

**ACTION  
MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, APRIL 19, 2007**

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Barzo; Gonzalez

VOTING MEMBERS ABSENT: Sanders; Spesert

STAFF MEMBERS PRESENT: MacNicholl; Hanson; Stillman; Grattidge  
(Consultant)

The meeting was called to order at 7:01 PM.

**PUBLIC HEARING:**

1. Director's Report:
  - a. Staff is very busy; we have a number of new projects coming in.
  
2. Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed in the Agenda. The Chairman may impose a time limit on any speaker.
  - a. None.
  
3. Communications – 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.
  - a. Commissioner Dote questioned when the General Plan update was set to start.
  - b. Robert MacNicholl, Planning Manager stated that Staff is in the very preliminary stage of initiating the General Plan Update; staff is trying to design the process to be undertaken and then Staff will follow with RFQs or RFPs shortly.
  - c. Commissioner Dote questioned if there will be some public outreach and community workshop to help with the update.
  - d. Robert MacNicholl stated that he thought that the City needed the community input and once the plan is under way, it will be an important part of the process.
  
4. Subcommittee Reports.
  - a. None.

PUBLIC HEARING:

5. **Einstein Education Center Diploma Plus Program:**

The applicant has requested a Conditional Use Permit for a public alternative based high school to occupy existing tenant space inside the County Fair Mall. The subject site is located at 1264 Gibson Road in the General Commercial (C-2) Zone (APN 041-130-07).

APPLICANT:	Yolo County Office of Education
ENVIRONMENTAL DOCUMENT:	Categorical Exemption
STAFF CONTACT:	Jimmy A. Stillman, Associate Planner
RECOMMENDED ACTION:	Conditional Approval

DISCUSSION:

- Commissioner Murray asked if this was a tuition-based school.
- Jimmy Stillman, Associate Planner stated that was better answered by the applicant.
- Commissioner Wurzel questioned whether a market study for the mall had been done.
- Robert MacNicholl, Planning Manager stated that the Staff has not been involved in a market study, but he could not speak for the mall management.
- Jimmy Stillman stated that the new management has done some marketing in the Sacramento area and they are actively recruiting businesses for the mall.
- Commissioner Wurzel questioned the status of the mall expansion site just south of the existing mall site.
- Robert MacNicholl stated that the site is now being considered for a proposed gated senior project.
- Commissioner Dote questioned whether there was any feedback from the mall or its tenants as to having a high school campus within their business area.
- Jimmy Stillman stated that the mall management has been very active in pursuing the program, and the mall owner has been assisting in funding the program as well.
- Commissioner Gonzalez wanted to clarify the intent for the students of this proposed school, is it just to finish high school, or is it something more?
- Jimmy Stillman stated that the applicant could give a better insight as to the intent of the program. This is an alternative-based facility for students who aren't fitting well in a traditional high school setting. It gives them an opportunity to complete their curriculum and obtain a high school diploma.
- Linda Miles, Principal, Einstein Education Center stated that the funding originates with the Bill and Melinda Gates Foundation and is a competitive grant process. The Diploma Plus Piece is the Curriculum Delivery System. The students move through phases as opposed to traditional grades. Some will be at the foundation level, and will need to pass the exit exam and Algebra 1, which are key components in order to move forward with a high school education. Then they will move into the presentation phase, which is a rigorous high school program. Part of the day will consist of direct instruction and the other part will

consist of independent work in an open environment with computers and one on one with teachers, mentors, UC Davis students, and other members of the community. The day ends with either an ROP class or a community college class; hence the name “Diploma Plus”. All of the students have to attend a college course before they can graduate with their high school diploma. The ROP class offered on site at the mall will be retail management and computer applications.

- Commissioner Dote questioned the level of attendance at the school, and the age range.
- Linda Miles stated that the school would enroll 150 students, with the primary target group being 17-18 years of age. The enrollment will be for students age 14-19 to capture back the students that are too old for public high school and are not sure how to navigate their way through the adult system. There is also another population, which is incoming freshmen, whose eighth-grade counselors felt they may have some serious issues with regular attendance at high school.
- Commissioner Dote questioned what type of public outreach is being done to encourage parents to encourage their children to attend.
- Linda Miles stated that they meet on a regular basis with the junior high and high school counselors. That is done through the Yolo County Office of Education, so all of the principals are aware of the option. The school will not take mandated referrals; they have to be an option or alternative. Ms. Miles also stated that they have done a couple of fund raisers in the community, and have presented it to all of the City Councils and the Board of Supervisors. They have also had a couple of articles in the paper regarding the school, and have spoken at different organizations such as the Rotary Club and the Lions Club. There will also be a press release regarding the opening date, which will be August 22<sup>nd</sup>.
- Commissioner Dote questioned the track record for the ten sites on the east coast.
- Linda Miles stated that she understands they are a little different in that they are adjacent or on the site of a regular high school campus. There are also some sites on community colleges, which are called “early college high school”. She also stated that there is a website which you can Google *Commonwealth Corporation* and there is some statistical evidence showing these schools are being successful, especially for that credit deficient student.
- Commissioner Dote questioned what separates this program from the continuation high school in Yolo.
- Linda Miles stated that one thing is any student within Yolo County can enroll. Enrollment is on a first come, first serve basis at this point in time. Secondly, we offer direct instruction and self-pacing. She believes the key component is that the Einstein Education Center allows for the competency-based curriculum, so the students do not have to put in the same time. It is a rigorous high school curriculum. We are going through accreditation, we have a fall date scheduled for the accreditation team from **WAS** to come out and we will be submitting our course work from **A to G** approval at the UC system. We will have the full accreditation and opportunity for students to chose a path, whether it is to UC, CSU, or job opportunities.
- Commissioner Dote questioned whether Ms. Miles felt that there would be difficulties finding the staff for 150 students in this open, flexible structure.

- Linda Miles stated there will be six teachers, two in the direct instruction area and four in the open space. They have also been given a grant from the Corrections Standards Authority that allows funding for 35 mentors.
- Commissioner Dote questioned if retail management is one of the specialty the other sites have that were previously mentioned.
- Linda Miles stated that they are the only “Diploma Plus” style school that is in a mall. She believes they may be the only one that is offering retail management. The other schools do have the job to work experience but they are more focused on the trades, whereas we are offering the whole range of pathways.
- Commissioner Gonzalez wanted to clarify that this particular school is offering retail management based on the fact that the site of the school is located within the mall. She also questioned whether Ms. Miles had worked with Woodland Community College to obtain space for their school.
- Linda Miles stated that they have a wonderful relationship with Woodland Community College. They are in the process of working out the enrollment for the students who will attend the college for their plus phase, and also to use some of their facilities such as their science labs.
- Commissioner Gonzalez questioned whether this program would compete in any way with any other program.
- Linda Miles stated that their focus was on credit deficient students. Our program is for a diploma, not a GED program. It is also for those students who had are unsure how to navigate through the adult program. This program is not meant to replace any of the existing programs, it is just another alternative.
- Commissioner Gonzalez stated that she would like to see this school on the Community College Campus and asked Ms. Miles if it would be feasible in 5 years to do so.
- Linda Miles stated that they have entertained that possibility.
- Commissioner Dote questioned the length of the grant from the Gates Foundation.
- Linda Miles stated that the start-up funds are for three years, and that is between \$300,000 - \$400,000 based on enrollment. The Title 2 Corrections Standards funding is \$500,000, which is renewable monies if we meet the grant, and since we are a public school we will pick up the ADA that is awarded to public schools. There is another option, which is to apply for a hardship fund through the State of California to build our own school.
- Commissioner Murray questioned whether a student would apply directly to the school or would they have to be referred.
- Linda Miles stated that it works both ways. It is a non-traditional setting and the students have to be willing to commit to that and also be willing to attend school on a regular basis. There will also be a modified dress code.
- Commissioner Wurzel questioned the site selection process and how the mall was eventually chosen.
- Linda Miles stated that originally the thought was to file for a hardship fund, but the State criteria states you must show students displaced for three years. Since we were targeting drop-out students that was not a viable option. We then looked at schedules and realized that was the first bus stop of the day from everywhere in

the county. The space in the mall also had an entrance to the outside. We met with the mall management, who were very enthusiastic about this program.

- Commissioner Barzo questioned the number of entrances/exits in the facility.
- Price Eyres, Yolo County Office of Education stated that the main entrance/exit door faces outside onto the parking lot in direct line with the bus stop and then there is a second emergency exit only door that leads into the mall.
- Commissioner Barzo stated he was concerned with the bus stop and its location in relation to the actual entrance to the school.
- Price Eyres stated that the buses will be dropping the students off on the sidewalk adjacent to the entrance to the school.
- Linda Miles stated there will also be teachers on bus duty in front of the school.
- Commissioner Dote feels this is a very good project and that it fills a gap that we have. She would support the project.
- Commissioner Wurzel stated that he supports the project as well. His only concern is the fact that using the mall space would take away from sales tax revenue business that may want to move into that space. He does, however, feel that the school would help the businesses in the mall, especially with their specialty in retail management.
- Commissioner Murray stated that she supported the project as well, and she will be very interested in its development.
- Commissioner Gonzalez stated that although she supports the project, she feels it should be located somewhere else other than the mall. She also feels that retail management is a gamble, since most jobs are minimum-wage. She thinks it is great that the school is preparing the students for jobs after graduation, but thinks something other than retail would be more appropriate.
- Commissioner Barzo wanted to thank the Yolo County Office of Education for receiving one of two grants that had been awarded. He also feels the type of education that they provide is very vital to the community. Commissioner Barzo stated that he supports the program.

#### RECOMMEND APPROVAL

It was moved by Commissioner Dote and seconded by Commissioner Murray, and carried, that the Planning Commission approves the conditional use permit for the Einstein Education Center Diploma Plus Program based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 1 – Existing Facilities §15301 of the Public Resources Code.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve the Conditional Use Permit permitting a public school in the General Commercial (C-2) Zone.

AYES: Dote; Murray; Barzo; Gonzalez; Wurzel  
NOES: None  
ABSENT: Sanders; Spesert  
ABSTAIN: None

4. **Maharaja Motors Auto Sales Conditional Use Permit:**

Request for a Conditional Use Permit to establish an auto sales lot and office on a developed site at 317 West Main Street in the General Commercial (C-2) Zone (APN 005-212-01).

APPLICANT/OWNER: Ed Schmauderer  
ENVIRONMENTAL DOCUMENT: Categorical Exemption  
STAFF CONTACT: Jimmy A. Stillman, Associate Planner  
RECOMMENDED ACTION: Conditional Approval

DISCUSSION:

- Commissioner Dote wanted it clarified whether it was just used cars being sold or new cars as well. She also wanted it clarified what the existing garage was to be used for.
- Jimmy Stillman, Associate Planner stated that it will just be used cars that were to be sold, and the garage is used for maintenance on the vehicles sold only.
- Commissioner Wurzel questioned the fact that this was a previous Conditional Use Permit that had expired and he asked if Staff could state the differences, if any, in the two.
- Jimmy Stillman stated that it is virtually the same application and approximately 99% of the conditions of the previous Conditional Use Permit were originally approved. Once the permit was approved the applicant was expected to implement the conditions, and without moving forward on fulfilling those conditions the permit expired. Many of the conditions are currently taking place with site improvements and landscape plan.
- Commissioner Dote questioned whether the landscape plan was one of the problems with the previous permit.
- Jimmy Stillman stated that there were two main reasons for the previous permit expiring. One was the landscaping and the cost of the improvement itself, as well as the connections to City services, including sewer and water.
- Commissioner Barzo asked why the applicant was making changes before the Conditional Use Permit was approved.
- Jimmy Stillman stated that Staff worked with the applicant, property owner and Dumars Landscaping to go forward. The landscape improvement is not only intended for the requested use to provide shading but also for beautification for any other future use that may come in. All of the conditions listed for this Conditional Use Permit state that they must be completed prior to occupancy of the building.
- Commissioner Murray questioned who would own the business and would the land be leased?

- Vic Maharaja, applicant, stated that he would own the auto sales business and lease the property for five years with an option to buy.
- Commissioner Wurzel questioned whether there would be noise from loud speakers that would interfere with the residential lots behind the subject property.
- Vic Maharaja stated that he would not. He also stated that he may have radio stations broadcast from his location, but not on a daily basis.
- Commissioner Wurzel wanted to clarify that what he was talking about was a PA system.
- Vic Maharaja stated there would not be a PA system.
- Commissioner Wurzel stated that he is in favor of the project.
- Commissioner Dote stated she also thinks it is a good project.
- Commissioner Murray stated she thinks the project will be a great asset to the community.
- Commissioner Gonzalez stated she is happy to see that site being used, and hopes it is successful.
- Commissioner Barzo stated he also that it was a great project and is happy the site will no longer be vacant.

#### RECOMMEND APPROVAL

It was moved by Commissioner Wurzel; seconded by Commissioner Dote, and unanimously carried, to move that the Planning Commission approve the Conditional Use Permit for Maharaja Motors Auto Sales based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Article 19 §15332 – Class 32, In-Fill Development.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve the Conditional Use Permit allowing for an auto sales lot and office in the General Commercial (C-2) Zone.

AYES:	Wurzel; Dote; Murray; Barzo; Gonzalez
NOES:	None
ABSENT:	Sanders; Spesert
ABSTAIN:	None

#### NEW BUSINESS:

##### 5. **Heidrick Ranch Phase 1 Design Review:**

Design review for 39 R-5 units in Heidrick Ranch Phase 1. The units consist of 27 single-family, and 12 duplex units located in the Spring Lake Specific Planning Area. Subject property is located near the southeast corner of the intersection of Pioneer Avenue and Farmer's Central Road.

OWNER: E & L Company, Gene Edwards

STAFF CONTACT: Paul L. Hanson, AICP, Senior Planner  
ENVIRONMENTAL DOCUMENT: Prior Certified EIR  
RECOMMENDED ACTION: Conditional Approval

DISCUSSION:

- Commissioner Murray questioned how Staff proposes to handle Item #19 where Staff states that this is only acceptable if these elevations are interior facing, as currently shown on the lotting plan, and not street or corner facing, and that inclusion of dormers and bay windows should be considered to provide greater variation.
- Brian Grattidge, Contract Planner, stated that the applicant has shown where the enhancements need to be, and Staff will review them again at the site plan stage.
- Commissioner Wurzel stated that he thought too many of the homes fronted onto Farmers Central Road. The speed limit on Farmers Central Road is 40 MPH, and he feels that it is unsafe to have more homes fronting on that street.
- Brian Grattidge stated that the duplex units front Farmers Central Road. One unit fronts on the side street because there has to be a driveway on each side of the corner in order to serve the unit.
- Commissioner Murray suggested that perhaps the City should put speed bumps on Farmers Central Road to control the speed of traffic.
- Robert MacNicholl stated that the Planning Staff could have a discussion with the Engineering Staff to establish what basis the 40 MPH was decided upon.
- Jimmy Stillman stated that he believes most of the homes that Commissioner Wurzel is referring to are homes built by KB Homes. He also stated that it is an issue that has been brought up by the developer as the homes are being occupied and Public Works is aware of the issue, and discussion has been started on the issue.
- Commissioner Wurzel questioned what the developer's point of view on the subject is.
- Jimmy Stillman stated that the developers are just responding to comments from homeowners occupying the homes that front onto Farmers Central Road. He also believes part of the issue is the construction equipment parked in the area.
- Commissioner Dote stated that she thought the same problem existed on Gibson Road and Gum Avenue. She also feels this may be something that should involve the Traffic Safety Commission and do a City-wide study.
- Robert MacNicholl stated he thought this was a worthy discussion, but it should take place at a later time with the appropriate staff present.
- Gene Edwards, applicant, stated that he had some of the same concerns as the Commissioners. He also stated that the driveways are designed for easier access onto Farmers Central Road, known as a hammerhead turn.
- Commissioner Wurzel asked to clarify that the orientation of the homes is a design review issue.
- Commissioner Barzo stated that was true.

- Commissioner Murray stated that she felt the designs very nice, the duplexes were very handsome. She is concerned with the 40 MPH speed limit and she would like to see it lowered.
- Commissioner Dote stated that she likes the designs. She would like the speed limit question be addressed on a work program. She is delighted that Habitat for Humanity is building homes in that area. Commissioner Dote stated that she would support this project.
- Commissioner Wurzel questioned Item #28 regarding energy efficiency and stated he thought it might be a good idea to suggest to the developers to pre-wire the homes for solar. He also stated that the homes should come equipped with compact fluorescent lights instead of the standard issue bulbs. Commissioner Wurzel stated that he is generally supportive of the project.
- Commissioner Gonzalez stated that she liked the way the homes were spread out.
- Commissioner Barzo stated that this was the best design for duplexes that he has seen.

#### RECOMMEND APPROVAL

It was moved by Commissioner Murray; seconded by Commissioner Dote, and unanimously carried, that the Planning Commission approves the Heidrick Ranch Phase 1 R-5 Design Review by taking the following actions:

- Approve the proposed Heidrick Ranch Phase 1 R-5 residential development as shown in the Plan Booklet (lot layout, elevations, and floor plans), and color/materials boards, subject to conditions of approval provided.

AYES:	Murray; Dote; Barzo; Wurzel; Gonzalez
NOES:	None
ABSENT:	Sanders; Spesert
ABSTAIN:	None

There being no further business, the meeting was adjourned at 8:30 PM

Respectfully submitted,

Robert MacNicholl  
Community Development Planning Manager