4.D.8, *Home Businesses*. The project consists of redevelopment/adaptive reuse of existing buildings located within an urbanized area, creating a "live/work" opportunity for the current and future business owner.

Zoning Consistency

Land Use

The zoning designation for the subject site is Corridor Mixed Use East Street (CMUE), Major automotive vehicle repair where vehicles are stored overnight is permitted subject to the approval of a conditional use permit. Additionally, horizontal mixed-use projects are permitted subject to the regulations and permitting procedures of the most restricted use. The project is adequately served by existing roadway infrastructure and will not have a significant adverse impact on existing land uses in the surrounding area in regard to parking requirements, traffic, and other potential conflicts during operating hours.

Noise

Given the project's proximity to existing residential uses, vehicle repair activities will take place solely within the auto body shop. The maximum noise level at the property line shall in no instance exceed 70 dBA. The existing air compressor located on the north side of the building may require sound attenuation such as an insulated wall/box surrounding the structure or buffering with sound blankets to minimize noise transfer to adjacent properties. Should the compressor become a nuisance to adjacent property owners or exceed 70 dBA at the property line, the applicant has agreed to install appropriate sound attenuation devices as described above.

Parking

Table 4.03.1 of the Interim Zoning Regulations addresses off-street parking and loading requirements. Parking within the CMUE Zone shall be determined by the property owner, based upon information provided in a parking use and needs statement, as follows:

It is expected that five employees will be on the site at any given time requiring no onsite parking spaces as the

employees are encouraged to park on the street. Clients are served by 3 drop off vehicle spaces in the front of the building. Vehicles in for service will be stored securely on the enclosed rear of the site or within the building with no vehicles left in front of the building. The site can accommodate 13 vehicles for service at any given time. The existing residence has onsite parking off of Armfield.

As provided for in the Conditions of Approval (**Attachment 2**), should the Zoning Administrator find that, based upon substantial evidence, additional parking is necessary to accommodate the facility's uses, the owner/operator of the facility shall deploy effective measures to reduce the parking deficiency and/or obtain additional off-site parking in compliance with the City of Woodland Interim Zoning Code, and to the satisfaction of the Community Development Director.

Landscaping

The project applicant is proposing new landscaping along the frontage of his property to the east of the west of the existing driveways consistent with the attached Landscape Concept plans (**Attachment 4**).

Screening

As conditioned, all uses or activities associated with the auto body shop shall be conducted wholly within completely enclosed buildings except as noted above where some tear down and put back will occur under the existing patio cover with minimal noise. Outdoor storage of parts, goods or mechanical equipment shall be completely screened from all public view and right of way by fencing and/or landscaping to the satisfaction of the Community Development Director.

Setbacks and Height

The existing buildings comply with the Corridor Mixed Use Zoning Standards for setback and height requirements. No new structural changes are being made to the outside of the buildings.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-21-10 addresses signs. Signs are a separate permit and tenants shall submit construction drawings and receive approval for all proposed signage. Staff will review these plans to ensure that they meet established zoning requirements.

Lighting

Parking lot, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with adequate illumination. A lighting level of 1 foot-candle minimum, maintained illumination at ground level is required. Such lighting shall be equipped with vandal-resistant covers. Prior to issuance of a building permit, the applicant shall submit a lighting plan to be reviewed and approved by the Community Development Department.

Performance Standards

The project shall comply with all Performance Standards as outlined in the attached Conditions of Approval (**Attachment 2**).

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The zoning designation for the site is Corridor Mixed Use East Street. Within this zone, mixed uses including major automotive repair are allowed with a conditional use permit.

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.

All requirements will be specified within the conditions of approval. Failure to adhere to these conditions may result in the revocation of the conditional use permit.

Appeal

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

Recommendation

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

Motion #1: Move that the Planning Commission Approve Resolution No. PC18-_____, in support of a Conditional Use Permit at 1213-1215 Armfield Avenue to allow for an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone.

Attachments:

1. Planning Commission Resolution
2. Conditions of Approval
3. Zendejas Bros Site PPlan
4. Zendejas Bros Landscape Concept Plan
5. General Application Form and Project Justification Statement

RESOLUTION NO. PC 18 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE
HORIZONTAL MIXED-USE PROJECT WITH RESIDENTIAL AND
AUTOMOTIVE VEHICLE REPAIR USES AT 1213-1215 ARMFIELD
AVENUE IN THE CORRIDOR MIXED USE EAST STREET ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on September 6, 2018, to review and consider a request from Jimmy Zendejas for a Conditional Use Permit to allow for an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings at 1213-1215 Armfield Avenue, and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Interim Zoning Ordinance, in that the use is conditionally permitted in the Corridor Mixed Use East Street Zone, is designed to facilitate revitalization, achieve the desired urban form, and support a pedestrian environment, as required by the General Plan; and

WHEREAS, the use will not cause, directly or indirectly, potential adverse impacts on adjacent neighborhoods and will contribute to the economic vitality of the City; 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 Interim Zoning Code and satisfies all minimum physical standards required for a mixed-use project; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the General Plan; 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 designed at the minimum functional height required, 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, pursuant to the California Environmental Quality Act (“CEQA”), the proposed project is exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) 15303, 15305 and 15332. Regulation 15303 applies to the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Regulation 15305 consists of minor alterations in land use limitations in areas

with an average slope of less than 20%, which do not result in any changes in land use or density. Regulation 15332 applies to in-fill development projects; 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) subject to the conditions of approval included in **Exhibit A**, allowing the applicant, Jimmy Zendejas, to operate an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings at 1213-1215 Armfield Avenue and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **6th day of September, 2018**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval

Exhibit B – Site Plan/Landscape Concept Plan

Exhibit A

[Conditions of Approval]

Exhibit B

[Site Plan & Landscape Concept Plan]

Conditions of Approval
Zendejas Bros Body Shop – 1213 & 1215 Armfield Avenue

1. The project is as described in the staff report prepared for the September 6, 2018, Planning Commission meeting and shall consist of the operation of an automotive body shop within existing 1,440 square foot and 700 square foot shop buildings at 1213-1215 Armfield Avenue and the merger of the two parcels (APN 063-077-002 and -003) resulting in a horizontal mixed-use project with residential and automotive vehicle repair uses in the Corridor Mixed Use East Street Zone. The project shall be established and operated as depicted in the staff report, except as modified in these conditions of approval and with any changes necessary to meet City codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies with jurisdiction.
4. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
5. The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law (Section 25-27-70).
6. **Environmental Recording Fee.** Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County to record the CEQA environmental document (Notice of Exemption) with the County.

PLANNING

7. **Change of Use (Future).** The project approval is for the project as described in the above staff report. Should there be a change in the use or an intensification of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.

8. **Exterior Design Modifications.** Applicant shall comply with the design requirements as stated in the Community Design Standards and Interim Zoning Ordinance for any exterior changes, modifications, and additions to the subject buildings. All exterior changes beyond those stated in the original approval will require staff level design review.
9. **Signage.** Applicant shall obtain a building permit for any exterior signs prior to installation. All signs shall be in accordance with the City's Sign Ordinance and Community Design Standards and shall be reviewed through a Design Review process and approved by the Community Development Department prior to issuance of permits.
10. **Landscaping.** All Applicant shall submit detailed landscape plans consistent with applicable provisions of Article 22 ("Landscaping") of the Woodland Zoning Ordinance upon submitting for building permits. Landscape plans shall include irrigation details and shall comply with the State of California's 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. Landscape plans shall be reviewed and approved by the Planning Division prior to installation and/or building permit issuance.
11. **Lighting.** The main entrance to the facility shall be clearly identified with proper signage to include name of business and address. Primary entrance(s) shall also provide adequate lighting per the City Security Ordinance and lighting regulations. Parking lot, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with a lighting level of 1 foot-candle minimum, maintained illumination at ground level. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absence of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more. Such lighting shall be equipped with vandal-resistant covers and shielded so as not to spill on to adjacent properties. All lighting, reflective surfaces, or any other sources of illumination shall be designed and located in a manner that produces no glare on public streets or on any other parcel.
12. **Outdoor Storage and Screening.** All uses or activities associated with the auto body shop shall be conducted wholly within completely enclosed buildings except as noted above where some tear down and put back will occur under the existing patio cover with minimal noise. Outdoor storage of parts, goods or mechanical equipment shall be completely screened from all public view and right of way by fencing and/or landscaping to the satisfaction of the Community Development Director.
13. **Noise.** The maximum noise level at the property line shall in no instance exceed 70 dBA. The air compressor located on the north side of the building may require sound attenuation such as an insulated wall/box surrounding the structure or buffering with sound blankets to minimize noise transfer to adjacent properties. Should the compressor become a nuisance to adjacent property owners or exceed 70 dBA at the property line, the applicant shall install appropriate sound attenuation devices as described above.

14. **Parking.** Vehicles undergoing repair shall be stored on-site and only in the rear half of the lot or inside the building. No cars will be stored in the front of the business. All vehicles parked on site shall be kept in a neat and orderly fashion. Should the Zoning Administrator find that, based upon substantial evidence, additional parking is necessary to accommodate the facility's uses, the owner/operator of the facility shall deploy effective measures to reduce the parking deficiency and/or obtain additional off-site parking in compliance with the City of Woodland Zoning Code, and to the satisfaction of the Community Development Director.
15. **Fire Hazards.** The storage, use, transportation, or production of products which, either in the raw or finished state, constitute a flammable or explosive material shall be subject to approval of the Fire Department. Burning of waste materials in open fires or unapproved incinerators is prohibited.
16. **Liquid or Solid Waste.** The use, handling, storage, and transportation of waste materials, including hazardous wastes, shall comply with the provisions of the California Hazardous Materials Regulations and any other applicable laws. Discharge at any point into a public or private sewage disposal system, stream, or the ground, of any material that could contaminate any water supply, or otherwise cause the emission of dangerous or offensive elements is prohibited. No exceptions are allowed unless in accordance with regulations, licenses or approvals of the various local and state agencies having jurisdiction over such activities.
17. **Odor, Particulate Matter and Air Contaminants.** No continuous, frequent, or repetitive odors are permitted that are perceptible on or beyond adjacent lot lines or in the public right-of-way. An odor detected no more than a total of 15 minutes in any one day shall not be deemed to be continuous, frequent or repetitive. No dust or particulate matter shall be emitted that is detectable at zoning district boundary lines or property lines by a reasonable person without instruments. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.
18. **Vibration.** Machinery used for manufacturing and industrial processes, including oil and gas collection, processing, and distribution must be designed and housed to ensure that vibration will be reduced to a minimum amount discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
19. **Property Maintenance Standards.** The property shall be maintained in good order. This shall include litter management and the repair and maintenance of all structures, fences, signs, walks, driveways, landscaping, painting, and other exterior features, as may be necessary to maintain good order.
20. **Substantial Adverse Effect.** If the Zoning Administrator finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent property, or have

a substantial adverse impact on public facilities or services, the Zoning Administrator may refer the Conditional Use Permit to the Planning Commission for further review. If, upon such review, the Commission finds that any of the results above have occurred, the Planning Commission shall modify or revoke the Conditional Use Permit.

21. **Accessory and Temporary Uses.** Accessory uses and structures and temporary uses are subject to the provisions of the Zoning Ordinance.

BUILDING

The following comments are from the City of Woodland Building Division and are applicable to the reference project:

22. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- A. 2016 California Building Code
 - B. 2016 California Plumbing Code
 - C. 2016 California Mechanical Code
 - D. 2016 California Electrical Code
 - E. 2016 Building Energy Efficiency Standards
 - F. 2016 California Green Building Code
 - G. The Code of the City of Woodland
23. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
- a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
24. 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.
25. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
26. 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.
27. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC.

DEVELOPMENT ENGINEERING

28. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment

permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

The following public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy:

29. The Owner shall update all utility connections to current City Standards. This includes sewer cleanouts and/or laterals in a location approved by the Public Works Department.
30. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Owner shall install approved backflow devices on all services that serve the project site including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.



EXISTING PHOTO LOOKING NORTH FROM ARMFIELD AVENUE



EXISTING SITE CONTEXTUAL PHOTO

LOOKING NORTH FROM ARMFIELD AVENUE

PARKING USE AND NEEDS ASSESSMENT

IT IS EXPECTED THAT 5 EMPLOYEES WILL BE ON THE SITE AT ANY GIVEN TIME REQUIRING NO ON-SITE PARKING SPACES AS THE EMPLOYEES ARE ENCOURAGED TO PARK ON THE STREET. CLIENTS ARE SERVED BY 3 DROP OFF VEHICLE SPACES IN THE FRONT OF THE BUILDING. VEHICLES IN FOR SERVICE WILL BE STORED SECURELY ON THE ENCLOSED REAR OF THE SITE OR WITHIN THE BUILDINGS WITH NO VEHICLES LEFT IN FRONT OF THE BUILDING. THE SITE CAN ACCOMMODATE 13 VEHICLES FOR SERVICE AT ANY GIVEN TIME. THE EXISTING RESIDENCE HAS ONE ON-SITE PARKING SPACE OFF OF ARMFIELD.

PROJECT DESCRIPTION

THIS PROJECT IS ESSENTIALLY A REUSE OF AN EXISTING BUILDING WHICH WAS LAST USED AS AN AUTO BODY REPAIR SHOP OVER 10 YEARS AGO.

THE NEW USE WILL BE THE SAME AS THE OLD USE. IT HAS STOOD VACANT IN THE INTERIM TIME.

ALTERATIONS INCLUDE ACCESSIBILITY IMPROVEMENTS, NEW DRIVEWAY, PAVEMENT, AND LANDSCAPING ALONG WITH GENERAL IMPROVEMENTS SUCH AS PAINTING.

THE BUILDING IS NOT FIRE SPRINKLED AND HAS CONCRETE BLOCK WALLS WITH A TRUSSED ROOF.

NO ADDITIONS ARE BEING PROPOSED.

BUSINESS INFORMATION

AUTOMOBILE BODY REPAIR SHOP.

HOURS OF OPERATION - 8 AM TO 5 PM MON THRU FRIDAY.

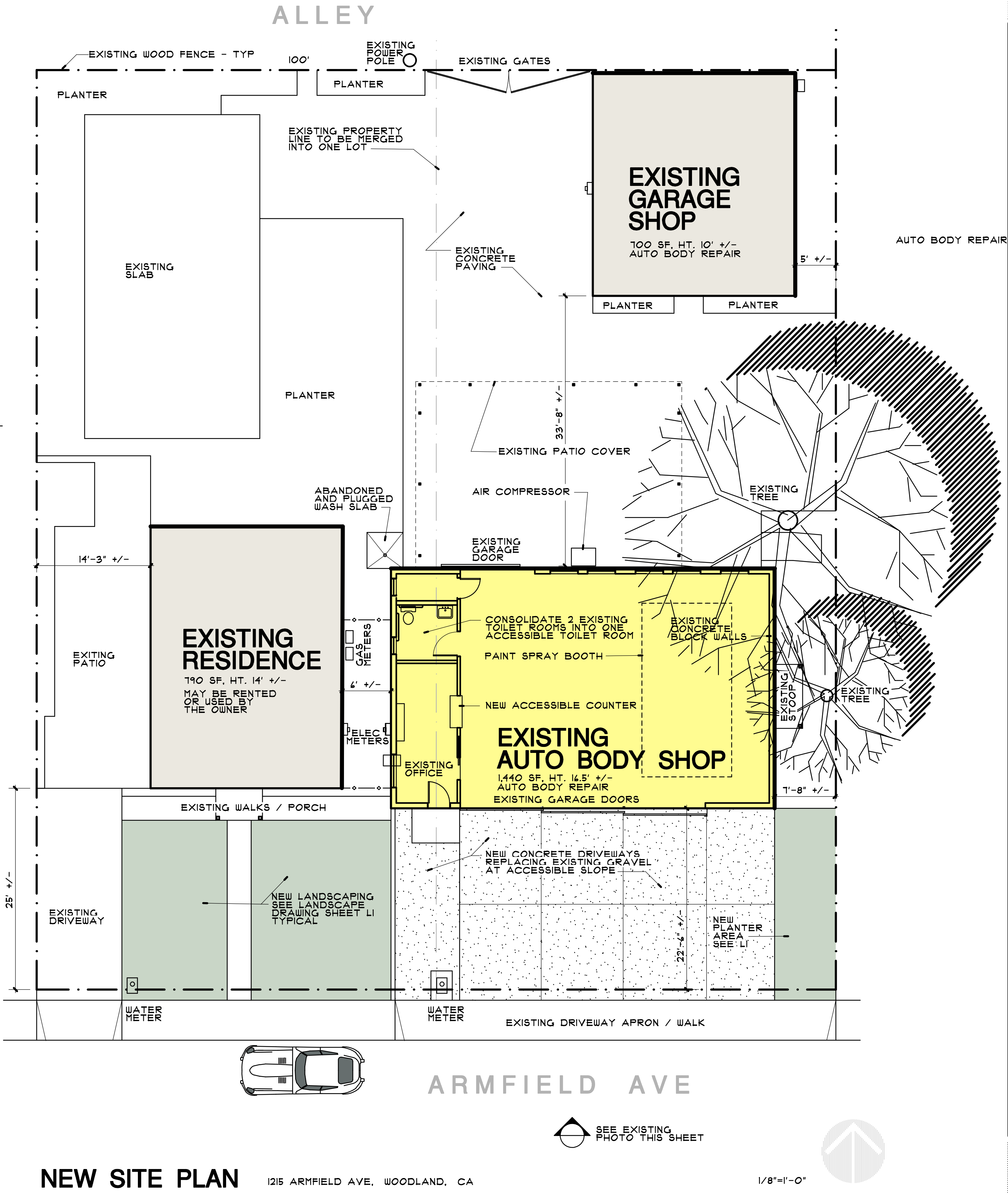
NUMBER OF EMPLOYEES - 4 TO 5

AFTER BUSINESS VEHICLES ARE STORED IN THE REAR OF THE LOT OR INSIDE THE BUILDINGS - NO CARS ARE STORED IN THE FRONT OF THE LOT.

NOISEST PIECE OF EQUIPMENT IS THE AIR COMPRESSOR - SEE PLAN FOR LOCATION. NO NOISE COVERS ARE AVAILABLE IS NEEDED.

WASTE WILL BE DELIVERED DIRECTLY TO THE LANDFILL BY THE OWNER AND ALSO THE USE OF ON-SITE POTERS STORED INSIDE THE BUILDINGS.

MOST REPAIR WORK WILL BE PERFORMED WITHIN THE BUILDING. HOWEVER SOME TEAR DOWN AND PUT BACK WILL OCCUR UNDER THE PATIO COVER WITH MINIMAL NOISE.

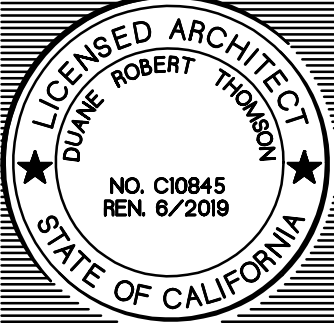


NEW SITE PLAN 1215 ARMFIELD AVE, WOODLAND, CA

APN = 063 011 002/003

1/8"=1'-0"

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED



DATE: JUNE 29, 2018

REVISIONS

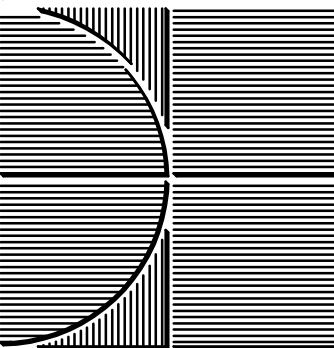
PRELIMINARY DRAWINGS

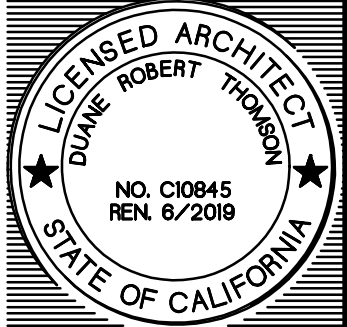
ZENDEJAS BROS. BODY SHOP

APN # 063-077-002/003
1215 ARMFIELD AVE., WOODLAND, CA

NOTE
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ON THIS SPECIFIC PROJECT ONLY.

Duane R. Thomson AIA
ARCHITECT
712 Main Street
Woodland, CA 95695
530.685.4080
DRTAA@redcom





DATE: JUNE 29, 2018

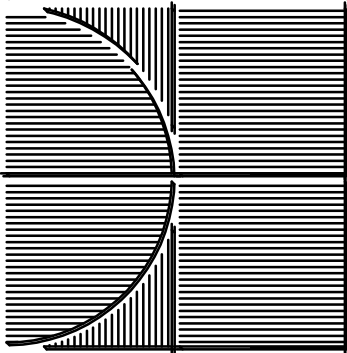
REVISIONS

PRELIMINARY LANDSCAPE PLAN

ZENDEJAS BROS. BODY SHOP
APN # 063-077-002/003
1215 ARMFIELD AVE., WOODLAND, CA

NOTE
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ARCHITECT
712 Main Street, Suite 102
Woodland, CA 95695
530.685.4950 DRTAIA@aol.com



L1

PROPOSED PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)
	ACER AUTUMN BLAZE	BLAZE MAPLE	15 GAL.
	MAGNOLIA STELLATA	SAUJER MAGNOLIA	15 GAL.
	COSSYGRIA ROYAL PURPLE	SMOKE TREE	15 GAL.
EVERGREEN AND FOUNDATION SHRUBS			
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.
	LEUCOPHYLLUM FRUTICOSA	TEXAS RANGER	5 GAL.
	RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL.
	RUNGIA NANA	DWARF FONE GRANITE	5 GAL.
	WESTRINGIA SMOKEY	COAST ROSEMARY	1 GAL.
	GALLUSTEMON LITTLE JOHN	DWARF BOTTLE BRUSH	5 GAL.
	COLEONEMA SUNSET GOLD	PROSTRATE BREATH OF HEAVEN	5 GAL.
PERENNIALS			
	PENSTEMON SCUR GRAPES	PURPLE PENSTEMON	1 GAL.
	TEUCHRUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.
	STACHYS BELLA GRISIO	NARROW LEAF LAMB'S EAR	1 GAL.
	POLYGALA PETITE BUTTERFLIES	SWEET PEA SHRUB	1 GAL.
	SALVIA NEUREPIA	PINK MOUNTAIN SAGE	1 GAL.
	ZAUSCHNERIA CALISTOGA	CALIFORNIA YUCCA	1 GAL.
GRASSES			
	PENNISETUM LITTLE BUNNY	GOLD FOUNTAIN GRASS	1 GAL.
	NIJHENDERGIA CAPILLARIS	PINK MILKY GRASS	1 GAL.
	MISCANTHUS MORNING LIGHT	SILVER GRASS	1 GAL.
	HYPERICUM	ST. JOHN'S WORT	CUTTINGS
	MYOPORUM	CREeping WHITE STAR FLOWER	12" O.D.

LANDSCAPE NOTES

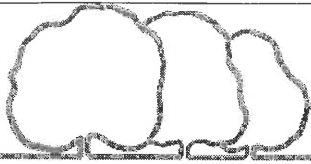
1. ALL PLANTING AND IRRIGATION TO CONFORM TO A.B. 1981 OR LOCAL WATER USE ORDINANCE
2. ALL PLANTING TO BE SEGREGATED INTO HIGH, MEDIUM AND LOW WATER USE TREES TO BE ON STAND-ALONE VALVES FOR DEEP, INFREQUENT IRRIGATION
3. ALL LANDSCAPE AREAS TO BE DRIP IRRIGATED AND CONTROLLED WITH WEATHER SENSING TIMER
4. MIN. DESIGN PRESSURE AT IRRIGATION CONNECTION: 40 PSI
5. MAXIMUM FLOWS AT IRRIGATION: 20 GPM
6. OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY. AUDIT TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO IRRIGATION SCHEDULE FOR EACH VALVE.
7. ALL LANDSCAPE AREAS SHALL BE TOP-DRESSED WITH 3" CONTINUOUS LAYER OF NATURAL COLORED WOOD CHIP MULCH.
8. ALL LANDSCAPE AREAS SHALL BE TILLED TO A 12" DEPTH AND HAVE 1 CU YD. ORGANIC COMPOST PER 100 S.Q.F.T. INCORPORATED PRIOR TO PLANTING.



LANDSCAPE CONCEPT

ZENDAJAS AUTO SHOP, WOODLAND CA

JUNE 28, 2018



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:

Jimmy Zendejas

MAILING ADDRESS:

34815 Louise Lane

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530 554 5450

E-MAIL ADDRESS:

zendejasbros@yahoo.com

PROJECT APPLICANT

same

MAILING ADDRESS:

same

CITY STATE ZIP CODE:

same

PHONE NUMBER:

same

E-MAIL ADDRESS:

same

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 _____ | |

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

3. Project Description

Project Name:

Zendejas Bros. Body Shop Alterations

Total Acres or Square Feet

existing developed lot is .264 acres

Site address or location:

1215 Armfield Avenue

Assessor's Parcel Number:

063 077 002/003

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 -18- 00056

5. General Plan Amendment

Existing General Plan Designation _____

Gross Acres _____

Proposed General Plan Designation _____

Gross Acres _____

6. Zoning Amendment

Existing Land Use Zone _____

Gross Acres _____

Proposed Land Use Zone _____

Gross Acres _____

7. Residential Development

No. of residential units are being requested? _____

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units _____

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

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

* Attach Evidence of Authority

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

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

J. Zenger 6-29-18
Applicant: _____ Date

J. Zenger 6-29-18
Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

ZENDEJAS BROS. BODY SHOP.
1215 ARMFIELD AVENUE
WOODLAND, CA 95695

PROJECT JUSTIFICATION

A CONDITIONAL USE PERMIT IS REQUIRED FOR THIS USE IN THIS PLANNING ZONE. THIS USE IS A CONTINUATION OF THE SAME USE IN THE SAME BUILDING BY THE SAME OWNER. THE OWNER WISHES TO CONTINUE TO UTILIZE HIS PROPERTY IN AS BEFORE.

PROJECT DESCRIPTION

THIS PROJECT IS ESSENTIALLY A RESUSE OF AN EXISTING BUILDING WHICH WAS LAST USED AS AN AUTO BODY REPAIR SHOP OVER 10 YEARS AGO.

THE NEW USE WILL BE THE SAME AS THE OLD USE. IT HAS STOOD VACANT IN THE INTERIM TIME.

ALTERATIONS INCLUDE ACCESSIBILITY IMPROVEMENTS, NEW DRIVEWAY PAVEMENT, AND LANDSCAPING ALONG WITH GENERAL IMPROVEMENTS SUCH AS PAINTING.

THE BUILDING IS NOT FIRE SPRINKLED AND HAS CONCRETE BLOCK WALLS WITH A TRUSSED ROOF.

NO ADDITIONS ARE BEING PROPOSED.

BUSINESS INFORMATION

AUTOMOBILE BODY REPAIR SHOP.

HOURS OF OPERATION - 8 AM TO 5 PM

NUMBER OF EMPLOYEES - 4 TO 5

AFTER BUSINESS, VEHICLES ARE STORED IN THE REAR OF THE LOT OR INSIDE THE BUILDINGS - NO CARS ARE STORED IN THE FRONT OF THE LOT.

NOISEST PIECE OF EQUIPMENT IS THE AIR COMPRESSOR - SEE PLAN FOR LOCATION.