

**APPROVED ACTION MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, APRIL 5, 2007**

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Munowitch; MacNicholl; Stillman; Pollard

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

1. Director's Report:
  - Robert MacNicholl introduced Scott Greeley, the new Assistant Planner for the City of Woodland.
2. 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.
  - None.
3. 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 items a Commission member would like to have discussed at a future Commission meeting.
  - Commissioner Sanders questioned whether the hole in the wall along Gibson Road was a result of an accident.
  - Bruce Pollard, Senior Civil Engineer stated the hole had been a result of an accident and that the Operations crew was reviewing estimates for the repairs.
4. Subcommittee Reports.
  - None

**PUBLIC HEARING:**

**5. Great Day Presbyterian Preschool Conditional Use Permit:**

The applicant has requested a Conditional Use permit for a preschool facility to be located within existing church facilities at the Woodland Presbyterian Church. The subject site is located at 1324 Columbia Drive in the Single-Family Residential (R-1) Zone (APN: 065-321-01).

Applicant:	Kevin Bryan of Donald Joseph Inc.
Environmental Document:	Categorical Exemption
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommended Action:	Conditional Approval

DISCUSSION:

- Jimmy Stillman clarified this project would actually be a Conditional Use Permit Modification to the existing Conditional Use Permit.
- Kevin Bryan clarified the days of attendance would be Tues and Thursday for 3 (three)-year-olds and Monday, Wednesday and Friday for 4 (four)-year-olds. The maximum number of students in each age group would be 30 (thirty).
  - Regarding Item #6 in the Staff report, he would like to clarify the sentence to state *“The school shall be limited to a maximum of 30 (thirty) students in attendance while class is in session.”*
  - Regarding Item #7; he stated most of the planter beds are covered with bushes and ivy and he feels the spreading of bark in the landscape is unnecessary.
  - Regarding Item #8; he stated since the landscape plan is the same as the original CUP this item should be modified to include allowing an arborist as well as a licensed landscape architect to provide the written statement.
- Jimmy Stillman, Associate Planner stated staff is in concurrence of the proposed changes

RECOMMEND APPROVAL

It was moved by Commissioner Wurzel, seconded by Commissioner Dote and unanimously carried that the Planning Commission approve the Conditional Use Permit Modification for Great Day Preschool based on the Identified Findings of Fact and subject to the Identified Conditions of approval, by taking the following actions and subject to the following amendments:

- 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 amended conditioned, is consistent with the General Plan.
- Determine that the project, as amended conditioned, is consistent with the Zoning Ordinance.
- Approve the Conditional Use Permit Modification permitting one preschool at the Woodland Presbyterian Church, 1324 Columbia Drive in the Single-Family Residential (R-1) Zone.
- Amended Conditions:
  - Item #6: Modify the sentence to read *“The school shall be limited to a maximum of 30 (thirty) students in attendance while class is in session”.*
  - Item #7: Remove part of last sentence that reads *“and spread a top dressing of bark to a depth of three (3) inches over the entire landscaped area as required by the Community Development Department”.*
  - Item #8: Modify the condition to allow an arborist to provide a written statement as well as a licensed landscape architect.

6. **Capital Hotel CUP:**

Request for a Conditional Use Permit to modify existing parking standards as required by Article 23 Off-street Parking in the Zoning Ordinance. The subject parcel is located at 601 Main Street in the Central Business District (CBD) (APN: 005-212-01).

Applicant:

McCandless and Associates

Owner:

Tim Mullikin, Lakeview Properties

Environmental Document: Categorical Exemption  
Staff Contact: Jimmy A. Stillman, Associate Planner  
Recommended Action: Conditional Approval

#### DISCUSSION:

- Jimmy Stillman reported 3 (three) changes to the conditions in the Staff report.
  - Item #16: Should read “owner” instead of “applicant”.
  - Item #25: Should be removed; these issues were addressed in the design and site plan review portion of the application. Staff is in agreement with the light standards and replacing of any sidewalk to be removed.
  - Item #27: Should be removed; staff addressed the compliance issues in the design and site plan review portion of the application.
- Commissioner Dote asked for clarification on what the CUP is for.
- Robert MacNicholl, Planning Manager, stated the CUP was to allow staff to provide setting where a literal number of parking stalls that would be called for under the City of Woodland code are not being met.
- Commissioner Wurzel discussed the financing issue of parking.
- Bill McCandless, applicant for the project, stated the purpose of the addition is service, i.e. mechanical rooms, elevator, downstairs bathrooms and the need for a second exit to make the building viable. He also hoped the Planning Commission would not delay this project until the parking issue is resolved.
- Barry Munowitch, Community Development Director stated that as of this date there is no financing plan available for downtown parking. However, one of the sources of funding may be the sale of redevelopment bonds.

#### RECOMMEND APPROVAL

It was moved by Commissioner Murray, seconded by Commissioner Dote, and unanimously carried that the Planning Commission approve the Conditional Use Permit for the Capital Hotel 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.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Determine that the project, as conditioned, is consistent with the Downtown Specific Plan.
- Determine that the project, as conditioned, is consistent with the Community Design Standards.
- Approval of a Conditional Use Permit approval modified parking standards for the Capital Hotel in the Central Business District.

Commissioner Wurzel amended the motion to include the staff changes.

## AMENDED APPROVAL

It was moved by Commissioner Murray, seconded by Commissioner Dote, and unanimously carried that the Planning Commission approve the Conditional Use Permit for the Capital Hotel 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.
- Determine that the project, as amended conditioned, is consistent with the General Plan.
- Determine that the project, as amended conditioned, is consistent with the Zoning Ordinance.
- Determine that the project, as amended conditioned, is consistent with the Downtown Specific Plan.
- Determine that the project, as amended conditioned, is consistent with the Community Design Standards.
- Approval of a Conditional Use Permit approval modified parking standards for the Capital Hotel in the Central Business District.
- Amended Conditions:
  - Item #16 Replace “owner” for “applicant” in sentence.
  - Item #25 Remove completely.
  - Item #27 Remove completely.

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

There being no further business, the meeting was adjourned at 8.50 PM.

Respectfully submitted,

Robert MacNicholl  
Community Development Manager

