

**APPROVED ACTION MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, DECEMBER 4, 2008**

VOTING MEMBERS PRESENT: Lopez; Wurzel; Murray; Sanders; Barzo

VOTING MEMBERS ABSENT: Gonzalez; Spesert

STAFF MEMBERS PRESENT: Munowitch; MacNicholl; Stillman; Norris

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

- Commissioner Sanders: He made a change to the agenda and asked Robert (Bob) MacNicholl to come forward for a presentation. He asked Commissioner Wurzel to present Mr. MacNicholl with a Certificate of Appreciation.
- Commissioner Wurzel: He read the following:  
“You have strived for excellence in the planning field during a 35 year career and contributed to the success of the Woodland Community Development Department as its first Planning Manager and in Senior and Associate Planner positions during seven years of distinguished public service to the City. Your tenure at Woodland has been marked by a commitment to good urban planning and the ability to work closely and effectively with the Planning Commission, City Council, City Staff, and Woodland Community.” He thanked Bob personally.
- Commissioner Sanders: He stated that they will get the certificate signed by all of the Planning Commission members as some of them are missing tonight and then get the certificate back to Bob. He said that he has very much appreciated Bob helping him and all that he has done for the City. He said that the City is a better place for all his efforts and thanked him.
- Commissioner Barzo: He said that it has been a pleasure to work with Bob as he is very candid and gives a straight answer. He said that his is commendable and if he did not have an answer he would get one. He said that the loss to the City will be felt.
- Commissioner Wurzel: He said that he appreciated Bob’s candid comments and discussions and has learned a lot. He hopes for a full report of his plans for the future.
- Commissioner Murray: She wished Bob lots of happy hours in his garden. She said that having retired herself, this is a wonderful opportunity to enjoy life. She hopes for Bob a long, healthy life and will miss him.
- Commissioner Lopez: He said that he echoes the sentiments of the other Planning Commissioners and Bob will be missed. He said that it has been a pleasure working on projects together.

1. Director's Report:

- Barry Munowitch: He said that he echoes what some of the Planning Commissioners said about Bob. He said that Bob has been in this profession many years and this is his second tour in the City of Woodland. He said that Bob is the first Planning Manager for the City; he worked 18 years with Yolo County and has a stint in the City of Winters. He said that Bob knows and has served this County well. He said that to Woodland, the department and himself, Bob will be missed. He said that Bob has taken the younger folks under his wings, both Planners and Engineers. He again stated that Bob will be missed.

2. Approval of Minutes:

- Commissioner Murray: She requested that in the first sentence after her name, "He" should be changed to "She"
- Commissioner Wurzel: He said that he did not abstain from voting for himself during the elections. He requested that it be noted that he did vote for himself for both.
- Commissioner Sanders: He again thanked Staff for keeping current with the Planning Commission minutes.

It was moved by Commissioner Murray, seconded by Commissioner Wurzel to approve the Planning Commission minutes for November 20, 2008 as written with noted corrections.

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

- 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 items a Commission member would like to have discussed at a future Commission meeting.

- Commissioner Barzo: He had no comments or announcements.
- Commissioner Murray: She had no comments or announcements.
- Commissioner Wurzel: He wished everyone a good holiday.
- Commissioner Lopez: He had no comments or announcements.
- Commissioner Sanders: He had no comments or announcements.

5. Subcommittee Reports.
  - None

NEW BUSINESS:

6. **Consideration for Petition for a General Plan Amendment.**

The applicant has submitted a petition before the Planning Commission, requesting acceptance to proceed with a General Plan Amendment and subsequent Rezone, changing the land use designation from Industrial (I) to General Commercial (C-2) for 19 parcels located between Home Depot & County Road 102 with access provided by East Main Street, Hayes Lane and County Road 102.

Applicant/Owner:	John Sambucetti
Staff Contact:	Jimmy A. Stillman, Associate Planner
Recommend Action:	Accept Petition

- Jimmy Stillman, Associate Planner: He presented his staff report. He then thanked Bob for the work he has given to the department. He said that as a young Planner, Bob has been an inspiration. He also said that a 35-year career is something to be admired.

DISCUSSION:

- Commissioner Murray: She asked about how the City is doing with Industrial land versus Commercial land. She asked if there are still lots of industrial buildings.
- Robert MacNicholl, Planning Manager: He said that there are more vacant industrial buildings than in the last decade. He explained that the limitations are due to sites and the economy. He also said that there are constraints due to flood zoning on those properties. He said that overtime that issue will be resolved.
- Commissioner Murray: She asked if this is due to the remapping of the flood zone.
- Robert MacNicoll: He said that it is, in part, due to this.
- Commissioner Wurzel: He asked if the applicant owns all of the parcels being rezoned.
- Jimmy Stillman: He said no, but they have been working as a group of partners to submit the petition.
- Commissioner Wurzel: He discussed it being ok as long as all the owners agree.
- Commissioner Lopez: He asked if Staff has a document showing that all the owners are on the same page. He said that he would like to see all of their names on the application when it is submitted that shows who owns what property and there is a letter of agreement.
- Jimmy Stillman: He said that the department will review to have all the owner information included on the application when submitted.

PUBLIC COMMENT:

- Ken Reiff: He explained that he is presenting for the Sambucetti family and the other property owners. He detailed the ownership of the parcels and past rezoning. He said that there is an agreement with all property owners, except three. He said that now the list of use options is very limited and a change to C-2 will allow more uses. He said that Industrial use is very difficult due to the flood zone. He said that currently in Woodland 2 million of the 12 million square feet of land is vacant. He said that Industrial users want to be located away from retail traffic and they like the access between County Road 102 and Highway 113. He explained that the rezoning will allow the property to redevelop to be consistent between Road 102 and Main Street. It will also allow two access points to the freeway. He said that he can not say right now who will be out there in the future. He explained that they have been working with Staff to ensure that the businesses can be grandfathered in.
- Commissioner Wurzel: He asked if the freeway upgrades will impact these properties.
- Jimmy Stillman: He deferred the question to Bruce Pollard.
- Bruce Pollard, Sr. Civil Engineer: He explained that there will be two phases. He said that the first will be south at Gateway with an on-ramp onto southbound Road 102 and a signal. He said that the second will be to add two lanes to the eastside overpass. He said that this will require reconfiguring the loop and realigning the off-ramp.
- Commissioner Wurzel: He confirmed that it will not affect this quadrant.
- Bruce Pollard: He said that they will do a traffic study and may identify other needed improvements.
- Commissioner Wurzel: He asked if the current circulation will not, then, be impacted by the freeway expansion.
- Bruce Pollard: He said no, to the best of his recollections. He said that it will just involve a signal and some modifications.
- Commissioner Sanders: He said that the on-ramp going north on I-5 is in and the signal at the Hays Lane corner. He said that there should not be any or minimal impact.

DISCUSSION:

- Commissioner Wurzel: He said that when reviewing the zoning map originally, he identified that this was the only quadrant not being utilized. He said that he feels this is the smartest move the City can make to capitalize on the freeway frontage. He said that he is very support of this.
- Commissioner Barzo: He said that this is a good infill project. He said that this will help to accelerate development of that area. He said that he supports it as well.

It was moved by Commissioner Wurzel and seconded by Commissioner Murray, and unanimously carried, that the Planning Commission approves the Sambucetti E. Main Street General Plan Amendment and Rezone petition for further processing by the Planning Commission subject to the following findings:

Findings

- The filing of this petition is consistent with the City approved process for consideration of General Plan Amendments.
- Acceptance of the petition does not imply that the Planning Commission will ultimately approve the project.
- The any necessary fiscal analysis, environmental and technical studies, project review and land use issues will have to be addressed and resolved as the project moves forward through the entitlement review process.

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

PUBLIC HEARING:

7. **West Wood Unit 2 Subdivision Application Denial.**

The applicant proposed annexation to the City, a General Plan Amendment, rezoning/rezoning, and to subdivide the property for residential use on the north with continued industrial use on the south. The property would be subdivided into 83 lots comprised of 80 single-family lots, (including six secondary dwelling units) ranging in size from 4,000 square feet (all 8 affordable lots) to 12,041 square feet (Lot 34), two industrial lots (Lot A 34,362 square feet; and Lot B 43,310 square feet), and Lot X (99,198 square feet) for a detention basin to serve both the subject property and existing West Wood Unit 1 (see Attachment 2, Vesting Tentative Map).

Applicant/Owner: Joe Ripple/Schellinger Brothers  
Staff Contact: Cindy Norris, Principal Planner  
Recommend Action: Denial

DISCUSSION:

- Commissioner Sanders: He noted that the applicant did not appear tonight so this should be a quick agenda item.
- Cindy Norris, Principal Planner: She said that Bob has been a tremendous support and will be sorely missed. She then presented her staff report. She noted that this was previously set for a public hearing in April. She said that the Applicant at that time asked for a continuance in order to review the application further. She said that there has been no action or response from the Applicant since.
- Commissioner Murray: She asked if there is a cost for the Applicant.

- Cindy Norris: She explained that there is an advanced fund agreement and liability account created that Staff charges their time to. She said that the Applicant is currently in arrears by \$37,000 and the City is not able to collect.
- Commissioner Wurzel: He asked for clarification that the Planning Commission is to recommend for denial or denying. He asked if further action would be needed by City Council.
- Cindy Norris: She said that this is the final step and the Planning Commissions action is final.
- Commissioner Lopez: He added that the Planning Commissions action tonight will be terminating the whole deal.
- Barry Munowitch: He confirmed that the Planning Commission action will be final unless the Applicant appeals.
- Commissioner Lopez: He said that when he saw the arrears he knew that this would be killed.
- Commissioner Sanders: He said that he is hopeful that the City can collect.
- Commissioner Murray: She asked if there is a notice to those that come to the office that the City is not doing anything in that section of town until there is an overall plan.
- Cindy Norris: She said that Staff does advise of the growth policy.
- Commissioner Murray: She said that therefore there are limitations.
- Cindy Norris: She said that this application was submitted in 2004 before the growth limit.
- Commissioner Murray: She that due to the urban limit line and the use of agricultural land, this would be defeated on at least two counts. She said that they need to find another land use.
- Cindy Norris: She added that they could also wait for a time that is right some years in the future.
- Commissioner Wurzel: She said that sometime down the line, this could be a great piece of property.
- Robert MacNicholl: He reminded the Commission about College Park. He said that this also came before the Planning Commission and Staff recommended denial for practically the same reasons.

PUBLIC COMMENT:

- None

DISCUSSION:

- Commissioner Sanders: He said that he hopes that they clean up their account with the City. He said that they did good work with West Wood I and when they submitted in 2004 this project looked like it had lots of potential. He asked if this would have fit in with the urban limit line.
- Cindy Norris: She said yes.

It was moved by Commissioner Murray and seconded by Commissioner Wurzel, and unanimously carried, that the Planning Commission recommend the denial of the West Wood II project based on the identified issues, and findings contained in the staff report.

- Commissioner Wurzel: He corrected the motion to state that the Planning Commission will be denying rather than recommending denial.

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

There being no further business, the meeting was adjourned at 7:32 PM.

Respectfully submitted,

Rachael Smith  
Office Manager