



City of Woodland

Meeting Agenda - Final

Planning Commission

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

530-661-5820

Thursday, October 1, 2015

6:30 PM

Council Chambers

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

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

E. Subcommittee Reports

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 from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

[16-133](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 29, 2015 and September 17, 2015

Attachments: [A - August 20, 2015 Meeting Minutes](#)

[B - September 17, 2015 Meeting Minutes](#)

H. Public Hearing[16-131](#)

SUBJECT: Prudler Tentative Subdivision Map Project Draft
Environmental Impact Report Public Comment Meeting

DATE: October 1, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Hold a Public Hearing, and
- 2) Take public comment on the Draft Environmental Impact Report (EIR) for the proposed Prudler Tentative Subdivision Map project.

I. Business Items

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

[16-130](#)

Tentative Subdivision Map No. 4851 Extension (PLNG 15-00067). A request for a time extension of Tentative Subdivision Map No. 4851 for 24 months to expire on November 1, 2017, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

Location: 1341 East Gum Avenue

Applicant/Owner: County Oaks Racquet Club Investors, L.P. (Larry Gilzean)

Environmental Report: Exempt (CEQA Guidelines, §15061(b)(3))

APN: 066-122-060

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval

Attachments: [1 - Planning Commission Resolution.docx](#)

[2 - Applicant Request for Time Extension.pdf](#)

[3 - Approved Tentative Subdivision Map No. 4851.pdf](#)

[4 - Planning Commission Staff Report, 11-1-2007.doc](#)

J. Staff or Commissioner Comments

Continued as needed.

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 #: 16-133 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 9/22/2015 **In control:** Planning Commission
On agenda: 10/1/2015 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 29, 2015 and September 17, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [A - August 20, 2015 Meeting Minutes](#)
[B - September 17, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: October 1, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 29, 2015 and September 17, 2015

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

ATTACHMENTS:

A - August 20, 2015 Meeting Minutes

B - September 17, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, August 20, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:31 pm

Staff present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Jeff Ballantine, Assistant Planner

B. Roll Call

Present 7:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John
Murphy and Commissioner Elodia Ortega-Lampkin*

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

Zoning Subcommittee:

*Zoning Subcommittee would like to meet before the next regular Planning
Commission Meeting.*

Public Art:

*Planning Commission would like direction from staff regarding the next steps for the
Public Art Committee.*

F. Communications from the Public

No public comments received.

G. Approval of Minutes

[16-074](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning
Commission adopt the minutes of the Planning Commission meeting

of August 6, 2015.

Attachments: [August 6, 2015 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the minutes of August 6, 2015. The motion was carried by the following vote:

Ayes: Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin.

H. Public Hearing Items

[16-054](#)

Woodland Gymnastics Conditional Use Permit. Request for consideration of a Conditional Use Permit for Woodland Gymnastics, a local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The facility will consist of gymnastics apparatus, three administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space.

Location: 1221 Commerce Avenue, Woodland, CA

Applicant/Owner: Woodland Gymnastics

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-015-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [1 - Planning Commission Resolution](#)

[2 - General Application](#)

A motion was made by Commissioner Lizarraga and seconded Commissioner Lopez to approve the request from Woodland Gymnastics for a Conditional Use Permit, a local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The motion was carried by the following vote:

Ayes: Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin.

[16-061](#)

Machado Parcel Map No. 5083 (PLNG 15-00038). A request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone.

Location: 201 West Court Street

Applicant/Owner: Stephen Machado

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 064-310-004-000

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution and Exhibits A & B](#)
 [Attachment 2_General Application.pdf](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve (Machado Parcel Map No. 5083 (PLNG 15-00038) a request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone. The motion was carried with the removal of condition 8 regarding a stand-alone parking facility and with the addition of the following condition; a reciprocal access and parking agreement shall be provided to the satisfaction of the Community Development Director prior to approval of the final map, by the following vote:

Ayes: Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin.

[16-075](#)

Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Tentative Subdivision Map #5084 - Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10 acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Location: The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Applicant/Owner: Turn of the Century, LLC

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: 042-030-049-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Attachments: [1 - Planning Commission Resolution & Exhibits a - c](#)
[2 - Ordinance and Second Amendment to Development Agreement](#)
[3 - Project Application and Justification Statement](#)
[4 - Comment Letters from Public](#)

*A motion was made by Vice Chairman Holt and seconded by Commissioner Harris to approve the Spring Lake Specific Plan - Turn of The Century (PLNG15-00036) General Plan and Specific Plan Amendments and Development Agreement Amendment. The motion was carried by the following vote:
Ayes: Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin.*

I. Business Items

No items presented.

J. Staff or Commissioner Comments

No Comments.

K. Adjournment

Meeting was adjourned at 8:20 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.



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, September 17, 2015

6:30 PM

Council Chambers

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Ken, Hiatt, Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

Jeff Ballantine, Assistant Planner

B. Roll Call

Present 5:

Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco

Lizarraga, Commissioner Fred Lopez and Commissioner John Murphy

Absent 2:

Chairman Kirby Wells and Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

No public comments received.

G. Approval of Minutes

No minutes were presented.

H. Public Hearing

[16-102](#)

Del Taco Conditional Use Permit/Design Review: Request for a Conditional Use Permit to allow the construction of a 2,420 square

foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

Location: 1368 East Main Street

Applicant/Owner: Del Taco/WC Investors LLC

Environmental Report: Categorical Exemption

APN 066-030-035

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

Attachments: [Attachment 1 - Planning Commission Resolution.pdf](#)

[Attachment 2 - General Application.pdf](#)

[Attachment 3 - Landscape Plans.pdf](#)

[Attachment 4 - Floor Plans.pdf](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve Del Taco Conditional Use Permit/Design Review; a Request for a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone. The motion was carried by the following vote:

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

[16-081](#)

Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of an 85-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School). The tower will replace an existing 70-foot tall light standard at the school's baseball field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 520 West Street - Lee Middle School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 065-250-059

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

- Attachments:** [1 - Planning Commission Resolution](#)
[2 - Application, Vicinity Map, Photo Simulation.pdf](#)
[3 - Radio Frequency](#)
[4 - Alternative Site Analysis](#)
[5 - Statement of Support, WJUSD](#)
[6 - New Build Coverage Maps](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve Verizon Cell Tower Conditional Use Permit; a Request for a Conditional Use Permit to allow the construction and operation of an 85-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School). The motion was carried with the removal of condition 18 by the following vote:

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

I. Business Items

No items presented.

J. Staff or Commissioner Comments

Commissioner Lizarraga expressed a desire to see a public art policy come forward in light of concern over upcoming project reviews.

K. Adjournment

Meeting was adjourned at 7:15 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 #: 16-131 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 9/18/2015 In control: Planning Commission
On agenda: 10/1/2015 Final action:
Title: SUBJECT: Prudler Tentative Subdivision Map Project Draft Environmental Impact Report Public Comment Meeting

DATE: October 1, 2015

RECOMMENDATION:
Staff recommends that the Planning Commission:

- 1) Hold a Public Hearing, and
- 2) Take public comment on the Draft Environmental Impact Report (EIR) for the proposed Prudler Tentative Subdivision Map project.

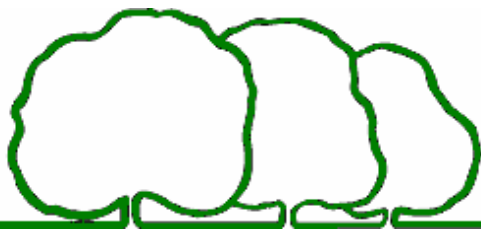
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
Cindy Gnos, Contract Planner, Raney Planning and Management, Inc.

SUBJECT: Prudler Tentative Subdivision Map Project Draft Environmental Impact Report Public Comment Meeting

DATE: October 1, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Hold a Public Hearing, and
- 2) Take public comment on the Draft Environmental Impact Report (EIR) for the proposed Prudler Tentative Subdivision Map project.

PROJECT PROPOSAL:

Although CEQA does not require a public hearing to receive comments on the Draft EIR, the City of Woodland is requesting the Planning Commission hold this meeting to encourage public comment on the adequacy of the Draft EIR. The purpose of the meeting is not to discuss the merits of the project, but to receive comments on the Draft EIR. Comments will not be responded to at the meeting. Rather, all comments received will be responded to in the Final EIR (FEIR) which will be brought before the Planning Commission in November along with the review of the project for a recommendation to City Council.

BACKGROUND AND EIR PROCESS:

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty of avoiding or minimizing environmental damage where feasible. When considering a proposed project, the public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues.

CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term *project* refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the Prudler Tentative Subdivision Map project, the City of Woodland has determined that, within the definition of CEQA, the proposed residential development is a *project* that has the potential for resulting in significant environmental effects.

An EIR is an informational document that appraises decision-makers and the general public of the potential significant environmental effects of a proposed project. An EIR must identify possible means to minimize significant effects and describe a reasonable range of feasible alternatives to the project. The City of Woodland is the lead agency for this project and is required to consider the information in the EIR before deciding whether to approve the project. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, project alternatives, growth inducing impacts, and cumulative impacts.

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an initial study. The City of Woodland made the decision to prepare an EIR and a Notice of Preparation (NOP) was released on December 17, 2014 for a minimum 30-day review, which ended on February 2, 2015, longer than 30 days due to the holidays.

As soon as the Draft EIR is completed, a Notice of Completion is filed with the Office of Planning and Research (OPR) and public notice is published to inform interested parties that the EIR is available for agency and/or public review, which provides information regarding location of drafts and any public meetings or hearings that are scheduled. The EIR is circulated for a period of 45 days, during which time reviewers may

make comments. For the Prudler Tentative Subdivision Map project, the Draft EIR is being circulated from September 8, 2015 through October 23, 2015. The Draft EIR is available for review, among other places, on the City of

Woodland website at:

<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?blobid=15244>.

Written comments are due Friday, October 23, 2015 by 5:00 p.m.

As discussed above, CEQA does not require a public hearing to receive comments on the Draft EIR; however, the City of Woodland is requesting the Planning Commission hold this meeting to encourage public comment on the adequacy of the Draft EIR. The purpose of the meeting is not to discuss the merits of the project, but to receive comments on the Draft EIR. Comments will not be responded to at the meeting. Rather, all comments received will be responded to in the Final EIR (FEIR) which will be brought before the Planning Commission in November along with the review of the project for a recommendation to City Council

PROJECT ANALYSIS:

The proposed project is located near the northeast corner of East Street and Sports Park Drive/County Road 24A. The site is bordered by County Fair Mall to the north, land designated Single Family Residential currently existing and under construction to the east, single-family residential on the other side of East Street to the west, and Sports Park Drive and the Woodland Sports Park and Woodland Community and Senior Center to the south. State Route 113 is a north-south freeway that is located east of the project site. In addition, the project site forms the north and east borders of the approximately two-acre Forrest property, which is not included as part of the project site. According to the City of Woodland General Plan Land Use Diagram, the project site is designated General Commercial and is bordered by lands designated Low Density Residential and Medium Low Density Residential to the west, Low Density Residential to the east, Public Service to the south, and General Commercial to the north.

The applicant is requesting a General Plan Amendment of the project site from General Commercial to Low Density Residential. The Low Density Residential designation allows for the residential densities ranging from 3.0 to 8.0 units per acre. In addition, the applicant is requesting a rezone of the project site from General Commercial (C-2) to Single-Family Residential (R-1) with the adoption of Planned Development Standards (R-1/PD). Additionally, an amendment would be made to the General Plan Circulation Element and Spring Lake Specific Plan with reference to the median and the walnut trees on East Street as well as a reduction from four to two lanes.

The applicant is requesting the approval of a Tentative Subdivision Map to allow the development of 186 detached single-family units on the approximately 38-acre site. In addition, the proposed project would include a 1.38 acre park. The internal streets, street lighting, and underground utilities in the proposed development would be publically-owned and maintained by the City of Woodland. All access to the site would be from East Street, to the west, and Sports Park Drive, to the south.

DISCUSSION:

The Initial Study that was prepared for the proposed project concluded that the following environmental issues would have *less-than-significant impacts without mitigation*:

- Agricultural and Forest Resources;
- Hazards and Hazardous Materials;
- Land Use and Planning;
- Mineral Resources; and

- Population and Housing.

The Initial Study that was prepared for the proposed project concluded that the following environmental issues would have *less-than-significant impacts with mitigation*:

- Aesthetics;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hydrology and Water Quality;
- Noise;
- Public Services;
- Recreation; and
- Utilities and Service Systems.

Additionally, the Initial Study identified the following *environmental issues for study in the Draft EIR*:

- Air Quality and Greenhouse Gas Emissions (Including Energy); and
- Transportation and Circulation.

Based upon the conclusions of the Initial Study, the Draft EIR included analyses of Air Quality and Greenhouse Gas Emissions, as well as Transportation and Circulation. The Draft EIR concludes that all impacts are less than significant or reduced to less than significant with the implementation of mitigation measures with the exception of the following traffic impacts which remain significant and unavoidable:

Matmor Road and Gibson Road intersection; and
East Street and Gibson Road intersection.

Planning Commission and the public should provide comments on the adequacy of the analysis contained in the Draft EIR.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Hold a Public Hearing, and
- 2) Take public comment on the Draft Environmental Impact Report (EIR) for the proposed Prudler Tentative Subdivision Map project.

ATTACHMENTS:

Prudler Tentative Subdivision Map Project Draft Environmental Impact Report - Available electronically at the City of Woodland website at:

<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?blobid=15244>.



Legislation Details (With Text)

File #: 16-130 Version: 1 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 9/18/2015 In control: Planning Commission

On agenda: 10/1/2015 Final action:

Title: Tentative Subdivision Map No. 4851 Extension (PLNG 15-00067). A request for a time extension of Tentative Subdivision Map No. 4851 for 24 months to expire on November 1, 2017, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

Location: 1341 East Gum Avenue

Applicant/Owner: County Oaks Racquet Club Investors, L.P. (Larry Gilzean)

Environmental Report: Exempt (CEQA Guidelines, §15061(b)(3))

APN: 066-122-060

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval

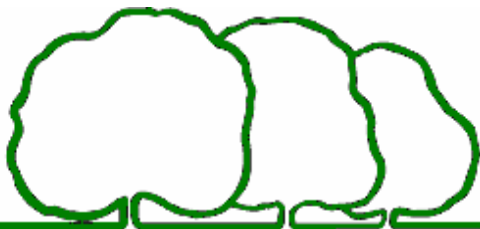
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution.pdf](#)
[2 - Applicant Request for Time Extension.pdf](#)
[3 - Approved Tentative Subdivision Map No. 4851.pdf](#)
[4 - Planning Commission Staff Report, 11-1-2007.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission

Tentative Subdivision Map No. 4851 Extension (PLNG 15-00067). A request for a time extension of Tentative Subdivision Map No. 4851 for 24 months to expire on November 1, 2017, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

Location: 1341 East Gum Avenue

Applicant/Owner: County Oaks Racquet Club Investors, L.P. (Larry Gilzean)

Environmental Report: Exempt (CEQA Guidelines, §15061(b)(3))

APN: 066-122-060

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval

General Plan Designation: Low Density Residential (LDR)

Existing Land Uses: Vacant Land

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Residential	R-1
South	Residential	R-1
East	Residential	R-1
West	Residential	R-1

Flood Zone: X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 06113C0 445H Revised May 16, 2012.

Street Access: Molly Avenue and Betty Avenue

Pending/Potential Action

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

1. Receive the staff report;
2. Adopt Resolution No. PC - _____ recommending approval for a 24 month extension of Tentative Subdivision Map No. 4851, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

Background

The Planning Commission approved Tentative Subdivision Map 4851 on November 1, 2007. The original Planning Commission approval was for three years, with an expiration on November 1, 2010. Due to the economic downturn, the state passed three bills starting in 2008, 2009, and 2011 that allowed automatic extensions of any map that would expire before January 1, 2011 for a culmination of an additional 5 years (Subdivision Map Act Section 66452.21, 66452.22, and 66452.23). Consequently, Tentative Subdivision Map 4851 is set to expire on November 1, 2015. The final map has not been processed and recorded.

Project Proposal

The applicant is requesting approval for a 24 month extension of Tentative Subdivision Map No. 4851, which is

for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone. This is the first extension requested for this map.

The request does not include any changes to the Tentative Subdivision Map originally approved in 2007. Per Section 21-7-1 of the City's Municipal Code, a subdivider may request an extension of a tentative map approval by written application to the Planning Commission and the Planning Commission may deny the request or grant an extension with the existing conditions of approval. Per Section 66452.6(e) of the California Subdivision Map Act, a tentative map may be extended for a period or periods not exceeding a total of six years, in addition to the State mandated time extensions. Pursuant to provisions within the Subdivision Map Act and Section 21-7-1 of the City's Municipal Code, staff recommends that the Planning Commission grant a 24 month time extension.

Applicable Laws, Codes & Ordinances

This 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
- City of Woodland Subdivision Ordinance
- The Subdivision Map Act

Environmental Review

The time extension of a Tentative Subdivision Map is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Providing a time extension for a Tentative Subdivision Map does not have the potential for causing a significant effect on the environment. A Mitigated Negative Declaration was prepared for Tentative Subdivision Map 4851 and was certified as in compliance with CEQA. The project has not changed and circumstances have not occurred that would require additional environmental review.

Appeals

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 to the City Council within ten (10) 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. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Move that the Planning Commission adopt Resolution No. PC - _____ in support of a time extension of Tentative Subdivision Map No. 4851 for 24 months to expire on November 1, 2017, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Attachment 2 - Applicant Request for Time Extension

Attachment 3 - Approved Tentative Subdivision Map No. 4851

Attachment 4 - Planning Commission Staff Report, 11/1/2007

RESOLUTION NO. PC 15 -

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A TWENTY-FOUR (24) MONTH
EXTENSION OF TENTATIVE SUBDIVISION MAP NO. 4851 TO
DIVIDE AN EXISTING 5.65 ACRE PARCEL INTO THIRTY-EIGHT (38)
PARCELS AT 1341 EAST GUM AVENUE (APN 066-122-060).**

WHEREAS, the Tentative Subdivision Map No. 4851 was approved by the Planning Commission on November 1, 2007 for three years, with an expiration of November 1, 2010.

WHEREAS, per Subdivision Map Act Sections 66452.21, 66452.22, and 66452.23, the State of California passed three bills starting in 2008, 2009, and 2011 that allowed automatic extensions of any map that would expire before January 1, 2011 for a culmination of an additional 5 years, extending Tentative Subdivision Map No. 4851 to November 1, 2015.

WHEREAS, the Larry Gilzean on behalf of Country Oaks Racquet Club Investors, L.P. submitted a request for a twenty-four month extension of Tentative Subdivision Map No. 4851 at least thirty days before the approval is due to expire, which would extend the expiration to November 1, 2017.

WHEREAS, the time extension of a tentative subdivision map is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), which states that CEQA applies only projects which have the potential for causing a significant effect on the environment. Providing a time extension for a Tentative Subdivision Map does not have the potential for causing a significant effect on the environment. A Mitigated Negative Declaration was prepared for Tentative Subdivision Map 4851 and was certified as in compliance with CEQA. The project has not changed and circumstances have not occurred that would require additional environmental review.

WHEREAS, the Planning Commission has the authority to grant time extensions of tentative subdivision maps through the City of Woodland Municipal Code and the Planning Commission may deny the request or grant an extension with the existing conditions of approval.

WHEREAS, a tentative subdivision map may be extended pursuant to the California Subdivision Map Act.

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend:

1. Approval of the proposed twenty-four (24) month extension of Tentative Subdivision Map No. 4851 to divide an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 1st day of October 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Kirby Wells

ATTEST:

Cindy Norris, Principal Planner



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September 16, 2015

Mr. Jeff Ballantine
Assistant Planner
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Dear Jeff:

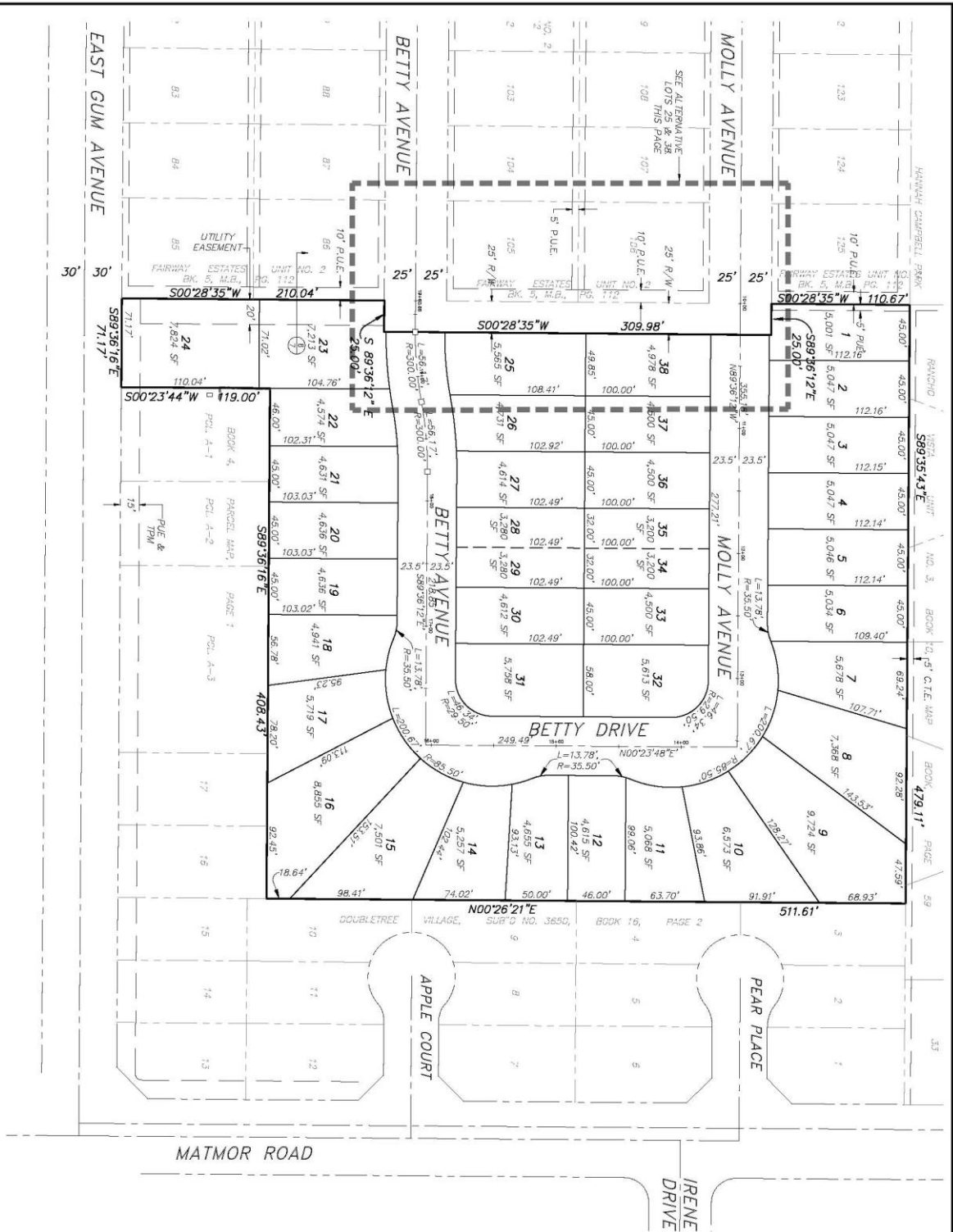
We hereby request a 2-year extension of Tentative Subdivision Map 4851, which covers our property at 1341 East Gum Avenue, Woodland, APN 066-122-060, and is set to expire as of November 1, 2015. A completed General Application Form relating to this request is attached, and I will separately submit payment of the associated fee of \$686.00.

If you have any questions or need any additional information, please contact me at (916) 712-6071.

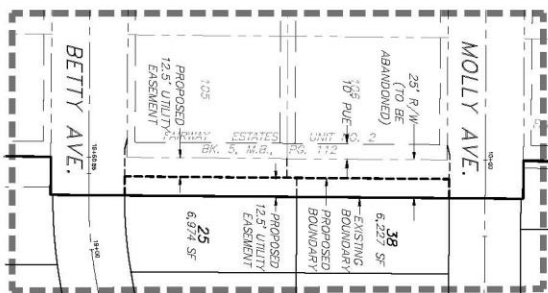
Sincerely,

Larry R. Gilzean
Director of Development

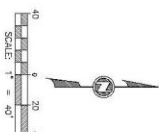
TREE REMOVAL
 TREES TO BE REMOVED PER ASSAULT REPORT. NEW
 MEASURES TO BE PLANTED PER REQUIRED MITIGATION.



ALTERNATIVE LOTS 25 & 38



TENTATIVE MAP
 FOR
SUBDIVISION NO. 4881
COUNTRY OAKS
TENTATIVE MAP
 LOCATED IN A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4
 OF THE S.W. 1/4 OF SECTION 33,
 TOWNSHIP 10 NORTH, RANGE 2 EAST,
 CITY OF WOODLAND, CALIFORNIA
LM CIVIL ENGINEERING
 LAND SURVEYING
 WOODLAND, CALIFORNIA
 SHEET 3 OF 7
 JUNE 18, 2007



PROJECT TITLE: **Country Oaks – Spare Time Tentative Subdivision Map No. 4851.** Request for a Tentative Subdivision Map to divide existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the R-1/PD Zone, and Planned Development (PD) Conditional Use Permit.

APPLICANT/OWNER: Spare Time, Inc. (Larry Gilzean)

ENVIRONMENTAL REPORT: Mitigated Negative Declaration

A.P.N. APN: 066-122-060

PROJECT PLANNER: Paul L. Hanson, AICP, Senior Planner

STAFF RECOMMENDATION: Conditional Approval

REPORT FOR: Planning Commission Public Hearing – 11/1/07

GENERAL PLAN DESIGNATION: Low Density Residential (LDR)

EXISTING LAND USES: Closed recreational facility with tennis courts

FLOOD ZONE: Zone “X” Area - Areas determined to be outside of the 0.2% annual chance floodplain. FIRM Community Panel Number - 0604260440C Revised July 9, 2003.

STREET ACCESS: Molly Avenue and Betty Avenue

**ADJACENT
LAND USES & ZONING:**

NORTH	Residential	R-1
SOUTH	Residential	R-1
EAST	Residential	R-1
WEST	Residential	R-1

PENDING/POTENTIAL ACTION

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

- Finding of Consistency with the General Plan;
- Finding of Consistency with the Zoning Ordinance;
- Finding of Consistency with the Community Design Standards;
- Finding that, on the basis of the whole record before it, including the Initial Study and comments received on it, the project would not have a significant impact on the environment

with incorporation of mitigation measures, and adoption of the Mitigated Negative Declaration in accordance with the provisions of CEQA;

- Approval of Tentative Subdivision Map No. 4581 to subdivide APNs 066-122-060 totaling 5.65 acres into 34 single family lots and 4 halfplex lots and dedication of public street right-of-way in the residential zone;
- Approval of Planned Development (PD) Conditional Use Permit (CUP); and
- Design Review of Subdivision Improvements, Landscaping and Residential Units (to be approved later.)

PROJECT PROPOSAL

OVERVIEW - TENTATIVE SUBDIVISION MAP

The subject property, which contains a closed recreational facility/health club, is comprised of one (1) parcel approximately 5.65 acres in size. It is bounded on the north and east by Single Family Residential (R-1), on the south by Single Family Residential (R-1) and East Gum Avenue, and on the west by Single Family Residential (R-1) and a roadway connecting Betty Avenue and Molly Avenue (see Attachment A – Application and TSM #4851).

The project proposes to subdivide the property into into thirty-four (34) single-family lots and four (4) halfplex lots. Single-family lot sizes would range from 4,500 to 9,724 square feet, while the halfplex lots would range from 3,200 to 3,280 square feet. Access to the subdivision is proposed via extensions of Molly Avenue and Betty Avenue, connected on-site as a loop by Betty Drive. An existing driveway connecting the project site to East Gum Avenue would be abandoned, and its location would become part of two single-family lots. The project would utilize existing City sewer and water lines and storm drainage facilities along the western boundary of the site.

Planning Commission Design Review of the proposed homes, plotting master plan, landscaping, walls, fences and screening would take place at a later date, along with review of a final Tree Plan which would show specific trees to be preserved / replaced and the specific measures to be taken for their preservation.

The Initial Arborist Report (see Attachment B), prepared for the project applicant by Sierra Nevada Arborists, identifies 107 trees on the site that are subject to the City's Tree Ordinance. The trees include twenty-three (23) Canary Island Pines, eighteen (18) Bradford Pears, fifteen (15) Mexican Fan Palms, and six (6) Valley Oaks, along with various other species. The project does not specify the number or type of trees that would be removed.

The Phase 1 Environmental Site Assessment (see Attachment C), prepared for the project applicant by Wallace-Kuhl and Associates, Inc., did not reveal any evidence of hazardous materials contamination on the property. No state or federal Superfund sites were identified within one mile of the property. A review of historical information encountered no evidence of the use of any agricultural chemicals from the property's previous use as pastureland.

OVERVIEW – PLANNED DEVELOPMENT (PD) OVERLAY ZONE DESIGNATION

The existing zoning designation is Single Family Residential with a Planned Development overlay designation (R-1/PD). The PD overlay designation encourages a creative and more efficient approach to the use of land, and provides for greater flexibility in the design of integrated developments, than otherwise possible through strict application of zoning regulations. A Conditional Use Permit for the PD shall be considered concurrently with the Tentative Subdivision Map and shall be approved subject to approval of the Tentative Subdivision Map. The PD CUP proposes the following deviations from City regulations:

- Mid-block halfplex units in the R-1/PD for four lots (Two halfplex units).
- Minimum lot size for single-family residential lots shall be 4,500 square feet.
- Minimum lot width for single-family residential lots shall be 45 feet.
- Minimum 15-foot front yard setbacks for main house.

CITY SERVICES

The project site will be served by City services. Water, sewage, storm drainage, electrical and telephone connections are currently available along the western boundary of the property.

FLOOD ZONE

FEMA NFIP Development Requirements: Under the currently applicable Flood Insurance Rate Map (FIRM) (City of Woodland, California, Yolo County, Map Number 0604260420 C, revised July 9, 2003) the property is shown in Flood Zone “X” which is identified as “Areas determined to be outside of the 0.2% annual chance floodplain.”

APPLICABLE LAWS, CODES, AND ORDINANCES

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

- The California Environmental Quality Act (CEQA)
- The Subdivision Map Act
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Subdivision Ordinance
- Community Design Standards
- Floodplain Management Regulations
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this project was prepared by the Community Development Department’s Office Manager in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and State Planning Law. A legal notice was published in the Woodland Daily Democrat on October 18, 2007. Notices also were provided to property owners within 300 feet of the proposed project site. Copies of the staff report for the proposed project have been on file at City Hall since October 26, 2007. Staff has received public comments on the proposed project and those comments are attached (Attachment D). The public

comments received is concerned with the smaller lots and lost of privacy associated with the construction of two-story homes and school and traffic impacts.

PREVIOUS ACTIONS TAKEN

The recreational facility on the project site had been operating under a Conditional Use Permit. The facility had been in operation since 1979 and has been owned and operated by the current owners since the late 1980s. The owners have closed the recreational facility and now seek entitlements for the proposed residential subdivision.

ENVIRONMENTAL ASSESSMENT STATUS

This project does not qualify for any categorical exemption specified by CEQA. Therefore, an environmental assessment was required. In accordance with the provisions of CEQA and the State CEQA Guidelines, an Initial Study was drafted by the City to determine the significance of potential environmental impacts of the project (Attachment E - Initial Study and Negative Declaration of Environmental Impact)

The residential project (6.7 units/acre) is consistent with the General Plan designation of Low Density Residential (LDR-3.0 to 8.0 units/acre) and Zoning Ordinance designation of R-1/PD Single Family Residential with Planned Development overlay. The project is located within city limits on a 5.65 acre site and is surrounded by urban uses. The project site was not determined to have any special status plants or wildlife species.

Development of the site will not result in significant traffic impacts. It also will not result in significant noise, air quality or water quality impacts, with implementation of mitigation measures specified in the Initial Study. Existing and proposed streets are adequate to serve the facility. The project will comply with City noise standards, with implementation of mitigation measures. The existing storm drains are adequate to serve the site. Existing utilities (storm water drainage, sewer, water, electricity, natural gas) are adequate to serve the proposed project. The project will not result in any significant effects to the environment with implementation of mitigation measures, and the proposed use can be adequately served by all required utilities and public services.

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. For this project, staff recommends adoption of a Mitigated Negative Declaration, in accordance with Section 15074 of the State CEQA Guidelines.

REVIEWING AGENCY COMMENTS

All reviewing agency comments have been integrated into the conditions of approval. The Fire Department had no comment on the project. The Building Department, Waste Management, Charter Communications, AT&T, and PG&E did not response to the City's referral.

STAFF ANALYSIS

The proposed project will replace a closed recreational facility showing signs of deterioration with new residential units. In effect, the project will be an "infill" development within a predominantly residential area. Staff supports this project subject to the attached conditions of approval and provides the following analysis for the tentative subdivision map:

GENERAL PLAN CONSISTENCY

The property is designated for Low Density Residential (LDR) uses in the General Plan and is zoned Single Family Residential with Planned Development overlay (R-1/PD) Zone. The General Plan indicates that LDR densities will range from 3-8 dwelling units per gross acre. The proposal equates to a gross density of 6.73 dwelling units per acre (38 units divided by 5.65 acres), which falls within the allowed range. The Planning Commission's project review satisfies the requirement for discretionary review and approval. The project is consistent with the policy framework of the General Plan, in particular Goals 1.A, 1.B and 1.D; Policies 1.A.6., 1.A.8., 1.B.1 through 1.B.6, and 1.D.2; and Implementation Program 1.4.

CONSISTENCY WITH OTHER PLANS

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

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Single Family Residential with Planned Development overlay (R-1/PD). The minimum lot areas for the R-1 zone are as follows: Single Family: 5,000 square feet for interior lots and 6,000 square feet for corner lots, Split Lot Halfplexes, half lot area: corner lot 4,000 square foot minimum and total lot area 7,000 square feet per structure. The minimum lot widths are as follows; Single family corner lot 60 feet, interior lot 50 feet, Split Lot Halfplex, half-lot width corner lot 40 feet minimum, 70 feet per structure. The proposed project with the PD overlay will deviate from R-1 zone standards by allowing the following:

- Minimum lot size for single-family residential lots shall be 4,500 square feet.
- Minimum lot width for single-family residential lots shall be 45 feet.
- Mid-block halfplex units in the R-1/PD for four lots (Two halfplex units).

The proposed mid-block halfplex units will meet the R-2 zoning requirements. The minimum lot widths for the R-2 zoning for an interior lot width is 60 feet per structure, 30 feet minimum per lot. The minimum lot area for the R-2 zoning for an interior lot is 6,000 square feet per structure, 3,000 square feet minimum per lot.

Setbacks

The setbacks for the project with the PD overlay will deviate from the standard R-1 zone setbacks as follows:

- Minimum 15-foot front yard setbacks from main wall of house, with five-foot encroachment in setback permitted for porches. Front yard porches will be allowed a 10 foot setback from the back of sidewalk.

The project will otherwise conform to R-1 setback standards.

Height

The maximum height of principal buildings in the R-1 zone is 30 feet. The proposed homes will conform to this requirement.

Lot Coverage

The maximum lot coverage is 50%. The proposed homes will conform to this requirement.

Fencing

Proposed fencing will conform to the City's Zoning Ordinance fencing requirements.

Landscaping

Section 25-22-10H and I provide protections for existing trees, including a requirement to protect the drip line. A review of the tentative map indicates that most existing trees on the project site would likely be removed, while the drip line of other trees may be impacted by home construction, sidewalks and other impervious surfaces. This could adversely affect the health of the trees and potentially result in their death. The specific trees impacted are not known. A condition for the preparation of a Tree Plan has been added, requiring the engagement of a City-approved arborist to review the tentative map prior to preparation of a final map or submittal of improvement plans, and to make recommendations for mitigation measures to better preserve and protect existing trees that have been identified to be saved. This may include jogs in fencing, movement of planters, shifting of structures, elimination of paving, use of special paving, and other modifications pursuant to Section 25-22-10I of the Zoning Code.

Off-Street Parking and Loading

Article 23 of the Zoning Regulations addresses off-street parking requirements. Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is 2 parking spaces per unit. The proposed parking will conform to minimum standards.

Signage

Article 22 of the Zoning Regulations addresses signs. No signage is currently proposed.

Performance Standards

There are no specific zoning performance standards identified in the Zoning Ordinance that would be applicable to this property. There are site design and architectural requirements identified in the Community Design Standards.

Subdivision/Project Design

Overall, the subdivision would be developed to be a logical extension of the adjoining subdivision to the west, connecting via Betty Avenue and Molly Avenue. Lot areas and widths are also in character with the adjoining subdivisions. The project proposes the addition of 4 halfplex units that would provide some of the required affordable housing units to moderate-income households, pursuant to the City's Affordable Housing Ordinance.

Affordable Housing Ordinance

Chapter 6A of the Woodland Municipal Code, effective June 1, 2004, requires that for-sale residential projects provide 10% of the total units in the project at prices affordable to low-income homebuyers. The ordinance further requires that the affordable units are dispersed throughout the project, are constructed concurrently with market rate, and are visibly indistinguishable from the exterior as compared to market-rate units.

The project as proposed will be required to designate 4 units as affordable for-sale units. As a condition of approval, the City will require two of the affordable units to be provided by the proposed halfplex units. The affordable halfplex units would not be located in the same structure, meaning a market-rate halfplex unit would be located adjacent to an affordable halfplex unit. The other two affordable units shall be provided by two of the proposed single-family residences.

Consistency with Community Design Standards:

The Community Design Standards contains a section entitled “Design Standards for Single Family Residential Development” comprised of four subsections: Site Planning, Architecture, Roof Design Security/Defensibility, and Accessory Building. Within these subsections there are 18 “standards” and 4 “recommendations.” The project will be coming back to the Commission for a separate design review of the project at a later date. The proposed tentative map has been reviewed in light of the requirements for basic site planning pertaining to tree preservation, access/circulation, and adequate lot depths to provide for varying front yard setbacks. The project satisfies these requirements.

Technical Studies

The Arborist Report (see Attachment B), prepared for the applicant by Sierra Nevada Arborists, identifies 107 trees on the site that fall subject to the City’s Tree Ordinance. The trees include twenty-three (23) Canary Island Pines, eighteen (18) Bradford Pears, fifteen (15) Mexican Fan Palms, and six (6) Valley Oaks, along with various other species. Any tree earmarked for removal will be subject to the City’s Tree Replacement Ordinance (Two fifteen-gallon container size trees shall be planted for each six inches or fraction thereof of the diameter of a tree removed). Replacement trees may be planted on site or paid fees into the City’s tree mitigation fund. The project will be coming back to the Commission for a separate review for the Tree Protection Plan, indicating specific actions to preserve the trees.

The Phase 1 Environmental Site Assessment (see Attachment C), prepared for the project applicant by Wallace-Kuhl and Associates, Inc., did not reveal any evidence of hazardous materials contamination on the property. No state or federal Superfund sites were identified within one mile of the property. A review of historical information encountered no evidence of the use of any agricultural chemicals from the property’s previous use as pastureland. Since there is no indication of any hazardous materials contamination, staff does not recommend any action on this issue.

Independently of the development application review process, the project applicant commissioned a traffic impact analysis of the proposed project by KDAnderson and Associates, Inc. (see Attachment F). The analysis concluded the traffic generated by the project would lead to no change in the existing levels of service on nearby streets and intersections. The analysis confirms the conclusion made in the Initial Study that the project would have no significant traffic impacts.

PLANNED DEVELOPMENT (PD) OVERLAY ZONE DESIGNATION

The procedure for development approval in a PD overlay zone includes an application for a Conditional Use Permit for all proposed development within the Zone. The Conditional Use Permit is a mechanism to apply conditions on projects in a PD overlay. A residential project may apply for a preliminary plan that outlines the concept of the project and states that number of

dwelling units. A final plan can be submitted later, which provides the details of the project. Such final plan will include the following:

- Site plan showing lot area, street layout, lot design, locations of buildings, setbacks, driveways, off-street parking and landscaping, on-site drainage areas.
- Floor plans and elevations of buildings.
- Other information as required by the Community Development Department.

The Community Development Director may waive any of the above items if they are inappropriate, premature or speculative due to the nature of the project.

The proposed project is a Tentative Subdivision Map to create 38 new lots on a parcel with an existing zoning designation of Single Family Residential with Planned Development overlay (R-1/PD). The PD overlay designation encourages a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations. A Conditional Use Permit shall be considered concurrently with the zoning request and shall be approved subject to approval of the zoning request. The PD overlay designation CUP proposes the following Conditions of Approval to Tentative Subdivision Map #4581:

- a. Halfplex buildings shall not be placed on adjoining lots, in accordance with provisions in the City's Affordable Housing Ordinance that discourage concentration of affordable housing units.
- b. Minimum 15-foot front yard setbacks from main wall of house, with five-foot encroachment in setback permitted for porches.
- c. Minimum lot size for single-family residential lots shall be 4,500 square feet.
- d. Minimum lot width for single-family residential lots shall be 45 feet.

The project will be coming back to the Commission for a separate plot plan and design review of the project, and a review of the Tree Protection Plan indicating specific actions to preserve and/or replace trees.

Conditional Use Permit

Article 27 of the Zoning Regulations 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. The zoning designation for the site is Single Family Residential with Planned Development overlay (R-1/PD). The permitted uses of land in a PD overlay zone shall be any use or combination of uses and densities shown on the approved development plan, which are so arranged and designed to provide a development which is in conformity with the General Plan and which is consistent with the requirements of this article.

SUMMARY

The applicant is requesting approval for a 38-lot subdivision, Tentative Subdivision Map No. 4581, and a Planned Development Conditional Use Permit. The proposed subdivision would create lots for single-family and halfplex residential development. The CUP would allow for lot size, lot width and setback deviations from the requirements of the R-1 zone. The parcel proposed for subdivision contains a closed recreational facility. This facility would be demolished. Staff recommends approval for both the tentative subdivision map and CUP, with staff's recommendations being incorporated as conditions of approval for the map and CUP.

RECOMMENDATION

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

Motion #1 Move That The Planning Commission Approve Tentative Subdivision Map No. 4581 and Planned Development (PD) Conditional Use Permit Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- 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.
- Adopt the Mitigated Negative Declaration for the project, pursuant to the requirements of CEQA.
- Approve Tentative Subdivision Map #4581, subdividing APN 066-122-060 totaling 5.65 acres into 34 single family lots, 4 halfplex lots and dedication of public street right-of-way in the residential zone.
- Approve the Planned Development Conditional Use Permit for Tentative Map #4581.

-OR-

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

Motion #2 Move That The Planning Commission Deny Tentative Subdivision Map No. 4581 and Planned Development (PD) Conditional Use Permit Based On The Identified Findings Of Fact (Specify Findings)

ATTACHMENTS:

- A. Application & Tentative Subdivision Map No. 4581
- B. Arborist Report
- C. Phase 1 Environmental Site Assessment
- D. Public Comments
- E. Initial Study and Negative Declaration of Environmental Impact
- F. Traffic Impact Analysis

FINDINGS FOR PROPOSED COUNTRY OAKS TENTATIVE SUBDIVISION MAP #4581 AND PLANED DEVELOPMENT CONDITIONAL USE PERMIT.

Prepared for approval by the Woodland Planning Commission on November 1, 2007.

CEQA Findings

1. In accordance with the provisions of CEQA, the project has been evaluated for potential environmental impacts, and has been determined to not have any significant impacts with the incorporation of mitigation measures identified in the Initial Study for the project.
2. Since the project has been determined to have no significant environmental impacts, a Mitigated Negative Declaration shall be adopted in accordance with the provisions of CEQA.
3. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Woodland.

General Plan Consistency Findings

4. The proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan.
5. The project will help the City meet the needs of moderate-income households.
6. The project evidences the City's willingness to overcome governmental constraints by allowing alternative street sections, small lots, and modified set-backs.
7. The project demonstrates the successful use of infill development to meet community-wide housing needs.

Zoning Consistency Findings

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

Tentative Subdivision Map Findings

9. The proposed project, as conditioned, meets all regulatory requirements of the Subdivision Map Act and the City of Woodland Subdivision Ordinance.
10. The conditions of approval are reasonably related to the use of the property.

PD Overlay Zone Conditional Use Permit Findings:

11. Adjacent properties are protected and the public interest is protected.
12. The conditions of approval are reasonably related to the use of the property.
13. The City is satisfied that the proposed structures and uses conform to the requirements and the intent of the Zoning Ordinance and the General Plan.
14. The design of the project and improvements will not cause serious public health problems.
15. Utilities are available to the site.
16. 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.

Design Standards Findings (To be approved later)

17. The project substantially satisfies the requirements of the Community Design Standards.

CONDITIONS OF APPROVAL – Tentative Subdivision Map #4581

Community Development Department

1. The project is as described in the staff report prepared for the November 1, 2007 Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Map included in the November 1, 2007 staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications. Substantive modifications to the project description shall require modification of the conditions and may void the approval.
2. The applicant shall hold harmless the City, its Council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the city and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of the permit. Applicant further agrees to provide a defense for the City in any such action.
3. The applicant shall secure approval, satisfy the requirements, and abide by the conditions of all agencies with jurisdiction.
4. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division, pursuant to the requirements of Section 25-21-60 of the Zoning Regulations.
5. Prior to City Approval of Final Subdivision Map, the applicant shall have plans prepared for overall subdivision Site Plan, Landscape Plan and Architectural Design review and approval by the Planning Commission pursuant to the Community Design Standards and Zoning Ordinance. Landscaping plans shall include a master street tree planting plan for the subdivision, landscaping and screening of any onsite storm water detention facilities, walls and fences, public right of way landscaping and prototype front yard landscaping of individual homes.
6. Prior to City approval of Final Subdivision Map, the applicant shall have a Tree Plan prepared by a City-approved licensed Arborist and submitted for review by the Community Development Department. Following review by City Staff, the Tree Plan shall be reviewed and approved by the Planning Commission. This Plan shall identify trees to be retained, specific measures to be taken to protect the trees during construction of the subdivision improvements and homes, and long-range care and preservation of the trees, pursuant to the requirements of the Tree Ordinance and Tree Plan Information Guide.
7. Tree conservation easements shall be recorded by the developer for all trees to be preserved prior to sale of lots and/or issuance of building permits.
8. Prior to recordation of the Final Map, any final Covenants, Conditions and Restrictions (CC&Rs) proposed as part of the project shall be subject to review and approval by the Community Development Department. At its discretion, the City may modify the CC&Rs as deemed appropriate.
9. All replacement trees shall be guaranteed for a period of one year from the date of final acceptance of the development project by the City. Any tree that does not

survive for one year from that date shall be replaced by the developer and the replacement tree shall be guaranteed for one year.

10. Landscape installation, including the planting of trees, shall be in accordance with the Tree Plan, the City's standard specifications, the landscape regulations of the Zoning Code, and the Tree Ordinance.
11. Comply with the City's Lot Reservation Policy (10% of lots to be made available for a 45-day period for purchase by individuals other than the owner/developer).
12. Comply with applicable Affordable Housing Ordinance requirements and adopted administrative procedures.
13. A minimum of three different floor plans with three different elevations of each for single family detached units shall be prepared and submitted to the Community Development Department for Planning Commission review and approval prior to approval of the Final Map. Split lot halfplexes will require a minimum of two different floor plans with two different elevations of each.
14. All floor plans and elevations shall be resubmitted for approval by the Community Development Director. Design shall comply with the Community Design Standards. This shall occur prior to issuance of building permits.
15. Required front and street-side setbacks, as conditioned/approved, shall be measured from back of sidewalk.
16. Comply with applicable NFIP Regulations and City Floodplain Management Ordinances.
17. A Geotechnical Engineering Investigation of the project site shall be completed prior to issuance of a grading permit. The recommendations of the investigation shall be followed in construction of the project.
18. The developer shall designate four (4) units (10% of the total 38 units) to be sold at prices affordable to moderate- and low-income households. As required, these units shall be dispersed throughout the project; buildings containing affordable units shall not be placed on adjacent lots.
19. Affordable units must be visibly indistinguishable from the exterior in comparison with surrounding market-rate units. Affordable units may have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing.
20. Affordable units may be smaller in square footage than the market-rate units in the project to a minimum of 850 square feet of living space.
21. The developer shall comply with applicable State and Federal laws regarding accessible design features for persons with disabilities. Homebuyers of affordable units shall be offered "universal design" or "visitability" features to be incorporated into the construction of the unit by the builder. Such modifications shall be paid for by the homebuyer, independent of and in addition to the amount calculated as the affordable purchase price of the unit. Information on "universal design" and "visitability" building features is available from the Community Development Department upon request.

22. Homes shall be sold using the procedure and requirements outlined in Section 6A-5-30 of the Affordable Housing Ordinance. Upon request, the Community Development Department will assist the developer in estimating the calculations of maximum affordable purchase prices based on the assumptions provided in this section
23. Inclusionary Housing Agreement—Per Section 6A-3-30 of the Affordable Housing Ordinance, the developer and the City shall enter into an Inclusionary Housing Agreement, which shall be completed and executed prior to the approval of the Final Map. The Tentative Map will be subject to the conditions of the Inclusionary Housing Agreement, a summary of which is provided in the “Agreement Checklist” in Section 6A-3-30 of the Ordinance.
24. Outreach and Marketing Requirements - The developer shall comply with all applicable requirements regarding the outreach and marketing of the affordable units, as outlined in Section 6A-3-40 of the Affordable Housing Ordinance.
25. Split-lot halfplexes shall not be allowed on adjacent lots, side by side and back to back or diagonally.

Parks Recreation and Community Services Department (PRCS):

25. Replace all removed trees or mitigate for the loss of removed trees as required by City codes.
26. The developer shall pay in-lieu park fees in accordance with City Code Chapter 21, Article 12.
27. Developer to pay all AB1600 fees.

Police Department

28. Lighting should be adequate to provide security lighting for residents while not being intrusive.
29. Any Postal Service cluster box units should be in a well-lighted place and highly visible. Units shall be subject to design review by the Community Development Department.
30. Landscaping should be of a type and situated in locations allowing natural surveillance. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
31. Wide-angle peepholes should be incorporated into all front doors of dwellings to allow visual scrutiny.

Public Works Department

32. The project shall pay all applicable development impact fees. If a credit is desired for the existing improvements, applicant shall apply for a credit prior to either demolition of existing facilities, buildings or improvements, or prior to submittal of the Final Map. Amount of credit shall be determined by the Public Works Department. Prior to approval of the Final Map, applicant and City shall enter into an agreement on how credit is to be applied to the building permits.

33. Prior to the Final Map, the applicant shall submit and have approved a revised Tentative Map in compliance with these conditions. The revised Tentative Map is subject to the approval of the City Engineer and Community Development Department.
34. Developer shall document and show evidence that all Tentative Map conditions are met with submittal of Final Map.
35. Developer shall enter into a Subdivision Improvement Agreement for the construction of public improvements prior to the construction of any improvements, approval of full improvement plans, approval of Final Map, or building permits.
36. Developer shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
37. Developer shall submit proposed street names for approval by the City of Woodland.
38. Project shall conform to County Health regulations and requirements for the abandonment of any septic tanks and water wells on the property. Prior to the approval of any construction permits, grading permits or the improvement plan, the existing well shall be abandoned. Prior to abandonment of the well, the developer shall provide to the City permission from all recipients that receive well water to abandon the well.
39. Developer shall conform to any mitigation measures outlined in the Initial Study and traffic study.
40. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants and street lights.
41. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
42. If improvements are constructed and/or installed by a party or parties other than the developer, which improvements benefit developer's property, prior to issuance of a building permit (approval of the Final Map) on the developer's property, developer shall pay a proportionate share of the costs of said improvements, including interest.
43. Developer shall provide documentation of contact with the property owners of all adjacent parcels prior to the scheduling of any public meetings, and shall fund costs of legal notices, descriptions and incidentals for the abandonment/vacation of public right-of-way.
44. Second units shall pay single family dwelling unit development fees if greater than 600 square feet. All second units shall have separate utility connections.
45. The Final Map shall tie into two City control network monuments in accordance with the City's Electronic Submission Ordinance.

46. The Final Map shall dedicate a 10-foot Public Utility Easement (PUE) adjacent to all rights-of-way.
47. The map shall be forwarded to Yolo County Transportation District, and comments shall be incorporated into the Final Map.
48. Prior to tentative approval of the Final Map, all Quimby Act and park improvement issues shall be resolved.
49. For the Betty Avenue and Molly Avenue extensions, the developer shall:
 - i. Construct street improvements, including asphalt pavement, curb, gutter, sidewalk, driveways, street lights, fire hydrants and appurtenances.
 - ii. Dedicate an additional 10-foot Public Utility Easement (PUE) along public streets.
 - iii. Construct mitigations/traffic calming features as identified in the traffic study on the existing roadways.
50. Project shall remove and replace curb, gutter and sidewalk along East Gum Avenue as determined necessary by the City Engineer for the access provided to Lot 24 on the Tentative Map and for the connection to the water, sewer or storm drain utility infrastructure.
51. Final Map shall abandon/vacate right-of-way for 25-foot street and retain a utility easement in favor of the City. Width of the easement shall be subject to the review and approval of the City Engineer. Utility easement shall be subject to other restrictions in the conditions.
52. Final Map and building design standards shall comply with both City Engineering standards and lot coverage requirements. Final Map approval shall be subject to these requirements and the approval of the City Engineer and Community Development Director, and lots shall be modified or eliminated to comply with these requirements.
53. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only; final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water and sewer studies.
54. A drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention or retention facilities, channel modifications, and/or equally effective measures to control the rate and volume of runoff. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Public Works Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.
55. Applicant shall install pipe sized to handle 100-year storm overland release and replace existing 15-inch storm drain pipe with the same pipe.

56. Final Map shall record no build restriction on utility easements that are within single family dwelling lots, and grant the City unrestricted access to these facilities. Developer shall draft easement language for review and approval by the City Engineer to address access rights, structure construction and landscape maintenance and replacement. Easements shall be contained within the fence line of single family dwelling lots unless otherwise approved by the City Engineer.
57. Project shall be served underground for dry utilities. Prior to submission of Final Map, developer shall submit utility plan with documented approval by power, phone, gas and cable utilities. Final Map shall dedicate easements and grant access necessary to implement the approved plan.
58. Water line in existing 25-foot street west of the project site shall be abandoned. Developer shall construct new 8-inch line to loop in with the existing line.
59. Sewer line shall be extended from Molly and Betty Avenue and construction of ductile iron pipe, unless otherwise approved by the City Engineer. Applicant shall submit sewer utility plan for approval prior to submission of Final Map.
60. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement Best Management Practices (BMPs) to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
61. Project shall comply with Storm Water Quality Ordinance, for site-specific, general, and treatment control measures. The project is eligible for in-lieu fees for the project treatment controls only.

Environmental Compliance

62. Developer is required to file a notice of intent for construction activity on one acre or over with the Regional Water Quality Control Board, Central Valley Region. Before grading begins, the developer is required to submit an erosion control plan and prepare a Storm Water Pollution Prevention Plan for review by the City.

Housing/Redevelopment

63. The Inclusionary Housing Agreement shall be signed as a condition to receiving approval of the Final Map.

CONDITIONS OF APPROVAL – PD Conditional Use Permit

1. The PD overlay zoning designation Condition Use Permit (CUP) allows for the following deviations from the Single Family Residential (R-1) zone standards for Tentative Subdivision Map #4581 and lots created thereby:
 - a. Minimum lot size for single-family residential lots of 4,500 square feet.
 - b. Minimum lot width for single-family residential lots of 45 feet.
 - c. Minimum 15-foot front yard setbacks from main wall of house, with five-foot encroachment in the 15-foot setback permitted for front yard porches.
 - d. Mid-block halfplex units are allowed in the R-1/PD for four lots.

2. Two-story homes may be constructed on the interior lots of the subdivision, except those lots adjacent to existing one-story homes. Initial construction of two-story homes shall be allowed on lots in the subdivision that back up to a lot outside the subdivision that has an existing one-story residence if the setback from the back of the two-story residence to the rear property line is at least thirty (30) feet and reasonable mitigation measures are taken to limit the sight-lines to the adjacent property. Mitigation measures may include, among other things, design of the residence with no second story clear windows facing the rear of the property and/or with dense landscaping along the rear property line. After the initial sale of the home, the new home owner of a one-story home may apply for a building permit for a second story addition. The building permit application shall be subject to design review by the Community Development Department.
3. For each halfplex, one unit can be affordable for low- and moderate-income households, and one unit shall be available at the market rate.
4. A minimum of two (2) single-family residences proposed for development on the single-family residential lots shall be affordable for low- and moderate-income households.
5. Existing structures on the project site shall be demolished, debris shall be cleared, and project site shall be rough graded within nine (9) months of approval of the Tentative Map. Prior to any demolition, application shall submit a vector control report that provides necessary details on actions taken to minimize the spread of on-site vectors to surrounding property.
6. The project applicant shall take measures to secure the project site until completion of project development. Measures may include, but are not limited to, the use of nighttime security guards. The project applicant shall coordinate security measures with the Community Development Department and the Police Department. The Community Development Department and/or the Police Department may impose any additional security requirements deemed necessary.
7. The applicant shall hold harmless the City, its Council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the city and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of the permit. Applicant further agrees to provide a defense for the City in any such action.

Housing/Redevelopment

8. The sizes of the affordable housing units shall be proportional to the market-rate units in terms of number of bedrooms.
9. Housing staff shall review the proposed locations and sizes of the units prior to entering into the Inclusionary Housing Agreement.
10. Affordable units shall be built concurrently with the market-rate units.

11. Applicant shall be responsible for submitting a Market Plan as required in the Affordable Housing Ordinance. The plan shall include how the applicant will help recruit potential homebuyers, as well as where the applicant will advertise the project and what the advertisement will look like.

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