

**ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, NOVEMBER 15, 2007**

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Sanders
VOTING MEMBERS ABSENT: Barzo; Spesert
STAFF MEMBERS PRESENT: Munowitch; MacNicholl; Gnos (Consultant)

The meeting was called to order at 7:03 PM.
Commissioner Gonzalez arrived at 7:08 PM.

1. Director's Report:
 - a. None
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.
 - a. None.

PUBLIC WORKSHOP

3. **City Center Lofts Preliminary Design Workshop:** In order to facilitate the review of the project design, the City has contracted with RRM Design Group to review the preliminary project design concepts and make recommendations based upon consistency with the City of Woodland Downtown Specific Plan. The purpose of the Planning Commission Workshop is to review the project design concepts introduced by RRM Design Group and provide feedback for the applicant's consideration in the refining of the project elevations.

Applicant: City Center Lofts LLC
Owner: Larry Andrews
Staff Contact: Robert MacNicholl and Cindy Gnos
Recommend Action: None

PROJECT DISCUSSION

- Robert MacNicholl, Planning Manager: This is a public workshop and discussion only. No action will be taken tonight by the Planning Commission. RRM Design Group consultants will have to leave early due to a flight.

- Barry Munowitch, Assistant City Manager: Staff and Planning Commissioners will stay as long as needed to collect all the information needed for this project.
- Steve Andrews, Architect: *He provided a brief discussion of the design characteristics of the proposal.* He stated that he and the consultants from RRM Design Group are about 98% in agreement.
- David Javid and Scott Martin, RRM Design Group: *They discussed the nature of the project as it relates to the Downtown Specific Plan and how it will meet, or what it needs to do to meet, the design characteristics that are identified in the Downtown Specific Plan.*
- Commissioner Gonzalez: What side of the building is page 5 of the handout?
- David Javid, RRM Design Group: This is an inside view. It is a view of the alley side or southwest side.
- Commissioner Dote: Mr. Andrews said that there is 98% agreement on this project. What is the 2%?
- Steve Andrews: They agree with the design groups comments 100%, but how it is carried through is in question. They are closely aligned with RRM Design Group.
- Scott Martin: RRM will be making suggestions by interpreting the guidelines, but Steve (Andrews) will have to come up with the solutions.
- Commissioner Gonzalez: Is page 5 of the handout a picture of Main Street? It is from Elm to Walnut. The project appears expansive in the handout but it really is not.
- Steve Andrews: They want to break up the mass of the building by changing the façade. Though they have been working on this project for some months, they are still in the beginning stages.
- Commissioner Wurzel: Signs into Woodland state, “Welcome to Historic Woodland.” How does this project address this?
- Steve Andrews: This project compliments and strengthens the historic buildings. This block is balanced by the historic core of the City.
- Scott Martin: How to maintain identity and still grow is challenging. Historic does not mean old and if you just stay old, you will never grow as a town.
- Commissioner Dote: The Woodland Hotel is the same size. She usually sees Main Street at eye level only. This is a large mass building but proportioned. She is really beginning to like it.
- Commissioner Murray: This project has a different feel from ground level. It is too simple on top. It should not compete with Hotel Woodland. She does not agree with the circular corner.
- Steve Andrews: They will not provide a circular corner on the building.
- Commissioner Murray: She likes the heights of the roofs, variety of materials, set backs at front and between buildings. The City is big on trees. She would like them to give environmental thought to the roofs as it gets hot here.
- Steve Andrews: They want lots of trees in the courtyard.
- Commissioner Wurzel: Does the Downtown Specific Plan have the same boundary as the Redevelopment boundary?
- Robert MacNicholl: They are not the same but similar.
- Commissioner Wurzel: What is the economic viability of Main Street growth? The Downtown Plan ends at Cleveland. The Redevelopment boundary is not much

further. They need to think about the human scale and view from eye level. People should not be dwarfed by the building to increase the pedestrian experience.

- Commissioner Sanders: He is encouraged by the cooperation between the Architects and RMM Design Group. Roof articulation elements are important. He likes the idea of development further west down Main Street and this project can be key. The corner needs development as this corner will be the entryway to the City for a while. It is great that they are considering energy efficiency. He is not sure that moving the building back will accomplish what is needed regarding the front façade. Outdoor dining idea is great and will be well received. It will encourage people to come downtown. The project is exciting and he likes the modern elements.

RMM Design Group consultants left meeting at 7:54 PM.

PUBLIC COMMENTS

- Tom Stallard: He owns buildings in downtown area that range in age from 1868 to 1912. He welcomes this project and is comfortable with the building's simplicity. He recommends that they also look at 800 "J" Street in Sacramento. He does not want historic elements in this building. He has developed 11 historic buildings also.
- Commissioner Sanders: They should also look at 18th and "L" Street in downtown Sacramento. This building has similar elements and look.
- Janet Ruggiero: She is representing the Catholic Church. They are concerned about the placement of the building and not the design. They have written a letter to the City already. They request the same site planning analysis on Court Street side of the project and the relation to buildings across the street.
- Meg Stallard: What is the access to the courtyard from Main Street? She recommends a pass-through walkway to provide easier access.
- Steve Andrews, Architect: Some elements that will provide access are a partially enclosed glass walkway area and corner access. There is no direct pathway in order to screen the courtyard from traffic noise.
- Gary Bunch: His office is on the northeast side block. The Church is on the northwest side. What is the plan for the alley?
- Robert MacNicholl, Planning Manager: The intent is for the alley to remain open. As it provides service use to the buildings on Main Street. It will also be used for transportation and pedestrian movement also.
- Gary Bunch: He is concerned that the courtyard will be open to the alley.
- Robert MacNicholl: The noise is not a significant on the alley. There will be some barrier but the design is not yet known.
- Gary Bunch: Parking will be the biggest issue. Street parking will be used and it will affect other surrounding businesses. Will there be in-lieu fees? Where will the parking structure be? He is concerned about walking to the building and the parking for his own building. He requests that the Commissioners look at parking on this project. His own lot will be affected and Elm Street parking will be gone. *Mr. Bunch provided handouts to the Commissioners following his comments.*

- Commissioner Sanders: Two weeks ago, the Commission reviewed the City's parking project. They are definitely concerned but there are two sides to this issue. It is a problem but people should be encouraged to come downtown. He recommends that Mr. Bunch contact CDD to find out when parking will be addressed in the future.
- Al Levy: He owns a business on Main Street next to the project. It is on the north side of the street and gets a lot of sun. Canopies can help with the sun and should be taken into consideration. He feels that only "locals" have an issue with parking. The project is a good draw for downtown.
- Annamarie Barros: When did the City decide not to close the alley?
- Robert MacNicholl: It was decided about 5-6 months ago, and is addressed within the Environmental Impact Report. It will not be closed, based on public comment received earlier.
- Annamarie Barros: She heard about 1 month ago that the alley will be closed within 1 year.
- Robert MacNicholl: The decision to not close the alley was made months ago. He is unsure about the information that she received about the closure.
- Larry Andrews, Owner: The long term vision for the alley is to be pedestrian only.

COMMISSIONER COMMENTS

- Commissioner Wurzel: No additional comments.
- Commissioner Dote: Excited about this project.
- Commissioner Murray: No additional comments.
- Commissioner Gonzalez: Project is very exciting. Parking will be an issue and the current parking will not be adequate.
- Larry Andrews, Owner: On-site parking will be included for residents. They will need to work on the retail parking component.
- Commissioner Sanders: He is conceptually in favor of the project. He acknowledges the parking problem. He would like to focus on development on the west side of town and is in support of this project.
- Commissioner Dote: This project accomplishes the major goals of moving car dealerships off Main Street, it is an infill project, and is a combination of residential, retail and entertainment.
- Robert MacNicholl: He thanked everyone for their comments. Comments will be provided in written form to the Commissioners and made available to the public. The project will be brought back in final form to the Planning Commission for action in the future.
- Commissioner Sanders: He requests that staff not wait to bring the project design back until the end, but instead earlier to allow ongoing interaction.
- Barry Munowitch, Assistant City Manager: He thanked the applicants and architect for their work on this project.
- Commissioner Sanders: He thanked the architect and applicant as well.

4. Approval of Minutes: It was moved by Commissioner Wurzel and seconded by Commissioner Murray that the October 4, 2007 and November 1, 2007 minutes for the Planning Commission be approved. The motion was carried by the following vote:

AYES: Wurzel, Dote, Murray, Sanders and Gonzalez
NOES: None
ABSENT: Barzo and Spesert

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

Respectfully submitted,

Barry Munowitch, AICP
Assistant City Manager