

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, MAY 15, 2008**

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

VOTING MEMBERS ABSENT: Dote

STAFF MEMBERS PRESENT: Munowitch; MacNicholl; Hanson; Gatie

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

Commissioner Dote arrived at 7:04 PM.

1. Director's Report:

- Robert MacNicholl, Planning Manager: He announced that tonight was the grand opening of Woodland Healthcare. He said that it looks beautiful and that the public art is up and inside. He also stated that the second item is information on the Housing Element, which will be discussed later that evening.

2. Approval of Minutes:

April 19, 2007:

It was moved by Commissioner Murray and seconded by Commissioner Wurzel to approve the Planning Commission meeting minutes of April 19, 2007 as written.

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

May 17, 2007:

It was moved by Commissioner Murray and seconded by Commissioner Spesert to approve the Planning Commission meeting minutes of May 17, 2007 as written.

AYES: Dote; Murray; Sanders; Barzo; Gonzalez; Spesert

NOES: None
ABSTAINED: Wurzel
ABSENT: 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 wants to address the undergrounding of power lines in front of the hospital. He said that there is a helicopter landing pad near the power lines and would like to see them removed so there is no incident.
 - Commissioner Spesert: He had no comments or announcements.
 - Commissioner Gonzalez: She had no comments or announcements.
 - Commissioner Barzo: He had no comments or announcements.
 - Commissioner Murray: She had no comments or announcements.
 - Commissioner Dote: She said that she just attended the opening of Woodland Healthcare. She said that it is wonderful.
 - Commissioner Wurzel: He had no comments or announcements.

5. Subcommittee Reports.
 - a. None

PUBLIC HEARING

6. **Best Buy Design Exception.** A request for an exception to the City of Woodland’s Community Design Standards for the proposed Best Buy store located in the Woodland Gateway Project.

Applicant/Owner: Best Buy Stores/Paul Petrovich
Staff Contact: Paul L. Hanson, AICP, Senior Planner
Recommended Action: Approval

PUBLIC COMMENT

- Robert Millsap, Yolo County Representative for Petrovich Development: He stated that this project is not historic but is contemporary and a reasonable exception. He said it is a quality design and is keeping with the overall design of the project. He said that we are fortunate that Best Buy is coming here to Woodland, as it will provide substantial tax revenues for the City and help the City Manager with the current budget issues. He said that he hopes the Planning Commission recognizes this as an exception and follows the recommendation of Staff.
- Phil Harvey, V.P. of Development for Petrovich: He said that this is a great addition to Westgate. Best Buy is only 6% of the overall square footage for the center, which would have both historic and well as the wedge. He said they will work to incorporate the design into the overall center and Best Buy has requirements as well.
- Commissioner Dote: She asked if Best Buy is 30,000 square feet.
- Phil Harvey: He explained that Costco is 250,000 square feet of the 500,000 square feet. He said that Best Buy is 12% of the center, not counting Costco, and that a lot of smaller shops will be located at the entrance. Best Buy will be in the back of the project.
- Commissioner Dote: She asked about the orientation of Best Buy to Costco.
- Phil Harvey: He discussed the south elevation and explained that Best Buy is located to the west of Target.
- Commissioner Wurzel: He asked if there was any site plan.
- Robert MacNicholl: He said no.
- Commissioner Dote:
- Andrew Maltson, Best Buy Representative: He explained that they are trying to grow their image and capture the market share. He said that they need a brand image for this to work.
- Commissioner Dote: She asked about their market, demographics and their product.
- Andrew Maltson: He said that Best Buy markets to everyone. Their demographics are mostly 25-40 year old males. Their main products are electronics and appliances. They are working to make it more female friendly.
- Commissioner Dote: She asked if they're in competition with Circuit City and Fry's.
- Andrew Maltson: He said that Fry's typically does 125,000 square foot stores. Best Buy also does in-home installation and "Geek Squad".
- Commissioner Wurzel: He said that he talked to the Planning Manager and had asked how many Best Buy stores are in this region.
- Andrew Maltson: He said that there are 11 stores currently.
- Commissioner Wurzel: He said that of those 11 stores, only one does not have the "wedge".
- Commissioner Sanders: He asked if they will also be doing car stereo installation.
- Andrew Maltson: He said that he did not know for sure, but most stores do installation. He would need to check.
- Commissioner Sanders: He said that looking at the north elevation; he is not sure where this would be done.

DISCUSSION

- Commissioner Wurzel: He said that he understands brand image and that this is extensive signage. He said that if we want Best Buy, then this is what we get.
- Commissioner Dote: She said that in the past, they have discussed the need for corporate logos. She provided the examples of Raley's and the Shell station before it was demolished. She said it is ok, if it is not the start of a series of them and as long as one is out of the box.
- Commissioner Murray: She said they have spent hours talking with Mr. Harvey, that they want to preserve the historic atmosphere and want it to match. She said that the blue "wedge" ruins what they have tried to preserve.
- Commissioner Spesert: He said that he has no opposition to this project.
- Commissioner Gonzalez: She said that she also has no opposition to this.
- Commissioner Barzo: He said that they have design standards and this is an exception to those. He said that he is not for it.
- Commissioner Sanders: He said that this is a small portion but it does not fit with what they have tried to do. He said that he would love Best Buy to come here, but he can not see approving this particular design. He said that he feels bad because he wants them to come here, but he also does not feel bad because of this design. He said that the integrity of this project is important.
- Commissioner Dote: She said that she finds it troublesome that sales tax and economic revenue are being discussed. She said that she is worried about the promotion of projects due to revenue potential, as it should be irrelevant.
- Commissioner Gonzalez: She said that there needs to be variation for it to stand out. She explained that you can not color a Victorian pink and call it historic. She said that they are not to throw out the guidelines, but they need exceptions. She stated that to assume that one exception will destroy it is hasty.
- Commissioner Sanders: He said that he could not disagree more.
- Commissioner Spesert: He said that he is sensitive to making a quality project. He said that to say we want no contemporary projects and yet want a contemporary project in the downtown core, which is another item tonight, is disingenuous. He reiterated that they do not want it in Gateway and yet it is OK in downtown.
- Commissioner Dote: She said that if granted, it needs to be for the right reason and make it an exception due to Gateway guidelines.
- Commissioner Barzo: He again stated that there are design standards. He said that in the last 6-12 months some of the Commissioners have spoken out against the standards. He said that they need to bring back the standards, as the developers need something to go by. He said that they need to bring them back and review. He said that they need to be consistent to be fair to the developers.
- Commissioner Gonzalez: She said that she totally agrees with Commissioner Barzo. She said that we can not build on east side of town and call it historic because it was built in 2008.
- Commissioner Dote: She said that they need to schedule a workshop on the agenda to review and discuss the design standards. She said that not trying to make this historic but reminiscent of historic. She said that there should be elements that are reminiscent and indicative of what Woodland is.

It was moved by Commissioner Spesert, and seconded by Commissioner Wurzel, that the Planning Commission approve the Design Exception for the Woodland Gateway Best Buy Store subject to the following findings:

- That the project is not able to meet the City's Community Design Standards due to the peculiarities of the project.
- That the overall intent of the design standards is still being met within the Woodland Gateway Center.

DISCUSSION

- Commissioner Dote: She asked if this motion is in particular to the branding.
- Commissioner Sanders: He said yes.

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

- Commissioner Sanders: He stated that the motion is denied four votes to three votes.

NEW BUSINESS

7. **Review of the Proposed Ten-Year Capital Budget.** A request for review of the City of Woodland's Ten-Year Capital Budget for the period of Fiscal Year 2008/09 to 2017/18.

Applicant: City of Woodland, Capital Projects Committee
Staff Contacts: Lynn Gatie, Senior Management Analyst
Kim McKinney, Senior Accountant
Recommended Action: A finding of conformity with the 2002 General Plan

DISCUSSION

- Commissioner Wurzel: He asked if the General Plan is updated, then will the Capital Budget be revised.
- Lynn Gatie, Senior Management Analyst: She explained that they could revisit the Capital budget if there was anything significant that changed, like the water meters.
- Commissioner Murray: She discussed item no. 64. She said that it was wonderful and makes her excited that the City is looking at ground water issues. She said that did not see tapping into Sacramento River water.
- Lynn Gatie: She said that this item is a surface water project and they are looking to rehabilitation of the wells. Also, the elevated water tank does not meet seismic guidelines. She said that there are a lot of water projects.

- Commissioner Murray: She said that she is concerned about floods and toxic spills on the rail road tracks. She suggests having a plan in place, improving inter-department communications and disaster drills.
- Lynn Gatie: She said that there are a number of IT projects that will provide greater connectivity between departments and with the community.
- Commissioner Dote: She is also excited about project no. 64. She asked about how the project numbers are linked to the spreadsheet provided.
- Commissioner Wurzel: He assisted Commissioner Dote find project no. 64 on the attached spreadsheet.
- Lynn Gatie: She continued by explaining how project no. 64 will be funded in fiscal year 09-10 and will include grant money.
- Commissioner Dote: She asked what would be done.
- Lynn Gatie: She stated that it would help maintain and expand the Urban Forest.
- Commissioner Murray: She said that she has been a member of the Tree Foundation for six years. She said that they have planted three thousand trees in City and on Highway 113. She said that the foundation still get grants and is active. She encouraged the City to work with the Tree Foundation.
- Lynn Gatie: She said that the project also includes maintenance.
- Commissioner Gonzalez: She asked what an urban forest is.
- Lynn Gatie: She explained that an urban forest is any tree that creates a canopy. She said that the project also includes creating an inventory of the trees that the City has, creating goals to maintain these trees and a plan to improve.
- Commissioner Gonzalez: She asked how you know what is a priority.
- Lynn Gatie: She explained what goes into the Capital Improvement Plan process. She said that the City departments rate their projects numerically. Next the Finance Director, City Manager and acting Public Works Director meet to discuss the projects. The plan is to move towards fund integrity and remedy negative fund balances that have resulted from internal borrowing in the past.
- Commissioner Gonzalez: She asked if future Capital Budget reports could include a “lay person’s” description of projects because she finds this report meaningless.
- Lynn Gatie: She said that this is their hope. The City is moving from an annual budget to a ten-year plan and is inputting this information into a database with the assistance of a consultant. She stated that they are still working on the data for City Council.
- Commissioner Gonzalez: She said that she didn’t understand the purpose of the priority.
- Lynn Gatie: She explained that they are looking at the first three years and asking City Council to set money aside to work towards these projects. She said that the last seven years would focus on a plan and setting goals.
- Robert MacNicholl: He said that the ten-year budget would be both a wish list and that which will be done. The focus will be on what is considered critical, so it will be adjusted each year. He said that it would include a three-year plan and then also long-term projects.
- Commissioner Wurzel: He stated that this is a Performance Based Budget concept that the City is working towards. He said that in the future the City would have

measurements. He also said that when updating the General Plan, they would identify goals and policies within the General Plan. He said that would set a matrix of what goals are in the General Plan and what projects work towards it. He said that there would need to be a clear process of community input.

- Lynn Gatie: She included that the City is also looking at its Vision, Values and Mission. She said that it has not been reviewed in ten years and also leads to Performance Based Budgeting.

It was moved by Commissioner Wurzel, and seconded by Commissioner Dote, that the Planning Commission find the proposed CIP for 2008/09 – 2017/18 and the associated Three-Year Capital Budget are in conformity with the General Plan.

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

8. **City Center Lofts Design Workshop.** A request for review of the proposed design of the City Center Lofts project located at 333 Main Street.

Applicant:	City Center Lofts, LLC/Larry Andrews
Staff Contact:	Robert MacNicholl, Planning Manager
Recommended Action:	Review and provide comment on the proposed design

DISCUSSION

- Commissioner Gonzalez: She stated that she just learned that she has purchased property within 300 feet of the City Center lofts project and recused herself from the discussion.
- Commissioner Sanders: He stated he was informed by Commissioner Barzo that Commissioner Gonzalez must sit outside Council Chambers due to the Brown Act Rules.

INTERMISSION

- Commissioner Sanders: He ordered a five-minute break in order for the Applicant to set up equipment for their presentation. He reopened agenda item no. 10 at 8:04 PM.

PUBLIC COMMENT

- Larry Andrews, Applicant: He stated that they are looking for suggestions from the Planning Commission as Staff has already given recommendations. He explained that on design issues would be discussed tonight.

- Commissioner Sanders: He went back to item no. 6 and asked if everyone wants to review several design plans.
- Barry Munowitch, Assistant City Manager: He said that Staff would put together a packet to bring back for their review.
- Commissioner Sanders: He said that they would need significant time to review.
- Commissioner Dote: She asked if they would then reopen the sign ordinance as well.
- Commissioner Sanders: He said that they should review one item at a time.
- Steve Andrews, Architect: He reviewed the design elevations in detail. He also discussed the previous review that took place at Planning Commission about a month ago. He explained that RRM Design Group had listed recommended changes and he has incorporated these changes as presented tonight. He stated that this presentation is a new iteration of the project. He said that this project would be back again in two weeks.
- Commissioner Wurzel: He asked if the finishes on the façade would be submitted in the Staff report.
- Steve Andrews: He confirmed that this is a newer iteration than provided in the report.
- Commissioner Murray: She asked about the function of the “tail” on the building.
- Steve Andrews: He explained that this portion of the building will also have windows but the elevation was just not finished yet.
- Commissioner Murray: She asked what roofing material would be used on the overhangs and around the door areas.
- Steve Andrews: He said that he sees this as a translucent material, like glass, that would cut out some of the light.
- Robert MacNicholl: He asked the Commission if they would like to hear from RRM Design Group.
- Commissioner Sanders: He said they would.
- Dave Javid, RRM Design Group: He explained how they used the Downtown Specific Plan design guidelines. He reviewed the original RRM presentation and previous recommendations provided to the Applicant. He reviewed the Architect’s changes and how he incorporated these recommendations into the design. He stated that he is concerned about only using glazing and not shading along the end piece due to the sun and heat on the south side of the building. He also reviewed the Conditions of Approval from RRM.
- David Wilkinson: He stated that he is the author of a book about Woodland and a member of the Board of Trustees. He said that he admires good contemporary architecture along side historic as it sets it off. He said that he is really ecstatic about this project and that the Architect did a really fine job. He said that he personally likes edgy architecture that grabs attention. He stated that he likes the colors, textures, layered effect and the gateway building at the end. He said that at the Historical Preservation Commission meeting, he hopes that future historians look to this project. He said that he hopes the City Redevelopment Agency could help developers economically. He identified a need for more people living downtown and he is thrilled, although they are losing a historic building. He said that the City needs a policy in place that would preserve historic resources and he hopes that the

developers come back with a proposal that will offset the loss of this historic building. He said that Mr. Andrews proposed a contribution to the Woodland Opera House. He also recommended cash mitigation or help with the windows at the public library, for example.

- Commissioner Wurzel: He asked what the Architect was referring to when talked about two weeks from tonight.
- Commissioner Sanders: He advised to let Staff answer that question.
- Bobby Harris, Candidate for Woodland City Council: He said that he was also at the Historical Preservation Commission meeting last night. He said that they need to look at historic mitigation, as there is no real proactive approach to restoring the State Theater. He said that this is an opportunity to renovate the Theater and it is a natural win-win. He said that the City needs to coordinate a mitigation component. He stated that Mr. Andrews was open to help preserve the Theater at the same time that the City Center Lofts project is being developed. He said that there is urgency as there is a strong proposal for a Cineplex to the east within one year and this would be competition to the State Theater. He said that time is running out.
- Barry Munowitch: He stated that this is a design workshop on this project and, therefore, they should focus on the design tonight.
- Commissioner Wurzel: He asked what the next step is.
- Robert MacNicholl: He said that they need closure on additional directions from RRM. He explained that next would be full entitlement package, including Environmental Impact Report (EIR), map and design review to come before the Planning Commission on June 5th.
- Commissioner Wurzel: He confirmed that the Historical Preservation Commission discussed draft mitigation to the EIR.
- Robert MacNicholl: He said that the information would go the consultant to incorporate comments.
- Commissioner Wurzel: He confirmed that the Planning Commission received the EIR only.
- Commissioner Dote: She said that she likes the changes.
- Commissioner Murray: She said that she is impressed with the integrity of the Architect. She said that it helps her to hear his point of view. She said that they have done a wonderful job.
- Commissioner Spesert: He said that he is really excited about this project and that it is really good for the City. He said that he wants to see the materials that would be used.
- Commissioner Barzo: He said that this is a great project and he is also anxious to see.
- Commissioner Sanders: He would like changes to the round end of the building, as he thought that it was missing something.
- Steve Andrews: He said that he did not have time to finish and he will improve.
- Commissioner Sanders: He said that may not have a rendering of the walk through with glass doors.
- Steve Andrews: He said he will need time to complete.
- Commissioner Sanders: He said that concerned about the glass due to the sun.
- Steve Andrews: He said that he plans to go back and add.

- Commissioner Sanders: He said that he agrees with Commissioner Spesert. He would like to see wood also.
- Steve Andrews: He said that material and color boards could be done at a later date.
- Commissioner Sanders: He said that he likes the design and the direction this project is heading in. He said this is a really exciting project. He stated that the Architecture Subcommittee could help.
- Steve Andrews: He said that he looks forward to it.
- Commissioner Wurzel: He said that there is a draft set of Conditions of Approval in the Staff report. He asked if this should be all-inclusive. He confirmed that approving these conditions but that conditions are not all-inclusive at this point.
- Robert MacNicholl: He said that a package is coming that will include more conditions and that the discussion tonight is focused on general design sense for the project.
- Commissioner Wurzel: He said
- Commissioner Sanders: He said that he is very interested in Mr. Wilkinson and Mr. Harris' comments. He said that the Planning Commission has never done a historic mitigation.
- Robert MacNicholl: He said that they will also look into this and will come up with conditions for historic mitigation.

9. **Informational Item** – Status report on 2008 Housing Element Update Project.

- Robert MacNicholl: He informed the Commission that the Housing Element report will be sent to HCD and Legal Services of Northern California. He explained that the draft document is close to completion. He expects that it will be in late September or October before it is adopted.
- Commissioner Sanders: He noted that the next Planning Commission meeting is not in two weeks as this would be May 29th, but instead meets on June 5th.

There being no further business, the meeting was adjourned at 9:12 PM.

Respectfully submitted,

Robert MacNicholl
Planning Manager