



# 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, April 16, 2015

6:30 PM

Council Chambers

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**A. Call to Order**

**B. Roll Call**

**C. Approval of Minutes**

[14-697](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 2, 2015.

Attachments: [4\\_2\\_15 Draft Meeting Minutes.pdf](#)

**D. 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. 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 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. Subcommittee Reports**

**H. Public Hearing**

[14-664](#)

National Indoor Training Facility Conditional Use Permit. Request for consideration of a Conditional Use Permit for an indoor sports training facility located at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The facility will consist of five batting cages, two pitching areas and a 90ft x 90ft turf field. The facility will provide training for members, but will also be open to the public on a reservation basis.

Location: 1233 Commerce Ave, Suite A

Applicant/Owner: National Indoor Training Facility, LLC

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-014-000

Project Planner: Erika Bumgardner, Associate Planner  
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

**Attachments:** [1. Planning Commission Resolution; EX -A COA & EX -B Project Site Plan](#)  
[2. General Application Form and Project Justification Statement](#)

[14-689](#)

1216 East Beamer Multi-Use Development Conditional Use Permit (PLNG 14-00084). A request to approve a Conditional Use Permit, Site Plan, and Design Review, to permit a multi-use development project including two live-work buildings, approximately 1,200 square feet each, and two 1,000 square foot service commercial shops, in which major auto repair may be an allowed use, at 1216 East Beamer Street in the East Street Corridor Specific Plan - Zone F.

Location: 1216 East Beamer Street

Applicant/Owner: Robert Lopez

Environmental Report: Categorical Exemption (Class 32 - In-Fill Development)

APN: 063-090-035-000

Project Planner: Erika Bumgardner, Senior Planner  
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

**Attachments:** [1. Planning Commission Resolution](#)  
[2. General Application](#)

[14-632](#)

Cal West Tentative Subdivision Map #5075, Spring Lake Specific Plan Area (PLNG 15-00018) - Request by Cal West Investors, LLC and Optimistic Partners, LLC, to approve a new Tentative Subdivision Map (TSM #5075) for 225, R-8, single family lots, and amendments to the

Development Agreement for 44.97 acres of the Cal West project site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area.

Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).

Applicant/Owner: Cal West Investors, LLC and Optimistic Partners, LLC  
Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: 041-070-051, 041-070-054 & 041-070-055

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council Approval with Conditions

**Attachments:** [ATT 1 Planning Commission Resolution](#)

[ATT 2 \(Ex 2 to ATT 1\) Tentative Subdivision Map No. 5075.pdf](#)

[ATT 3 City Council Ordinance](#)

[ATT 4 \(Ex 1 to ATT 3\) Second Amendment to the Development Agreement](#)

[ATT 5 \(Ex C\) Conditions of Approval TSM 5075](#)

[ATT 6 General Application + Justification Statement.pdf](#)

[ATT 7 2013 Amended and Restated DA + MOA.pdf](#)

[ATT 8 2015 First Amendment DA.pdf](#)

[ATT 9 Arborist Report 2011.pdf](#)

#### 14-549

Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): A request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and to approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area.

The proposal will include:

- 1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate 9.0 acres of Medium Density Residential (8 - 15 du/ac); and increase High Density Residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to add 33.3 acres of residential R-4 (3-4 du/ac); decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate 9.3 acres of the multiple family residential R-15 (10-15 du/ac); eliminate 7.6 acres of the multiple family residential R-20 (16-20du/ac); and add 9.3 acres of the multiple family R-25 acreage (23-25 du/ac);

3) Reconfiguring the Spring Lake Village Center by relocating the park site, fire station and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

**Location** The subject property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850' southeast of the intersection of Farmers Central Road and Pioneer Avenue.

**Applicant/Owner** Woodland Spring Lake Partnership, L.P., 940 Emmett Avenue, Suite 200, Belmont CA 94002

**Environmental Report** Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000

**APN** 042-580-008, 037, 038, 040, 041, 043, 044, and 049

**Project Planner** Cindy Norris, Principal Planner

**Report For** Planning Commission Hearing April 16, 2015

**Staff Recommendation** Recommend City Council Approval with Conditions

**Attachments:** [ATT 1 Planning Commission Resolution for Spring Lake Central.pdf](#)  
[ATT 2 \(CEQA EIR Addendum\) Exhibit A to PC Reso 4.9.15 - .pdf](#)  
[ATT 3 - Exhibit B -General Plan Land Use Exhibit.pdf](#)  
[ATT 4 - Exhibit C - Spring Lake Plan Amendments.pdf](#)  
[ATT 5 TSM No 5027 \(Exhibit D to PC Reso\).pdf](#)  
[ATT 6 CC Ord for First Amendment \(Exhibit E to PC Reso\).pdf](#)  
[ATT 7 2007 Development Agreement \(Exhibit 1 to the CC Ord\).pdf](#)  
[ATT 8 First Amendment to the DA \(Exhibit 2 to the CC Ord\).pdf](#)  
[ATT 9 \(Finding & Conditions of Approval\). Exhibit C to the First Amendment. No](#)  
[ATT 10 - EXHIBIT I Spring Lake Fees \(to First Amendment to DA\)\(2\) .pdf](#)  
[ATT 11 - Applicaton and Justification Statement.pdf](#)  
[ATTACHMENT 12 \(DUE Chart\) - .pdf](#)

## **I. New Business**

[14-694](#)

SUBJECT: Informational Report Concerning the Release of the  
General Plan Update 2035, Development Scenarios Report  
DATE: April 16, 2015

**RECOMMENDATION:**

Staff recommends that the Planning Commission receive the General  
Plan Development Scenarios Report

## **J. Old Business**

[14-707](#)

SUBJECT: Review of Planning Commission Subcommittees  
DATE: April 16, 2015

**RECOMMENDATION:**

Staff recommends that the Planning Commission: Review the Planning  
Commission Subcommittee List and select among current membership  
for appointment.

**Attachments:** [Subcommittee List](#)

## **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.