



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, January 7, 2016

6:30 PM

Council Chambers

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting..

[16-257](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [Planning Commission Long Calendar December 18, 2015](#)

E. Subcommittee Reports

F. Communications from the Public

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

G. Approval of Minutes

[16-272](#)

SUBJECT: Planning Commission Minutes

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

meeting of October 26, 2015.

Attachments: [October 26, 2015 Meeting Minutes](#)

H. Public Hearing

[16-280](#)

Cal West Development Agreement Amendment, Spring Lake Specific Plan Area (PLNG 15-00092) - Request by Optimistic Partners, LLC to approve an amendment to the Development Agreement for Cal West pertaining to the ~8 acre park site.

Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).

Applicant/Owner: Optimistic Partners, LLC

Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: APN 041-070-058; formerly a portion of APN 041-070-055

Project Planner: Ken Hiatt, Community Development Director

Staff Recommendation: Recommend City Council Approval

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

[2 - Ordinance](#)

[3 - Third Amendment to the Development Agreement \(2016\)](#)

I. Business Items

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

[16-270](#)

SUBJECT: Public Art Proposal for the California Farmers Market Building located at 1490 E. Main Street

DATE: January 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art sculpture proposal titled "Global Nutrition."

Attachments: [ATT A - Public Art Application and Proposal.pdf](#)

[ATT B - Public Art Site Plan.pdf](#)

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 #: 16-257 **Version:** 1 **Name:**
Type: Staff Report **Status:** Agenda Ready
File created: 12/3/2015 **In control:** Planning Commission
On agenda: 1/7/2016 **Final action:**
Title: SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

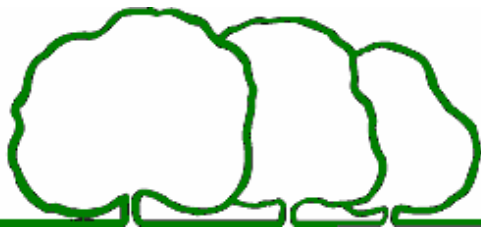
Sponsors:

Indexes:

Code sections:

Attachments: [Planning Commission Long Calendar December 18, 2015](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
DATE: January 7, 2015
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818, debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items.

ATTACHMENTS:

Attachment A - Planning Commission Long Calendar December 18, 2015

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

December 18, 2015

December 17 **Regular Meeting** **Notice** **Reports Due**

(City Council General Plan Transportation Workshop on December 15 in lieu of a PC meeting)

City Hall Closed December 28 – January 1

January 7, 2016 **Regular Meeting** **Notice** **Reports Due**

Cal West DA Amendment	12/21	12/18
Public Art for Produce Market		

January 21, 2016 **Regular Meeting** **Notice** **Reports Due**

Cal West Design Review/Lennar		
Bullseye Bail bond	1/6	1/8
Hotel CUP on Main St	1/6	1/8
Fairfield Public Art	n/a	1/8
Prudler FEIR/GPA/TM	12/21	12/18
n/a		

February 4, 2016 **Regular Meeting** **Notice** **Reports Due**

Mercy Housing/Beamer and	1/20/16	1/22
Cottonwood GPA/ZOA/SP/DR/MND		
Spring Lake Central Large Lot Map (?)	1/20	1/22

February 18, 2016 **Regular Meeting** **Notice** **Reports Due**

Digital Signs CUP	2/2	2/8
Auto Dismantler IS/MND and CUP	1/15 (30 day)	2/8

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

General Plan Updates
Affordable Ordinance amendments (Feb?)
Oyang N GPA/SP/TM/DA (Feb/March)
Oyang S GPA/SP/TM/DA (Feb/March)
Kamilos 150
Woodland Commerce Center Annexation and EIR
Distributed Antenna System CUP – East Main (March?)
Zoning updates, Detox and small code clean ups.
Day Care on Commerce Drive (CUP)

SUBCOMMITTEES

General Plan
Zoning Subcommittee
Public Art
Design Liaison

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

CITY COUNCIL

GP Circulation Report and Discussion - 12/15

GP Update - 1/5

HISTORIC PRESERVATION

427-433 College Street façade remodel - 12/16



Legislation Details (With Text)

File #: 16-272 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 12/18/2015 In control: Planning Commission
On agenda: 1/7/2016 Final action:
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Special Planning Commission meeting of October 26, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [October 26, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: January 7, 2016

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Special Planning Commission meeting of October 26, 2015.

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

ATTACHMENT:

October 26, 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

Monday, October 26, 2015

5:30 PM

Council Chambers

Planning Commission Special Meeting

A. Call to Order

Meeting was called to order at 5:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Kara Ueda, City Attorney

B. Roll Call

Present 5:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Fred Lopez and Commissioner John Murphy*

Absent 2:

Commissioner Marco Lizarraga and Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

F. Communications from the Public

I. Business Items

[16-180](#)

SUBJECT: Special Meeting to Update the Planning Commission
Regarding the General Plan

DATE: October 26, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview
from Staff regarding recommendations to City Council and next steps
in the General Plan Update process.

Attachments: [A - July 23, 2015 Meeting Minutes](#)
 [B Summary of Alternatives & EIR Framework Table](#)
 [C - Draft General Plan Land Use Map Exhibit](#)
 [D1 - Summary Land Use Designation Table](#)
 [D2 - Land Use Designations Detail Table.docx](#)
 [E - Schedule for the GP Update Process](#)

The Commission received a report from staff. The Commission expressed an interest and desire to be involved in future policy development as work on the General Plan proceeds.

J. Staff or Commissioner Comments

K. Adjournment

Meeting adjourned at 6:30 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 #: 16-280 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 12/22/2015 In control: Planning Commission

On agenda: 1/7/2016 Final action:

Title: Cal West Development Agreement Amendment, Spring Lake Specific Plan Area (PLNG 15-00092) - Request by Optimistic Partners, LLC to approve an amendment to the Development Agreement for Cal West pertaining to the ~8 acre park site.
Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).
Applicant/Owner: Optimistic Partners, LLC
Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: APN 041-070-058; formerly a portion of APN 041-070-055

Project Planner: Ken Hiatt, Community Development Director

Staff Recommendation: Recommend City Council Approval

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution](#)
[2 - Ordinance](#)
[3 - Third Amendment to the Development Agreement \(2016\)](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



Planning Commission January 7, 2016

Cal West Development Agreement Amendment, Spring Lake Specific Plan Area (PLNG 15-00092) - Request by Optimistic Partners, LLC to approve an amendment to the Development Agreement for Cal West pertaining to the ~8 acre park site.

Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo

Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).

Applicant/Owner: Optimistic Partners, LLC

Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: APN 041-070-058; formerly a portion of APN 041-070-055

Project Planner: Ken Hiatt, Community Development Director

Staff Recommendation: Recommend City Council Approval

Report For: Planning Commission Public Hearing, January 7, 2016

General Plan Designation: Open Space

Current Zoning: Park

Specific Plan Designation: Spring Lake Specific Plan, Neighborhood "A"

Existing Land Uses: Spring Lake Specific Planning Area (vacant and 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: Farmer's Central Road and Harry Lorenzo Avenue

Adjacent Land Uses & Zoning

DIRECTION	LAND USE	ZONING
North	Vacant/Undeveloped	Single Family Residential/R-8
South	Vacant/Undeveloped	Spring Lake Remainder Area
East	Vacant/Undeveloped	Multi-Family/R-20 and Single Family/R-5
West	State Highway 113	N/A

Pending/Potential Action

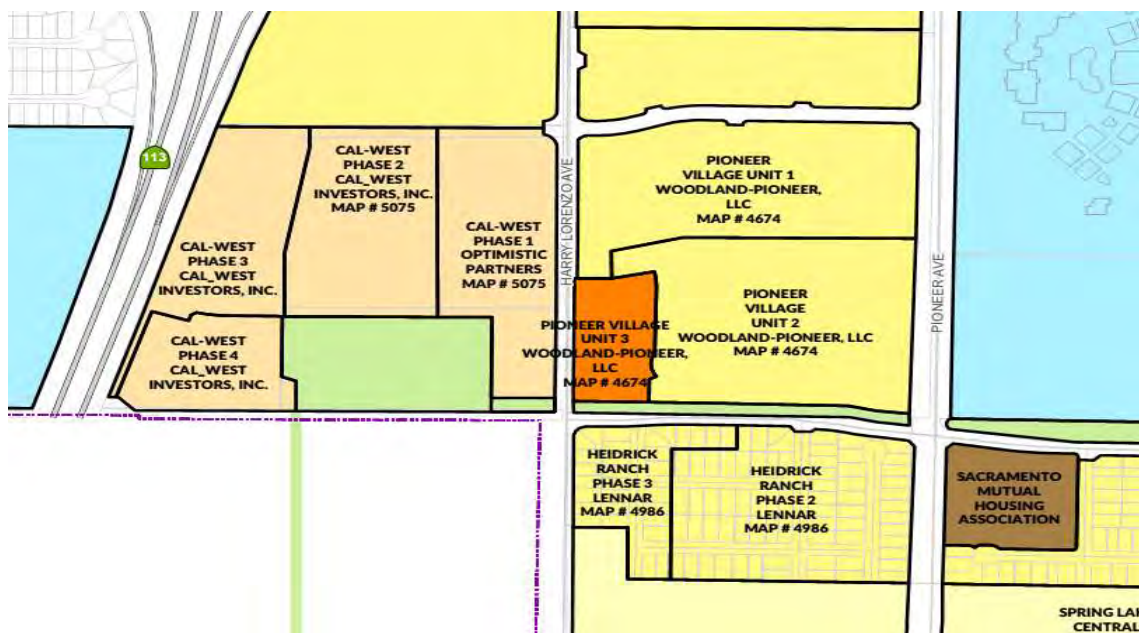
Staff recommends approval of the project by making an affirmative motion as follows:

- 1) Conduct the public hearing;

- 2) Adopt Resolution No. PC16-_____, recommending City Council adopt Ordinance No. _____, authorizing the Third Amendment to the Project Development Agreement between Cal West Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland (**Attachment 2 & 3**).

Project Site Description

The approximately 8.0 acre N-1 Park Site is located within the 44.97 acre Cal West project site within the Spring Lake Planning Area. The property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west past Harry Lorenzo Avenue to SR 113.



Background

The entire Spring Lake Specific Plan Area was rezoned under Ordinance No. 1346 adopted on July 2, 2002. In 2010, the City Council approved a Specific Plan Amendment to rezone land uses for the overall Cal West Project site, encompassing 44.97 acres, and a Development Agreement. The 2010 Specific Plan Amendment included the relocation of the 8 acre park and 2 acre neighborhood commercial land uses south to the northwest corner of Harry Lorenzo Avenue and Farmer's Central Road and the elimination of the 10 acre elementary school site. The 15 acre, R-5 single family residential sites were eliminated and the single family R-15 site was increased in size from 4 acres to 5.89 acres (5.61 acres net).

In August 2012, a lot line adjustment was approved to modify the parcel lines to accommodate the park and neighborhood commercial as a single parcel with a remainder portion of approximately 8.9 acres of residential R-8 designated land, creating a parcel totaling 19.97 acres in size. Tentative Parcel Map #5003 was approved in July 2012 to subdivide the resulting 19.97 acre parcel into two large lots for purposes of sale, allowing separation of the park and neighborhood commercial site from the residential site.

In September 2013, the City Council approved Tentative Subdivision Map #4991 ("TSM 4991") and an Amended and Restated Development Agreement between the City of Woodland, Cal West Investors, LLC and Optimistic Partners, LLC, covering the combined 44.97 acre tentative subdivision map, park and neighborhood commercial sites. The 2013 tentative map subdivided the entire 28.26 acres of R-8 zoned land resulting in 176 single family units; it did not include subdivision of the 5.89 acres of R-15 zoning to the south, except as a remainder parcel.

On February 3, 2015, the City Council approved General Plan and Spring Lake Specific Plan amendments to rezone both the 5.89 acre, R-15 site (the "remainder parcel") and the 2 acre Neighborhood Commercial site to R-8, Residential Single Family. The eight acre park site was reconfigured slightly to front solely along the southern boundary of the project site. An amendment to the Cal West Development Agreement was also approved including stipulations regarding the sale of the park site and construction of a 2 acre portion of the park.

On May 5, 2015, the City Council approved Tentative Subdivision Map #5075 ("TSM 5075") and a Second Amendment to the Development Agreement between the City of Woodland, Cal West Investors, LLC and Optimistic Partners, LLC. This map covered the combined 44.97 acre tentative subdivision map, including the approximately 7.55 acre park and 225 single family units on R-8 zoned land.

On June 17, 2015 a Certificate of Compliance for Lot Line Adjustment was recorded with Yolo County to make some minor lot line adjustments for dedication of rights of way, and to create the 7.55 acre park parcel. On September 17, 2015, the Grant Deeds perfecting the Lot Line Adjustment were recorded.

The negotiation between the city and the land owners for sale of the park site have been conducted with the shared objective of establishing the park acquisition costs and advancing the timing of construction of the Spring Lake park improvements sooner than currently projected. To achieve this; similar to the purchase terms for park N-3, the owners agreed to finance the purchase of the property to allow for the Park SLIF fees to be prioritized toward construction of the initial phases of both N-3 and N-1 ahead of the land acquisition costs.

At their December 15th, 2015 meeting, the City Council approved the purchase and sale agreement for the N-1 Park. An amendment to the Cal West Development Agreement to modify the delivery method of the initial 2-acre park improvements was included as a condition of the agreement.

Development Agreement Amendment

The Development Agreement amendment approved for the Cal West project with the neighborhood commercial rezone stipulated that the developer improve the initial 2-acres of the N-1 Park Site with a total value not to exceed \$450,000. Due to legal and liability concerns the city and sellers agreed to have the City design and construct these improvements and have the sellers provide payment to the city for these costs up to \$500,000.

The attached ordinance would amend the Cal West Development Agreement to reflect these changes (Attachment 2). Per the purchase agreement, this amendment is to be processed during the escrow period for the park property.

Lennar Homes recently purchased the Cal West subdivision and is preparing for construction of the first phase of the project in 2016. Approval of the this Third Amendment to the Development Agreement will allow escrow to be completed and the initial park improvements to be completed with this initial construction of the neighborhood.

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:

1. Legal notice was published in the Woodland Daily Democrat on or before December 27, 2015.
2. Notices were mailed to all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since December 23, 2015.

Environmental Assessment Status

The amendment to the development agreement is consistent with the prior project and previous environmental analysis for the project as summarized below.

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 has subsequently adopted relevant CEQA Addenda to the Turn of the Century EIR. Addendum #11 was adopted by City Council on February 3, 2015 for the purposes of amending the Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site.

Because the proposed land uses are similar to those studied in the SLSP, Turn of the Century EIR, and in Addendum #11 prepared November 19, 2014, the changes proposed are not substantial and will not require major revisions. Furthermore, the proposed changes will not create new or significant environmental effects

which have not already been analyzed.

The SLSP requires that each development application include certain project-level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been submitted in fulfillment of these requirements (SLSP, Development Regulation 2.4 and page 9-1):

- Biological Resources Assessment, Foothill and Associates, June 15, 2011 (Development Regulation 7.1).
- Cal West Tentative Map Traffic Impact Study, Ferh and Peers, (SLSP Development Regulation 4.10, 4.11 and Mitigation Measure 4.6-1).
- Environmental Noise Assessment, Bollard Acoustical Consultants, Inc., July 19, 2011 (SLSP, Development Regulation 2-4 and page 9.1).
- Cultural Resources Inventory, Peak and Associates, Inc., May 31, 2011, (SLSP Development Regulation 2-4 and page 9.1).
- Arborist Report, Foothill Associates, June 14, 2011
- Phase I Environmental Site Assessment, R.S. Holdstock R.E.A, February 24, 2006, (SLSP Mitigation Measure 4.12-1).
- Geotechnical Engineering Investigation, Geocon Consultants, Inc., May 2011, and updated February 15, 2013.
- Water modeling to determine adequate fire flow, West Yost, July 2013.

City staff has reviewed each of these studies and reached the following conclusions: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the study have been included as Conditions of Approval for this project; c) the studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.

Recommendation

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

- 3) Conduct the public hearing;
- 4) Adopt Resolution No. PC16-_____, recommending City Council adopt Ordinance No. _____, authorizing the Third Amendment to the Project Development Agreement between Cal West Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland (**Attachment 2 & 3**).

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Attachment 2 - Ordinance

Attachment 3 - Third Amendment to the Development Agreement (2016)

RESOLUTION NO. PC 16 -

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF THE THIRD AMENDMENT TO THE DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF WOODLAND AND CAL
WEST INVESTORS, LLC, OPTIMISTIC PARTNERS, LLC AND AND
LENNAR HOMES OF CALIFORNIA, INC., FOR THE CAL WEST
PROJECT AREA IN SPRING LAKE**

WHEREAS, on December 15, 2015, the City Council approved a Purchase and Sale Agreement between the City of Woodland and Optimistic Partners, LLC for the N-1 Park Site within the Cal West Project area in Spring Lake; and

WHEREAS, execution of the Purchase and Sale Agreement is conditioned on approval of a Third Amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC for the Cal West Project area in Spring Lake modifying the approach to completion of the final design and construction of the initial 2-acres of the N-1 Park; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on January 7, 2016, to review and consider recommending to the City Council approval of the Third Amendment to the Development Agreement for the Cal West Project, at which time interested persons had an opportunity to provide comments either in support or opposition to the Project; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the procedures of CEQA have been met with respect to the Third Amendment to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR; and

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 make the following findings, determinations, and recommendations with respect to the proposed Tentative Subdivision Map for the Project and the proposed Third Amendment to the Development Agreement:

1. The Planning Commission does hereby recommend to the City Council adoption of Ordinance No. _____, authorizing the Third Amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC, Optimistic Partners, LLC, and Lennar Homes of California, Inc. **(Exhibit B)**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 7th day of January, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

[TSM 5075]

EXHIBIT B

[City Council Ordinance - Second Amendment to the Development Agreement]

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND, CAL WEST INVESTORS, LLC AND OPTIMISTIC PARTNERS, LLC, AND LENNAR HOMES OF CALIFORNIA, INC. TO USE AND DEVELOP THE CAL WEST PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Cal West Investors, LLC and Optimistic Partners, LLC (collectively “Developer”) together propose to develop certain real property located in the City of Woodland (“Property”), for residential use (“Project”); and

WHEREAS, Developer transferred some of its interest in the Property to Lennar Homes of California, Inc. (“Lennar”), but the obligations set forth in the Third Amendment shall remain with Developer, and Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer and Lennar propose the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”); and

WHEREAS, City and Cal West Investors, LLC and Optimistic Partners, LLC previously entered into that certain Amended and Restated Development Agreement on or around September 3, 2013, and then subsequently amended that agreement on or around April 7, 2015, and further amended the agreement on or around May 19, 2015, and now desire to enter into this Third Amendment to the Development Agreement to amend certain provisions related to the development and transfer of the N1 Park, as shown in the attached Exhibit “1”, and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council finds that the Third Amendment to the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Third Amendment to the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Third Amendment to the Development Agreement, City will continue to (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City, Developer, and Lennar to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Third Amendment to the Development Agreement to facilitate development of the N1 Park, and the Planning Commission recommended to the City Council approval of the Third Amendment to the Development Agreement; and

WHEREAS, on _____, 2016, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Third Amendment to the Development Agreement were heard and at which time the Third Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on _____, 2016, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, on February 3, 2015, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project; and

WHEREAS, the terms and conditions of the Third Amendment to the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Third Amendment to the Development Agreement; (ii) the Third Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Third Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Third Amendment to the Development Agreement will not be detrimental to the public health,

safety, or general welfare; and (v) the Third Amendment to the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Third Amendment to the Development Agreement attached hereto as Exhibit “_____.”

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Third Amendment to the Development Agreement will continue to permit land uses that best reflect the community needs, provides for the improvement of a neighborhood park, and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5(b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Third Amendment to the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Third Amendment to the Development Agreement because, on February 3, 2015, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Third Amendment to the Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on _____, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit “1” – Third Amendment to Development Agreement

EXHIBIT 1

[Amended and Restated Development Agreement]

EXHIBIT 2

[First Amendment to Development Agreement]

EXHIBIT 3

[Second Amendment to Development Agreement]

**THIRD AMENDMENT TO DEVELOPMENT AGREEMENT NO. _____
BETWEEN CITY OF WOODLAND, CAL WEST INVESTORS, LLC AND OPTIMISTIC
PARTNERS, LLC, AND LENNAR HOMES OF CALIFORNIA, INC.**

This Third Amendment to Development Agreement (hereinafter “Amendment”) is entered into effective on the date it, or a Memorandum of Agreement, is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and between the City of Woodland, a California general law city (hereinafter “CITY”), Cal West Investors, LLC and Optimistic Partners, LLC (hereinafter together “OWNER”), and Lennar Homes of California, Inc., a California corporation (“ASSIGNEE DEVELOPER”), pursuant to Government Code section 65864 *et seq.* and in light of the following recitals:

RECITALS

WHEREAS, CITY and OWNER previously entered into that certain Amended and Restated Development Agreement (“Agreement”), as adopted by the City Council on September 3, 2013, and pursuant to Government Code section 65864 *et seq.* for the development of a certain project described in the Agreement (“Project”); and

WHEREAS, OWNER transferred its interest in certain real property affected by the Agreement to ASSIGNEE DEVELOPER pursuant to a purchase and sale agreement, and ASSIGNEE DEVELOPER agrees to assume certain obligations of the Agreement concerning the transferred real property; and

WHEREAS, OWNER shall continue to be bound by all other applicable terms of the Agreement that were not expressly assigned in the Partial Assignment and Assumption of Development Agreement entered into between OWNER and ASSIGNEE DEVELOPER, including the terms of this Third Amendment; and

WHEREAS, CITY and OWNER now wish to amend the Agreement in order to amend the terms of OWNER’s and CITY’s obligations regarding the N1 Park; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Third Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Third Amendment and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, the Planning Commission and the City Council of the City of Woodland have held noticed public hearings concerning this Third Amendment following mailing and publication of notice pursuant to Government Code sections 65090, 65091, 65868, and 65868.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and OWNER agree to amend the Agreement as follows:

1. Effective Date. This Third Amendment shall become effective on the date on which all of the following are true: (i) this Third Amendment has been executed by OWNER and ASSIGNEE DEVELOPER's duly authorized officers and officials and delivered to CITY; (ii) this Third Amendment has been approved by ordinance of the City Council of the CITY and such ordinance has become effective; (iii) this Third Amendment has been duly executed by the CITY and delivered to OWNER and ASSIGNEE DEVELOPER; and (iv) the Third Amendment, or a Memorandum of Agreement, has been recorded with Yolo County (the "Effective Date").

2. Amendment to Section 4.11. Section 4.11 is hereby amended, in its entirety, to read as follows, with text shown in strikethrough for deletions and double underline for new text:

4.11 Development and Transfer of N1 Park. This Section 4.11 sets forth the various obligations of OWNER to ~~develop~~ advance funds to provide for early construction of a portion of the N1, 8-acre park and sets forth OWNER's obligations to transfer the N1 Park to CITY.

4.11.1 Conceptual N1 Park Master Plan. Within ten (10) days following City Council approval of this Third Amendments, OWNER shall provide CITY FIFTEEN THOUSAND DOLLARS (\$15,000.00) to fund the creation of a Park Improvement Master Plan for the N1, 8-acre park site. The Park Improvement Master Plan shall define the design of the N1 park improvements sufficient to determine the location of the permanent play structure within the first two acres to be built and other anticipated future park improvements. OWNER and CITY shall determine a mutually agreed upon date for the completion of the Master Plan.

4.11.2 N1 Park Purchase and Sale Agreement. OWNER and CITY shall negotiate a Purchase and Sale Agreement ("PSA") that will provide for the purchase by CITY of the N1 Park. The purchase price for the N1 park shall be negotiated following an appraisal paid for equally by CITY and OWNER. The PSA shall be negotiated prior to CITY's approval of the first final map that includes the fourteen (14) lots created by the rezoning of the 2-acre Neighborhood-Commercial property to R-8 residential zoning. Notwithstanding anything in this Agreement, or any other CITY approval, CITY shall have no obligation to approve a subdivision map for the lots created by the rezoning of

the 2-acre Neighborhood-Commercial property to R-8 residential zoning until and unless OWNER and CITY have executed the PSA pursuant to this Section 4.11.2.

4.11.3 N1 Park Improvements. To the extent the PSA is executed, as described above in Section 4.11.2, ~~then prior to the issuance of the fiftieth (50th) building permit issued for the Project,~~ OWNER shall ~~commence~~ advance the funding necessary to construction of 2 acres of the 8-acre park. Such construction shall is anticipated to include at a minimum irrigation, and turf, and installation of a play structure consistent with the Spring Lake Park Improvement N1 Master Plan ("Two Acre Park Improvements"). In no event shall OWNER be obligated to spend an amount greater than ~~FOUR FIVE HUNDRED FIFTY-THOUSAND DOLLARS (\$45500,000.00)~~ for the Two Acre Park Improvements, including all design, soft costs, and contingencies. OWNER agrees that this amount shall be adjusted by the annual Construction Cost Index (CCI) each January 1st, starting January 1, 2016. ~~CITY OWNER~~ agrees to use its commercially reasonable efforts, weather permitting, ~~to commence the construction of the Two Acre Park Improvements immediately thereafter, and diligently proceed to complete the Two Acre Park Improvements within one year after receipt of OWNER's contribution to the two acre park improvements thereafter.~~ CITY OWNER acknowledges that time is of the essence as to the commencement and completion of the Work. ~~The PSA required under Section 4.11.2 shall include requirements for security equal to 125 percent (125%) of the total reimbursable cost (\$450,000).~~ CITY shall reimburse OWNER for the Two acre Park Improvements contribution from the Spring Lake Park SLIF Fees, pursuant to a payment schedule set forth in the PSA. OWNER acknowledges that improvements to the remaining 6 acres of Park are at sole discretion of the CITY and subject to availability of sufficient Spring Lake Park SLIF fees prior to commencing construction of the remaining improvements.

4.11.4 Transfer of Park from OWNER to CITY. ~~After CITY issues a Notice of Completion for the N1 park initial 2-acre improvements,~~ OWNER shall transfer ownership of the entire N1 Park property to CITY pursuant to the terms of the PSA required under Section 4.11.2 and 4.11.3.

3. Miscellaneous Provisions.

a. Recordation of Amendment. This Third Amendment shall be recorded with the County Recorder by the City Clerk within the period required by Government Code section 65868.5.

b. Severability. If any term, provision, covenant, or condition of this Third Amendment shall be determined invalid, void, or unenforceable, the remainder of this Third Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Third Amendment.

c. Counterparts. This Third Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

d. Authority to Execute. The person or persons executing this Third Amendment on behalf of OWNER and ASSIGNEE DEVELOPER warrants and represents that he or she/they have the authority to execute this Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

e. Integration. This Third Amendment, together with the Agreement, and the First and Second Amendments, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Third Amendment, the provisions of the Agreement, as amended, shall govern the conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Third Amendment. To the extent this Third Amendment conflicts with the Agreement, this Third Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

f. Incorporation of Amendment. From and after the Effective Date of this Amendment, wherever the term “Agreement” or “Development Agreement” appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this Third Amendment.

g. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

h. Effect of Amendment. Except as expressly modified by this Third Amendment, the Development Agreement shall continue in full force and effect according to its terms and conditions, and CITY, OWNER, and ASSIGNEE DEVELOPER hereby ratify and affirm all of their respective rights and obligations under the Development Agreement.

[Remainder of page intentionally left blank. Signatures on following page.]

i. Waiver. Execution of this Third Amendment by CITY shall not be deemed a waiver of any rights held by CITY under the Agreement, nor of any obligations or breaches of the Agreement by OWNER or ASSIGNEE DEVELOPER, whether or not CITY is aware of any such breaches as of the Effective Date of this Third Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to Development Agreement on the day and year set forth below.

Cal West Investors LLC

By: _____
Its: _____

Optimistic Partners LLC

By: _____
Its: _____

Lennar Homes of California, Inc.

By: _____
Its: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

Dated: _____

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Cal West Area Development Agreement Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Lennar Homes of California, Cal West Investors LLC and Optimistic Partners LLC, and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, (together, the "parties") with respect to the following facts:

The parties hereby agree to be bound by all of the terms and conditions contained in the Thirdt Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. . , dated _ _____, 2016, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2016, at Woodland, Yolo County, California.

Cal West Investors LLC

By: _____

Optimistic Partners LLC

By: _____

Lennar Homes of California, Inc.

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

ATTACHMENT 1

LEGAL DESCRIPTION OF PROPERTY

[SEAL]



Legislation Details (With Text)

File #: 16-270 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 12/16/2015 In control: Planning Commission
On agenda: 1/7/2016 Final action:
Title: SUBJECT: Public Art Proposal for the California Farmers Market Building located at 1490 E. Main Street
DATE: January 7, 2016
RECOMMENDATION:
Staff recommends that the Planning Commission review and approve the public art sculpture proposal titled "Global Nutrition."

Sponsors:

Indexes:

Code sections:

Attachments: [ATT A - Public Art Application and Proposal.pdf](#)
[ATT B - Public Art Site Plan.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Public Art Proposal for the California Farmers Market Building located at 1490 E. Main Street

DATE: January 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art sculpture proposal titled "Global Nutrition."

PROJECT PROPOSAL:

Ram Sah, owner of the California Farmers Market Building currently under construction at 1490 East Main Street, has submitted a proposed sculpture to satisfy the public art requirement for new commercial buildings. The proposed abstract sculpture by Kevin Cornell of Lewis Abstract which is titled “Globe Nutrition” is a representation of the government food plate logo. The art work will be approximately eight feet tall and five feet in diameter.

BACKGROUND:

On December 1, 2011, the City staff approved a Design Review application for the California Farmers Market Building. In accordance with the City’s Design Standards the project is required to install public art prior to Certification of Occupancy. Public art is required to be approved by the Planning Commission. The applicant has worked to identify an artist and to commission an art piece that is representative of the project concept. If approved, the artist anticipates starting work immediately in order to have the piece in place for the grand opening.

It is acknowledged by staff that the Planning Commission is in the process of evaluating a possible update to the public art requirement. However, this proposal is being submitted for review subject to the current review practice and required design standard.

PROJECT ANALYSIS:

Proposal:

The proposed art piece is called “Globe Nutrition” and is an all metal structure. The piece will feature a five foot diameter globe on top of a two foot diameter by three foot tall base. The globe will be constructed from flat steel bars that will encircle a colorful central element which is made from metal as well. Bright paint colors will be utilized in the center and the entire piece protected with a urethane coating for UV protection. On the base, acrylic accent pieces will be used for added decoration. At the center of the base there will be a light which will illuminate the piece and highlight the bright colors. A description of the art and the Artist biography are provided in Attachment A.

The Artist has provided the following statement to describe the design intent:

Globe Nutrition takes the shape of the World and by placing in the center an image representing the Government Food Plate logo. The idea is to connect not just us locally but globally to the goal of Global Nutrition for all. We are also trying to instill that food comes from many countries around the world, not just where we live. Together our local communities, farms and the world around us support the needs for Global Nutrition.

Staff will work with the applicant and artist on the final location for the art piece. However, the initial concept as provided on the site plan shown in Attachment B, is that the piece will be placed in the landscape planter island located to the east of the westernmost drive entry. The desire is that the piece will be visible to those entering the site as well as from Main Street.

Artist:

The artist is Kevin Lewis Cornell of Lewis Abstract. Mr. Cornell returned to painting and creating art five years ago. He has indicated that his “artwork is an abstract view of everyday things, actions or places we see around the world.” His work has included a mix of mediums and materials: acrylics, oils, inks, acrylic

compounds and glass beads. Light is a key factor in his work. Information concerning the artist's work can be found at www.lewisabstract.com <<http://www.lewisabstract.com>>.

Scope of Work:

Mr. Cornell will work with welder Patrick Vigil or Ironman Custom Welding Works to construct the metal portion of the art piece. The Artist will fashion the colorful acrylic portions and the central painting. A diagram of the art piece is provided in Attachment A, depicting the two foot diameter and three foot high base and five foot diameter globe. The total height of the installation will be approximately eight feet or greater depending on the height of the concrete base. The piece will be installed in an appropriate location to allow maximum visibility of the piece while not creating a visual obstruction at the drive way entry. Care will be taken to place the work so that it does not conflict with proposed tree planting as well. Lighting will be focused on the piece itself and will be shielded adequately to not impact drivers. The art piece will be maintained by the property owner and kept in good condition. The applicant has entered into a landscape maintenance agreement with the city which has been recorded to ensure continuing maintenance of the site.

Public Art Review:

Who reviews and approves public art?

The Planning Commission reviews public art proposals. Each proposal shall be reviewed and approved by the Commission before final execution of any work. The requested submittal requirements include information as described below:

- The style/type of art that is being proposed;
- A graphic illustration of the art that includes multiple views which shall be colored to provide an accurate representation of the final proposed work;
- Information about the artist including a biography that and examples of past works and installations;
- A narrative description about the proposed art piece explaining its meaning and why it is proposed for this project (this may be prepared by the artist and/or the property owner, or both);
- A technical description of the art work itself that describes the media being used, application of materials and method of construction (if applicable);
- Method of installation; and
- Detail the plan for the intended long term maintenance plan for the art-work.

Criteria For Review

While there is no adopted policy regarding criteria for review of public art, the following criteria are suggested:

- The art work shall be an original work created by a skilled, experienced artist.
- The art work is suitable for the general public to view and not offensive.
- The art work shall be accessible to the general public.
- The art work is permanent in nature.
- The art work does not create a nuisance or hazard and shall be durable and soundly constructed. Avoid sharp edges or other hazards near pedestrians.
- The art work shall be maintained by the Developer or successor in interest in a manner acceptable to the City.
- The art work shall be unique, and as such differentiated from corporate branding. Successful art projects are authentic to the community and its surroundings.
- The art work is of a size, scale and value suitable for the project and /or building. It shall be meaningful and appropriate to the setting.
- The art work shall be of high quality, both in conception and execution, which promotes a quality of place that embodies Woodland's spirit and creates a more beautiful and livable environment for the

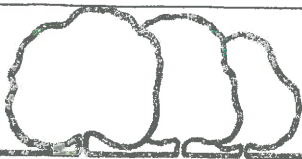
enjoyment of Woodland's citizens and visitors.

- The art work shall promote the most positive aspects of a place, idea, memorial or vision. Creativity is encouraged such that the art communicates new ways and represents new thoughts and ideas. It may be thought-provoking or whimsical, subtle or bold. It may be a single object or multiple elements.

Staff has found that the art concept, "Global Nutrition," meets the suggested criteria for public art and recommends approval of the art concept proposal.

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art sculpture proposal titled "Global Nutrition."



City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Satya Woodland LLC

MAILING ADDRESS:

1731 Research Park Dr. #101

CITY STATE ZIP CODE:

DAVIS, CA 95618

PHONE NUMBER:

530-792-7205

E-MAIL ADDRESS:

Satya@satya.net

PROJECT APPLICANT

MAILING ADDRESS:

Owner

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

2. Application Requested

- | | | |
|--|---|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☒ Other <u>Public Art</u> | |

Is this request part of another application? ☒ Yes ☐ No

If so, what? California Produce Market

3. Project Description

Project Name:

California Produce Market

Total Acres or Square Feet

2.0 Acres

Site address or location:

1490 E Main St, Woodland

Assessor's Parcel Number:

Is Your Project Located in a Flood Zone?

☐

Yes

☒

No

Does this request include signage?

☐

Yes

☒

No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG 15-00091



GROUP INC

December 14, 2015

REAL ESTATE BROKERAGE | PROPERTY MANAGEMENT

1731 Research Park Drive, Suite 101, Davis, CA 95618
Ph. 530-792-7205 Fax 866-833-4603; www.sahgroupinc.com

Community Development Department

City of Woodland

Woodland, CA 95695

Re: California Produce Market-- Public Art

Hello:

Kevin Cornell is the artist and has been in touch with you and has submitted the following for the public art for this project:

1. Drawings of the art with dimensions in color.
2. Description of the project
3. Location on the map
4. Contact information of the welder

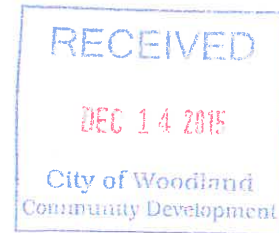
Kevin tells me that the city has asked for following items which I am submitting for the approval of Public Art for the project:

1. Artist bio
2. Artistic statement of the art its name.

Sincerely,

Ram Sah, Owner

California Produce Market





LEWIS (Kevin Cornell)

Artistic Statement:

My artwork is an abstract view of everyday things, actions or places we see around our World. Many times we pass through life not noticing the simplistic things or places around us. Not realizing it can be depicted in an artistic medium. I see these things around us every day, I like to bring to the most basic light. My work is a mix medium of materials: **Acrylics, oils, inks, acrylic compounds and glass beads.** Most of my work is painted on transparent Plexiglas. My frames are designed to light the back side of the work for a completely different picture. Sometimes the light can be controlled through shapes to pinpoint a particular part of the artwork or just to create different images. Light is a key factor in my work, from the front to the back. The light is also important to reflect the colors in glass bead mixed in the medium.

Bio,

Kevin Lewis Cornell,

Born in **Hollywood, California** and raised in a suburb of Glendale, Ca.

I've been drawn to art instinctively and growing up it seemed to be the only thing that made any sense to me. I felt comfortable experimenting with different paints, tools, and mediums to enjoy letting go of the world around me. I've never been professionally trained, the only training I have had is from art teachers in the schools I attended showing me techniques and tools. I won a few art contest early on, but my parent's interest was always baseball and I trained and played baseball for 14 years. I attended Fashion Institute of Design and Merchandising after finally quitting baseballs and found a love for interior design. Life shortly took over and I stopped art and interior designing 25 years ago. When my wife and I both lost our jobs 5 years ago with four kids, I took a hard look at my life and what I had given up. The fire within has slowly been burning and I'm creating new work again for the first time in **25 years.**

I just started painting and creating again 5 years ago off and on. I'm what I call still experimenting and learning everything all over again. Not everything I make will be liked, but when I finish something I always make sure I like it. Currently I'm experimenting with my work being painted on Plexiglas so I can have a shadow box light the work form the back. You have the option to not use the backlight and see the work three ways. Your standard front lighting, back lighting or both at the same time. It's as though you have three pieces in one.

My reason for selecting **Abstract art** is I find it the most challenging to do. With still life, landscapes and figure drawing you have something in front of you for your eyes to see. Abstract is a challenge because you pull from ideas and imagination and communicate to a viewer what you see. Abstract is risky and not always appreciated in comparison to tradition works. But it is a roller coaster to create.

Showing your work means taking a risk but I always keep to mind what Andy Warhol said,

"Don't worry about making art, just get it done. Let everyone else decide if it's good or bad. Whether they love it or not. While they are deciding, make even more art".-**Andy Warhol**

Artist Statement

12/14/15

Project: California's Farmers Market

Client Sah Group/ Ram Sah

Public Art Project, Woodland Ca.

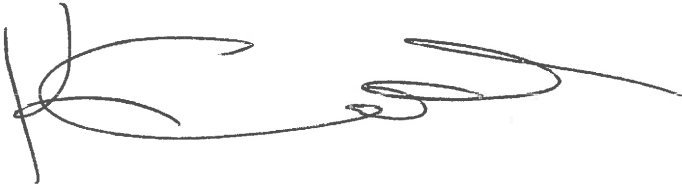
Art Piece Name: **"Globe Nutrition"**

Globe Nutrition takes the shape of the World and by placing in the center an image representing the Government Food Plate logo (see attached copy). This idea is to connect not just us locally by globally to the goal of Global Nutrition for all. We are also trying to instill that food comes from many countries around the world not just where we live. Together our local communities, farms and the world around us support the needs for Global Nutrition.

Globe Nutrition, is an all metal structure with a clear coat sealer for protection. The Globe sits on a 2' foot diameter base by 3' height, mounted into concrete base. Globe is 5' feet in diameter and is formed from flat steel. The symbolic piece in the center is metal as well and finished with a urethane coating with UV protection for bright colors. Steel base has some circles cut out for added decoration that are covered with colored acrylic pieces in connection to colors used on food plate design. In the center of the base is a powered light to light up sculpture in the evening and to illuminate the bright colors.

Globe Nutrition is an Abstract piece that connects with a purpose and to promote good Nutrition on a global level.

Lewis- (Kevin Cornell)

A handwritten signature in black ink, appearing to read 'Kevin Cornell', with a stylized, flowing script.

Lewis Abstract

Abstract Art
Apparel
Corporate Commissions
Color consulting
Interior design
Sculptures

www.lewisabstract@gmail.com

530-681-0273



Fabrication, Installation
Ornamental, Structural
Certified
Stainless Aluminum
Carbon Steel
Portable

Patrick C. Vigil
Cell 707-689-7027
Fax 530-661-7191

Lic # 908875

Email- ironmancw8@aol.com



Brooks Painting Inc.

transforming the color of your life

Kevin Cornell
ESTIMATOR AND SALES

530.753.5074 office

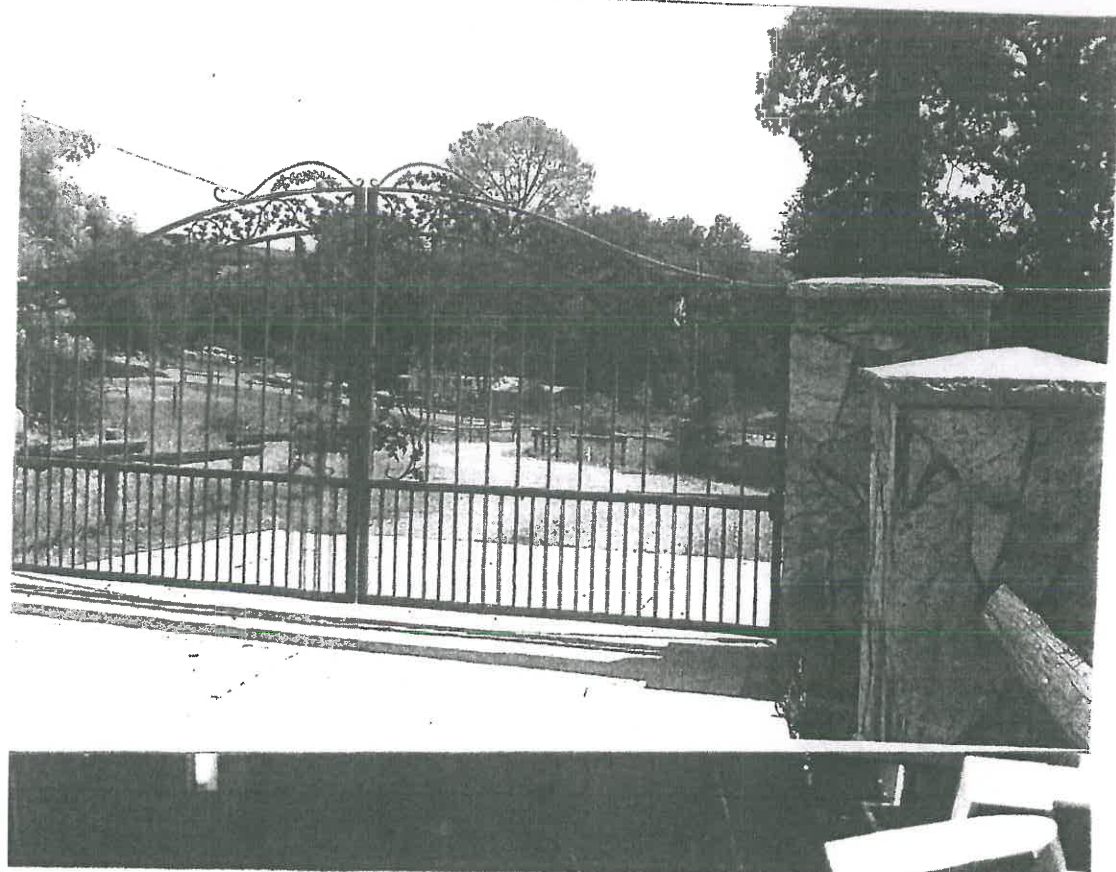
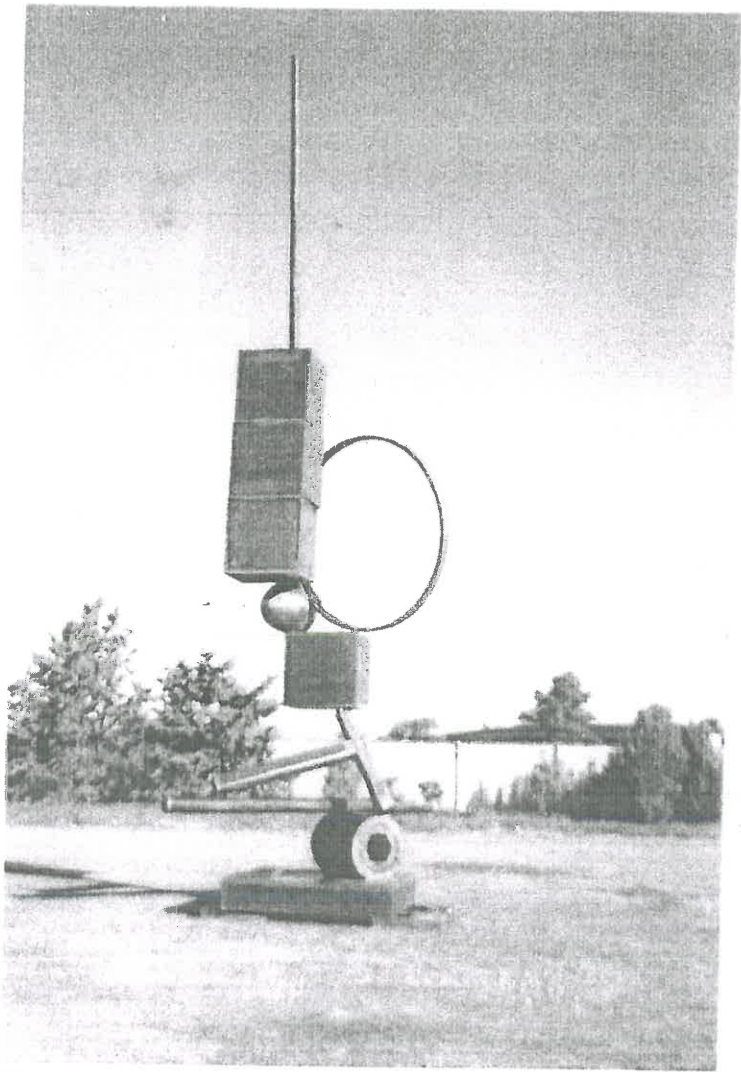
530.681.0273 cell

530.753.6058 fax

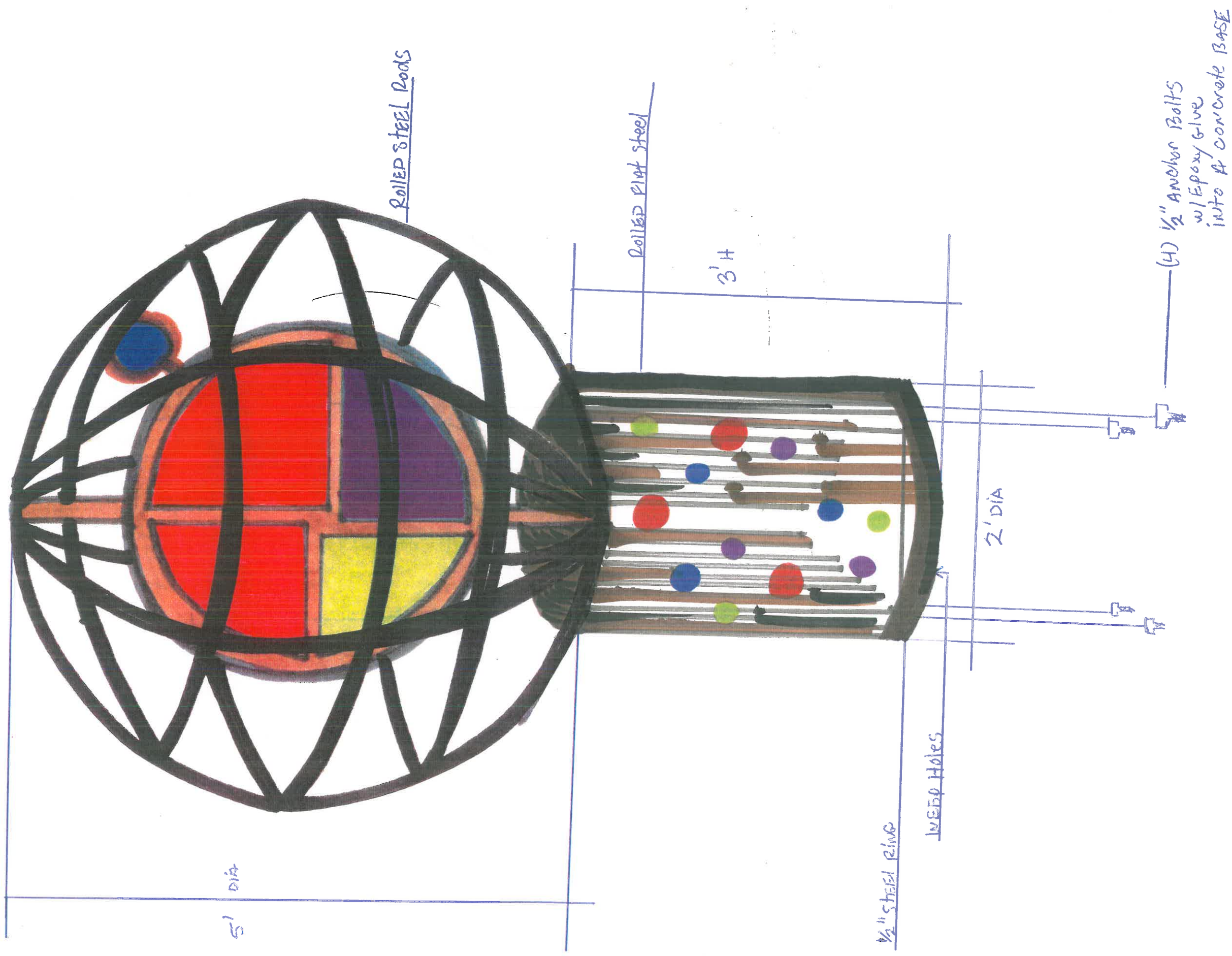
kevin@brookspainting.com

www.brookspainting.com

2860 West Covell Blvd. Suite 5
Davis, CA 95616



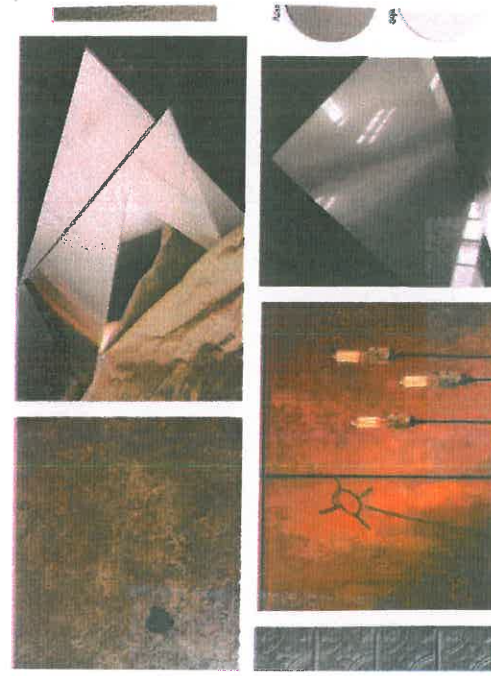
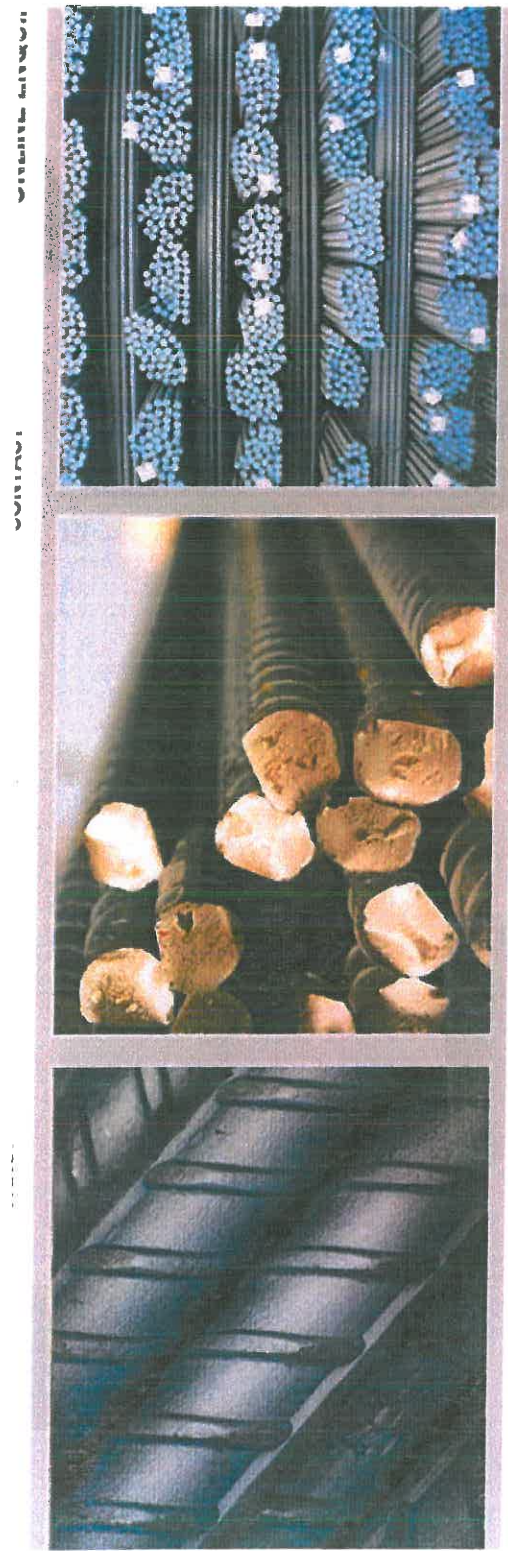
Iron Work



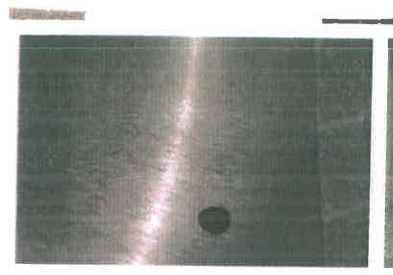
CALIFORNIA FARMERS MARKET, WOODLAND, CA.

LEWIS ABSTRACT 530-681-0273

RE
DE
City of
Community



Metal For Color



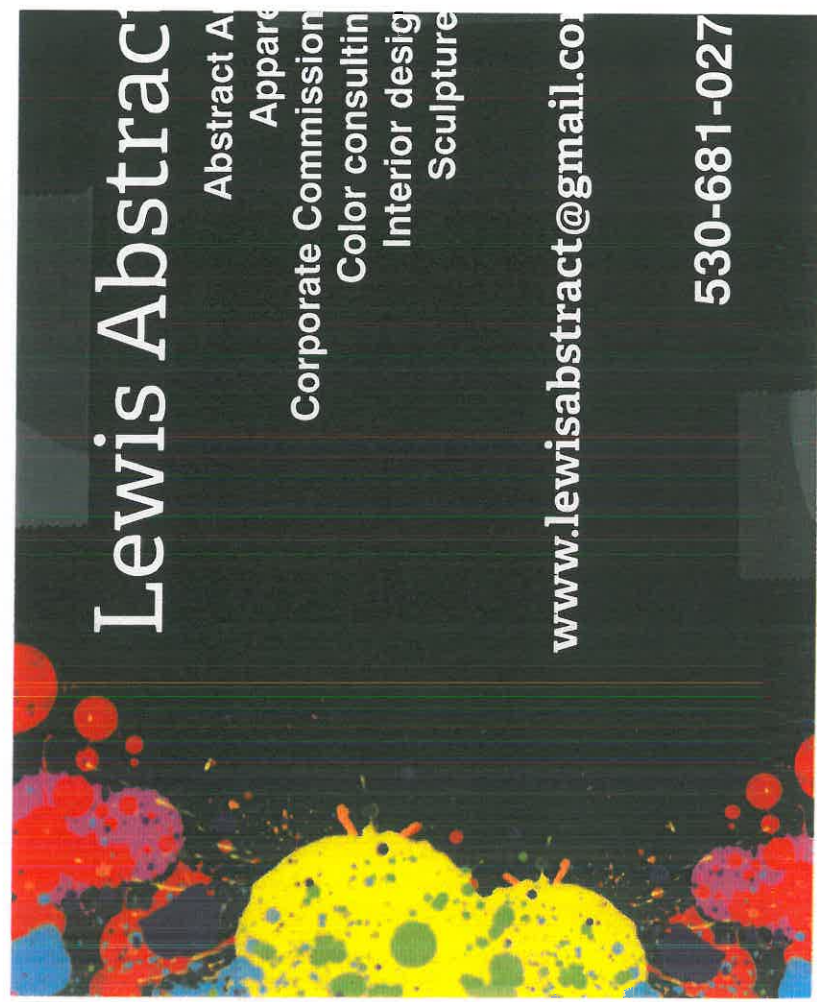
Metal For Color



Symbol



Paint Colors



ENCLOSURE
W/ ROOF ABOVE

32" TREE

(E) A.C. PAVING

(N)
LANDSCAPED
AREA

TRUNCATED
DOME TYP.

2'-0"
OVERHANG
TYP.

(N) LIGHT
POLE TYP.

(N) 5' WIDE WALKWAY
IN COLORED STAMPED
CONCRETE TYP.

LANDSCAPED AREA

CALIFORNIA
PRODUCE
MARKET
51.20FF

PATH OF
TRAVEL

FUTURE
PUBLIC
ART
LOCATION

TRUCK
LOADING
ONLY

(N) SCREEN WALL

4
A-1..2

10
A-1..2

17

14

13

10

6

7

9

B