



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, August 20, 2015

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 6:31 pm

Staff present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Jeff Ballantine, Assistant Planner

B. Roll Call

Present 7:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John
Murphy and Elodia Ortega-Lampkin*

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

Zoning Subcommittee:

*Zoning Subcommittee would like to meet before the next regular Planning
Commission Meeting.*

Public Art:

*Planning Commission would like direction from staff regarding the next steps for the
Public Art Committee.*

F. Communications from the Public

No public comments received.

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](#)

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the minutes of August 6, 2015. The motion was carried by the following vote:

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

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](#)

A motion was made by Commissioner Lizarraga and seconded Commissioner Lopez to approve the request from Woodland Gymnastics for a Conditional Use Permit, 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 motion was carried by the following vote:

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

[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](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve (Machado Parcel Map No. 5083) 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. The motion was carried with the removal of condition 8 regarding a stand-alone parking facility and with the addition of the following condition; a reciprocal access and parking agreement shall be provided to the satisfaction of the Community Development Director prior to approval of the final map, by the following vote:

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

[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](#)

*A motion was made by Vice Chairman Holt and seconded by Commissioner Harris to approve the Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Development Agreement Amendment. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.*

I. Business Items

No items presented.

J. Staff or Commissioner Comments

No Comments.

K. Adjournment

Meeting was adjourned at 8:20 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.