City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

City of Woodland

Meeting Agenda - Final

Planning Commission

Thursday, February 5, 2015 | **6:30 PM** | **Council Chambers**

MEETING CANCELED - NO QUORUM

A. Call to Order

B. Roll Call

C. Approval of Minutes

14-515 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of December 18, 2014.

Attachments: 12_18_14 Draft Meeting Minutes

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-549 Spring Lake Specific Plan - Spring Lake Central Project: Request to amend the General Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, reduce Medium density (8 - 15 du/ac) acreage from 9.0 to 0.0 acres and increase High Density residential (15 - 25 du/ac) acreage from 7.6 to 9.3

acres;

2) amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; increase R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Attachments: ATTACHMENT A - Spring Lake Central TSM #5027 & Applciation
ATTACHMENT B - Resolution Recommending Approval to the City Council
ATTACHMENT C - General Plan Amendment Exhibit
ATTACHMENT D - Specific Plan Rezone Exhibit
ATTACHMENT E - CEQA EIR Addendum
ATTACHMENT F - Findings of Fact and Conditions of Approval
ATTACHMENT G - Due Chart

I. New Business

14-560 MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission
DATE: February 5, 2015

RECOMMENDATION:
Staff recommends that the Planning Commission:
1) Hold Elections;
2) Vote and Select among the current membership, the appointments for Chair and Vice Chair of the Planning Commission.
Body…
BACKGROUND:
Two members of the Planning Commission have submitted their resignation from the Commission, Seth Wurzel, current Chair; and Pat Murray, current Vice-Chair, effective immediately. As a result, the Commission will need to select among the current membership to in order to fill the two now vacant offices.

RECOMMENDATION:
Staff recommends that the Planning Commission:
1) Hold Elections; and
2) Vote to select among the current membership, the appointments for Chair and Vice-Chair of the Planning Commission.

ATTACHMENTS:
Attachment - City of Woodland Planning Commission Rules and Regulations

Attachments: City of Woodland Planning Commission Rules and Regulations

14-561 MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Presentation of Certificate of Appreciation for Seth Wurzel

DATE: February 5, 2015

Recommendation for Action: Staff recommends that the Planning Commission present a Certificate of Appreciation to Seth Wurzel to recognize his eight years of service on the Planning Commission

Attachments: CERTIFICATE OF APPRECIATION RECOGNIZING

14-562 MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Presentation of Certificate of Appreciation for Patricia Hastings Murray

DATE: February 5, 2015

Recommendation for Action: Staff recommends that the Planning Commission present a Certificate of Appreciation to Patricia Hastings Murray for her years of service on the Planning Commission.

Attachments: CERTIFICATE OF APPRECIATION P. Murray

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 #:	14-515	**Version:** 1	**Name:**		
Type:	Minutes		**Status:**	Agenda Ready	
File created:	12/19/2014		**In control:**	Planning Commission	
On agenda:	2/19/2015		**Final action:**		

Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of December 18, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: 12_18_14 Draft Meeting Minutes

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: February 19, 2014
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of December 18, 2014.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:
December 18, 2014 Meeting Minutes

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

City of Woodland

Meeting Minutes - Draft

Planning Commission

Thursday, December 18, 2014 **6:30 PM** **Council Chambers**

Draft meeing minutes to be reviewed and approved at the next Planning Commission Meeting

A. Call to Order

Meeting was called to order at 6:34 pm
Staff Present:
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner
Bruce Pollard, Senior Civil Engineer
Marshall Echols, Conservation Coordinator
Ken Hiatt, Community Development Director

B. Roll Call

Present 6:
Commissioner Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez, John Murphy, Kirby Wells and Commissioner Seth Wurzel

Absent 1:
Commissioner Patricia Murray

C. Approval of Minutes

14-478 **SUBJECT:** Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of November 20, 2014.

Attachments: 11_20_14 Meeting Minutes.pdf

A motion was made by Commissioner Holt, seconded by Commissioner Lizarraga that they be approved. The motion carried by the following vote:
Ayes: Commissioner Holt, Commissioner Lizarraga, Commissioner Lopez, Commissioner Murphy, Commissioner Wells, and Commissioner Wurzel.

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-484 **<u>Spring Lake Specific Plan - Cal West Project (PLNG13-00079):</u>** Request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The proposed amendments include: (1) rezoning the 5.89 acre, R-15 (Medium Density Residential) designation to R-8 (Medium Low Density); (2) rezoning the 2-acre Neighborhood Commercial site to R-8 (Medium Low Density); and (3) reconfiguring and increasing the size of the existing Park (Open Space) from 8.28 acres to 8.34 acres (8.0 acre park site and 0.34 acre greenbelt located along the southern boundary of the park).

Attachments:
- ATT_1_AND_EXs_1_2_3_PC Resolution_Cal West
- ATT_2_AND_EX_1_Cal West CC Resolution for CEQA Addendum
- ATT_3_AND_EX_1_Cal West CC Resolution Amending General Plan
- ATT_4_AND_EXs_1_2_Cal West CC Resolution Amending Specific Plan
- ATT_5_Cal West City Council Ordinance Authorizing DA Amendment
- EX_1_TO_ATT_5_Amended and Restated Cal West Project Development Agreement 2013.pdf
- EX_2_TO_ATT_5_First Amendment to Cal West Project Development Agreement 2014
- Ex_1_TO_Ex_2_TO_ATT_5_Amended Cal West Conditions of Approval
- ATT_6_Application and Justification Statement
- ATT_7_Proposed Lotting Plan
- ATT_8_Tent Map 4991 Approved 2013
- ATT_9_Spring Lake Neighborhood Response Letter
- ATT_10_Public Comment

A motion was made by Commissioner Lopez, seconded by Commissioner Wells to deny the request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The motion was carried by the following vote:
Ayes: Commissioner Lizarraga, Commissioner Murphy and Commissioner Wurzel
Nos: Commissioner Holt, Commissioner Lopez and Commissioner Wells

I. New Business

J. Old Business

K. Adjournment

Meeting was adjourned at 8:35 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.

Legislation Details (With Text)

File #:	14-549	Version: 1	Name:	
Type:	Staff Report		Status:	Agenda Ready
File created:	1/20/2015		In control:	Planning Commission
On agenda:	4/16/2015		Final action:	

Title: Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): A request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and to approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate 9.0 acres of Medium Density Residential (8 - 15 du/ac); and increase High Density Residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to add 33.3 acres of residential R-4 (3-4 du/ac); decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate 9.3 acres of the multiple family residential R-15 (10-15 du/ac); eliminate 7.6 acres of the multiple family residential R-20 (16-20du/ac); and add 9.3 acres of the multiple family R-25 acreage (23-25 du/ac);

3) Reconfiguring the Spring Lake Village Center by relocating the park site, fire station and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Location The subject property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850' southeast of the intersection of Farmers Central Road and Pioneer Avenue.

Applicant/Owner Woodland Spring Lake Partnership, L.P., 940 Emmett Avenue, Suite 200, Belmont CA 94002

Environmental Report Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000

APN 042-580-008, 037, 038, 040, 041, 043, 044, and 049

Project Planner Cindy Norris, Principal Planner

Report For Planning Commission Hearing April 16, 2015

Staff Recommendation Recommend City Council Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: ATT 1 Planning Commission Resolution for Spring Lake Central.pdf
ATT 2 (CEQA EIR Addendum) Exhibit A to PC Reso 4.9.15 - .pdf
ATT 3 - Exhibit B -General Plan Land Use Exhibit.pdf

ATT 4 - Exhibit C - Spring Lake Plan Amendments.pdf
ATT 5 TSM No 5027 (Exhibit D to PC Reso).pdf
ATT 6 CC Ord for First Amendment (Exhibit E to PC Reso).pdf
ATT 7 2007 Development Agreement (Exhibit 1 to the CC Ord).pdf
ATT 8 First Amendment to the DA (Exhibit 2 to the CC Ord).pdf
ATT 9 (Finding & Conditions of Approval). Exhibit C to the First Amendment. No Trk.pdf
ATT 10 - EXHIBIT I Spring Lake Fees (to First Amendment to DA)(2) .pdf
ATT 11 - Applicaton and Justification Statement.pdf
ATTACHMENT   12 (DUE Chart) - .pdf

Date	Ver.	Action By	Action	Result

City of Woodland

Planning Commission April 16, 2015

Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): A request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and to approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate 9.0 acres of Medium Density Residential (8 - 15 du/ac); and increase High Density Residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) Amending the Spring Lake Specific Plan land use designations to add 33.3 acres of residential R-4 (3-4 du/ac); decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate 9.3 acres of the multiple family residential R-15 (10-15 du/ac); eliminate 7.6 acres of the multiple family residential R-20 (16-20du/ac); and add 9.3 acres of the multiple family R-25 acreage (23-25 du/ac);

3) Reconfiguring the Spring Lake Village Center by relocating the park site, fire station and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Location The subject property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850’ southeast of the intersection of Farmers Central Road and Pioneer Avenue.

Applicant/Owner Woodland Spring Lake Partnership, L.P., 940 Emmett Avenue, Suite 200, Belmont CA 94002

Environmental Report Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000

APN 042-580-008, 037, 038, 040, 041, 043, 044, and 049

Project Planner Cindy Norris, Principal Planner

Report For Planning Commission Hearing April 16, 2015

Staff Recommendation Recommend City Council Approval with Conditions
General Plan Designation Low Density Residential (LDR) (3-8 du/ac); Medium Low Density Residential (MLDR) (5-12 du/ac); Medium Density Residential (MDR) (8-15 du/ac); High Density Residential, (HDR) (15 -25 du/ac); Open Space (OS); Neighborhood Commercial (NC); Public Service (PS)

Specific Plan Designation Single-Family Residential R-5 (4-5 du/ac) and R-8 (6-8 du/ac); Multi-Family R-15 (10-15du/ac) & R-20 (16-20du/ac); Neighborhood Commercial (NC); Public/Quasi-Public (P/QP), Parks & Open Space (OS)

Existing Land Uses Spring Lake Specific Planning Area (Vacant & fallow land)

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

Street Access Parkland Avenue, Heritage Parkway, Pioneer Avenue, Galvin Way, and Harry Lorenzo Avenue

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Low Density Residential & High Density Residential	Residential (R-5 & R-25)
South	Low Density Residential & High Density Residential	Residential (R-5 & R-20)
East	Low Density Residential	Residential (R-5)
West	Vacant	Spring Lake Remainder Area (Yolo County)

Pending/Potential Action

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

1) Receive the staff report;

2) Conduct the public hearing;

3) Adopt Resolution No. PC15-______ - recommend to the City Council to approve the Addendum to the EIR, amendments to the General Plan and Spring Lake Specific Plan land use designations, for approximately 105.7 acres of the Spring Lake Central project site, approval of Findings and Conditions of Approval for TM #5027, and approval of the First Amendment to the Development Agreement for the

Spring Lake Central Project, (Attachment “1’).

Project Site Description:

The project site encompasses approximately 105.7 acres of vacant land located within the original Reynen & Bardis Tentative Subdivision Map #4805, known as Spring Lake Central. The 2.6-acre Rochdale Grange multi-family housing development, which was of part of the original Reynen & Bardis Tentative Subdivision Map, has been developed (Attachment “5” - Spring Lake Central TSM #5027).

The property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850’ southeast of the intersection of Farmers Central Road and Pioneer Avenue (APN 042-580-011, 012, 037, 038, 040, 041, 043, 044, 046) within the Spring Lake Specific Plan Area.

The project site contains the Spring Lake Village Center, which was envisioned in the Plan as the activity center for the Spring Lake Specific Plan and the possible future Master Plan Remainder Area with. Per the Plan, densities are generally increased at the Spring Lake Center, along transit routes and near key areas of more intense activity. As previously approved, the Center includes 5.1 acres of commercially zoned property and 4 acres of parkland with a 1-acre fire station site. The interior of Spring Lake Village Center is proposed to be reconfigured to include 4.8 acres of multi-family housing.

Background:

The entire SLSP area was prezoned under Ordinance No. 1346, adopted on July 2, 2002. The subject property was approved as a Tentative Subdivision Map (#4805), Rezone, and Development Agreement on February 27, 2007, as part of the Spring Lake Central project. The 2007 project approval provided for 663 units with a mix of R-5, R-8, R-15, and R-20 designated land, with the higher density multi-family units located around the outer (eastern) edge of the Heritage Parkway/Parkland curve, and the park and central commercial located directly across to the west and in the center. The park was situated such that it would create an aesthetic visual open space with a possible “civic” feature, rather than as a usable active park space.

On November 25, 2013, the applicant submitted an application for a General Plan Petition, requesting to amend the General Plan and Spring Lake Specific Plan for the Spring Lake Central Project area. An applicant is required to submit a Petition for consideration when an amendment to the General Plan is to be considered. The Planning Commission evaluates the request and implications of the amendment. On March 6, 2014, a public meeting was held at the Planning Commission to discuss the Petition application. The Commission accepted the General Plan Petition; thereby allowing the submittal of a formal application and processing of the requested amendments to the General Plan and Spring Lake Specific Plan, which includes a rezone, tentative map, and amendment to the Development Agreement. The original application included a request to remove the commercial component. Based on comments received by the public during the petition review meeting, the applicant amended their initial project application to add the central commercial component back into the project proposal.

Project Proposal:

The Woodland Spring Lake Partnership, L.P. application proposes: 1) General Plan and Spring Lake Specific Plan Amendments; 2) replacing the Reynen & Bardis Tentative Map #4805 with the proposed Tentative Subdivision Map #5027; and 3) Development Agreement amendment to modify the Spring Lake Central project description and to update the conditions of approval.

General Plan Amendment Request

The General Plan amendment (Attachment "3" - General Plan Amendment Exhibit) proposes to modify the location and amount of residential acreage within the Tentative Map as follows:

1) Increases the amount of Low Density Residential (LDR at 3-8 du/ac) acreage from 69.3 ac. to 76.5 ac. (increased by 7.2 ac.);

2) Eliminates the 3.1 acres of Medium Density Residential (MDR at 8-16 du/ac); and

3) Increases High Density Residential (MDR at 16-25 du/ac) acreage from 6.25 ac. to 9.3 ac. (increased by 3.05 ac.).

The proposal also shifts the locations of the Central Park, Fire Station, and Neighborhood Commercial sites, but does not propose to change the acreage. The key change would involve a reconfiguration within the Spring Lake Village Center to remove the public street connection of Heritage Parkway to Parkland Avenue from the Village Center in order to allow more efficient utilization land resources. A private access road, designed as a smaller main street concept, would be provided at the terminus, or "t" intersection of Pioneer Avenue, which will connect to Heritage Parkway to the south. The 5.1 acres of commercial land will be located at the central focal point of the Village Center Curve, with the 4.0 acre park site located to the North West along with the fire station, and 4.8 acres of high density multi-family located east of the commercial land, within the Village Center curve. The concept allows for the possible development of a more active park and for possible expansion should the Master Plan Remainder Area develop in the future. The General Plan Amendment, Attachment "3", provides the locations of the proposed amendments. There is no change proposed to the size of for the park, fire station, or commercial uses.

Specific Plan Amendment Request

The Specific Plan amendments (Attachment "4" - Specific Plan Rezoning Exhibit) include rezoning the Spring Lake Central area within the Tentative Map as follows:

1) Adds 33.3 acres of R-4 (3-4 du/ac)

2) Reduces the amount of R-5 (4-5 du/ac) designated acreage from 37.0 ac. to 20.1 ac (reduced by 9.2 ac.);

3) Reduces the amount of R-8 (6-8 du/ac) designated acreage from 32.3 ac. to 23.1 ac (reduced by 16.9 ac.);

4) Eliminates 3.1 acres of R-15 (10-15 du/ac);

5) Eliminates 6.25 acres of R-20 (16-20 du/ac);

6) Adds 9.3 acres of R-25 (23-25 du/ac).

The proposed rezone adds lower density (R-4) and high density (R-25) designated land and reduces or removes the low and medium-density (R-5, R-8, R-15, and R-20) designated acreage. The rezone will increase the number of multi-family units by 62 and decrease the number of single-family lots by 68 units. The rezone also shifts the locations of the Central Park, Fire Station, and Neighborhood Commercial sites but does not change the acreage amount for those uses. The Specific Plan Amendment, Attachment "4", provides the locations of the proposed amendments.

Tentative Subdivision Map Request

The applicant is proposing to replace the previously approved tentative subdivision map #4805 with the new tentative map #5027 (Attachment “5” - Tentative Subdivision Map #5027). The development will construct all internal local streets and utilities and any project components including open space access paths and privacy walls.

Project access will primarily be from arterial streets: Heritage Parkway, Parkland and Pioneer Avenues; collector streets: Galvin Way and Harry Lorenzo Drive; and local streets: McNary Way, Motta Street and Winne and Goode Drives onto future local streets. A private street will provide access to the now centrally located commercial site.

The Tentative Subdivision Map will provide 379 residential lots (approximately 607 units) for both single-family and multi-family development:

1) 128 R-4 lots

2) 100 R-5 lots

3) 147 R-8 lots

4) 3 R-25 lots (232 units)

The project will be required to complete the western half of the exiting greenbelt (currently planted as turf), as shown on “Lots K, L, & M”, extending south from Ortiz Avenue to Heritage Parkway. The greenbelt is approximately 1,680 feet in length and approximately 40 feet wide. The project will be required to construct and improve the entire green belt, including the multi-use path.

The proposed map provides eight (8) Pedestrian/bicycle (Paseo) accesses on “Lots C, D, E, F, G, H, I, & J” throughout the subdivision. The paseos provide access from the subdivision to Harry Lorenzo, Parkland, & Pioneer Avenues.

Development Agreement Request

Resolution No. 3542, adopted on May 15, 1990, establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The Spring Lake Specific Plan (SLSP) requires that each developer enter into a Development Agreement with the City. Development Agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer.

The City Council approved a Development Agreement as part of the original Spring Lake Central project, Ordinance No. 1478, on March 6, 2007. A First Amendment to the Development Agreement is proposed with this project review, which will include a modified project description and updated provisions regarding the fire station and park improvement requirements (Attachment “8”), and revised Conditions of Approval (Attachment “9”) to the report.

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 March 23, 2015.
- Notices were mailed to all property owners within the Spring Lake Planning Area and within 300 feet of the project site.
- Copies of all notices and reports were provided electronically to identified Spring Lake neighborhood representatives for general distribution and posting on the Spring Lake Facebook page.

This item was originally noticed for the February 5, 2015 Planning Commission hearing and continued to March 5, 2015. Copies of a staff report were made available January 30, 2015. The item was re-noticed and a new mailer sent out on March 23, 2015 for the April 2, 2015 meeting. The item was continued on April 2, 2015 to April 16, 2015.

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 (including the Housing Element)
- The City of Woodland Zoning and Subdivision Ordinances
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan
- SLSP Financing Plan
- SLSP Design Standard

Previous Actions Taken (to amend the SLSP)

On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended several times:

1. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff identified errata;
2. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
3. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested by Spring Lake Planning Group LLC;
4. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific Plan land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project;
5. November 16, 2010 (Resolution No. 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Road between Pioneer High School and Woodland Community College;
6. December 14, 2010 (Resolution No. 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single-family acreage and increase the R-8 and R-15 acreage;
7. March 5, 2013 (Resolution No. 6155) to amend the Spring Lake Specific Plan land use designations to rezone a 10-acre school site and a 6.22-acre R-20 Multi-family site to 16.22 acres of R-8 single family; and
8. June 17, 2014 (Resolution No. 6257) to amend the Spring Lake Specific Plan land use designations, Spring

Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

9. April 7, 2015, to amend the Spring Lake Specific Plan land use designations, to rezone an R-15 site to R-8 and rezone a 2 acre neighborhood commercial site to R-8.

Environmental Assessment Status

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR. Addenda prepared included:

- Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;
- Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;
- Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;
- Addendum #5 (Resolution No. 4583 adopted October 19, 2004) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #6 (Resolution No. 4806 adopted February 27, 2007), for the purposes of amending the Plan based on a request by Reynen and Bardis;
- Addendum #7 (Resolution No. 5146 adopted November 16, 2010) for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path;
- Addendum #8 (Resolution No. 5159 adopted December 14, 2010) for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and
- Addendum #9 (Resolution No. 6117 adopted March 5, 2013) for the purposes of amending the Plan based on a request by the ALC IV Woodland Spring Lake, LLC to modify land use designations on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation; and
- Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).

Proposed Addendum

Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed revisions, which result in a similar number of residential units and slight relocation of the fire station, will result in environmental impacts that would be similar to those identified in the previous EIR and project approval in 2007. Infrastructure improvements beyond those previously anticipated will not be required. In addition, the daily trip generation will not be significantly different than that anticipated in the SLSP, Turn of the Century EIR and in the previously approved project, as described in the CEQA EIR Addendum, (Attachment “2”).

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Housing, Building, Fire, and Police, have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project, subject to the recommended provisions in the First Amendment to the Development Agreement and conditions of approval, and provides the following analysis:

General Plan Consistency

The proposed General Plan Amendment increases the amount of acreage in the high density land use category and in the Low Density Land use category, while decreasing acreage in the Medium Density range as follows:

1) Increases the amount of Low Density Residential (LDR at 3-8 du/ac) acreage from 69.3 ac. to 76.5 ac. (increased by 7.2 ac.);

2) Eliminates the 3.1 acres of Medium Density Residential (MDR at 8-16 du/ac)

3) Increases High Density Residential (MDR at 16-25 du/ac) acreage from 6.25 ac. to 9.3 ac. (increased by 3.05 ac.)

The proposed modification provides for a more economically viable land use designation for single family residential densities than the current housing market will more readily absorb and support. The increased density for the multi-family housing allows for the possibility of an urban village development concept that increases the likelihood for transit and viability of the proposed commercial uses.

The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The proposed modifications to the Development Agreement and phasing of the tentative subdivision map have been determined by staff to be consistent with the SLSP and General Plan.

Spring Lake Specific Plan Consistency

Spring Lake Land Use Element and Housing Balance

Plan Density

The Spring Lake Specific Plan has a goal of an overall Plan net density of 4.8 units per acre for single-family and a Plan wide net density of 6.1 units per acre. The proposed overall net density for this subdivision is 7.0 units per acre with a single family net density of 4.9 units per acre. The density numbers for this project are somewhat higher than proposed Plan wide, but the overall Plan density remains within a consistent range. Staff will continue to monitor the Plan wide density balance with each proposed amendment. With the proposed R-15 Cal West Rezone included in the calculation, the overall Plan density would be 6.11 units/acre. Adding this project's proposed change, the overall Plan density would be 6.10 units/acre.

The proposed Spring Lake Specific Plan amendments decrease the residential density in the single-family designations by shifting acreage from the R-5 & R-8 designations to the R-4 designation. This shift will result in a change in density of single-family residential, from 6.4 units to 4.9 units per acre. The proposed amendments also increase the residential density and intensity for multi-family by shifting acreage from the R-15 & R-20 designations to the R-25 designation. This shift will result in a change in multi-family density from approximately 17.5 units per acre to 24.9 units per acre for this project.

Housing Balance

Further, the project itself will have a single family to multi-family ratio of 62% single-family units (375) to 38% multi-family units (232), but results in a Plan wide ratio of 72% single family to 28% multi-family. This is closely aligned with the Plan goal of 71% single-family units and 29% multi-family units.

Use Configuration

Staff is supportive of the reconfiguration of the Village Center. The relocation of the park to the west will likely provide the possibility for a more usable and safe activity space for residents and children and will allow for the possibility that the overall park size may someday be increased if adjoined to park space in the future Master Plan Remainder Area. The commercial land use has been repositioned toward the center to allow the continued opportunity for design of an activity space and central focal point for the community. To enhance the central village concept and allow greater opportunity for an urban village to support desired transit and services, additional multi-family density is proposed in the village center.

Spring Lake Plan Consistency

In order to assess project consistency with the SLSP development requirements, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents. Through various conditions or components of the Development Agreement, consistency and/or participation in the following programs was also ensured: Fiscal Impact Study, Financing Plan (Public Facilities), Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

Spring Lake Housing Element

Affordable Housing

The project is subject to the Spring Lake Affordable Housing Plan, which requires that ten percent (10%) of single-family units be affordable to low-income households. The multi-family requirement is that either, ten percent (10%) of all multi-family units be affordable to low-income households and twenty percent (20%) of the units be affordable to very low income households, or that twenty-five percent (25%) of the multi-family units be affordable to very low income households. The previous project approval in 2007 included a total of 212 multi-family housing units, with a resulting 22 low income and 43 very low income multi-family units required. The very-low income requirement has been satisfied as a result of the construction of the Rochdale Grange project, which provides 44 units of which 43 are restricted to very-low income households. The current project proposal is for 232 multi family units resulting in a requirement for 23 low-income multi-family units. The previous project approval, from 2007, provided for 408 single family units, (less than the original Spring Lake Specific Plan allocation of 443 single family units). The 2007 approval required 41 low-income single family restricted units. In order to ensure that Plan requirements for affordable units is met, the allocation of affordable single family units will remain at 41, although the number of single family units proposed, 375 single family units, is less than the previous approval.

It is the City's preference that the methodology to best meet the For-Sale affordability requirement is through the payment of in-lieu fees. This is because:

- The payment of fees provides greater certainty to the City and Applicant in defining the affordability obligation;
- Allows the City to focus resources on individuals and households with the greatest need;
- Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
- Allows the City to support those projects that best meet compact development goals, that use land and resources most efficiently, and concentrates activity close to infrastructure, amenities and other community resources.

Fees collected in-lieu of providing the required ten percent (10%) low-income single family units may be utilized at the City's discretion to support eligible affordable housing projects city-wide as determined by the City Council. The fee has been set at a sliding scale based on land use density and is based on the approximately $51,000 per unit average historical required rental subsidy per unit. Within each land use category the subsidy per required affordable low- income unit is as follows:

R-4 $50,000 per unit
R-5 $40,000 per unit
R-8 $30,000 per unit

This Project requires construction of thirteen (13) R-4 low-income single-family units, ten (10) R-5 low-income single-family units, and eighteen (18) R-8 low-income single family units. Based on 41 units, this results in a total fee amount $1,121,891. The Owner has agreed to pay $4,240 dollars per unit, spread over 375 units for payment in lieu of construction of the affordable units. This agreement is memorialized in the First Amendment to the Development Agreement.

Spring Lake Financing (SLIP)

In order to maintain the fiscal and financial feasibility of the SLSP, it is the City's goal in implementing the SLSP that the number of constructed units be as close as possible to the number of planned units. The initial constructed density requirement was set for the SLSP at 95 percent (95%) of the planned densities. However, a December 2008 amendment to the Spring Lake Infrastructure Fee (SLIF) plan increased the constructed density requirement to 100 percent (100%) of the planned density in order to reduce the overall SLIF fee; in assuming a greater density, the fees are spread over a larger number of assumed units. This change was made at the request of the development community and has been built into assumptions in the Spring Lake Capital Improvement Plan (CIP).

The proposed rezone results in a net decrease in the total number of units by 51 units, and for purposes of calculating the Spring Lake Infrastructure Fees (SLIF), the project results in a net decrease in generating fees equivalent to approximately 28 DUEs or $1,121,891. A comparison of the estimated number of units and Dwelling Unit Equivalents (DUE) for the existing and proposed land use designations is provided by the DUE Chart (See Attachment "G" - DUE chart). Should the proposed number of DUEs be less than originally allocated in the Plan, the City requires that the developer make up the lost revenues. If that does not occur, the loss of $1.2 million is spread to the remaining units in Spring Lake**.** Exhibit "I" of the First Amendment to the Development Agreement (Attachment "10") includes a requirement that the deficit in the Spring Lake Infrastructure Fees from this project would be made-up by the owner, to be spread equally across the single family units ($2,992 per single family unit).

Tentative Map Review

The proposed lot layout is generally consistent with neo-traditional qualities as identified in the Spring Lake Specific Plan (SLSP) and will provide homes that primarily front to a local street, and/or side in a few cases (Attachment “5”).

The subject property is comprised of nine (9) parcels totaling 105.7 gross acres. The proposed 128 R-4 lots range in size from 6,471 to 14,672 square feet with an average lot size of 8,215 square feet. Lot depths range from 100 to 145 feet with an average lot depth of 110 feet. The R-4 lots have lot widths ranging from 64 to 114 feet with an average lot width of 74 feet. This meets the minimum requirements of Spring Lake Design Standards Table 2.4, which requires a 55-foot minimum and 65-foot average. Lot widths are measured at a point midway between the front and rear property lines.

The proposed 100 R-5 lots range in size from 5,507 to 9,845 square feet with an average lot size of 6,450 square feet. Lot depths range from 100 to 124 feet with an average lot depth of 108 feet. The R-5 lots have lot widths ranging from 55 to 90 feet with an average lot width of 59 feet. This meets the minimum requirements of Spring Lake Design Standards Table 2.4, which requires a 50-foot minimum and 55-foot average.

The proposed 147 R-8 lots range in size from 4,257 to 10,691 square feet with an average lot size of 4,871 square feet. Lot depths range from 100 to 124 feet with an average lot depth of 99 feet. The R-8 lots have lot widths ranging from 45 to 61 feet with an average 48-foot lot width. This meets the minimum requirements of Spring Lake Design Standards Table 2.4, which requires a 40-foot minimum and 45-foot average.

The proposed three (3) R-25 lots have a combined total of 9.3 acres for a maximum of 232 multi-family units. The exact number of units and the layout will be provided when a project is submitted for Site Plan and Design Review, which is reviewed by the Planning Commission.

Lot Width - Development Regulation 2.35.5 states that lot widths along a block shall be varied. The tentative map meets the requirements for minimum and average lot widths, but **does not** meet the lot width variation requirement. Staff has included a condition of approval, which states that no more than three (3) lots of the same lot width, may be located in a row and that a minimum lot width variation of three feet (3 feet) shall be provided, to be approved by the Community Development Director prior to approval of final map.

Block length - Development Regulation 2.34 and Table 2.4 lists the block length in the R-4 zone as 400 to 600 feet desirable with a maximum of 910 feet; the R-5 zone as 400 to 600 feet desirable with a maximum of 840 feet; R-8 zone as 400 feet desirable with a maximum of 600 feet. The goal is to not exceed 10 homes on one side of the block.

All of the proposed blocks within the subdivision map comply with this requirement with the following exceptions:

1) The Heritage Parkway block (Lots 358 - 375), between Parkland Avenue and “H” Drive, exceeds the overall block length of 600 feet and more then 10 homes on one side of the block (18 homes on one side);

2) The block on the north side of Galvin Way and east side of Brubaker Street exceeds the overall block length of 600 feet and more then 10 homes on one side of the block (13 homes on one side);

3) The two blocks bounded by “F” Way & “G” Way and Galvin and McNary Way exceeds the maximum length of 600 feet and more then 10 homes on one side of the block (14 homes on the west side and 13 on the east side). These block lengths were a product of maintaining the grid system within Spring Lake by preferring McNary Way to run straight from the adjacent subdivision.

Staff has provided a recommended condition that requires the applicant to provide visual enhancement to these longer blocks. This condition can be satisfied through means such as enhanced home front design or streetscape enhancement, or a combination of both. This condition would be placed on the above mentioned 4 blocks within the Spring Lake Central tentative subdivision map and be a Design Review requirement for the subdivision.

Back-on Lots - Development Regulation 2.35.2 provides that *Residential lots shall avoid, to the greatest feasible extent, backing on to greenbelts.* There are fourteen (14) homes that border the greenbelt (Lots J, K, & M) on the project's eastern edge. Two (2) of the fourteen (14) homes, (Lots 117 & 118), will back on to the greenbelt.

Cul-de-Sac Calculation - Development Regulation 4.8 states that a grid system is encouraged, although a modified grid is acceptable with the goal of not more than 50 percent cul-de-sacs in a subdivision. The proposed subdivision provides 24 percent cul-de-sac block length measured from centered line.

Bicycle / Pedestrian Access - Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. The map provides four (4) trail access points to the greenbelt and six (6) access connections within the subdivision.

Entry Sign - Per the Spring Lake Design Standards 1.6.2, the applicant shall establish neighborhood entry features at the following locations:

1) Pioneer Avenue and Parkland Avenue (Landmark Entryway feature);

2) Parkland Avenue & Harry Lorenzo Avenue (Minor Entry Sign);

3) Heritage Parkway & "H" Drive (Subdivision Entryway Sign);

4) Additional location(s), as directed by the Community Development Director, if necessary.

Energy Efficiency - The project shall comply with minimum energy efficiency standards provided in Development Standard 2.25, which requires five percent (5%) of all units to have roof photovoltaic energy systems or other alternative energy systems. Staff is recommending a condition to require that all homes be photovoltaic ready and that all homes have outlets for electric vehicles in every garage.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance, and any applicable state water conservation requirements.

Fencing

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. "Good Neighbor" fences for side and rear yards shall be constructed per the Spring Lake Design Standards - 2.9 and the diagram on page 15, which includes a 2x8 cap, 1x4 plant-on, and 1x6 panels.

Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing adjacent to the greenbelt shall be consistent with the existing fence concept utilized in the Village 3 Development. All wood fencing shall be stained with a water sealant. Staff is recommending that all fence and wall designs be submitted for review and approval prior to the issuance of building permits.

Privacy wall. Privacy walls along the following road frontages shall be constructed:

1) The north side of Heritage Parkway commencing at the southeastern corner of map 4805 (Lot 220) extending along Heritage Parkway and terminating at Parkland Avenue (Lot 358);

2) Along both sides of Pioneer Avenue; and

3) Along the northern and eastern side of Parkland Avenue. The design of the walls shall be submitted to the Community Development Director for approval. This design shall satisfy the requirements of the SLSP Design Standards.

The proposed project as conditioned is consistent with the City's Spring Lake Specific Plan.

Mitigation Monitoring Plan (MMP)

The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans

The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

Zoning Ordinance Consistency

Lot Coverage - The maximum lot coverage is 50 percent.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is 2 parking spaces per unit. The proposed parking must conform to minimum standards. Lots with second units must comply with SLSP Design Standard 2.10e, which requires 2 additional parking spaces.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

Subdivision Ordinance Consistency

The proposed circulation pattern consists of Arterial level streets: Heritage Parkway, Pioneer and Parkland Avenues, and Collector Streets: Galvin Way and Harry Lorenzo Avenue. Local streets include McNary Way, Goode Drive, Winne Drive, and various yet-to-be named local streets.

The western end of Heritage Parkway, as the roadway changes from an arterial to a collector, has been modified, and no longer wraps around the commercial and park site reconnecting with Parkland Avenue, but instead Heritage Parkway now terminates into "J" Way in a roundabout.

Local builder requirements, Section 21-15-1 of the City's Subdivision Ordinance, as well as Development Regulation 2.27 in the Spring Lake Plan, provide for the sale of lots to local building contractors. The intent of this regulation was to provide the opportunity for the local building community to participate in development in the City. The larger builders were perceived as having the advantage of being able to pick up large numbers of lots. The regulation provides for a process to allow the lots to be offered for a limited time (45-days) to local builders and have to be offered at a fair market price.

The project as conditioned is consistent with the City's Subdivision Ordinance.

Infrastructure Master Plans

The approved SLSP Infrastructure Study Report satisfies the SLSP requirements for Water, Drainage, and Sewer Infrastructure Plans.

Spring Lake Specific Plan Design Standards

The SLSP Design Standards adopted on May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes, and landscaping requirements for public improvements. A condition has been added that requires future development, within the project to complete Design Review as required by the Spring Lake Design Standards.

Appeals

The subdivider, or any party adversely affected by the decision, the City Council, an individual City Council member, or the City Manager, may appeal any action of the Planning Commission with respect to a tentative map to the city council **within ten days** after the action of the Planning Commission. 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 such appeal shall be filed with the City Clerk and, except an appeal by the City Council, a City Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal.

Recommendation:

Staff recommends approval of the project by making an affirmative motion as follows: **I move that the Planning Commission recommend approval of the Spring Lake Central project to the City Council based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:**

Planning Commission Action:

1. Adopt Resolution No. PC15-______ - recommending to the City Council to approve the Addendum to the EIR, amendments to the General Plan and Spring Lake Specific Plan land use designations, for approximately 105.7 acres of the Spring Lake Central project site, approval of Findings and Conditions of Approval for TM #5027, and approval of the First Amendment to the Development Agreement for the Spring Lake Central Project, **(Attachment "1')**

ATTACHMENTS:

Attachment “1” - Planning Commission Resolution for Spring Lake Central
Attachment “2” - Exhibit A - CEQA EIR Addendum
Attachment “3” - Exhibit B - General Plan Land Use Amendment Exhibit
Attachment “4” - Exhibit C - Spring Lake Specific Plan Land Use Amendment Exhibit
Attachment “5” - Exhibit D - Tentative Subdivision Map # 5027
Attachment “6” - Exhibit E - City Council Ordinance for First Amendment to the Development Agreement
Attachment “7” - 2007 Development Agreement (Exhibit 1to Council Ord.)
Attachment “8” - First Amendment to the Development Agreement (Exhibit 2 to Council Ord.)
Attachment “9” - Exhibit C - Findings of Fact and Conditions of Approval
Attachment “10” - Exhibit I - Spring Lake Fees
Attachment “11” - General Application Form and Project Justification Statement
Attachment “12” - Unit and DUE Comparison Table

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Legislation Details (With Text)

File #:	14-560	Version: 1	Name:	
Type:	Staff Report		Status:	Agenda Ready
File created:	1/27/2015		In control:	Planning Commission
On agenda:	2/19/2015		Final action:	
Title:	SUBJECT:	Election of Officers for Chair and Vice-Chair of the Planning Commission		
Sponsors:				
Indexes:				
Code sections:				
Attachments:	City of Woodland Planning Commission Rules and Regulations			

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission
DATE: February 5, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1) Hold Elections;
2) Vote and Select among the current membership, the appointments for Chair and Vice Chair of the Planning Commission.

BACKGROUND:

Two members of the Planning Commission have submitted their resignation from the Commission, Seth Wurzel, current Chair; and Pat Murray, current Vice-Chair, effective immediately. As a result, the Commission will need to select among the current membership to in order to fill the two now vacant offices.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1) Hold Elections; and
2) Vote to select among the current membership, the appointments for Chair and Vice-Chair of the Planning Commission.

ATTACHMENTS:
Attachment - City of Woodland Planning Commission Rules and Regulations

CITY OF WOODLAND
PLANNING COMMISSION
RULES AND REGULATIONS
(Modified September 3, 2009)

I. DUTIES AND RESPONSIBILITIES

The duties of the Planning Commission shall be those prescribed by the Government Code of the State of California and Ordinances adopted by the City. The Commission shall have the following functions:

101. Planning for the physical development of the City.

102. Maintaining the General Plan.

103. Maintaining the Subdivision and Zoning Ordinances.

104. Approving tentative subdivision maps.

105. Recommending amendments to the General Plan to the City Council.

107. Acting on other planning requests such as conditional use permits, variances, etc.

108. Administering the California Environmental Quality Act (CEQA).

II. MEMBERSHIP

201. The Commission, as provided by ordinance, shall be composed of seven (7) members, not officials of the City, appointed by the Mayor, with approval of the Council, to serve staggered terms, said terms to be determined by the City Council.

202. The Commission members shall serve the City as a whole, shall represent no special group or interest and they shall publicly state when they are interested in a matter before the Commission and, therefore, disqualify themselves from voting.

III. TERM AND CONDUCT

301. The term of appointment of any member of the Planning Commission who has been absent with unexcused absences from either three (3) consecutive regular or special meetings, or who has missed more than four (4) of the meetings in a 12-month period, shall automatically terminate. "Unexcused absence" shall mean a absence which was not a subject of a request by the appointee which, prior to such absence, has been approved by the majority vote of such board, commission or committee. Other acceptable cause for absence may include the following: personal or family illness, vacations, occasional business obligations, military leave or the loss of a loved one. If an absence will be unavoidable, a Commissioner should leave word with the Community Development Department no later than 12:00 PM on the day of the scheduled meeting.

It is also expected that Planning Commission members will be on time for meetings.

It is recommended that Commission members are ready a minimum of fine minutes prior to the meeting time.

The Planning Commission conducts the business of the City with regard to land use and Zoning matters and as an advisory agency to the City Council. Actions of the Commission can have an impact on the City as well as on those coming before this body for review and determination. It is necessary for meetings to be conducted in a timely and efficient manner.

IV. <u>OFFICERS</u>

401. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the first meeting in September by a majority of the Commission.

402. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years.
403. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

V. <u>DUTIES OF OFFICERS</u>

501. The Chairperson shall preside at all meetings. He or she shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or she may present to the Commission such matters as in his or her judgment require attention; and he or she need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission.

502. The Chairperson (and the Commission) shall be guided by the Roberts Rules of Order, latest revision, on all questions of procedure and parliamentary law not covered by these rules and regulations.

503. At the request of any member of the Commission, the Chairperson shall direct that a written record be made and entered on any questions before the Commission.

504. The Chairperson shall exercise firm control and direction during the course of any Commission meeting or hearing. (No member of the Commission or of the general public shall address the Commission until recognized by the Chairperson.)

505. The Community Development Director shall exercise general supervision over the business papers and property of the Commission.

506. On the absence of the Chairperson, the Vice-Chairperson shall perform all duties of the Chairperson.

507. The Commission shall elect a temporary Chairperson from the members present in the event that both the Chairperson and Vice-Chairperson are absent.

508. The Commission may designate any of its members to represent its views with respect

to a particular issue. Without such authorization, however, the Commission shall be represented by the Chairperson or Vice-Chairperson. Individual members of the Commission should refrain from appearing before the City Council or other bodies interested in issues before the Planning Commission to discuss issues within the subject matter jurisdiction of the Commission.

VI. DUTIES OF STAFF

601. The Community Development Director shall keep a true and complete public record of the resolutions, transactions, findings, and determinations of the Commission, and with approval of the Commission, may delegate certain duties of his or her office to a Recording Secretary.

602. The Community Development Director shall attest all resolution executed by the Chairperson on behalf of the Commission.

603. The Community Development Director shall keep a permanent record of the meeting of the Commission and shall cause to be made such public notices as required and in the manner prescribed by statute, ordinance, or these rules, and to attend to all official correspondence of the Commission. He or she shall provide reports on subdivision plats, zoning changes, variances, and other planning and zoning matters. He or she shall submit reports on planning studies, general or master plan studies, progress reports on the work of the Planning Commission and on any other matters vital to the efficient and expeditious operation of the Planning Commission.

604. On their appointment to the Commission, new members shall be briefed by the Community Development Director on the general scope of City and regional planning and on the duties of the Commission.

605. The Community Development Director shall prepare for the Commission all letters of transmittal to the City Council relative to zoning changes, special permits and subdivision maps. All letters to the Council shall be signed by the Community Development Director.

606. Copies of Commission minutes, resolutions, and all recommendations required to the City Council shall be sent to the City Clerk by the Community Development Director for distribution to individual Council members.

VII. MEETINGS

701. Regular meetings of the Commission shall be held on the first and third Thursday of every month at 7:00 p.m. in the Council Chambers of the City of Woodland, provided, however, the City Planning Commission may adjourn to any other location within the City. On such adjournment, the Community Development Director shall cause to be posted on the main door of the City Hall a notice of the other location and the time of the meeting.

   a. In order to assure the efficient use of time for scheduled meetings the Planning Commission will not commence the hearing of any item, whether scheduled for the agenda or not, after 10:30 p.m. unless a majority vote of the Commission agrees to extend the meeting. Further, The Chairperson shall have the authority to limit a presentation before the Planning Commission to not more than five

(5) minutes when, in the judgment of the Chairperson, a prolonged presentation fails to serve the public interest and would result in an unnecessary expenditure of time.

702. Special meetings may be called by the Chairperson or a majority of the members by delivering personally or by mail written notice of each member and to each local newspaper of general circulation, radio, or television station requesting such notice in writing. Such notice must be delivered personally or by mail at least seventy-two (72) hours before the time of such meeting as specified in the notice.

703. No business shall be transacted at any special meeting other than that named for consideration in said notice.

704. The Commission may adjourn from time to time, absentees being notified, and in case there shall be no quorum present at any meeting, the Commissioners present will adjourn from time to time until a quorum is obtained or will adjourn said meeting.

705. A quorum of the Commission shall consist of four (4) voting members. The affirmative vote of a majority of the members present and not disqualified as provided in Section 202 is required to approve and to transmit advice and recommendations to the City Council on planning matters and to approve any request or action within the power and scope of the Planning Commission excepting as set forth in Section 1101 herein.

706. The Chairperson shall have the same voting privilege as any other member including the right to make motions and to second motions.

707. An agenda shall be prepared by the Community Development Director for each regular meeting of the Commission, and the mailing of the agenda shall serve as notification of the meeting. A copy of same shall be sent by the Community Development Director to all members of the Commission in advance of each meeting.

708. The agenda for each meeting shall contain only those items which have been submitted to the Community Development Director in sufficient time for review, analysis, referrals to other interested departments, or public bodies and preparation of necessary reports.

a. The Community Development Director shall have the authority to withhold from an agenda or to remove from a tentative agenda any item which is not complete and sufficient for Planning Commission action or any item which has been revised subsequent to the initial filing and has not received adequate time for a comprehensive review by responsible staff agencies.

VIII. <u>OFFICIAL RECORDS</u>

801. The official records shall include these rules and regulations and the minutes of the meetings of the Commission together with all resolutions adopted, findings, decisions, and other official action.

802. The official records shall be on file in the Community Development Director's office and shall be open to public inspection during customary working hours.

803. The Commission shall keep minutes of its proceedings which shall show the vote on every question on which it Acts. Roll call vote may be requested by any member of the Commission, or at the discretion of the Chairperson.

804. A copy of these rules and regulations and all amendments thereto shall be placed on permanent file in the office of the City Clerk within ten (10) days of adoption.

IX. ORDER OF BUSINESS

901. The Commission shall consider matters before it at its regular meetings according to the following schedule.

1. Calling the roll.

2. Approval of Minutes.

3. Director's Report.

4. Public Comment on non agenda items.

5. Items for Commission consideration with public comment.

6. Motion to adjourn.

X. COMMITTEES

1001. Committees shall aid the Commission in the review and disposition of Commission business within their assigned areas of responsibility.

1002. Special committees shall be appointed only to handle matters not otherwise assignable to a standing committee.

XI. POLICIES AND SUPPLEMENTAL PROCEDURES

1101. All matters of policy affecting the Commission shall be decided at regular meetings or at special meetings called for that purpose.

1102. Supplemental policies, rules, and procedures may be adopted in the same manner as provided for amendments to these rules and regulations.

XII. AMENDMENTS

1201. Amendments to these rules and regulations may be made by the Commission at any regular meeting or special meeting called for that purpose upon the affirmative vote of at least four (4) members, provided such amendment is proposed at a preceding meeting, and that all members have been formally notified thereof.

XIII. ADOPTION

1301. All other by-laws and regulations pertaining to the transaction of business are hereby repealed and these rules and regulations shall be in effect immediately upon adoption.

1302. Nothing in these rules and regulations shall be construed to overrule State or City laws and regulations.

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Details (With Text)

File #:	14-561	Version: 1	Name:	
Type:	Presentation		Status:	Agenda Ready
File created:	1/28/2015		In control:	Planning Commission
On agenda:	2/19/2015		Final action:	
Title:	SUBJECT:	Presentation of Certificate of Appreciation for Seth Wurzel		
Sponsors:				
Indexes:				
Code sections:				
Attachments:	CERTIFICATE OF APPRECIATION RECOGNIZING			

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
SUBJECT: Presentation of Certificate of Appreciation for Seth Wurzel
DATE: February 19, 2015

Recommendation for Action: Staff recommends that the Planning Commission present a Certificate of Appreciation to Seth Wurzel to recognize his eight years of service on the Planning Commission

Report in Brief

The Planning Commission of the City of Woodland wishes to recognize the years of service, leadership and dedication to the City of Woodland by Seth Wurzel as a member of the Planning Commission for eight years.

Seth has been a member of the City of Woodland Planning Commission since January 2007, and in that time has served in a leadership capacity as Chair to the Commission. Seth's outstanding professional skills and leadership abilities have been essential in his service to the City of Woodland. Seth has been involved in flood control finance and management services and recently started a consulting practice, Larsen Wurzel & Associates. Seth has provided financial consulting services to many public agencies through the California

Central Valley since 2005. During Seth's tenure he was involved in key projects and issues and devoted his time to review of Spring Lake Specific Plan Amendments, the Gateway Shopping Centers, and the General Plan Update, among others.

Conclusion

The Planning Commission extends our sincere appreciation to Seth Wurzel for his eight years of service and wishes him well in his future endeavors.

Attachment: Certificate of Appreciation

CERTIFICATE OF APPRECIATION RECOGNIZING SETH WURZEL FOR EIGHT YEARS OF SERVICE

WHEREAS, Seth was appointed to the City of Woodland Planning Commission in January 2007; and

WHEREAS, Seth has served as Chair of the Planning Commission; and

WHEREAS, Seth's outstanding professional skills and leadership abilities have been essential in his service to the City of Woodland on the Planning Commission; and

WHEREAS, Seth received his Bachelor of Science degree in Civil Engineering from Rose-Hulman Institute of Technology in Terre Haute, Indiana in 1998 and his Master of Business Administration from UC Davis in 2005. While attending graduate school Seth moved to Woodland in 2004; and he and his wife were married at the Hotel Woodland in June of 2005. While a former employee at Economic & Planning Systems (EPS), he has more recently started a consulting practice specializing in flood control finance and management, Larsen Wurzel & Associates. Seth has provided financial consulting services to many public agencies through the California Central Valley since 2005; and

WHEREAS, During Seth's tenure he was involved in key projects and issues; and devoted his time and energy to the continuing advancement of the Spring Lake Specific Plan, the Gateway Shopping Center, and initiation of the 2035 General Plan Update, among others.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF WOODLAND DOES HEREBY thank Seth Wurzel for his years of service and congratulates him upon his resignation from the City of Woodland Planning Commission and wishes him well in his future endeavors.

February 5, 2015

Members of the Planning Commission

Marco C. Lizarraga Fred Lopez Chris Holt John Murphy Kirby Wells

Legislation Details (With Text)

File #:	14-562	Version: 1	Name:		
Type:	Presentation		Status:	Agenda Ready	
File created:	1/28/2015		In control:	Planning Commission	
On agenda:	2/19/2015		Final action:		
Title:	SUBJECT:	Presentation of Certificate of Appreciation for Patricia Hastings Murray			
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CERTIFICATE OF APPRECIATION P. Murray				

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
SUBJECT: Presentation of Certificate of Appreciation for Patricia Hastings Murray
DATE: February 19, 2015

Recommendation for Action: Staff recommends that the Planning Commission present a Certificate of Appreciation to Patricia Hastings Murray for her years of service on the Planning Commission.
Report in Brief

The Planning Commission wishes to recognize the years of service, leadership and dedication to the City of Woodland by Patricia Hastings Murray as a member of the Planning Commission for 14 years.

Pat has been a member of the City of Woodland Planning Commission since 2001 and in that time has served in a leadership capacity as Vice Chair to the Commission. Pat has found her time on the Planning Commission to be very satisfying and has enjoyed contributing to the quality growth and future design for Woodland. During Pat's tenure she was involved in key projects and issues including the development of the Spring Lake Specific Plan, Gibson Plaza, the Downtown Specific Plan update, Community Design Standards, the General Plan

Update in 2002, and the Gateway Shopping Center.

Conclusion

The Planning Commission extends our sincere appreciation to Patricia Hastings Murray for her 14 years of service and wishes her well in her future endeavors.

Attachment - Certificate of Appreciation

CERTIFICATE OF APPRECIATION
RECOGNIZING PATRICIA HASTINGS MURRAY
FOR FOURTEEN YEARS OF SERVICE

WHEREAS, Pat was appointed to the City of Woodland Planning Commission in 2001; and

WHEREAS, Pat has served as Vice-Chair of the Woodland Planning Commission; and

WHEREAS, Pat's outstanding professional skills and dedication to service have been essential in her time to the City of Woodland on the Planning Commission; and

WHEREAS, Pat Murray graduated from Oregon State University with a Bachelor of Science Degree in Science. She subsequently returned to California and attended the University of San Francisco, training in the field of Medical Technology. Pat and her family moved to Woodland in 1972. She worked at the Yolo County Hospital for 17 years as the Laboratory Manager until the Hospital closed. Since this time she has been retired, but has been very involved in many ventures including participating as an active member in the Woodland Library Rose Club. Pat has also been a docent at the UC Davis Arboretum. She has also been Co-President of the League of Women Voters for four terms as well as on their Board for more than 20 years. Pat has been on the Board of the Tree Foundation since its formation and has served on the Wayfarer Board. She has also served as the President of the Shakespeare Club; and

WHEREAS, Pat has found her time on the Planning Commission to be very satisfying and has enjoyed contributing to the quality growth and future design for Woodland. During Pat's tenure she was involved in key projects and issues including the development of the Spring Lake Specific Plan, Gibson Plaza, the Downtown Specific Plan update, Community Design Standards, the General Plan Update in 2002, and the Gateway Shopping Center.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF WOODLAND DOES HEREBY thank Patricia Murray for her years of service and congratulates her upon her resignation from the City of Woodland Planning Commission and wishes her well in her future endeavors.

February 3, 2015

Members of the Planning Commission

Marco C. Lizarraga   Fred Lopez   Chris Holt   John Murphy   Kirby Wells