



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, October 27, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:46 pm.

Staff present:

Stephen Coyle, Deputy Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

Bruce Pollard, Senior Civil Engineer

B. Roll Call

Present 4:

*Vice Chairman Chris Holt, Commissioner Lizarraga, Commissioner Fred Lopez and
Commissioner John Murphy*

Absent 3:

Chairman Kirby Wells, Commissioner Steve Harris and Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

Vice Chairman Holt gave a brief verbal report on his committee activities.

F. Communications from the Public

G. Approval of Minutes

[16-787](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of October 6, 2016.

Attachments: [A - October 6, 2016 Meeting Minutes](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Planning Commission Meeting minutes of October 6, 2016. The motion was carried by following vote:
Ayes: Vice Chairman Holt and Commissioners Lizarraga, Murphy and Lopez*

H. Public Hearing

[16-766](#)

Oakland Pallet Conditional Use Permit: Request for a Conditional Use Permit to allow for the outdoor storage of new and used wood pallets, and the assembly and minor repair of pallets on an existing 9-acre site located at 109 Pioneer Avenue (APN 027-370-023) in the Industrial Zone.

Location: 109 Pioneer Avenue

Applicant/Owner: Sixty Four Holdings, LLC

Environmental Report: CEQA Class 1 Categorical Exemption

APN: 027-370-023

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Approval with Conditions

Attachments: [1 - Conditional Use Permit Resolution & EXH A & B](#)
 [2 - General Application and Plan Set](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Oakland Pallet request of a Conditional Use Permit to allow for the outdoor storage of new and used wood pallets, and the assembly and minor repair of pallets on an existing 9-acre site located at 109 Pioneer Avenue (APN 027-370-023) in the Industrial Zone. The motion was carried by the following vote:
Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy*

[16-664](#)

Spring Lake Specific Plan, Oyang North (PLNG15-00046) - Request to amend the General Plan and Spring Lake Specific Plan and approve a Tentative Subdivision Map (TSM #5091) and a Development Agreement for a 28.5-acre parcel located within the Spring Lake Specific Plan Area.

The General Plan Amendments include:

1. Re-designation and reduction in acreage of the 8.2 acre, R-15/Multifamily (Medium Density Residential) site to 4.6 acres of R-25/Multifamily (High Density Residential); and
2. Re-designation of the 18.8 acre, R-5/Single Family (Low Density Residential) site to 13.9 acres of R-5/Single Family (Low Density Residential) and 7.7 acres of R-8/Single Family (Medium-Low Density

Residential).

The Specific Plan Amendments include:

1. Rezone and reduction in acreage of the 8.2 acre, R-15/Multifamily (15 du/ac) site to 4.6 acres of R-25/Multifamily; and
2. Rezone of the 18.8 acre, R-5/Single Family (5 du/ac) site to 13.9 acres of R-5/Single Family and 7.7 acres of R-8/Single Family (8 du/ac).

Tentative Subdivision Map #5091 will provide 112 single family residential lots and one (1) multi-family parcel, as follows:

1. 13.9 acres of R-5, Single Family - 60 single family lots
2. 7.7 acres of R-8, Single Family - 52 single family lots
3. 4.6 acres of R-25, Multi-family - min. 112 residential units

Location: The subject property (28.5 acres) is located at the southwest corner of East Gibson Road and Harry Lorenzo Avenue (APN 041-070-063). The property is bound by East Gibson Road to the north, Farm Road to the south, Harry Lorenzo Avenue to the east, and State Highway 113 to the west.

Applicant/Owner: Bayless & Hicks (Applicant); Pan Pacific Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum prepared June 2016).

APN: 041-070-063

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Attachments: [1 - Planning Commission Resolution Including a-d](#)
 [2 - Draft Development Agreement](#)
 [3 - CEQA EIR Addendum](#)
 [4 - Project Application and Justification Statement](#)
 [5 - Tentative Subdivision Map Plan Set](#)

A motion was made by Commissioner Lopez and seconded by Commissioner Lizarra to adopt Resolution 16-17, recommending the City Council approve Spring

Lake Specific Plan, Oyang North (PLNG15-00046) A request to amend the General Plan and Spring Lake Specific Plan and approve a Tentative Subdivision Map (TSM #5091) and a Development Agreement for a 28.5-acre parcel located within the Spring Lake Specific Plan Area.

The motion was carried by the following votes:

Ayes: Vice Chairman Holt and Commissioners Lizarraga, Lopez and Murphy

16-789

Spring Lake Specific Plan, Oyang South (PLNG15-00047) - Request to amend the General Plan and Spring Lake Specific Plan, and approve a Tentative Subdivision Map (TSM #5092) and a Development Agreement for a 77.3-acre parcel located within the Spring Lake Specific Plan Area as follows.

The General Plan Amendment includes:

1. Re-designation of the 4.5 acre, R-25/Multifamily (High Density Residential) site and the remaining 64.4 acre, R-3/Single Family (Very Low Density Residential) site to 28.3 acres of R-3/Single Family (Very Low Density Residential) and 49 acres of R-4/Single Family (Low Density Residential).

The Specific Plan Amendment includes:

1. Rezone of the 4.5 acre, R-25/Multifamily (25 du/acre) site and the remaining 64.4 acre, R-3/Single Family (3 du/acre) site to 28.3 acres of R-3/Single Family (3 du/acre) and 49 acres of R-4/Single Family (4 du/acre).

The Tentative Subdivision Map #5092 will provide 250 single family residential lots, as follows:

1. 28.3 acres of R-3, Single Family - 82 single family lots
2. 49 acres of R-4, Single Family - 168 single family lots

Location: The subject property (77.3 acres) is located at the southeast corner of Marston Drive and Harry Lorenzo Avenue (APN 042-030-034). The property is bound by Marston Drive to the north, Road 25A to the south, Harry Lorenzo Avenue to the west, and the Heritage Remainder Area Phase I (Meritage Homes/Mayfair development) residential neighborhood to the east.

Applicant/Owner: Bayless & Hicks (Applicant); Himalaya Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared June 2016).

APN: 042-030-034

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris,
Principal Planner

Staff Recommendation: Recommend City Council Approval with
Conditions

Attachments: [1 - Planning Commission Resolution including a-d](#)
[2 - Draft Development Agreement](#)
[3 - CEQA EIR Addendum](#)
[4 - Project Application and Justification Statement](#)
[5 - Tentative Subdivision Map Plan Set](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to adopt resolution PC 16-18 recommending the City Council approve Spring Lake Specific Plan, Oyang South (PLNG15-00047), Request to amend the General Plan and Spring Lake Specific Plan, and approve a Tentative Subdivision Map (TSM #5092) and a Development Agreement for a 77.3-acre parcel located within the Spring Lake Specific Plan Area, including the request to an amendment to Condition of Approval No. 75, requiring the applicant/owner notice and hold a meeting for public input on the traffic plan prior to the project first final map.

The motion was carried by the following votes:

Ayes: Vice Chairman Holt and Commissioners Lizarraga, Lopez and Murphy

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:58 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.