



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

Thursday, April 21, 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.

G. Approval of Minutes

H. Public Hearing

[16-447](#)

Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 1,450 square foot lease area at 1400 Pioneer Avenue (Pioneer High School). The tower will replace an existing 74-foot tall light standard at the school's football field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 1400 Pioneer Avenue - Pioneer High School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 042-580-020

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Approval with Conditions

Attachments: [1- Resolutions and Exhibit A COA](#)

[1 Exhibit B Site plan & Elevations](#)

[2 - Justification Statement](#)

[3 - Radio Frequency](#)

[4 - Alternative Site Analysis](#)

[5 - Statement of Support - WJUSD](#)

[16-430](#)

Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review, 2140 Freeway Drive - The project includes a request by applicant, P.C. Dixon I, LLC and Pacific Horizon Group, LLC, for a Conditional Use Permit, Site Plan and Design Review approval to allow for a 65-foot tall digital freeway sign at the southeast corner of 2140 Freeway Drive adjacent to (north of) Interstate 5, within the Commercial Highway, Entryway Overlay Zone (C-H/ EOZ).

Location: 2140 Freeway Drive, Woodland, CA (APN 027-851-011)

Applicants: P.C. Dixon I, LLC and Pacific Horizon Group, LLC (Ron Caceres)

Environmental Report: Mitigated Negative Declaration

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Consider recommending to City Council approval of the proposed digital freeway sign with conditions.

Attachments: [1 - Resolution to Follow](#)

[2 - Resolution to Follow](#)

[3 - Project Site Plan and Elevations, Photosimulations](#)

[4 - Permitted Digital Freeway Sign Locations Map](#)

[5 - CEQA Mitigated Negative Declaration](#)

[6 - CEQA Comment Letters](#)

[7 - Digital Freeway Sign Application](#)

[8 - Public Comment Letters](#)

16-432

Digital Freeway Sign Conditional Use Permit, Site Plan and Design Review, 530 Quality Circle - The project includes a request by applicant, Scott Vanderbeek, for a Conditional Use Permit, Site Plan and Design Review approval to allow for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle, just north of the Interstate 5 freeway corridor and just west of the new Woodland Motors Dealership within the Industrial, Entryway Overlay Zone (I/EOZ).

Location: 530 Quality Circle, Woodland, CA (APN 027-851-024)

Applicants: Scott Vanderbeek

Environmental Report: Mitigated Negative Declaration

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Consider recommending to City Council approval of the proposed digital freeway sign with conditions.

Attachments: [1 - Resolution to Follow](#)

[2 - Resolution to Follow](#)

[3 - Project Site Plan and Elevations, Photosimulations](#)

[4 - Permitted Digital Freeway Sign Locations Map](#)

[5 - CEQA Mitigated Negative Declaration](#)

[6 - CEQA Comment Letters](#)

[7 - Digital Freeway Sign Application](#)

[8 - Public Comment Letters](#)

I. Business Items

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

16-453

SUBJECT: Design Review for Lennar; The Grove at Spring Lake for the Cal West Subdivision

DATE: April 21, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Grove at Spring Lake subject to the conditions of approval.

Attachments: [1 - General Application](#)

[2 - Residential Design Booklet](#)

[3 - Revised Pre-Plot Plan.pdf](#)

[4 - Subdivision Map 5075 & COA](#)

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.