



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 7, 2016

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

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

Meeting was called to order at 6:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Cindy GROSS - VP Raney Planning and Mgmt, Contract Planner

Brent Meyer, City Engineer

Kara Ueda, City Attorney

Erika Bumgardner, Senior Planner

Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:

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

Absent 1:

Commissioner Fred Lopez

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

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 Consideratons.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](#)

*A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to recommend to the City Council of the City of Woodland denial of the certification of the Environmental Impact Report and the proposed project request. The motion was carried by the following vote, 5 -1:
Ayes: Vice Chariman Holt and Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin
Nos: Chairman Wells*

I. Business Items

[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.

The Planning Commission stated its general support of the draft definition and qualifications criteria of a qualified artist as presented by staff.

[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](#)

Staff gave a brief presentation and informational report.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:45 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.