

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, NOVEMBER 6, 2008**

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

VOTING MEMBERS ABSENT: Barzo; Spesert

STAFF MEMBERS PRESENT: Sokolow; Smith

The meeting was called to order at 7:08 PM.

1. Director's Report:

- Dan Sokolow, Associate Planner: He announced that Fred Lopez has been appointed by City Council to the Planning Commission. He said that due to a previous engagement Mr. Lopez will not be present at tonight's meeting but will be sworn in before the next Planning Commission meeting. He will be filling the vacant position previously held by Commissioner Dote.

2. Approval of Minutes:

September 4, 2008:

It was moved by Commissioner Wurzel and seconded by Commissioner Murray to approve the Planning Commission meeting minutes of September 4, 2008 as written.

AYES: Wurzel; Murray; Sanders; Gonzalez

NOES: None

ABSTAINED: None

ABSENT: Barzo; Spesert

September 18, 2008:

It was moved by Commissioner Murray and seconded by Commissioner Gonzalez to approve the Planning Commission meeting minutes of September 18, 2008 as written.

AYES: Wurzel; Murray; Gonzalez

NOES: None

ABSTAINED: Sanders

ABSENT: Barzo; Spesert

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 Gonzalez: She asked about Clara Tafoya’s letter submitted to the Planning Commission tonight and what can be done for her.
 - Dan Sokolow: He said that Staff has spoken with the property owner. They have determined that they are not in violation of the Conditional Use Permit. He said that they will keep in contact with Ms. Tafoya and the Police Department. Again, he said that they have not determined that the tattoo studio is in violation of the CUP. He stated that parking is limited already and there is a fitness club also which makes parking challenging. He said that there is an ordinance regarding smoking and PD will enforce this and the loitering.
 - Commissioner Gonzalez: She asked if Ms. Tafoya calls enough times on other businesses, will the Police Department enforce this.
 - Dan Sokolow: He said that he does not know what PD will do. He said that if the cars are illegally parked they can call a towing company. He is not sure if this is a private parking lot so it may be up to the property owner.
 - Commissioner Sanders: He questioned if the City ordinance is properly posted in the parking lot.
 - Commissioner Murray: She had no comments or announcements.
 - Commissioner Wurzel: He asked about the project status report that goes to City Council. He requested that this same report be brought to the Planning Commission and added as a regular update on the agenda.
 - Dan Sokolow: He said that the Commission would want to see the entire CDD Monthly Status Report and Staff will add this to the agenda as a regular informational item.
 - Commissioner Sanders: He seconded Commissioner Wurzel’s request and said that they have also received a project spreadsheet in the past.
 - Rachael Smith, Office Manager: She included that the Monthly Status Report is also available on the City of Woodland website and available for viewing before the next scheduled meeting.
 - Commissioner Wurzel: He said that the report is also available with the City Council agendas but he would still like this item added to the agenda and brought forward to the Planning Commission meetings.

- Commissioner Sanders: He said that he is pleased that they are repairing the sound wall on E. Gibson Road.

5. Subcommittee Reports.
 - a. None

NEW BUSINESS

6. **Public Art Replacement for Applebee’s Restaurant.**

The applicant, Applebee’s Restaurant in conjunction with the Yolo County Arts Council is requesting approval for replacement art work at 1790 East Main Street, the Applebee’s Restaurant. The art work will replacement an existing fountain within the parking area in the Apple Village commercial center (APN: 027-610-85) in the General Commercial (C-2) zone.

Applicant/Owner:	Yolo County Arts Council
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approval

PUBLIC COMMENT

- Commissioner Wurzel: He said that he has a question for the Art Council.
- Commissioner Gonzalez: She asked who comes up with the budget for these projects.
- Dan Sokolow: He explained that the budget is determined by the property owner and they select the amount the amount to spend. Staff does want to see art work that is substantial enough and aesthetically pleasing, visible and sufficiently large in size.
- Dani Thomas, Executive Director, Yolo County Arts Council: She explained that the role of the Arts Council is to foster public art and act as the lead art consultant for Yolo County. She said that the budget was pre-set for the Council. They did a traditional call for artists in Yolo County and seven responded. She explained the criteria used for this project and the review process. She introduced the artists on this project, Donna Billick and Terry Hollowell, who were present and provided the Commission with sample artwork.
- Donna Billick, Artist: She described her art background and this public art project. She explained that the project is a ten-foot pole with a sphere on top. She said that the art is structurally engineered, constructed in the studio and installed on site.
- Commissioner Wurzel: He asked how the height and scale of the project is determined.
- Donna Billick: She explained that the call for artists asked for art to be off the ground.
- Dani Thomas: She said that the call was based on client’s requirements and also worked with Paul Hanson.
- Commissioner Gonzalez: She asked for clarification about the base of the project.

- Donna Billick: She said that there will be approximately 150 faces on the pole, and then if the client wanted to expand around the fountain, it would allow for 500-600 faces.

DISCUSSION

- Commissioner Sanders: He said that the pictures and faces helped a lot. He said that the original rendering that was provided was bad. He said that a fountain is not too hard to maintain and was important to the design of the parking lot. He said that this art is exciting. He is disappointed that the fountain is going away but he looks forward to the art. He said he supports this project.
- Commissioner Wurzel: He said that this is a great project. He also appreciates that they brought the pictures and sample faces. He discussed a comment in the Staff report that he interpreted to say that the Planning Commission are not to review for aesthetics and instead just scale and appropriateness. He said that he is glad that the Arts Council is involved. He originally wanted to know how many artists responded to the call but now knows that there were seven total.
- Dani Thomas: She spoke about the original picture of the project that presented to the Commission. She said that the Arts Council only requires a sketch and so this was all that was presented to Staff. She said that they are moving towards digital but not yet there.
- Commissioner Wurzel: He summarized that he supports this project.
- Commissioner Murray: She agreed that the fountain was good and she is sad to see it go. She likes the personal touch and the involvement of the community in this project.
- Commissioner Gonzalez: She included that she likes that it is colorful. She said that she also liked waterfalls and trees but she can imagine the cost associated with a water feature.

It was moved by Commissioner Wurzel, and seconded by Commissioners Gonzalez and Murray, that the Planning Commission approve the public art proposal for Applebee's restaurant subject to the following findings:

- The public art proposal fulfills public art requirement for commercial development;
- The public art proposal was reviewed by the Planning Commission

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

- Dani Thomas: She added that vandalism and soap in the fountain was part of their reason to demolish the fountain. She also welcomed the Planning Commission to attend the unveiling.

- Commissioner Sanders: He said that this should be scheduled through the Community Development Department and thanked everyone for attending tonight.

PUBLIC HEARING

7. Sycamore Pointe Comprehensive Sign Plan Modification.

The applicant, Mark Engstrom and McCandless & Associates Architects, Inc. is requesting approval for a modification to the Sycamore Pointe Comprehensive Sign Plan to allow a 70-foot ground sign for the Sycamore Pointe shopping center (APN: 027-610-35) in the General Commercial (C-2) zone.

Applicant/Owner:	Mark Engstrom.
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

PUBLIC COMMENT

- Commissioner Murray: She asked how the property is used where the sign is located.
- Dan Sokolow: He explained that the sign will be located on the south-east side of Food 4 Less and east of Sutter Health.
- Commissioner Murray: She asked if there would be any direct distress to any businesses out there.
- Dan Sokolow: He said that the sign will be located on a vacant lot.
- Commissioner Murray: She asked about the impact on any future neighbors.
- Dan Sokolow: He said any building plans for the vacant lot would have to take into account the sign and setback at a sufficient distance.
- Commissioner Wurzel: He asked about noticing on this project and if the property owners and not the tenants were noticed.
- Dan Sokolow: He explained that Staff is only obligated to notice property owners.
- Commissioner Sanders: He asked if it was posted out there.
- Dan Sokolow: He said no.
- Commissioner Gonzalez: She asked if there are noise or light issues with the sign and asked how far the sign is from the apartments.
- Dan Sokolow: He said that the sign is approximately 70-100 feet away.
- Commissioner Gonzalez: She asked how the location of the sign was decided.
- Dan Sokolow: He said that location decided based on sign flagging.
- Commissioner Gonzalez: She asked if the City determined the location.
- Dan Sokolow: He said no and explained the flagging process. He said that they traveled along the freeway and raised flags to determine the best location for the sign so visible from Interstate 5.
- Mark Engstrom, Applicant: He presented a slide show with photographs of the location, their proposed sign and other similar signs in the area. He explained that there were three possible opportunities to rent out the vacancy but all backed out due to no sign visible from Interstate 5.

- Commissioner Murray: She asked if the applicant had any idea how tall the other signs are.
- Mark Engstrom: He estimated that they are approximately 70-feet.
- Commissioner Wurzel: He asked about the lighting of the sign and if every panel will be lit.
- Mark Engstrom: He said that the individual letters on the sign will be lit but the back panels will not be lit.

DISCUSSION

- Commissioner Sanders: He said that he likes the way they integrated the sign with the architecture of the buildings. He is concerned about the proximity of the sign to the apartments. He said that he feels the sign is a necessary addition to the center and the overall design is nice. He supports the project.
- Commissioner Wurzel: He said that the sign is needed and is sorry that they have lost three opportunities to rent out the vacant building. He said that he is concerned that the property owners were notified and not the tenants. He thinks that at least the property managers should be notified and the notice posted in a centralized mail location for the tenants. He believes this would increase public comment and minimizes any backlash to the project. He supports the project and noted the need for Staff to do a better job of engaging and providing notice to the public.
- Commissioner Sanders: He seconded Commissioner Wurzel's comments about noticing and included that this issue has been discussed before. He stated that Staff needs to go beyond State requirements. He asked that this issue be brought back for a formal discussion to discuss noticing requirements and how Staff can do better to notify residents.
- Commissioner Wurzel: He discussed how Staff is required to notify tenants regarding construction within the City.
- Commissioner Murray: She said she support Commissioner Wurzel's comments also. She said that the signage is needed and she is for the project.
- Commissioner Gonzalez: She discussed how the applicant built next to the freeway in order to take advantage of the freeway location. She said she supports the sign.

It was moved by Commissioner Wurzel, and seconded by Commissioners Gonzalez and Murray, that the Planning Commission approve the comprehensive sign plan modification for Sycamore Pointe Commercial Center allow a 70-foot tall sign at 451 Pioneer Avenue based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance's Comprehensive Sign Plan.
- Determine that the project, as conditioned, is consistent with the Community Design Standards.

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 32, Infill Development.
- Approve the Comprehensive Sign Plan modification for Sycamore Point at 451 Pioneer Avenue in the General Commercial zone.

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

8. Status Report on 2008 Housing Element Update Project.

DISCUSSION

- Dan Sokolow: He said that Staff has been in discussions with HCD. He said that there have been a number of changes to the policy document and background report. He said that Staff will meet with the Housing subcommittee of the Planning Commission. He expects to come back to the Planning Commission approximately February 2009 for formal consideration. He said that there could potentially be changes to the Zoning Ordinance.
- Commissioner Gonzalez: She said that it seems that this process has gone on forever. She asked how long this will take and why reinventing the wheel.
- Dan Sokolow: He said the City is required to update its Housing Element every five years, and the previous Housing Element is being used as the template for the current Housing Element update.
- Commissioner Gonzalez: She asked about the issue of overpayment.
- Dan Sokolow: He explained that families paying more than 30 percent of their gross income on rent/mortgage and utilities are considered as overpaying for housing.
- Commissioner Gonzalez: She spoke about the farm workers housing and that they are considered a special needs group. She asked if there is any historical data available for farm workers housing.
- Dan Sokolow: He said Staff has not been able to come up with this data.
- Commissioner Gonzalez: She asked if the Housing Element is reporting what has already happened and not projecting forward.
- Dan Sokolow: He said the Housing Element must report on the status of the City's housing implementation programs and also project what will occur in the future.
- Commissioner Gonzalez: She asked what the City gets from updating the Housing Element.
- Dan Sokolow: He explained that the City is eligible for grants and loans, as with Terracina.
- Commissioner Sanders: He included that in 2003 the City received an award from HUD for our Housing Element.
- Commissioner Murray: She said that in the 1960s and 1970s there were seasonal workers. She explained the need for housing at that time.

- Commissioner Wurzel: He asked about the schedule for the update, when it needs to be completed and what other deadlines there are.
- Dan Sokolow: He said that there are no specific dates yet to bring to the Planning Commission but anticipates it will be in February.
- Commissioner Wurzel: He said that he would like to see Staff set a schedule to ensure that goals are met and to benchmark self. He said that it is important to have a plan including what Staff needs to do and how to get it done. He said he would like to see this plan at the next update.

There being no further business, the meeting was adjourned at 8:34 PM.

Respectfully submitted,

Robert MacNicholl
Planning Manager