



City of Woodland

Meeting Minutes - Final Planning Commission

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

Thursday, April 16, 2015

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 6:30 pm
Staff Present:
Ken Hiatt, Director
Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner
James Beggs, Intern

B. Roll Call

Present 6:
Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy, Commissioner Elodia Ortega-Lampkin

Absent 1:
Chairman Kirby Wells

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](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to approve the minutes of April 2, 2015. The motion was carried by the following vote:

Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

D. Directors Report

E. Public Comment

F. Communications

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](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the request for a Conditional Use Permit for an indoor sports training facility at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The motion was carried by the following vote:
Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.*

[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](#)

A motion was made by Commissioner Murphy and seconded by Commissioner Lizarraga to approve 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. The motion included slight modifications to the Conditions of Approval, numbers 27 and 39 regarding hours of operation and on site lighting. The motion carried with acceptance of the modifications by the following vote:

Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin

Commissioner Lopez recused himself

[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](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Murphy 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. The motion was carried by the following vote:

Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin

Nos: Commissioner Lopez

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 (16-20 du/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 Trk.pdf](#)
 [ATT 10 - EXHIBIT I Spring Lake Fees \(to First Amendment to DA\)\(2\).pdf](#)
 [ATT 11 - Application and Justification Statement.pdf](#)
 [ATTACHMENT 12 \(DUE Chart\) - .pdf](#)

*A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga approve 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 motion was carried by the follow vote:
Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy*

Commissioner Ortega-Lampkin recused herself.

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

No Action Required

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](#)

Commission requested the staff further define subcommittees for the May 7, 2015 agenda.

K. Adjournment

Meeting was adjourned at 9:40 pm

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.