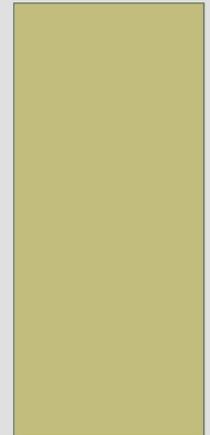
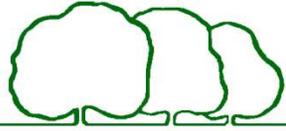


WOODLAND DEPOT
1670 -1680 MAIN STREET

CITY OF WOODLAND
PLANNING COMMISSION APRIL 1, 2021



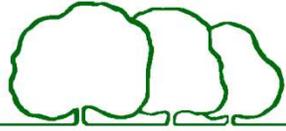


PROJECT SUMMARY

Woodland Depot– La Quinta hotel, 7-Eleven and gas station
Tait & Associates, Owner: HEM Moorefeild LLC (PLNG20-00031);

- CEQA-Mitigated Negative Declaration
- Conditional Use Permit for two parcels; (APN: 927-860-001 and -002)
- Minor Design Exception



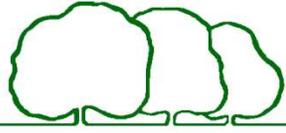


CONTEXT MAP

Project Location



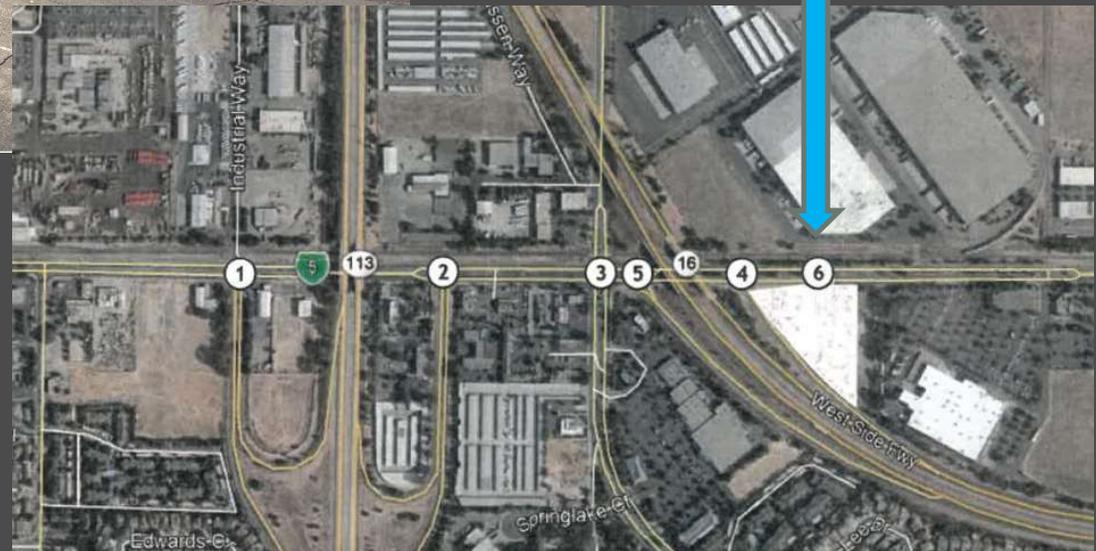


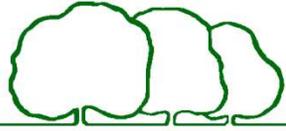


PRE-APPLICATION TRAFFIC ANALYSIS

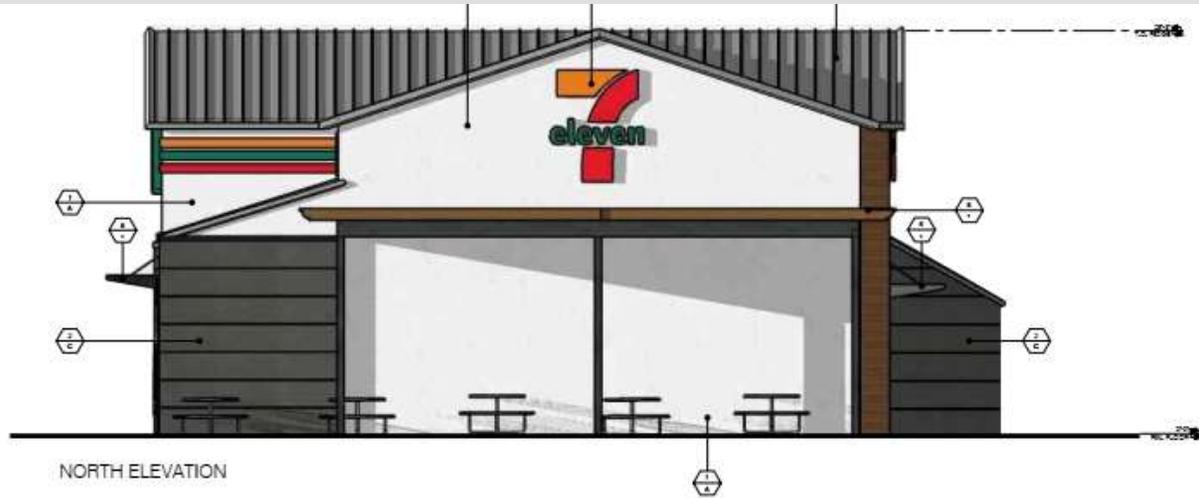


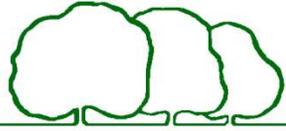
New 4-phase
traffic signal



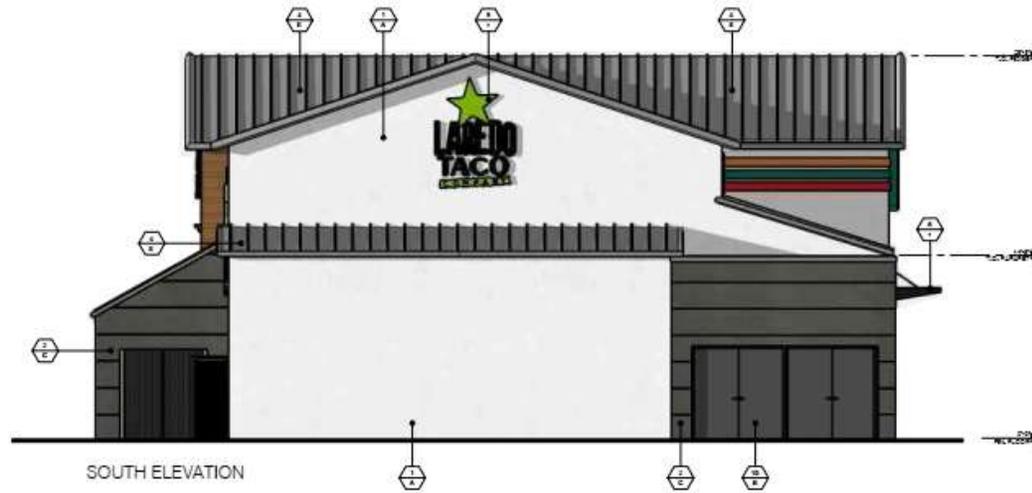


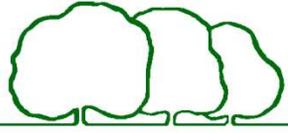
7-ELEVEN ELEVATIONS





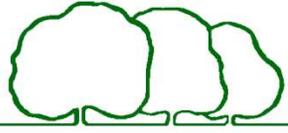
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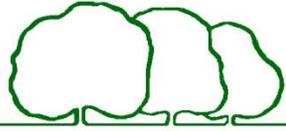
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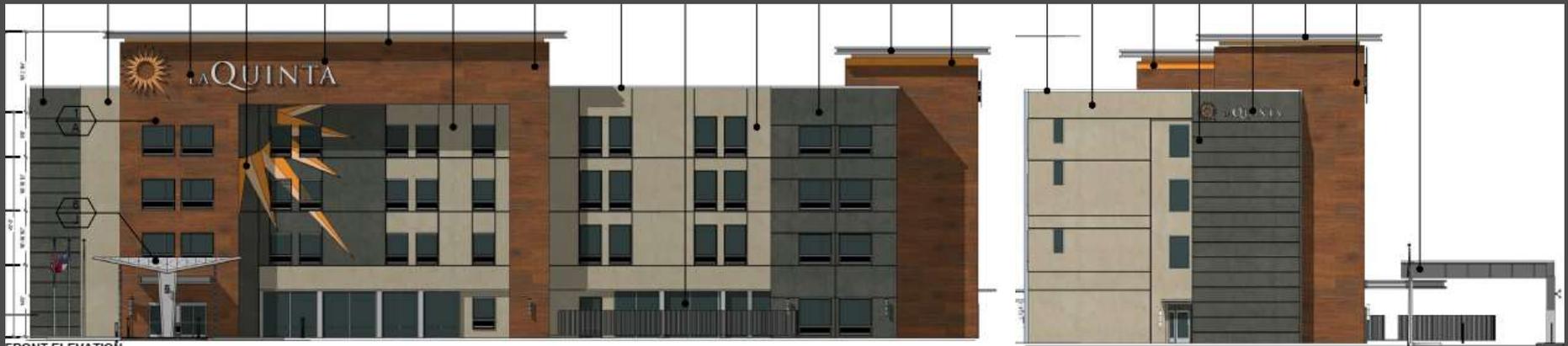


7-ELEVEN ELEVATIONS





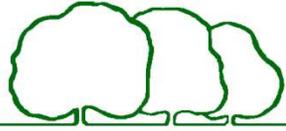
LA QUINTA HOTEL ELEVATIONS



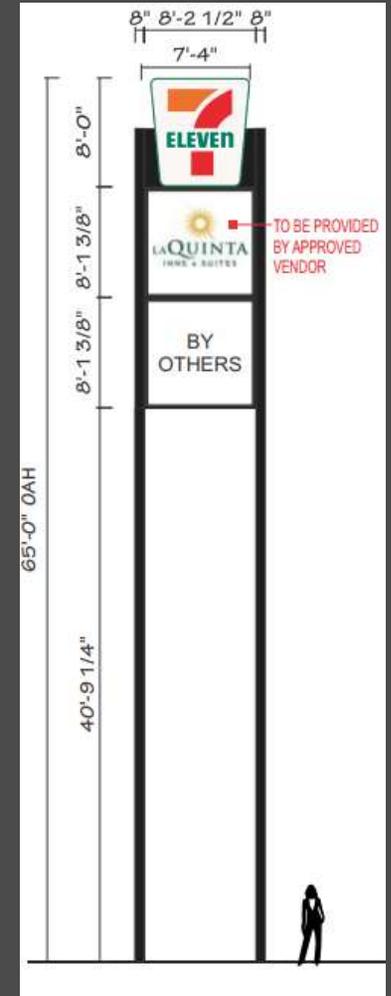
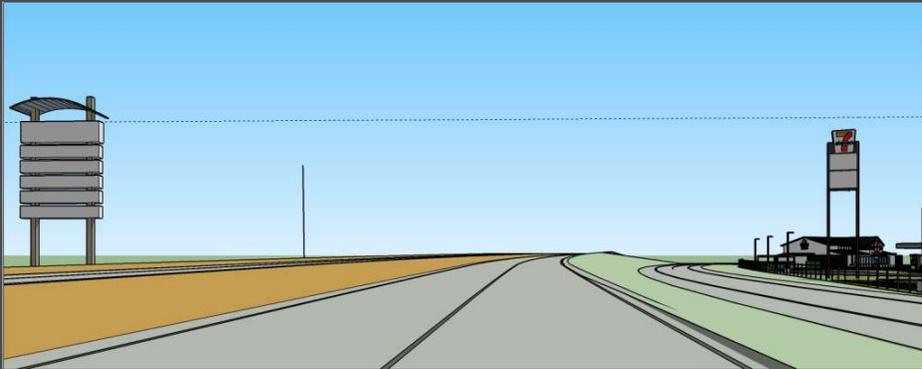
FRONT ELEVATION

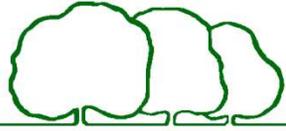


REAR ELEVATION



FREEWAY SIGN





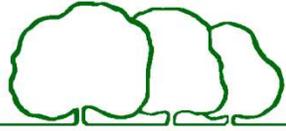
GENERAL PLAN CONSISTENCY

Consistency with 2035 General Plan Policies

Regional Commercial/ Light Industrial Flex Land Use:

The Regional Commercial designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format “big-box” retail are allowed, as are supporting uses such as gas stations and hotels.

- Policy 2.A.6 Infill Development
- Policy 2.C.1 Compact Form
- Policy 2.G.2 Sensitive New Development



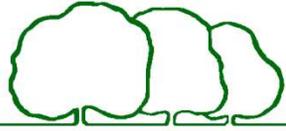
ZONING CONSISTENCY

Standards for Desired Urban Form in the Regional Commercial/Light Industrial Flex Overlay Zone include

- High Quality Design
- High quality Materials and Sustainability
- Pedestrian Access
- Gateway or Entry Features & Public Art
- Landscaping
- Lot Coverage
- Parking requirements

Requested Design Exception

- Freeway Monument Sign (exception to 65ft height)



ENVIRONMENTAL

California Environmental Quality Act (CEQA)

Initial Study

Notice of Intent (NOI)

Posted at Yolo County Recorder's office on March 12, 2021 for a 21 day public comment period

Tribal Notification (Assembly Bill (AB) 52)

Notification distributed on December 14, 2020

Mitigated Negative Declaration (MND)

Biological Resources, Geology and Soils, Cultural Resources, Transportation, Hazards and Hazardous Materials, and Tribal Cultural Resources

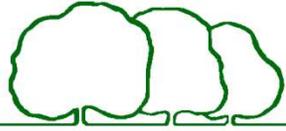
- Vehicle Miles Traveled (VMT)
- Greenhouse Gas Emissions (GHG)

HCP/NCCP

project has been conditioned to comply site specific Avoidance and Minimization Measures (AMM's)

CAP

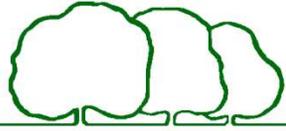
- MO-3 Increased Energy Efficiency and Use of Renewable Energy (the entire facility will meet title 24 energy efficiency);
- MO-3 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (electric charging station EV); W/W-I Increased Water Conservation (all landscape will meet State MWELo water efficiency standards), and
- T/LU-I complete Streets Program (off site infrastructure improvements to support pedestrian use)



PROJECT ANALYSIS

Staff finds:

- the project as conditioned has met all development standards set forth in the City's Zoning Code
- the environmental requirements under CEQA and other policy documents have been met
- The project adds portions of sidewalk to Main Street for improved pedestrian access and improving ADA access.
- The project does not cause directly or indirectly, potential adverse impacts on adjacent neighborhoods and will potentially eliminate existing homeless encampments in the area.
- Supports existing businesses by creating a commercial cluster of uses.



RECOMMENDATION

Staff recommends that the Planning Commission approve the project by making an affirmative motion as follows:

Move that the Planning Commission, approve PC Resolution 21-01 for the Woodland Depot Development proposal based on identified Facts for Findings and subject to the identified Conditions of Approval thereby

- 1) Approving the CEQA Mitigated Negative Declaration for the Woodland Depot project;
- 2) Approving a Conditional Use Permit for the Woodland Depot project to include an 86-room La Quinta Hotel, a drive-through restaurant, and a 7-Eleven convenience store with gas station at 1670 and 1680 East Main Street.

