



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 6, 2017

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

[17-0382](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes and Staff notes of the Planning Commission meetings of March 2, 2017 and March 16, 2017.

Attachments: [A - March 2, 2017 Meeting Minutes](#)

[A1 – March 2, 2017 Staff Meeting Notes.pdf](#)

[B - March 16, 2017 Meeting Minutes](#)

[B1 - March 16, 2017 Staff Meeting Notes](#)

H. Public Hearing

[17-0349](#)

Mutual Housing at Spring Lake Parcel Map and Design Review Modification - The project includes a request for a tentative parcel map to divide the ±5.14-acre parcel located at 2170 Farmer's Central Road, into two parcels of ±3.32 acres and ±1.82 acres. The project also includes a request for minor design modifications to the Phase II build out of the Mutual Housing at Spring Lake multifamily housing development. The project is located in the Spring Lake Specific Plan Area, R-25 - Multifamily zone.

Location: 2170 Farmer's Central Road, Woodland

Applicant/Owner: Spring Lake Housing Association, LP (Owner); Yolo Mutual Housing (Applicant/Developer)

Environmental Report: An Environmental Impact Report (SCH#99022069, Turn of the Century EIR) on the Spring Lake Plan was certified on August 15, 2000.

APN 042-533-001

Project Planner: Erika Bumgardner, AIPC, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution & EXH A TP Map 5074 & EXH B COA](#)

[2 - General Application and Design Packet](#)

[3 - Original 2011 Approved Elevations and Site Plan](#)

I. Business Items

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

[17-0373](#)

SUBJECT: Design Review for Lennar; The Orchard at Spring Lake

DATE: April 6, 2017

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Orchard at Spring Lake including a minor side yard setback exception on Lot 142 to allow for a covered wrap around porch and subject to the conditions of approval.

Attachments: [1 - General Application](#)

[2 - Residential Design Booklet \(Pre-Plot Exhibit, Landscape Plans, Elevations, F](#)

[3 - Subdivision Map #5048 and Conditions of Approval](#)

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

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.