



City of Woodland

Meeting Agenda

Planning Commission

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

530-661-5820

Thursday, June 5, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. 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.

D. 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.

E. Communications

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.

F. Subcommittee Reports

G. Public Hearing

[14-182](#)

Tentative Parcel Map No. 5409 Oak Trail – 1336 East Gum Avenue -
The applicant is requesting approval for the proposed Oak Trail
Tentative Parcel Map No. 5049. The request is to subdivide one 31,037
square foot (0.71 acre) residential parcel into four (4) parcels.

Applicant/Owner: Bryan Bonino, Laugenour and Meikle (Applicant) /
Fourth and One, Inc., Attn: Dave Snow (Property Owner)

Project Planner: Erika Bumgardner, Associate Planner

Recommendation: Staff recommends approval of the project by making
an affirmative motion as follows:

Motion: Move that the Planning Commission:
Approve Resolution No. PC-14-_____ approving the Tentative
Parcel Map No. 5049 for Fourth and One, Inc. at 1336 East Gum

Avenue, application dated April 28, 2014, and tentative parcel map dated May 20, 2014, based on the Findings of Fact and subject to the Conditions of Approval as provided in Exhibit A to the attached Resolution and as described in the Staff Report presented on June 5, 2014.

Attachments: [Attch 1 Planning Commission Resolution](#)

[Exhibit A Conditions of Approval](#)

[Exhibit B Tentative Parcel Map](#)

[Attch 2 Oak Trail PM Application.pdf](#)

[Attch 3 Vicinity Map](#)

[Attch 4a Oak Trail PM Arborist Report.pdf](#)

[Attch 4b Oak Trail PM Tree Inventory Summary.pdf](#)

14-201

Heritage Remainder Area – A proposal to amend the General Plan and Spring Lake Specific Plan for 67.80 acres of the Heritage Remainder Area to change 39.52 acres from Very Low Density to Low Density Residential and from R-3 (3 dwelling units/acre) to R-4 (4 dwelling units per acre), reducing the number of acres of Medium Density Residential from 8.22 to 7.03 acres, reducing minimum lot width for the R-4 zone from 65 to 55 feet with an average of 65 feet, modify the Spring Lake Affordable Housing Plan to eliminate the 50-unit restriction for application of in-lieu fees, approve Tentative Subdivision Map # 5048 and amend the previously approved Development Agreement.

Applicant/Owner: Turn of The Century, LLC - 173 Court Street, Suite D, Woodland CA 95695

Project Planner: Paul L Hanson, AICP, Senior Planner.

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1: Move that the Planning Commission recommend approval of the Heritage Remainder Area project to the City Council based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:

Planning Commission Action:

1. Adopt the attached Resolution PC-14-_____, recommending to the City Council to approval the amendments the General Plan And Spring Lake Specific Plan land use designations (rezone), the Spring Lake Specific Plan Design Standards Table 2.4 (minimum lot width), and the Spring Lake Specific Plan Affordable Housing requirements (50-unit limit) in accordance with the proposed Heritage Remainder Area

Specific Plan Amendments (Attachment “G”);

Recommended City Council Action:

2. Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; (Attachment “H”);
3. Adopt the attached Resolution No. _____, amending the City General Plan land use designations (rezone) in accordance with the proposed Turn the Century Heritage Spring Lake Specific Plan Amendments (Attachment “I”);
4. Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone), Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and Spring Lake Affordable Housing Plan (50-unit limit) in accordance with the proposed Heritage Remainder Area Specific Plan Amendments (Attachment “J”);
5. Adopt the proposed "Findings" for approval of the Tentative Subdivision Map No. 5048 and “Conditions of Approval” to be incorporated in Development Agreement between the City of Woodland and the Developer(s) as presented in the Staff Report (Attachment “K”).
6. Adoption of Ordinance No. _____, authorizing the City Council execute the Project Development Agreement (Attachment “L”).

Attachments: [Attachment A - Heritage Remainder Application.pdf](#)

[Attachment B - Heritage Remainder General Plan Amendment Exhibit.pdf](#)

[Attachment C - Heritage Remainder Spring Lake Plan Amendment Exhibit.pdf](#)

[Attachment D - Heritage Remainder Spring Lake Plan Amendment Table 2 4 E](#)

[Attachment E - Affordable Housing Plan amendment.pdf](#)

[Attachment F - DUE Chart.pdf](#)

[Attachment G - Planning Commission Resolution.pdf](#)

[Attachment H - CEQA Resolution.pdf](#)

[Attachment I - General Plan Resolution.pdf](#)

[Attachment J - Spring Lake Resolution.pdf](#)

[Attachment K - Findings & Conditions Of Approval - Heritage Remainder.pdf](#)

[Attachment L - Heritage Remainder Area Ordinance Approving DA Amendment.](#)

H. New Business

I. 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.