

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, APRIL 3, 2008**

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Sanders; Barzo;
Spesert

VOTING MEMBERS ABSENT: Gonzalez

STAFF MEMBERS PRESENT: MacNicholl; Sokolow

The meeting was called to order at 7:02 PM.

1. Director's Report:

- Robert MacNicholl, Planning Manager: He said that the Planning Commissioners and Staff had a wonderful time last week at the Planners Institute. He felt that there were a number of outstanding classes and that he enjoyed it and hoped that they found it equally informative. He said that it was a very effected and worthwhile event to attend.
- Robert MacNicholl: He said that Staff would like to take a photo of the Commissioners either before or just following the next Planning Commission Meeting. He said that Staff invites all Commissioners to attend so that we can get a group photo.
- Commissioner Murray: She thanked Staff.
- Commissioner Sanders: He requested an email from Staff in advance of the meeting as a reminder.
- Robert MacNicholl: He stated that the Planning Commission Chairman made a presentation before the City Council at the last meeting on April 1, 2008. He said that it was a very informative and well received report on the Planning Commission and the events of the last year. He thanked Commissioner Sanders for a good job.

2. Approval of Minutes:

- a. None

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

- a. None.

4. Communication – Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission’s consideration of any item a Commission member would like to have discussed at a future Commission meeting.
 - Commissioner Sanders: He reminded the Planning Commissioners that if they did not attend the Planners Institute and take advantage of the Ethics course, as he did, the Commissioners will still need to complete the formal course or complete it on the internet. He said that they would receive a note from Sue Vannucci.
 - Commissioner Spesert: He had no comments or announcements.
 - Commissioner Barzo: He asked for an update on the home on Lincoln and Walnut.
 - Robert MacNicholl: He said that he has received a number of calls regarding this property during the last week. He said that the plans have been approved and building permits issued for this home back in December 2007. He said that the property owner has not yet moved forward on this project, but that there is no real recourse. He said that the permits expire after six months and if nothing is done at that time, Staff will need to review and decide what can be done. He said that it appears that there is no interest in moving forward on behalf of the owner.
 - Commissioner Murray: She provided an update on the Cultural Center and the Art Center that she spoke about at the previous Planning Commission meeting. She said that the City has since agreed to give the land at Fifth/Oak and they are going ahead with the site plan.
 - Robert MacNicholl: He said that Dan Sokolow has been assisting with the preparation of a report that is going to City Council.
 - Commissioner Murray: She thanked Staff.
 - Commissioner Dote: She had no comments or announcements.
 - Commissioner Wurzel: He had no comments or announcements.

5. Subcommittee Reports.
 - a. None

PUBLIC HEARING

6. **West Wood Subdivision (Unit 2) / Schellinger Homes**

Staff is requesting that the Planning Commission deny the West Wood Unit II project. The 19.9 acre project proposal is to annex additional 14.9 acres to the City, a General Plan Amendment from Industrial to Low Density Residential, pre-zoning/rezoning to R-1/PD, and subdivision of the property for residential use on the north with continued industrial use on the south. The property would be subdivided into 83 lots comprised of 80 single-family lots and six secondary dwelling units, two industrial lots (Lot A and Lot B), and Lot X for a detention basin to serve both the subject property and existing West Wood Unit 1.

Owner: Joe Ripple Schellinger Brothers
Staff Contact: Cindy Norris, Principal Planner
Environmental Document: Mitigated Negative Declaration
Recommended Action: Denial

DISCUSSION

- Robert MacNicholl: He said that today the Applicant had verbally requested a continuance of this item. He said that they would also make a formal written request. He said that Applicant is not present tonight, but that the Applicant requested a continuance to allow time to sit-down with Staff to discuss issues as they felt they were not properly represented in the staff report. Therefore, Staff will be setting up a meeting with the applicant and he asked the Planning Commission to continue this matter to a date certain of May 1, 2008. He said that he has spoken with the Applicant who has agreed that May 1st works for him as well. He invited anyone present tonight to come to the meeting on May 1st and appear before the Commission if they have comments. He apologized for not having sufficient time to notify anyone that the continuance had been requested. He advised that Staff will not be re-advertising and that the continuance tonight will be the official public notice of the new date. He said that if the date changes again from May 1st, Staff will then re-notice this item.

It was moved by Commissioner Dote, seconded by Commissioner Wurzel and unanimously carried that the Planning Commission continue the West Wood Subdivision (Unit 2) / Schellinger Homes public hearing to a date certain of May 1, 2008.

- Commissioner Sanders: He apologized to members of the public that were present tonight for this matter.

NEW BUSINESS

7. Status Report on the 2008 Housing Element

Staff Contact: Dan Sokolow, Associate Planner
Recommended Action: Review

DISCUSSION

- Commissioner Sanders: He said that he set the bar high at the City Council meeting. He said that they want to make sure that we won some awards like we did a year or so ago.
- Commissioner Wurzel: He advised that there was an Affordable Housing Subcommittee that included Commissioner Gonzalez and himself. He asked if there is any planned coordination between that Subcommittee and Staff.

- Dan Sokolow, Associate Planner: He said that Staff could certainly coordinate this. He said that once the draft is completed they could have the Subcommittee take a look at it. He said that he would hesitate having it go to the full Planning Commission until there is a formal review of HCD and Legal Service of Northern California and an opportunity for their input.
- Commissioner Wurzel: He requested Staff then allow ample time for the Subcommittee to go through the review process.
- Commissioner Murray: She asked about the status and progress with Casa del Sol as it has been up in the air for a number of years.
- Dan Sokolow: He said that Commissioner Gonzalez asked about this at the last Planning Commission meeting. He said that he had checked with the Redevelopment Agency and emailed her back with status. He said that they are expecting to close in a couple months. He said that it is tenuous because it is a difficult project. He asked the Commission if it is OK to share his previous email to Commissioner Gonzalez with all the Commissioners. He also advised that at the next meeting he would include a short informational agenda item on the status. He said that Staff noted in the General Plan status report at the last meeting that in 2006 the City did receive a Community Design Grant from SACOG to provide funding. He said that the amount was approximately \$400,000 to \$500,000 to provide funding for streetscape infrastructure for the project. He said that it is a complicated project with more than one funding source. He said that Commissioner Gonzalez indicated at the last meeting that this is a challenged site and encouraged Staff to move forward as soon as possible on the project.
- Commissioner Dote: She asked what is meant by “close” and if it is referring to the purchase of the property.
- Dan Sokolow: He specified that close was in reference to the financing that is necessary. He believes that HCD or HUD is involved and is a major player in this project. He also believes that the City or Community Housing Opportunity Corporation (CHOC) has site control.
- Commission Dote: She asked if this is for the two mobile home parks. She said that they were originally going to purchase three mobile home parks but ended up with only two.
- Dan Sokolow: He said that it would be about 162 units.
- Commissioner Sanders: He confirmed that the Commission does not need to take any action but instead just receive the report.

There being no further business, the meeting was adjourned at 7:17 PM.

Respectfully submitted,

Barry Munowitch, AICP
Assistant City Manager