



# City of Woodland

## Meeting Agenda - Final

### Planning Commission

City of Woodland Planning  
Commission  
c/o Community  
Development Department  
300 First Street  
Woodland, CA 95695  
530-661-5820

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Thursday, July 16, 2015

6:30 PM

Council Chambers

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**A. Call to Order**

**B. Roll Call**

**C. Approval of Minutes**

**D. Communications - Directors Report**

*This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.*

**E. Communications - 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.*

**F. Communications-Commission Statements Requests**

*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.*

**G. Communications - Subcommittee Reports**

*This is an opportunity for Commission members who are appointed to a subcommittee or ad hock committee to report to the Commission.*

**H. Public Hearing**

16-016

**Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024).** The project includes a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The property is located at 95 West Kentucky Avenue in the Industrial Zone.

**Location:** 95 West Kentucky

**Applicant/Owner:** Jeff Huckins/Woodland Tractor & Equipment Co., Inc.

**Environmental Report:** Class 15 Categorical Exemption (CEQA Guidelines, §15315)

**APN:** 027-440-012-000

**Project Planner:** Erika Bumgardner, AICP, Senior Planner

**Staff Recommendation:** Conditional Approval

**Report For:** Planning Commission Public Hearing - July 16, 2015 (Continued from July 2, 2015)

**General Plan Designation:** Industrial

**Existing Land Uses:** Woodland Tractor & Equipment Company  
(Sales/Service)

**Adjacent Land Uses & Zoning:**

<b><u>DIRECTION</u></b>	<b><u>LAND USE</u></b>	<b><u>ZONING</u></b>
North	Agriculture	County
South	Residential	R-2
East	Sales/Service	Industrial
West	Agriculture	County

**Flood Zone:** X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 06113C0 435H Revised May 16, 2012.

**Street Access:** West Kentucky Avenue

**Pending/Potential Action**

Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;

2. Conduct the public hearing;
3. Adopt Resolution No. PC - \_\_\_\_\_ recommending approval of Parcel Map No. 5074 to divide the property located at 95 West Kentucky into two separate parcels; Parcel 1 being an area of 3.33 acres and Parcel 2 being an area of 6 acres, respectively.

### **Project Site Description**

The existing parcel size is 9.33 acres. The front half of the parcel has one existing commercial building ("Woodland Tractor and Equipment Co.") and two smaller accessory buildings to the west on the main building which are used for equipment storage. The project site also includes two loading docks and one fuel station. All existing buildings were established while the parcel was part of the county; no new buildings are currently proposed. The area around the main building is paved. The remainder of the front half of the lot is gravel and is used to advertise or display tractors that are for sale. The back half of the existing facility is surrounded by a chain link fence that encloses the back storage and operations area. An existing drainage ditch runs in between West Kentucky and the front of the parcel. A chain link fence divides the parcel in between the agricultural use in the back and the retail and service use in the front. The remainder of the parcel behind the fence is agriculture land. There are twelve oak trees located on the parcel that are 16 inches or greater in diameter; however there are no plans to remove any trees at this time. There are no proposed changes in the land uses.

### **Project Proposal**

The applicant is requesting approval for a division of land at 95 West Kentucky (APN 027-440-012-000), dividing an existing 9.33 acre parcel into two (2) parcels consisting of approximately 3.33 acres for "Parcel 1," and 6 acres for "Parcel 2." A proposed easement for a road and utilities on the parcel bordering the west side of the project parcel will provide access to Parcel 1 from West Kentucky (see Attachment 1, Exhibit A, COA 18 & 19). The owner of 95 West Kentucky (subject property) also owns the parcel to the west, where the proposed easement will be located. This adjacent parcel is located in the County.

### **Public Notification**

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site.
- Copies of the factual staff report for the proposed project have been on file at City Hall since June 25, 2015.

### **Applicable Laws, Codes & Ordinances**

This project is subject to several laws, codes and ordinances:

The California Environmental Quality Act (CEQA)  
The City of Woodland General Plan  
The City of Woodland Zoning Ordinance  
City of Woodland Subdivision Ordinance  
Community Design Standards

### **Environmental Review**

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 15 Categorical Exemption as listed in Title 14, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

### **Reviewing Agency Comments**

The project has been circulated to other City divisions and departments for review. All reviewing comments have been integrated into the conditions of approval.

The project was also circulated to the Yolo County Planning Department. Staff has consulted with County Planning Staff and they have no concerns with the project as it is conditioned and proposed.

### **Staff Analysis**

#### **General Plan Consistency**

The 2002 General Plan (GP) designation for the site is Industrial (I) which provides for industrial parks, warehouses, manufacturing, research and development, commercial uses, compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The proposed tentative map is consistent with the City's General Plan.

#### **Zoning Consistency**

##### **Land Use**

The zoning designation for the site is Industrial (I), which provides standards for properties located within the Industrial zone. The purpose of this zoning is to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses. The proposed tentative parcel map is consistent with the Zoning Ordinance.

##### **Parking**

Retail stores, banks, and shopping centers require not less than one parking space for each three hundred square feet of gross floor area or more than one parking space for each two hundred square feet of gross floor area, except storage and loading areas, but not less than five spaces.

The existing facility on proposed "Parcel 2" currently has 23 parking spaces. The retail area is 6,100 square feet. At one parking space per three hundred square feet of retail space, 20 parking spaces are required. This facility meets all parking requirements.

##### **Lot Coverage**

Maximum lot coverage is sixty percent. Parcel 1 is proposed to remain in agricultural use. At such time future development is proposed, it shall be subject to applicable zoning and design requirements. Lot coverage on Parcel 2 will be less than nine percent taking into account existing structures on site. This project meets all lot coverage requirements.

#### **City of Woodland Subdivision Ordinance**

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

**Appeals**

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

**Recommendation**

Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - \_\_\_\_\_ recommending approval of Parcel Map No. 5074 to divide an existing 9.33 acre parcel located at 95 West Kentucky into two separate parcels consisting of approximately 3.33 acres for "Parcel 1," and 6 acres for "Parcel 2."

**Attachments:**

1. Planning Commission Resolution
  - a. Exhibit A - Tentative Parcel Map No. 5074
  - b. Exhibit B - Conditions of Approval
2. General Application

**Attachments:** [1. Planning Commission Resolution including Exhibits a. & b.](#)  
[2. General Application](#)

[16-009](#)

**SUBJECT:** General Plan Update 2035 - Overview and Presentation  
Regarding Development Scenarios Analysis and Draft Preferred  
Land Use Map and Proposed Development Strategy

**DATE:** July 16, 2015

**RECOMMENDATION:**

Staff recommends that the Planning Commission make the following recommendations to the City Council:

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

**Attachments:** [1 - February 2013 City Council Report on Why a General Plan Update](#)  
[2 - Community Workshop Report Summary](#)  
[3 - General Plan Steering Committee Minutes from May 12 & June 9](#)  
[4 - Land Use Crosswalk Table](#)  
[5 - Draft Preferred Land Use Map](#)

**I. New Business**

*Scheduled, non-public hearing agenda items*

**J. Old Business**

*Includes open items from a prior meeting, follow-up information, and responses to questions from prior items.*

**K. Adjournment**

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

