



# 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, August 20, 2015

6:30 PM

Council Chambers

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*Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue*

**A. Call to Order**

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Staff and Commissioner Comments**

*This is an opportunity for Planning Commission members and staff 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.*

**E. Subcommittee Reports**

**F. Communications from the Public**

*This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.*

**G. Approval of Minutes**

[16-074](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 6, 2015.

Attachments: [August 6, 2015 Meeting Minutes](#)

**H. Public Hearing Items**

[16-054](#)

Woodland Gymnastics Conditional Use Permit. Request for consideration of a Conditional Use Permit for Woodland Gymnastics, a

local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The facility will consist of gymnastics apparatus, three administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space.

Location: 1221 Commerce Avenue, Woodland, CA

Applicant/Owner: Woodland Gymnastics

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-015-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

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

[2 - General Application](#)

[16-061](#)

Machado Parcel Map No. 5083 (PLNG 15-00038). A request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone.

Location: 201 West Court Street

Applicant/Owner: Stephen Machado

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 064-310-004-000

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Conditional Approval

**Attachments:** [1 - Planning Commission Resolution and Exhibits A & B](#)

[Attachment 2 General Application.pdf](#)

[16-075](#)

Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Tentative Subdivision Map #5084 - Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder

area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10 acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Location: The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Applicant/Owner: Turn of the Century, LLC

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: 042-030-049-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

**Attachments:** [1 - Planning Commission Resolution & Exhibits a - c](#)  
[2 - Ordinance and Second Amendment to Development Agreement](#)  
[3 - Project Application and Justification Statement](#)  
[4 - Comment Letters from Public](#)

## **I. Business Items**

*Items for Planning Commission discussion and/or action that do not require public hearing.*

## **J. Staff or Commissioner Comments**

*Continued as needed*

## **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.