



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, April 7, 2016

6:30 PM

Council Chambers

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 the 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.

H. Public Hearing

[16-429](#)

Prudler Tentative Subdivision Map Project (PLNG 14-00090): A request to amend the General Plan and Spring Lake Specific Plan, rezone the project site, and approve a Tentative Subdivision Map (TSM #4856) and Development Agreement to allow the development of 183 detached single-family units in two phases and a 1.46 acre park, on an approximately 38-acre site in the City of Woodland.

The proposal will include recommendation for:

- Certification of the Environmental Impact Report (EIR) and adoption

of the Mitigation Monitoring and Reporting Plan (MMRP);

- Adoption of Findings of Fact and Statement of Overriding Considerations;
- Amendment to the General Plan Circulation Element to reduce the segment of East Street, located south of the County Fair Mall to CR 24A, from four lanes to two lanes;
- Amendment to the General Plan Land Use Map to re-designate the site from General Commercial (GC) to Low Density Residential (LDR), 3-8 dwelling units/acre;
- Amendment to the Spring Lake Specific Plan (SLSP) to modify the East Street cross-section design to reduce the median width from 45 feet to 18 feet and to reduce the number of lanes from four to two for the road segment located south of the County Fair Mall to CR 24A;
- Rezone from General Commercial (C-2) to Single Family Planned Development (R-1) and adoption of Planned Development Standards (PD);
- Approval of Tentative Subdivision Map # 4856 to subdivide the 38-acre site into 183 residential lots and a 1.46 acre park site;
- Approval of a Conditional Use Permit for development criteria within the Planned Development Zone; and
- Approval of a Development Agreement.

Location: The subject property is located at the northeast corner of East Street and Sports Park Drive/County Road (CR) 24A.

Applicant/Owner: Yolo Residential Investors, LLC., 2625 Fair Oaks Boulevard #3, Sacramento CA 95864

Environmental Report: Environmental Impact Report (SCH #2014122036)

APN: 041-070-042-0000

Project Planner: Cindy Norris, Principal Planner
Cindy Gnos, Raney Planning & Management, Contract Planner

Report For: Planning Commission Hearing April 7, 2016

Staff Recommendation: Recommend City Council Approval subject to Conditions

Attachments: [1 PC Resolution for the Prudler TM Project](#)
[2 Exhibit A CC CEQA and Exhibit A1 & A2](#)
[2 Exhibit A1 - Findings of Fact and Statement of Overriding Considerations.doc](#)
[2 Exhibit A2 - Mitigation Monitoring and Reporting Plan.pdf](#)
[3 Exhibit B - CC GP Amend Resolution](#)
[3 Exhibit B1 - GP Circulation Element Amend](#)
[3 Exhibit B2 - GP Land Use](#)
[4 - Exhibit C - CC SPA Resolution.docx](#)
[4 Exhibit C1 - SL Plan Amendment Exhibit](#)
[5 Exhibit D CC Ordinance to Rezone & PD Standard Ordinance](#)
[5 Exhibit D1 - Rezone Exhibit](#)
[5 Exhibit D2 Planned Development Map and Standards.pdf](#)
[6 Exhibit E TM and CUP Resolution](#)
[6 Exhibit E 1 - Tentative Subdivision Map # 4856 \(4 sheets\).pdf](#)
[6 Exhibit E 2 - Lot Matrix.pdf](#)
[6 Exhibit E 3 - Landscape Plan and Tree Removal Plan 2006 \(2 sheets\).pdf](#)
[7 Exhibit F - CC DA Ordinance](#)
[7 Exhibit F-1 - Development Agreement.doc](#)
[8 Exhibit G to PC reso \(Exhibit C to DA\) - Conditions of Approval v 3.30.16.docx](#)
[9 Letter from Victor Rodriguez, Gen Mgr County Fair Fashion Mall 2.3.16](#)

I. Business Items

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

[16-408](#)

SUBJECT: Public Art Ordinance Framework - Artist
Definition/Qualifications
DATE: April 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide input concerning the draft definition and qualification criteria of a qualified artist in context of a proposed public art ordinance framework.

[16-424](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [A - PC Long Range Calendar Prepared 3/31/16](#)

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.