City of Woodland

PLANNING COMMISSION AGENDA

June 20, 2013
CITY COUNCIL CHAMBERS
6:30 PM
DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Murray, Lopez, Wurzel, Wells, Lizarraga
Commissioners Absent: Murphy and Holt.

Staff Present: Cindy. Norris, Principal Planner; Paul Hanson, Senior Planner; Bruce Pollard, Senior Civil Engineer

3. **Approval of Minutes for May 16, 2013**
Minutes were inadvertently left out of the packet and will be rescheduled for review at the next meeting.

4. **Director's 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.
   - *Staff mentioned the upcoming Walmart grand opening on Wednesday, June 26, 2013 at 7:30 AM.*
   - *Staff also mentioned the June 11, Joint City Council and Planning Commission meeting.*

5. **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

6. **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 Wurzel asked about the status report update. Staff indicated that this is a quarterly report and that the next update will be provided to the Commission.

7. **Subcommittee Reports**:

PUBLIC HEARING:

8. **Golden State Reclamation Project (CONTINUED)** - Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the

Industrial zone. The requested entitlements include a Conditional Use Permit, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

9. **Pioneer Investors, LLC - Heidrick Ranch II Development Agreement (DA) Amendments:**
The applicant, Pioneer Investor, LLC, is requesting amendments to the Heidrick Ranch II Development Agreement. The proposed amendments will update to the conditions of approval and provide clarification of the infrastructure of construction at the intersection of Harry Lorenzo Avenue and Farmers Central Road.

Applicant:	Melanie Mathews, Pioneer Investors, LLC
Staff Contact:	Cindy Norris, Principal Planner Paul L Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner Wells made a motion that the Planning Commission recommends to the City Council that the Council approve the requested modifications and clarifications to the conditions of approval, which was seconded by Commissioner Wurzel and as stated in Motion #1.

Ayes: Commissioners: Wells, Lopez, Murray, Wurtzel, and Lizarraga
Nos: Commissioner:

MOTION #1 **I move that the Planning Commission make a recommendation to the City Council for the approval of the Pioneer Investors LLC Development Agreement Amendments based on the identified Findings of Fact (See Attachment "B") and subject to the identified Modified Conditions of Approval (See Attachment "D"), by taking the following actions:**

1. Adopt the attached Ordinance No. _____ **(Attachment "C")** Amending the Development Agreement between the City of Woodland and Pioneer Investors, LLC – Heidrick Ranch II Relative to Property Located Within the Spring Lake Specific Plan Area including the Modified Findings and Conditions of Approval **(Attachment "D").**

NEW BUSINESS:

10 **Lennar Homes of California "Lennar Homes at Spring Lake" Design Review -** Design review for 98 R-4 units for "Lennar Homes at Spring Lake", within the Spring Lake Specific Plan area. The units consist of 98 single-family. Subject property (APN 042-030-031, 033, & 040) is located in the Spring Lake Specific Plan area south of Heritage Parkway and on both sides of Meikle Avenue.

Applicant:	Don Barnett, Lennar Homes of California
Staff Contact:	Cindy Norris, Principal Planner Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner Liarraga made a motion that the Planning Commission approves the Design and Site Plan Review as proposed, which was seconded by Commissioner Murray.

Ayes: Commissioners: Wells, Lopez, Murray, Wurtzel, and Lizarraga
Nos: Commissioner

OLD BUSINESS: NONE

10. 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.