



City of Woodland

300 First Street
Woodland, CA 95695

530-661-5820

Meeting Agenda - Final Planning Commission

Thursday, January 16, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-007](#) December 19, 2013 Draft Minutes

D. Directors Report

This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

E. Public Comment

This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

F. Communications

Commission Statements and Requests: This is an opportunity for the Commission members 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.

G. Subcommittee Reports

H. Public Hearing

1. [13-379](#) SUBJECT: Woodland Christian School - Request to approve a modification to an existing Conditional Use Permit. The proposal includes Site Plan and Design Review for the relocation of the originally approved kindergarten through 5th grade elementary school from the southern to the northern half of the project site. Minor location adjustments are proposed for the previously approved preschool building and high school gymnasium. The proposal also includes a new high school science building and the elimination of the previously approved church worship center and associated buildings. The project site is located at 1787 Matmor Road, an approximately 26 acre parcel, within the Spring Lake Specific Plan Area.

APPLICANT: David Hargadon/Jim Morrow, Woodland Christian School

STAFF CONTACT:

Erika Bumgardner, Associate Planner

RECOMMENDATION: Conditional Approval

I. New Business

2. [14-009](#) SUBJECT: Design Review for Taylor Morrison; Parkview Subdivision at Spring Lake. An application has been filed for Site Plan and Design Review for a residential project (Taylor Morrison; Parkview Subdivision at Spring Lake) on 17.13 acres (108 residential lots) within the R-8 zone of the Spring Lake Planning Area. The project consists of 108 single-family homes, 86 two-story homes and 22 one-story homes with six (6) floor plans and twenty-four (24) elevations. The homes range in size from 1,534 to 2,462 square feet.

APPLICANT: Taylor Morrison

STAFF CONTACT:

Erika Bumgardner, Associate Planner

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for Taylor Morrison; Parkview Subdivision at Spring Lake.

J. Old Business

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.



Legislation Details (With Text)

File #: 14-007 **Version:** 1 **Name:** December 19, 2013 Draft Minutes
Type: Minutes **Status:** Agenda Ready
File created: 12/27/2013 **In control:** Planning Commission
On agenda: 1/16/2014 **Final action:** 1/16/2014
Title: December 19, 2013 Draft Minutes
Sponsors:
Indexes:
Code sections:
Attachments: [December 19, 2013 PC Minutes](#)

Date	Ver.	Action By	Action	Result
1/16/2014	1	Planning Commission	approved	Pass



Legislation Details (With Text)

File #: 13-379 Version: 1 Name: Woodland Christian School CUP Modification
Type: Staff Report Status: Agenda Ready
File created: 12/12/2013 In control: Planning Commission
On agenda: 1/16/2014 Final action: 1/16/2014
Title: SUBJECT: Woodland Christian School - Request to approve a modification to an existing Conditional Use Permit. The proposal includes Site Plan and Design Review for the relocation of the originally approved kindergarten through 5th grade elementary school from the southern to the northern half of the project site. Minor location adjustments are proposed for the previously approved preschool building and high school gymnasium. The proposal also includes a new high school science building and the elimination of the previously approved church worship center and associated buildings. The project site is located at 1787 Matmor Road, an approximately 26 acre parcel, within the Spring Lake Specific Plan Area.

APPLICANT: David Hargadon/Jim Morrow, Woodland Christian School

STAFF CONTACT:
Erika Bumgardner, Associate Planner

RECOMMENDATION: Conditional Approval

Sponsors:

Indexes:

Code sections:

Attachments: [ATT 1 Application Site Plan Elevations Color Board](#)
[ATT 2 Mit NegDec 1998](#)
[ATT 3 Environmental Noise Assessment](#)
[ATT 4 Letter to Prop Owners 11.2013](#)

Date	Ver.	Action By	Action	Result
1/16/2014	1	Planning Commission	approved with changes	Pass

Woodland Christian School. Request to approve a modification to an existing Conditional Use Permit. The proposal includes Site Plan and Design Review for the relocation of the originally approved kindergarten through 5th grade elementary school from the southern to the northern half of the project site. Minor location adjustments are proposed for the previously approved preschool building and high school gymnasium. The proposal also includes a new high school science building and the elimination of the previously approved church worship center and associated buildings. The project site is located at 1787 Matmor Road, an approximately 26 acre parcel, within the Spring Lake Specific Plan Area.

Location: The school campus is located at 1787 Matmor Road, just north of Sports Park Drive, west of Highway 113.

Applicant/Owner: Applicant: David Hargadon/Jim Morrow, Woodland Christian School
Owner: Woodland Christian School

Environmental Report: The project was originally approved in 1998 by Yolo County with assistance from the City of Woodland. The entitlement process involved a Conditional Use Permit and a Mitigated Negative Declaration. The proposed project does not exceed the ultimate build out and usage that was previously approved in 1998 and therefore is found to be in substantial conformance with the previously approved Mitigated Negative Declaration (Attachment 2).

On August 15, 2000 the City Council Certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000). The private school, under construction at the time, was accounted for in the development of the Spring Lake Specific Plan project.

APN 041-070-039-000

Project Planner: Cindy Norris, Principal Planner
Paul Hanson, AICP, Senior Planner
Erika Bumgardner, Associate Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing - 1/16/14

General Plan Designation: Public Services (PS)

Current Zoning: Spring Lake Specific Plan

Specific Plan Designation: School Site

Existing Land Uses: Woodland Christian High School and Middle School are currently located at this site; a total of 257 students and 28 faculty and staff members.

Flood Zone: X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 060426-0445H Revised May 16, 2012.

Street Access: Matmor Road

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Residential	R-1
South	Vacant	Yolo County
East	State Highway 113	n/a
West	Vacant	Spring Lake Specific Plan (R-8 / R-15)

Pending/Potential Action

Staff recommends that the Planning Commission take action on the following:

1. That the Planning Commission approve the attached Resolution, thereby approving modifications to the previously approved Conditional Use Permit and approving the Site Plan and Design Review for a pre-school, elementary school, middle and high school, high school gymnasium and science building, and athletic ball fields at 1787 Matmor Road, application date 03/26/13, site plan, landscape plan and elevations dated October 1, 2013, as based on the Findings of Fact and subject to the Conditions of Approval (See Attachment 1 - Application, Site Plan, and Elevations).

Project Site Description

The project site is approximately 26 acres, located on Matmor Road, north of Sports Park Drive and immediately west of Highway 113. The current Woodland Christian School site includes the following:

- Three 7,200 square foot, single story buildings located on the southern half of the project site. These buildings currently, and shall continue to house the middle and high school classrooms and administrative offices.
- An 8,000 square foot, two story maintenance building located in the north-eastern most corner of the property.
- Two (2) baseball/softball diamonds located on the northern half of the property, three (3) basketball courts located directly east of the existing classroom facilities and a soccer/football field located along the eastern edge of the property.

Background

The Woodland Christian School (WCS) was started by the First Baptist Church in Woodland in 1974. Since that time, WCS grew and obtained additional property at 1787 Matmor Road (the subject property). The 26 acre parcel and adjacent 17 acres to the south were designated as a “Private School” in the Spring Lake Specific Plan. However, the property was located in Yolo County at that time. The northern property was not annexed into the city limits until 1998, the same year the church built what is now the middle and high school campus on the northern property. The elementary and pre-school began in 1974 and continue to operate on the primary church campus at 1616 West Street.

In 1998, WCS obtained a Conditional Use Permit from the County for the 26 acre parcel including the addition of a large worship center and church facility, and the WCS elementary and preschool. The church facilities and school expansion was intended for phased development as the church and school grew.

In 2009, the First Baptist Church of Woodland (now known as Lifepointe Church) determined that it would be in the best interest of the church to have the school function as its own organization. In July 2009, the Foundation for Excellence at Woodland Christian Schools, a separate 501(C)(3) organization, purchased the property located at 1787 Matmor Road. Over the past four years (2009-2013), WCS has grown and is now looking to consolidate its schools onto one campus.

Under the existing CUP (1998), the school and church were going to share the 26 acre parcel. The current

proposal modifies the site plan, removing the worship center and accompanying parking lot, and relocates the elementary school classrooms to the northern portion of the site.

Project Proposal

The applicant is requesting a modification to its Conditional Use Permit (CUP) originally approved in 1998 by the Yolo County Planning Commission. Modifications to the CUP include the elimination of the 25,000 square foot permanent worship center, the interim use 15,000 square foot worship building, the café and picnic area, and the associated 350+ space parking lot.

The proposal modifies the location of the previously approved elementary school classrooms from the southern portion of the parcel, directly adjacent the middle and high school, to the northern half of the site, adjacent the preschool. The preschool will be repositioned slightly to better fit within the overall layout of the northern half of the site, including the relocation of the elementary school classrooms, but will remain on the northern portion of the project site as originally approved.

The project will include the installation of an eight (8) foot tall, “good neighbor” fence along the northern most property line to reduce noise levels and impacts to neighboring residential properties associated with playground activity.

The 17,580 square foot high school gymnasium will remain in the approximate location of its original approval, just south of the existing high school classrooms. The newly proposed 16,740 square foot science building will be located adjacent to the gymnasium.

The project includes parking at a 1:1 ratio for both faculty/staff and students (high school), and 43 additional visitor parking spaces adjacent the preschool/elementary classrooms and the middle/high school. Modifications to the internal (on site) traffic circulation include expanded student drop off areas and a proposed roadway and traffic circle just south of the elementary school.

The total future student population will be 1,000+/- students. The project will be constructed in at least two phases. The first phase, anticipated to begin construction this year, will include the elementary school office, multipurpose building and thirteen (13) modular classrooms, facing south along the northern fence line. The second phase is anticipated to include the construction of the high school gymnasium and preschool facility.

City Services

The project site is currently served by City services. Any additional services shall be shown on the improvements plans to be reviewed and approved by Development Services Engineering prior to building permit issuance.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on January 5, 2014.
- Notices were mailed to all property owners within 300 feet of the project site on or before January 2, 2014.

Copies of the factual staff report for the proposed project have been on file at City Hall since January 10, 2014.

Applicable Laws, Codes & Ordinances

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The Spring Lake Specific Plan
- City of Woodland Community Design Standards
- The City of Woodland Municipal Code

Environmental Assessment Status

The project was first approved in 1998 by Yolo County with assistance from the City of Woodland. The County entitlement process involved a Conditional Use Permit and a Mitigated Negative Declaration. The proposed project does not exceed the build out and usage that was previously approved in 1998 and therefore is found to be in substantial conformance with the previously approved Mitigated Negative Declaration.

As conditioned, the development of the site will not result in significant traffic, noise, air quality or water quality impacts. Existing streets are adequate to serve the project. The project will comply with City noise standards. Utilities will be installed or upgraded consistent with City standards to meet project requirements and demand.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project.

REVIEWING AGENCY COMMENTS

The project has been circulated to other City divisions and departments for review. All reviewing comments have also been integrated into the conditions of approval.

STAFF ANALYSIS

Modifications to the previously approved Conditional Use Permit will allow for the ongoing use of the property as a middle and high school and will allow for the relocation of the future elementary classroom to the northern half of the site. Relocation of the elementary classrooms will provide an important geographic boundary between the younger elementary aged students and the older middle and high school students. Impacts to the surrounding neighborhood are substantially reduced through the removal of the previously approved church expansion building and associated facilities from the site plan. The total student population associated with the current proposal has decreased from 1,200 students to 1,000+/- students.

On November 25, 2013, the applicant held an informational meeting at the campus, inviting all residential property owners located immediately adjacent to the project site, along the northern boundary. A letter (Attachment 4) was mailed to each of the adjacent property owners informing them of the meeting and providing general information regarding the proposed project modifications. A total of four people were in attendance at the meeting, representing three adjacent properties. Concerns expressed at the meeting dealt with noise from the elementary/preschool and traffic/speeding along Matmor. These concerns will be addressed and minimized as described below.

Noise

A Noise Assessment was completed on December 11, 2013 (Attachment 3) to analyze the potential for noise impacts to surrounding properties. The study concluded that the installation of an eight (8) foot, solid fence would be sufficient to reduce the noise of children playing outside to levels that meet City noise standards and to levels that will not have a substantial impact on adjacent residences. The project will include the installation of an eight (8) foot “good neighbor” fence (pressure treated, solid material) along the northern property line.

Additionally, as proposed by the applicant and as recommended in the noise study, student recesses will be staggered and the concentration of children’s play activities in close proximity to the northern project line will be avoided and monitored by playground attendants. Acoustic shrouds containing sound absorbing material will be installed around HVAC systems located on the rear of the modular classrooms located directly adjacent the northern property line to reduce the noise generation of these units.

Traffic

Many students attending the private school reside in neighborhoods outside of the immediate vicinity of the school. It is anticipated that a majority of attending students will be dropped-off/picked-up by parent drivers. Transportation and circulation improvements as originally required (conditioned) will remain in effect with the proposed modification, including re-striping north and south bound Matmor Road at Gibson Road to include left and right turn pockets. Additionally, the project is conditioned to install radar speed feedback signs for north and southbound traffic near the northern property line to reduce vehicle speed in the vicinity of the school.

The project shall include a detailed and clearly articulated student drop-off and pick-up circulation plan to be reviewed and approved by the Community Development Department. The plan will be distributed to parents and student drivers at the school on an annual basis to minimize confusion and traffic queuing along Matmor Road. Newly proposed driveway entrances on to campus and a dedicated on-site roadway, turn-around point and drop off area for elementary school students will further minimize traffic impacts to Matmor and surrounding residential areas. The on-site roadway will allow parents of elementary aged children to enter the campus, loop around and drop off their children directly adjacent the school before exiting back onto Matmor.

Relocating the elementary and pre-schools to the existing middle and high school campus on Matmor will have the added benefit of reducing traffic impacts at the current location of the elementary and pre-schools at 1616 West Street. Parents who have children in both lower and upper grades will no longer be required to drop their children off at two separate campuses, easing the burden on parents and potentially reducing overall vehicle miles traveled.

Staff supports this project subject to the attached conditions of approval and provides the following analysis:

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site is Public Service (PS). This General Plan designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The Floor Area Ratio (FAR) shall not exceed 0.50. The project as conditioned is consistent with the General Plan.

CONSISTENCY WITH OTHER PLANS

The project site is subject to the Spring Lake Specific Plan Design Standards. The proposed school facility expansion will consist of the following:

- 24 modular style buildings for the elementary classrooms, office, multi-purpose room, restrooms and storage areas;
- an additional 7,200 square foot building that will house future middle school classrooms;
- a 6,127 square foot preschool building;
- a 1,080 square foot elementary learning center
- a 16,740 square foot high school science and art center; and
- a 17,580 square foot gymnasium.

The modular buildings and future middle school expansion shall use a consistent color pallet as the existing middle and high school buildings. The preschool, elementary learning center, high school science and art center and gymnasium will share the same color pallet, but will have a more contemporary design. As conditioned, all sources of light and glare from the property (school and recreational fields) shall be designed and/or constructed (i.e. shielded, directed, etc.) to not intrude onto neighboring properties, public right-of-ways or into the airspace.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Spring Lake Specific Plan - School Site. The Woodland Christian Middle and High Schools were in existence prior to the creation and adoption of the Spring Lake Specific Plan. The existing use of the site was accounted for in the designation of land uses in the plan. As conditioned, the proposed project remains consistent with the Spring Lake Specific Plan.

Setbacks

The proposed buildings will comply with the setback requirements as provided in Table 2.4 (Area Requirements for Lots) of the Spring Lake Specific Plan. Where adjacent to residential, a setback of 10 feet is required. Proposed buildings (elementary school classrooms) along the northern property line, adjacent residential use, are setback a minimum of 25 feet.

Height

The proposed buildings will comply with the height limitations as provided in Table 2.4 (Area Requirements for Lots) of the Spring Lake Specific Plan. The tallest building proposed (gymnasium) shall not exceed 30 feet in height. The remainder of the buildings are between 13 and 22 feet in height. The maximum allowed height in Non-Residential areas is 40 feet.

Off-Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addressed off-street parking and loading requirements as follows:

- Day care centers (preschool) - One parking space for each employee.
- Elementary and Jr. High School - One parking space for each employee, plus ten visitor spaces if enrollment is more than one hundred students.
- Senior High School - One parking space for each employee plus one parking space for each five students plus ten visitor parking spaces.

The proposal meets the above listed zoning requirements providing 85 staff parking spaces at a 1:1 ratio; 100 student parking spaces at a 1:1 ratio of student drivers; and 43 visitor parking spaces.

Landscaping

Landscaping is addressed in the Spring Lake Specific Plan Development Regulations and requires fifty (50) percent parking lot shading within 15 years. Primarily drought tolerant plantings are encouraged to be used in all landscaping. The applicant has submitted a preliminary landscape plan which complies with the minimum requirements, and shall submit final landscape and irrigation plans for the review and approval of the Community Development Department prior to installation.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-24-10 addresses signs. An existing monument sign is currently located on Matmor Road identifying the school and shall remain in place with this application. Additional signage is required to comply with the City Sign Ordinance and Community Design Standards.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan.

Substantial Changes

At the discretion of the Community Development Department, any substantial modifications or changes to the approved site plan and/or uses may result in further CEQA and traffic analysis and further public hearings.

Appeal

The Planning Commission action on the Conditional Use Permit shall be final unless, within **fourteen (14) calendar days** after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual City Council member, or the City Manager. Any appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

Summary

The applicant is requesting approval to modify an existing Conditional Use Permit, and Site Plan and Design Review for the reconfiguration and construction of the following:

- A 6,127 square foot pre-school;
- An elementary school including up to eighteen (18) modular style classroom buildings and associated office and multipurpose buildings (28,760 square feet total);
- Outdoor play areas/fields for the preschool and elementary school;
- A 17,580 square foot gymnasium for use by the middle and high school;
- A 16,740 square foot high school science and arts center; and
- A baseball and softball field for use by all students.

The modified site plan will include expanded student drop off locations and additional driveways and internal roadways to ease congestion along Matmor Road during peak drop-off and pick-up times. A total of 228 parking spaces will be provided on site.

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1 Move That The Planning Commission Approve The Modified Conditional Use Permit, Site Plan, And Design Review For The Woodland Christian School Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of finding of substantial conformance with previously approved Mitigated Negative Declaration;
- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Community Design Standards;
- Determine that the project, as conditioned, is consistent with the Spring Lake Specific Plan;

- Approve the modification to the Conditional Use Permit, Site Plan and Design Review to allow the relocation and construction of the preschool, elementary school, middle school expansion, high school science and art building, and gymnasium in the Spring Lake Specific Plan Area - School Site.

-OR-

Should the Commission decide to deny the project, the motion should be made as follows:

Motion #2 Move That The Planning Commission Deny The Modified Conditional Use Permit, Site Plan, and Design Review For The Woodland Christian School

ATTACHMENTS:

1. General Application; Site Plan and Elevations
2. Mitigated Negative Declaration (Approved 1998)
3. Environmental Noise Assessment
4. Letter to Property Owners (November 25, 2013 Meeting)

FINDINGS FOR PROPOSED WOODLAND CHRISTIAN SCHOOL CUP MODIFICATION

Prepared for approval by the Woodland Planning Commission on January 16, 2014

CEQA Findings

1. Confirmation of finding of substantial conformance with previously approved Mitigated Negative Declaration;

General Plan Consistency Findings

1. The proposed project, as conditioned, is consistent with the provisions outlined by the General Plan.

Zoning Consistency Findings

1. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance.

Spring Lake Specific Plan Findings

1. The proposed project, as conditioned, meets all regulatory requirements of the Spring Lake Specific Plan.

Conditional Use Permit Findings

1. Adjacent properties are protected and the public interest is protected.
2. The conditions of approval are reasonably related to the use of the property.
3. The City is satisfied that the proposed structures and uses conform to the requirements and the intent of the Spring Lake Specific Plan, Zoning Ordinance and the General Plan.
4. The design of the project and improvements will not cause serious public health problems. Utilities are available to the site.
5. The project is consistent with Article 27 of the Zoning Ordinance in that the proposed use is permitted

as a conditional use in the zone and that the use may be allowed subject to conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property.

Spring Lake and Community Design Standards Findings

1. The project substantially satisfies the design requirements of the Spring Lake Design Standards and the Community Design Standards for development within the City of Woodland.

CONDITIONS OF APPROVAL - January 16, 2014

PLANNING

1. The project is as described in the staff report prepared for the January 16, 2014 Planning Commission meeting to allow modification of the existing Conditional Use Permit for expansion of the existing Woodland Christian School at 1787 Matmor Road. The project shall be carried out in substantial compliance as depicted on the submitted Site, Elevations, and Landscape Plans dated October 1, 2013, included in the staff report, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Prior to issuance of the first Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department. Design changes that require modifications to uses, elevations or site features other than discussed herein, shall be submitted for review and approval by the Community Development Department.
4. Prior to submittal for plan check for each new building, the applicant shall submit plans and elevations for review and approval by the Community Development Department. Once the final design drawings have been approved by the Community Development Department, two sets of the final planning project review plan set shall be provided to the Community Development Department to be date stamped and included in the project file. This set of plans shall be used for reference during the plan check review process. This Final Plan set shall include all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
5. Revised plans and building elevations incorporating all conditions of approval shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check

requirements. All plans, including site, landscape, lighting, mechanical and street improvement plans shall be coordinated for consistency prior to issuance of permits (such as encroachment or building). Any changes to the size, colors, construction materials, design or location of any structure or any other site or landscape improvement shall not be made without prior city approval.

6. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
7. At the time of submittal for building permit, Site Plan Review shall be performed by the Community Development Department to ensure substantial compliance with the approved set of plans, pursuant to the requirements of Section 25-21-60 of the Zoning Ordinance.
8. Secure approval and satisfy requirements of all agencies that have jurisdiction.
9. The applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.
10. A plan check fee shall be required by the Community Development Department when an application for a building permit is submitted.
11. The applicant shall install an eight (8) foot tall, "Good Neighbor Fence" along the entire northern property boundary as detailed in the Spring Lake Specific Plan Design Standards, Section 2.9. The fence shall consist of a pressure treated solid material and shall be modified to be constructed at eight (8) feet in height. The applicant shall work with adjacent residential property owners to gauge owner interest in replacing existing chain link rear yard fencing. If adjacent property owners do not wish to replace their existing rear yard fencing, the applicant shall install the required fencing south of the existing fence on the applicant's property in a manner that minimizes the potential for vector and pest related issues. The cost of materials and installation of the required fence shall be the sole responsibility of the project applicant.
12. Per the Environmental Noise Assessment dated December 30, 2013, an acoustic shroud containing sound absorbing material should be installed around any HVAC systems which are located on the rear of the modular classroom buildings facing the northern boundary of the property. The shrouds should be of sufficient size so as not to restrict cooling air flow around the units, but the air inlet and exhausts should be directed away from the residences to the north (either down into the ground or to the south using a 90-degree elbow). Such shrouds shall be designed to reduce the noise generation of the HVAC units by approximately 10 dB. Applicant to provide written verification that proper sound reduction is achieved by the acoustic shrouds and any additional screening devices provided (i.e. solid fence, visibility screening, etc.).
13. A detailed and clearly articulated student drop-off and pick-up circulation plan shall be reviewed and approved by the Community Development Department. Once approved, that plan shall be distributed to all

parents and students of Woodland Christian School on an annual basis to minimize confusion and traffic queuing along Matmor Road during peak drop-off and pick-up times.

TRAFFIC ENGINEERING

14. Prior to issuance of the first Certificate of Occupancy, the applicant shall reconfigure (re-stripe) north and south bound Matmor Road at Gibson Road to include left and right turn pockets. Work shall be in accordance with City of Woodland Engineering Standards for construction.
15. Prior to issuance of the first Certificate of Occupancy, the applicant shall install radar speed feedback signs for north and southbound traffic near the northern property line to reduce vehicle speed in the vicinity of the school.

SITE PLAN

16. Roof or wall mounted mechanical or utility equipment visible to the public shall be screened. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size. Applicant to provide written verification that proper screening will block the visibility of roof or wall mounted mechanical or utility equipment from the public.
17. Any new ground mounted mechanical or utility structures, including transformers shall be underground or located behind buildings where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls subject to Community Development Department approval.
18. Applicant shall construct a trash enclosure, which shall conform to the City of Woodland specifications. Trash enclosures shall be subject to design verification and approval by staff prior to issuance of building permits. Trash enclosure and recycling areas shall be adequately screened from view and shall be architecturally compatible with the proposed building design, by utilizing consistent materials and colors. Evidence of approval from Waste Management for the quantity, size, and location of the proposed trash and recycling enclosures shall be submitted with the building permit application.
19. Design parking lots in a manner that accommodates safe pedestrian/student access between buildings on the site and the public right of way (street/sidewalk). This shall be accomplished through the use of striping to clearly define crosswalk areas and accent landscaping. The northern most driveway onto campus from Matmor Road shall be clearly marked, identifying this drive as an "Entrance Only" from Matmor Road. A sign shall be placed on-site identifying this drive as an "Entrance Only, Not an Exit" from the elementary/preschool parking lot.

LANDSCAPING

20. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.

21. Applicant shall submit for review and receive final approval from the Community Development Department for a landscape and irrigation plan prepared in accordance with the landscape requirements of the Spring Lake Specific Plan and with Article 22 of the Zoning Ordinance.
22. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area (employee and customer) so that at the tree's maturity, fifty percent (50%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage, consistent with the Spring Lake Specific Plan Development Regulations. The landscape architect shall document the calculations and attest to this on the final landscape plan. A shade calculation diagram shall be provided for review and approval.
23. Vegetative matter shall cover 75 percent (75%) of the landscape area. The landscape architect shall document the calculations and attest to this on the final landscape plan.
24. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used; only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.

LIGHTING

25. Lighting shall be confined to the site boundaries and to provide safety and security. All building entrances and pedestrian ways shall be adequately lighted pursuant to the City Code and the requirements of the Police Department.
26. Exterior lighting has not been provided. Exterior lighting design needs to reflect the architectural design of the building. Exterior lighting design to be reviewed and approved by the Community Development Department.
27. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited. Any sources of light and glare from the property shall be designed and/or constructed to not intrude onto neighboring properties, public right-of-way or into the airspace.
28. Lighting along local streets and in "public use" areas such as parking lots, shall be pedestrian oriented in scale. Light standards shall not exceed 20-feet in height and shall be spaced as required to meet City illumination requirements. The use of historically-styled lights is strongly encouraged.
29. Photometric data must be provided to indicate that the parking area(s) will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business or the use of site every operating day. Photometric data must also confirm the absence of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.

SIGNS

30. Applicant shall obtain a building permit for any exterior signs prior to installation. All signs shall be in accordance with Sign Ordinance and Community Design Standards and shall be reviewed and approved by Community Development Department prior to issuance of building permits.

BUILDING

31. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- 2013 California Building Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Electrical Code
 - 2013 Building Energy Efficiency Standards
 - The Code of the City of Woodland
32. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
33. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
34. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
35. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the buildings.
36. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.
37. Entire area of development and path of travel from sidewalk and parking shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California building Code the standard that provides the greatest degree of accessibility shall comply.
38. Accessibility Compliance: Any unauthorized deviations from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.

DEVELOPMENT ENGINEERING

39. Site plan shall be revised to show the location of existing private well.
40. All building plans shall show the existing private well. Unless otherwise approved by the City Engineer, new buildings and sewer lines shall be a minimum of 100' from the well head location and internal storm drain lines shall be a minimum of 50' from the well head location. Site grading shall be done in a manner

that all surface run off drains away from the well head.

41. All building plans shall also show the existing piping for the existing well and demonstrate to the satisfaction of the City Engineer, that there are no cross connections between the potable system and on site well.
42. With any building permit the applicant shall also obtain an encroachment permit for new utility connections and pay inspection fees for the City to ensure there are no cross connections.
43. Applicant shall identify all existing access, sewer and storm easements on the onsite civil plans. Any shared utilities crossing property lines will require easements. Applicant shall record easements if they do not exist.
44. Applicant shall pay all development impact fees for the project. Fees will be due prior to issuance of the building permit and will be included with building permit fees.

The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

45. The site shall comply with General Site Design Control Measures, Site-Specific Source Control Measures, and Treatment Control Measures as established in the Technical Guidance Manual for Storm Water Quality Control Measures. If unable to meet on site treatment requirements, applicant shall pay a storm water treatment in-lieu fee.
46. Applicant shall obtain an encroachment permit for all utility connections and work within the right-of-way, driveway connections, sidewalk or other public improvements. An encroachment permit application shall be submitted with and engineer's estimate of cost, and a sketch showing the work to be done. If the work is more significant than utility connections, improvement plans along with a plan check deposit for 3% of the cost estimate shall be submitted on City title block. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

47. The following public improvements are required as a condition of development of this site, and shall be completed prior to issuance of the first certificate of occupancy:

- A. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

FIRE

- 1. The applicant shall comply with all applicable provisions of the California Fire Code and requirements of the Woodland Fire Department.

OTHER MITIGATION MEASURES

- 2. All applicable conditions and environmental mitigation measures as outlined in the originally approved 1998 Conditional Use Permit (Attachment 2) are enforceable and shall be complied with as part of this modification.



Legislation Details (With Text)

File #: 14-009 Version: 1 Name: Design Review for Taylor Morrison; Parkview Subdivision at Spring Lake

Type: Staff Report Status: Agenda Ready

File created: 1/2/2014 In control: Planning Commission

On agenda: 1/16/2014 Final action: 1/16/2014

Title: SUBJECT: Design Review for Taylor Morrison; Parkview Subdivision at Spring Lake. An application has been filed for Site Plan and Design Review for a residential project (Taylor Morrison; Parkview Subdivision at Spring Lake) on 17.13 acres (108 residential lots) within the R-8 zone of the Spring Lake Planning Area. The project consists of 108 single-family homes, 86 two-story homes and 22 one-story homes with six (6) floor plans and twenty-four (24) elevations. The homes range in size from 1,534 to 2,462 square feet.

APPLICANT: Taylor Morrison

STAFF CONTACT:
Erika Bumgardner, Associate Planner

RECOMMENDATION:
Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for Taylor Morrison; Parkview Subdivision at Spring Lake.

Sponsors:

Indexes:

Code sections:

Attachments: [ATTACH 1 App, Site Plans, Elevations](#)
[ATTACH 2 Parkview Tentative Map #5004 COA](#)

Date	Ver.	Action By	Action	Result
1/16/2014	1	Planning Commission	approved	Pass

MEMORANDUM

DATE: January 16, 2014

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
Erika Bumgardner, Associate Planner

SUBJECT: Design Review for *Taylor Morrison; Parkview Subdivision at Spring Lake*

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for *Taylor Morrison; Parkview Subdivision at Spring Lake*.

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review for a residential project (*Taylor Morrison; Parkview Subdivision at Spring Lake*) on 17.13 acres (108 residential lots) within the R-8 zone of the Spring Lake Planning Area (**Attachment 1 - Application & Site Plan, Elevations, and Landscape Plans**). The project consists of 108 single-family homes, 86 two-story homes and 22 one-story homes with six (6) floor plans and twenty-four (24) elevations. The homes range in size from 1,534 to 2,462 square feet. The plan submittal includes a lot layout plan, typical front yard landscape plan, and a residential design booklet.

BACKGROUND:

The 17.13 acres (108 residential lots) is the Parkview Subdivision, located northeast of Mickle Avenue and Heritage Parkway, south of Jack Slaven Park. The subdivision was created by the Parkview Tentative Subdivision Map No. 5004 approved on March 19, 2013.

PROJECT ANALYSIS:

The project design review was performed using the Spring Lake Specific Plan (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan Design Standards as approved May 20, 2003.

Compliance With SLSP Design Standards

To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for subdivision between 76 and 120 units. The proposed 108 Parkview Subdivision includes six (6) different floor plans and 24 elevations (4 per plan), exceeding the specific plan requirements. Each plan will be utilized on the following number of lots:

<u>Plan</u>	<u>Number of Lots</u>	<u>No. of Stories</u>
1	6	1
2	16	1
3	36	2
4	12	2
5	9	2
6	29	2

The exterior materials being proposed include:

<u>Features</u>	<u>Style or Material</u>
Roofs	Flat Shake and Full "S" Tile; Concrete
Masonry	Cultured Stone and Brick Veneer
Stucco	Rough and smooth finish on trim accents
Trim	Stucco Finish
Shutters	Faux Wood
Wood post & beam	Wood
Siding	Cementitious Siding and Shingles

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street and provide opportunity for neighborhood social interaction. Toward this end, the applicant has worked to develop color

pallets with a mix of architectural materials and roof styles and that are diverse yet appropriate to each architectural style (Attachment 1). Front porches are included on 55 of the 108 homes to enhance the street front appearance and are of sufficient size (minimum six by eight feet) to allow for a table and chairs. Where porches are not included, courtyards, balconies, and/or porticoes will be provided, consistent with setback requirements.

Plan 4 provides a side-loaded design with a semi-attached garage. This plan is anticipated to be used on twelve (12) corner lot locations throughout the Parkview development (see Composite Plan, Attachment 1 - Plan 4 is shaded pink). The applicant worked with staff on appropriate site placement and setback requirements for these units. The attached “Streetscene” elevation (Attachment 1) provides a picture of how these units will appear along Mack Way in the Parkview development area. As conditioned, enhanced garage doors and additional landscaping will be included between driveways to minimize the appearance of large expanses of paving and to enhance the exterior façade and streetscape frontage. Staff supports the side-loaded design as proposed. The design provides height and massing variation along the street-side elevation of these corner lots.

The configuration of several interior corner lots in the Parkview Subdivision create challenges for the placement of homes on these parcels; in particular lots 24/25, 51/52, 59/60, 75/76, and 94/95. Several of these lots are irregularly shaped and have relatively narrow street frontage. The irregularity of these particular lots pose challenges related to driveway and entry walk location and alignment to the house, and challenges related to the orientation of the home itself. As conditioned, the applicant will work with staff to identify the most appropriate and compatible design and orientation of the homes on these lots consistent with the Spring Lake Specific Plan and Design Standards. In keeping with the intent of the Spring Lake Specific Plan, homes on these parcels shall be oriented toward the street, utilizing corner porches or similar to the maximum extent feasible. The applicant shall work with the Community Development Department on the orientation of homes and driveways, and the provision of enhanced landscaping to minimize large expanses of pavement along the street frontage. The overall exterior design of the homes shall remain consistent with the current elevations.

The applicant is requesting a minor setback modification on Lot 49. Per Spring Lake Design Standards, a fifteen (15) foot side yard setback is required where properties are located adjacent to “other green spaces” (such as parks), while ten (10) foot setbacks are required for properties adjacent to “greenbelt trails.” Lot 49 is located just south of Jack Slaven Park. The most narrow floor plan is proposed for the site, however due to the relatively narrow parcel width, the proposed home sits twelve (12) feet from the north property line (adjacent the park). Therefore, the applicant is requesting a three (3) foot side setback modification for this lot. Upon review, staff finds the modification to be minor in that, 1) the property sits adjacent to the rear corner of the park and is not highly visible, 2) a limited portion of the home is two-story along the northern fence line (26 feet two-story portion as compared to the 45 foot length of the home along the first floor), and 3) the property is adjacent to the park as opposed to a neighboring property or greenbelt trail where the setback modification would be more apparent. Staff supports the modification request for Lot 49 with the consent of the Planning Commission.

Staff’s review of the conceptual residential elevations and plans, finds the residential designs, as conditioned, substantially comply with the Spring Lake Specific Plan and the Spring Lake Design Standards. The applicant shall comply with these conditions specific to the Design Review application, but shall also be subject to applicable conditions provided in the originally approved Development Agreement for the Parkview Tentative Map #5004 (Attachment 2).

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: *Taylor Morrison; Parkview Subdivision at Spring Lake* shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of January 16, 2014. Proposed changes shall be submitted to staff for review. Minor design or material changes and/or setback modifications consistent with the intent of the Spring Lake Specific Plan and Design Standards can be approved by staff and major changes will be reviewed by the Planning Commission. The applicant shall work with the Community Development Department on the orientation of homes on lots 24/25, 51/52, 59/60, 75/76, and 94/95 to minimize the expanse of paving along the street frontage and to ensure the homes are oriented toward the street to the greatest extent feasible in these locations.

COA #2: A minimum of 50 percent of homes shall include usable front porches (minimum of 6 feet by 8 feet). Remaining homes shall include other prominent useable architectural features such as courtyards, balconies, and/or porticoes, consistent with setback requirements.

COA #3: Prior to issuing any building permit, a final site and design review of final plans shall be conducted by staff. This final review may require further site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards.

COA #4: All residential units shall include a separated, enhanced pedestrian pathway from back of walk to the courtyard, porch, or front door. Corner lots with side-loaded designs shall provide enhanced garage door exteriors, driveway accent paving and additional landscaping between driveways to break up large expanses of paving and enhance the exterior façade and streetscape frontage.

COA #5: Compliance with the following standards is required prior to issuance of a building permit:

- Public facilities shall be oriented and screened from public view to the greatest extent feasible.

COA #6: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

COA #7: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size, and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
- Planting and installation details and notes including soil amendments.
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #8: Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the

issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and approved by the Community Development Department and the City's Public Works Department - tree division. A soils test shall be submitted that will assist in appropriate species selection.

COA #9: Public Landscaping. Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by Community Development and the Department of Parks and Recreation. Due to poor soil conditions in the project area, soil sample analysis shall be provided for publicly maintained landscaping areas.

COA #10: Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #11: Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final front yard landscape plans.

COA #12: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #13: Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Spring Lake Design Standards.

COA #14: Greenbelt Adjacent Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #15: Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits.

COA #16: Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #17: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #18: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

COA #19: Energy Efficiency. All future development shall meet the requirements for energy efficiency consistent with Section 2.11 of the Spring Lake Design Standards including the requirement that five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy systems.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for *Taylor Morrison; Parkview Subdivision at Spring Lake*.

RECOMMENDED ACTION: Staff recommends approval of the residential designs by making an affirmative motion as follows:

MOTION NO. 1: Move to APPROVE the residential design for *Taylor Morrison; Parkview Subdivision at Spring Lake*, as shown in the Plan Booklet, overall site exhibit (lot layout), and color/materials boards, subject to the conditions of approval provided.

- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for *Taylor Morrison; Parkview Subdivision at Spring Lake*.

Attachments:

1. Application & Composite Plan, Site Plan, Elevations, Residential Design Booklet, and Landscape Plans
2. Parkview Tentative Map #5004 Conditions of Approval