APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, JUNE 5, 2008

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

Spesert

VOTING MEMBERS ABSENT: Barzo

STAFF MEMBERS PRESENT: MacNicholl; Sokolow; Baxter; Smith

The meeting was called to order at 7:00 PM.

1. Director's Report:

- Robert MacNicholl, Planning Manager: He advised that the Planning Commission meeting minutes will soon be added to the City of Woodland website, as per the direction of the City Manager.
- <u>Commissioner Wurzel</u>: He requested that the Planning Commission meeting agendas and Staff reports be added as well.
- <u>Robert MacNicholl</u>: He requested that the Planning Commission consider having no meetings during the month of August as is done by the City Council.
- <u>Commissioner Sanders</u>: He stated that this has formerly been the tradition with the Planning Commission so if it fits the schedule, he would encourage this.

2. Approval of Minutes:

April 17, 2008:

- <u>Commissioner Wurzel:</u> He requested that the language on page 13 be corrected to state "Measure E" and "important project to keep people investing in downtown".
- <u>Commissioner Murray:</u> She requested that the language on page 11 be corrected to state "original" and not "originally".

It was moved by Commissioner Dote and seconded by Commissioner Wurzel to approve the Planning Commission meeting minutes of April 17, 2008 as written, with above noted corrections.

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

NOES: None ABSTAINED: None ABSENT: Barzo

May 15, 2008:

- <u>Commissioner Dote</u>: She indicated that she was present at the May 15th meeting but minutes state that she was absent.
- Rachael Smith, Office Manager: She advised that Commissioner Dote's arrival is reflected in the minutes, following roll call.
- <u>Commissioner Murray</u>: She requested that the language on page 5 be corrected to state that she is glad that the City is looking at ground water issues.

It was moved by Commissioner Murray and seconded by Commissioner Dote to approve the Planning Commission meeting minutes of May 15, 2008 as written, with the above noted corrections.

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

NOES: None ABSTAINED: None ABSENT: Barzo

- <u>Commissioner Sanders:</u> He stated that Staff continues to do an outstanding job on the minutes.
- 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 Spesert: He had no announcements or comments.
 - <u>Commissioner Gonzalez:</u> She had no announcement or comments.
 - <u>Commissioner Murray:</u> She asked about the status of the home located at Lincoln and Cleveland. She said that there was activity there about one-week ago and they cleaned up the lot. She asked if the lawsuit is finished and things are going to progress.
 - Robert MacNicholl: He said that he thinks that she is referring to 210 Lincoln. He confirmed that the permit was issued for this property a number of months ago and that the applicant has not done anything yet. He said that it is close to 6 months since the permit was issued and soon to lapse. He said that notice is being sent and the applicant contacted as to the status of the permit. Unless there is good justification

- for the work not starting, the permit will not be extended. He explained that if it does lapse, the applicant will have to reapply for a new permit. He again confirmed that the permit has been issued but the applicant has not yet moved forward.
- <u>Commissioner Murray:</u> She said that people have been asking her about this and she will be glad to pass this information on.
- <u>Robert MacNicholl:</u> He said he fears that due to neglect and the safety of the public, they may need to review for demolition if no action is taken.
- Commissioner Murray: She said that someone has recently broken a window there.
- <u>Robert MacNicholl:</u> He said that they are trying to avoid this so they will continue to work with the applicant.
- Commissioner Dote: She asked about the home at Hays and West Street. She said that this property has been empty for a number of years and no one tends to it. She said that it is an eye-sore and may be tied up in litigation. She asked what can be done about it and stated that it is the property on the north east corner. She also said the CASA dinner and auction will be on Saturday. This is the Court Appointed Special Advocates for Kids. She said that she drove a tractor today at the Heidrick Museum. She announced that the Best Show on Tracks will take place on June 21st 22nd at the Dan Best Ranch. She stated that it will include a harvesting demo and a twenty mule team. She said that this is a one-time collection of old tractors, will be lots of fun and encouraged everyone to visit it. She finally stated that she just won election to City Council and will, therefore, be resigning from the Planning Commission effective July 1st, as she can not do both. She said that she will only attend Planning Commission meetings through June 2008. She noted that there will now be a vacancy on the Planning Commission and encouraged applications.
- <u>Commissioner Wurzel:</u> He first congratulated Commissioner Dote on her election to the City Council. He then asked about posting the Planning Commission meeting minutes on the City's website. He also requested that Staff ensure that the City Hall lobby lights be turned on so that the building appears open on nights that the Commission meets.
- <u>Robert MacNicholl:</u> He said that Staff will correct the lobby issues for future meetings.
- <u>Commissioner Wurzel:</u> He asked about the letter they received about the Crown of Creation tattoo studio and if the applicant is in violation of the Conditional Use Permit (CUP) that they approved. He asked what happens if the applicant does not do the improvements and reconfigure the parking but gets a business license and opens up. He asked how CUPs are enforced by Staff.
- Robert MacNicholl: He said that Jimmy Stillman is the Staff person assigned to this project and he is currently investigating in order to establish what is happening.
- <u>Commissioner Wurzel:</u> He asked if Best Buy is on the agenda for the June 10th City Council meeting, as he knows that the agenda is not out yet.
- Robert MacNicholl: He confirmed that the Best Buy appeal is on the June 10th agenda.
- <u>Commissioner Sanders:</u> He asked the Commissioners if they want their views of the Best Buy project represented at the City Council meeting as he is willing to do this. He said that he needs agreement from the Commissioners or, otherwise, he will go on his own.

- <u>Commissioner Dote:</u> She said that she would be pleased if he did go, so he could accurately brief Council and represent "both sides of the coin". She said that it was a split vote and Commissioner Sanders can accurately brief Council on both views of the Planning Commission. She said that he can explain why four people voted against the project.
- <u>Commissioner Wurzel:</u> He asked if this would preclude other Commissioners from attending the meeting as well. He said that he has his own point of view and that there were thoughts that he did not express adequately at the Planning Commission meeting.
- <u>Commissioner Sanders:</u> He said that he will plan on attending and other Commissioners can also.
- Commissioner Murray: She asked again for the meeting date.
- Commissioner Sanders: He confirmed that the meeting is June 10th and stated that if he can not go to the meeting, he will be sure to have another Commissioner present. He, then, congratulated Commissioner Dote and reiterated that they hope to find a good replacement for her vacancy. He also announced that the Woodland Street Cruisers are having their annual Hot Rod show is this Sunday at the Yolo County Fairgrounds. He said that there will be hundreds of cars and motorcycles, admission is only \$3 and starts at 8 PM. He said that this event is big for Woodland.
- <u>Commissioner Dote:</u> She announced that there will be a fundraiser held on June 13th 14th for the Woodland Opera House. She said that the 13th is an concert for the Tree Foundation and that Rocky and the Revelettes will be performing
- 5. Subcommittee Reports: None

PUBLIC HEARING

6. **City Center Lofts Project, Tentative Map.** The applicant is requesting approval of a mixed-use project that includes 170 residential units, 32,069 square feet of commercial space on the first floor, and 307 onsite parking spaces on a 2.1-acre site located at 333 Main Street (Assessor Parcel Numbers 005-654-01, 03; 005-651-01, 02, 05; 005-313-01, 02; and 005-312-02, 04, 05). Entitlements include Tentative Map, Condominium Conditional Use Permit (CUP), Design Review, and partial Parking Waiver/In-Lieu-Of Parking Fee Agreement.

Applicant/Owner: City Center Lofts, LLC/Larry Andrews

Environmental Document: Environmental Impact Report

Staff Contacts: Robert MacNicholl, Planning Manager

Cindy Gnos, Contract Planner

Recommended Action: Conditional Approval

DISCUSSION

- <u>Commissioner Sanders</u>: He stated that the City Center Lofts agenda item has been continued to June 19th.
- Robert MacNicholl: He confirmed that this item will be heard on June 19th. He once thought that it could be discussed on June 12th but Staff has had requests from the City Attorney to review this project and this can not be completed in time for a June 12th meeting. He said that this is the notice of the continuance and it will not necessarily be re-advertised.
- <u>Commissioner Sanders:</u> He said that if anyone is here tonight for the City Center Lofts project, the Planning Commission will not be discussing it tonight.

NEW BUSINESS

7. **Review of Elevated Water Storage Tank Project.** A request for review of the preliminary design, location, and style of the proposed elevated water storage tank that will be constructed at the Christiansen Park located at 202 West Beamer Street (Assessor Parcel Number 005-491-01).

Applicant: City of Woodland, Public Works Department

Staff Contacts: Akin Okupe, Senior Civil Engineer

Dan Sokolow, Associate Planner

Recommended Action: Provide input on design, location, and style of

proposed new elevated water storage tank

DISCUSSION

- Dan Sokolow, Associate Planner: He explained that there has been a change since the Staff report was written. He stated that the Staff report originally included two recommendations for two different tank styles, but since then Public Works Staff has completed a cost analysis. He explained that due to the increase in the cost of steel, there is no longer a cost savings for the Pedi-sphere tank. He stated that Public Works is now requesting the multi-column tank as it is more cost effective. He also distributed an email that he received today from a resident that lives two blocks away and indicated that Staff will be responding to the email promptly. He said that tonight is only an advice item but asked the Commissioners if they want the water tank to come back to them for a formal design review. He said that if not, the City Council will then need to certify the CEQA findings. He reiterated that they will likely go with the multi-column design and said that Doug Baxter will speak about the tank further and the role it plays in the City's water distribution system.
- <u>Commissioner Dote</u>: She asked if the main reason for the new tank is because the current tank is too small.
- <u>Dan Sokolow</u>: He said that this is one of the reasons. He said that he will have Doug Baxter speak regarding this.
- <u>Commissioner Dote</u>: She asked if it makes sense to keep both tanks (the current and new tanks) and linked together to create more capacity.

- Doug Baxter, Sr. Civil Engineer: He said that once the new tank is set up, the old tank will be drained, cut up and removed from the site. He explained that the Armory area was selected for the new tank site because they need a huge construction area and it is farther away from residences. He discussed why the tank is being replaced. He said that primarily, the current tank is way out of standards for seismic requirements. He said that it currently meets only 20% for lateral support. He said that the tank is 56 years old and beyond its typical useful life. He stated that there are major costs associated with the regular maintenance of the tank, including paint, etc. He also explained that the western part of the City is slightly raised which causes less water pressure. He said that the Fire Department has completed testing and determined that the water pressure is too low and the tank needs to be 15-20 feet higher. Also, there is currently no coordination between the City's wells now and a problem of this tank overflowing. He explained that the water level in the tank would be identified and coordinated. He said that now the water in the tank is kept below operating level in order to keep it from overflowing, but the new tank will keep it at the correct level. He said that the new cost estimates just came in during the last few weeks. Originally, there was estimated a \$200,000 difference between the two tank styles. He said that the notice clearly indicated that the Pedi-sphere was preferred but now they need to consider both styles. He said that the new cost difference is approximately \$300,000, so Staff is asking the Planning Commission for the flexibility to go with either tank. He discussed the visual impacts and that both tanks will be the same height and the same diameter at the top but the legs will be different. He said that he has received one positive response from a resident living behind the current tank and is glad to see it go.
- Commissioner Dote: She asked if the current tank has lead based paint.
- Doug Baxter: He confirmed this.
- <u>Commissioner Dote</u>: She asked about mitigation grant for removal of the lead-based paint to fund this.
- <u>Doug Baxter</u>: He said that this will be removed as a demolition and the cost of the steel will offset the cost of the demolition.
- <u>Commissioner Gonzalez</u>: She asked if the \$300,000 difference in cost is to erect the tank or operations.
- <u>Doug Baxter</u>: He said that the initial construction has a cost difference of \$300,000 and the project will cost \$2 million as this is a major construction project. He went on to say that the new tanks volume is 1/3 larger. He explained that this project will also require street work to enlarge the pipes and a portion of the cost is the pipeline work. He said that this is important in meeting peak hours and water flows. Therefore, if they can get more water out at a higher rate, they can eliminate future wells.
- <u>Commissioner Gonzalez</u>: She asked if this project will set off other projects like the other City wells to be updated.
- <u>Doug Baxter</u>: He stated that Staff is planning to put controls on all existing wells. He explained that new wells will have this equipment installed already.
- Commissioner Gonzalez: She asked if there are lots of old wells.
- <u>Doug Baxter</u>: He said that most of the City's wells are over 30 years old and they have not replaced existing wells in a couple of decades. He said that in the future they will look at ground level water storage tanks and pump stations. He explained

that there is a problem with the City's ground water and nitrate levels in the water are rising 1 point per year. He said that once the level reaches 45, the City can not use the water as it is a violation of State standards. He said that two wells had to be shut down so the focus is on well replacements and the treatment of nitrates. He said that costs related to these issues will be included in a study to be completed in August or September. He said that they will be coming back to the Planning Commission at that time

- <u>Commissioner Gonzalez:</u> She asked if any projects will be eliminated by choosing one tank over another.
- <u>Doug Baxter:</u> He stated no; they both have the same flow, the same structure capability and the same storage capacity.
- Commissioner Gonzalez: She asked how many times the current tank overflows.
- <u>Doug Baxter:</u> He stated that generally the tank overflows every three months and is affected by seasonal changes.
- <u>Commissioner Gonzalez:</u> She asked if the tank then overflowed about four times in the last twelve months.
- <u>Doug Baxter:</u> He said that he does not know but generally the tank overflows about two to four times. He stated that, more importantly, they can not keep enough water in the tank and this affects the Fire Department and the water pressure.
- Commissioner Gonzalez: She asked what area this tank will serve.
- Doug Baxter: He confirmed that the tank will serve all of Woodland. He stated that the current tank can hold 300,000 gallons of water but typically only holds 100,000-150,000 gallons of water, which is not enough for fire flow capability. He said that having an elevated tank is very important and would have made a difference during the January 4th storm and power outages as there are currently only four wells on generators.
- <u>Commissioner Murray:</u> She asked how the City will pay for the tank. She asked if it will be paid out of the General Fund.
- <u>Doug Baxter:</u> He stated that the money will come out of the Water Enterprise Fund and they anticipate a Water Revenue Bond this Fall, due the installation of meters, etc. He said that on the cash flow side, there is a reserve account and repayment of the Bond will be out of the Water Enterprise Fund.
- Commissioner Gonzalez: She said that asking for \$15 million...
- <u>Commissioner Sanders:</u> He interrupted her and said that this discussion is beyond their jurisdiction as the Commission is to be reviewing the site and tank alternatives and not debating the merits of the tank.
- <u>Commissioner Wurzel:</u> He asked if the upfront capital costs plus the present value of the long-term maintenance would generally tend towards choosing the multi-column tank.
- <u>Doug Baxter:</u> He explained that it is more expensive to paint and maintain the multicolumn tank. He said that there are extra Operations and Maintenance costs. He said that steel costs and fuel costs are increasing, so the difference between the two tanks is so significant that Staff needs to look at both tanks.
- <u>Commissioner Wurzel:</u> He asked if the tank will be base white with the possibility of the City flag and "Woodland" painted on the side. He said that these are extra costs that may not be necessary.

- <u>Doug Baxter:</u> He stated that the cost for logos will add about \$20,000-70,000. It will also require the maintenance of the logos. He said that they are currently leaning towards just painting the tank white. He also explained that the tank will not be visible from the freeway, so there is no additional benefit to having the logo displayed. He said that unless you are standing within the ball park, the tank really can not be seen because of the tree canopy.
- <u>Commissioner Wurzel:</u> He said that he will attest to this as he lives two blocks away and he can not see the tank from his residence.
- <u>Commissioner Gonzalez:</u> Se asked if they can talk about the National Guard Armory building.
- Robert MacNicholl: He said that they can discuss this to the extent that it relates to the tank project.
- <u>Commissioner Gonzalez:</u> She said that the building is not used now and asked if there is anything wrong with it.
- <u>Dan Sokolow:</u> He said that it is not cost effective to update the building to bring it up to usable standards. He said that there are issues of lead-based paint and asbestos, so there are future plans to demolish it and use it for off-street parking. He said that they are looking at 175 spaces with landscaping. He said that there were concerns at the May 8th public meeting regarding the type of landscaping to create a buffer for residences on Olive that back up to the property. He said that funding and timing is not yet determined.
- <u>Doug Baxter:</u> He asked the Commissioners to look at one of the hand-outs which discussed how the tank infringes upon Clark field, which they want to keep operational.

PUBLIC COMMENT

- <u>Joe Burch, Resident</u>: He said that he lives at 19 Olive Way and his concern is the use of the parking lot located behind his residence. He said that there is no wall or fencing between his lot and the parking lot and therefore no protection for his back yard. He had questions about the plans for this parking lot as he heard that it would be opened as a gravel lot and then wait for paving in the future.
- <u>Commissioner Sanders</u>: He stated that these are legitimate concerns and deferred the questions to Staff.
- <u>Dan Sokolow</u>: He said that there is a funding issue regarding the parking lot. He also discussed the issue of creating a landscaping buffer between the parking lot and residences.
- <u>Commissioner Sanders</u>: He said that it is too premature to discuss these issues and encouraged residents to raise these issues at future meetings.
- <u>Commissioner Wurzel</u>: He confirmed that this project will be noticed and a 300 foot notice and mailing would go out.

DISCUSSION

• <u>Commissioner Wurzel</u>: He said that he supports whatever tank is more cost effective and that there is not a tremendous amount of visual impact. He

- discussed the cost-benefit for the City as a whole. He said that he would go with Staff's recommendation.
- <u>Commissioner Dote</u>: She said that she echoes Commissioner Wurzel's views. She asked if there is an issue of graffiti.
- Commissioner Wurzel: He said that the tank has razor wire around it.
- <u>Commissioner Dote</u>: She said that she prefers the multi-column tank in terms of design.
- <u>Commissioner Murray</u>: She said that she concurs with Commissioner Wurzel also. She has no preference for the design and supports what is most cost effective. She said that it will make more people in the community happy to know that the project was done carefully and in the most cost effective way.
- <u>Commissioner Gonzalez</u>: She said that she also agrees with Commissioner Wurzel and that cost effectiveness makes the decision.
- Commissioner Spesert: He said that he had no additional comments to add.
- <u>Commissioner Sanders</u>: He said that he feels the same and that the Commission makes such recommendation to Staff and general consensus by the Commissioners that the matter did not need to come before the Commission for further design review at a later date.

There being no further business, the meeting was adjourned at 7:59 PM.

Respectfully submitted,

Robert MacNicholl Planning Manager