



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 6, 2017

6:30 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

A. Call to Order

Meeting was called to order at 6:30 pm.

Staff Present:

Stephen Coyle, Deputy Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 7:

Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,

Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John

Murphy, Commissioner Elodia Ortega-Lampkin.

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

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

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the minutes of the March 2, 2017 Planning Commission Meeting (with the amendment to the Staff Notes on page 2, not mentioned in the actual motion).

The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Ortega-Lampkin

Abstentions: Commissioner Lopez and Murphy

Commissioner Lizarraga made a motion, seconded by Commissioner Harris, to approve the minutes, subject to an amendment to the 2035 General Plan agenda item 17-0342 to reflect the following motions, as read into the record by Commission Lizarraga: a) Modify the Land Use Diagram to change the designation on the parcel at the Northwest corner of CR102 and Main St. from Light Industrial Overlay to Industrial, b) Modify the Land Use Diagram to reconfigure the Open Space to Corridor Mixed Use and Business Park to match the westerly boundary of the Minimum Recommended Odor Buffer, c) Modify Policy 7.C.5 to change the minimum agricultural buffer for 300' to 150', d) To re-classify the 900 acres as "other land" for purposes of the General Plan and the General Plan EIR. The motion was carried by the following votes:

Ayes: Chairman Wells and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

Noes: Vice Chairman Holt

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](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to adopt PC17-02, recommending approval of parcel map 5119 to divide the property located at 2170 Farmer's Central Road, into two separate parcels of one being of ±3.32 acres and parcel two being an area of ±1.82 acres respectively. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

A motion was made by Commissioner Lizarraga and seconded Ortega-Lampkin to approve the proposed design modifications for the Phase II build out of the Mutual Housing at Spring Lake project, Attachment 2. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

I. Business Items

[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 \(Pre-Plot Exhibit, Landscape Plans, Elevations, Floor Plans, Color samples\)](#)
 [3 - Subdivision Map #5048 and Conditions of Approval](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to move approve the residential designs for Lennar; The Orchard at Spring Lake as shown in booklet overall site exhibit lot layout and colors/materials board, 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, adding the trenches that Vice Chairman Holt requested, determined that the project condition is consistent with the Spring Lake Specific Plan and Spring Lake Design Standards. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

J. Staff or Commissioner Comments**K. Adjournment**

The meeting was adjourned at 7:50 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.