



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, February 4, 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..

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

H. Public Hearing

[16-330](#)

180 West Beamer Street Apartments General Plan, Zoning Amendment, Design Review, and Site Plan Review: Request for a General Plan and Zoning Amendment, design review, and site plan to allow the construction of an 80-unit apartment project on 4.4 acres at 180 West Beamer Street. The project proposes a General Plan amendment from Public Service to High Density Residential and a Zoning Amendment from R-1(single-family residential) to R-M (multi-family residential).

Location: Proposed address is 180 West Beamer Street after parcel reconfiguration. Current parcel addresses include 170-178 West Beamer Street and 20 North Cottonwood Street.

Applicant/Owner: Mercy Housing/Yolo County Housing

Environmental Report: Initial Study/Mitigated Negative Declaration

APN 064-010-021, 064-051-037

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Recommend City Council approval

Attachments: [1- PC Resolution Exhibits A - D](#)

[2 – General Application](#)

[3 – Site Plan](#)

[4 - Building Elevations](#)

[5 - Similar Building Color Examples](#)

[6 - Floor Plans](#)

[7 - Landscape Plans](#)

[8 - Initial Study/Mitigated Negative Declaration](#)

[16-323](#)

SUBJECT: Medical Marijuana Cultivation Ordinance

DATE: February 4, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 2) conduct a public hearing; and
- 3) adopt Resolution No PC 16-_____, recommending to the City Council adoption of an urgency ordinance with amendments to clarify the scope of the existing ordinance.

Attachments: [A - PC RESOLUTION No PC 16-_____, Recommending Adoption of Draft Urgency Ordinance](#)
[B - Exhibit A to PC Resolution - Proposed Ord. Text](#)

I. Business Items

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

[16-329](#)

SUBJECT: Long Range Calendar

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

Attachments: [A - PC LONG RANGE CALENDAR 1.27.16](#)

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 #: 16-330 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 1/27/2016 **In control:** Planning Commission

On agenda: 2/4/2016 **Final action:**

Title: 180 West Beamer Street Apartments General Plan, Zoning Amendment, Design Review, and Site Plan Review: Request for a General Plan and Zoning Amendment, design review, and site plan to allow the construction of an 80-unit apartment project on 4.4 acres at 180 West Beamer Street. The project proposes a General Plan amendment from Public Service to High Density Residential and a Zoning Amendment from R-1(single-family residential) to R-M (multi-family residential).

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Sponsors:

Indexes:

Code sections:

Attachments: [1- PC Resolution Exhibits A - D](#)
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Date	Ver.	Action By	Action	Result
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Planning Commission

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Environmental Report: Initial Study/Mitigated Negative Declaration

APN 064-010-021, 064-051-037

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Recommend City Council approval

Current General Plan Designation: Public Service

Proposed General Plan Designation: High Density Residential, 16 to 25 units per acre

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: R-M (Multi-Family Residential)

Specific Plan Designation: Not applicable

Existing Land Uses: Majority of site is occupied by the vacant Yolo General Hospital buildings. The Adult Day Health Center is also on the northern portion of the site.

Flood Zone: Zone "X" - Not an area subject to inundation by 1% annual chance flood event. FIRM Map Number - 061130445H, Revised June 18, 2010

Street Access: West Beamer Street and North Cottonwood Street

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Single Family Residences	R-1, R-M/PD
South	Single Family Residences	R-1
East	Single Family Residences	R-1
West	Yolo County offices	R-1

Pending/Potential Action

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

1. receive the staff report
2. conduct the public hearing

3. adopt PC Resolution # 16- _____ - recommending City Council approval of the Mitigated Negative Declaration, and amendments to the General Plan and Zoning Code for approximately 4.49 acres for the 180 West Beamer Street Apartments Project, and Planning Commission approval of the Site Plan and Design Review subject to the Findings and Conditions of Approval (Attachment 1)

Project Site Description

The 5.04 acre project site includes the vacant former Yolo General Hospital buildings (also known as the Peterson Clinic) and the Adult Day Health Center. The project site currently consists of two parcels, APNs 064-010-021 and 064-051-037, located at the northeast corner of North Cottonwood Street and West Beamer Street. A lot line adjustment is proposed to provide a 0.55 acre lot on the northern portion of the site for the existing Adult Day Health Center at 20 North Cottonwood Street, and a 4.49 acre lot for the proposed apartment project. The Lot Line Adjustment would be processed as ministerial by staff. The project includes demolition of the former Yolo General Hospital buildings. The property is accessed from West Beamer Street and North Cottonwood Street, with frontage on both of these streets. The site is currently served by city services including water, sewer, and electrical.

Background

City County Jurisdiction

Generally projects that occur on property owned by Yolo County are considered to be in County jurisdiction and are not required to receive approvals from the City of Woodland. However, when the County acts in a “proprietary” manner in a situation where the County leases property and raises revenue, then a project can be subject to City zoning and building regulations. The Yolo General Hospital, and subsequently the Peterson Clinic, has historically been on property owned by Yolo County. Recently, Yolo County has transferred ownership of the land to Yolo County Housing (YCH). In its capacity as a public entity, YCH will retain public ownership of the underlying land. YCH will then enter into a 99-year lease for the land with a limited partnership consisting of Mercy Housing and New Hope Community Development Corporation (a nonprofit subsidiary of YCH). The City Attorney has made the recommendation that, in this case, New Hope Community Development Corporation and Mercy Housing are acting as private developers and, as such, are subject to City approvals and requirements.

Yolo General Hospital

The current Yolo General Hospital Building was constructed in 1945 - 1946 and opened in 1946. The building was designed by architect Wilbur D. Peugh who was a well-known architect in the area at the time. The original building consisted of the southern portion of what exists today and northern additions to the building were constructed in the 1950's and 1960's. Services and uses of the hospital included an emergency room, surgery rooms, a maternity ward with obstetrical facilities, long-term (convalescent) care, elderly care, a pharmacy, and a kitchen and cafeteria.

Starting in the 1960's and on into the 1990's, a number of events occurred that weakened the importance of the Yolo General Hospital and that eventually led to its closure in 1991. These events included the federal government's implementation of Medicare, reduced demand for various medical services such as obstetrics and acute care, large expenses to operate a massive and underutilized building, and major reductions in state fund contributions. The former hospital was then utilized by a number of different medical and social services such as the Peterson Clinic, the Horizon School, Cal Learns, a residential alcohol and drug treatment program, Child Protective Services, and Stepping Stones.

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical

Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical, as discussed in the “Environmental Assessment Status” section of this staff report below.

Project Proposal

The applicant is requesting approval of a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential, and site plan and design review to allow for the construction and operation of 80 apartment units and a 3,261 square foot community center to serve low and very low-income households at 180 West Beamer Street. The apartment mix will be 26 one-bedroom, 30 two-bedroom, and 24 three-bedroom apartments and townhomes in buildings with two different architectural elevations (see Attachment 4). The community building will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace. An open lawn play area will be located next to an active play area, located in the center of the site and buffered by buildings from surrounding streets. The entire project will be fenced in for security purposes with a combination of wrought iron and horizontal redwood fencing.

Of the 80 apartment units, 35 units will be for very low-income households (making 30% of the average median income in Yolo County), 44 units will be for low-income households (making 50% of the average median income in Yolo County), and 1 unit will be for an on-site manager.

Public Notification

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

- Legal notice was published in the Woodland Daily Democrat on or before Friday, January 8, 2016.
- Notices were mailed to all property owners within 300 feet of the project site on Thursday, January 7, 2016.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, January 29, 2016.

Public Outreach

The applicant has taken extensive efforts to reach out to the surrounding neighbors of the project over and above what is required to provide public notice. The applicant held two community meetings. One was on September 30, 2015 at the Woodland High School Library at 6:00 pm, and the other was on November 9, 2015 at 6 pm at the Yolo County Housing Offices at 147 West Main Street. Notices for both of these meetings were sent to neighbors within a 300 foot radius of the project site.

At the September 30th meeting, representatives from Mercy Housing (the applicant) and Yolo County Housing presented the project to meeting attendees. They gave a short presentation using display boards of the project’s site plan, elevations, and photographs of similar projects completed by either Mercy Housing or Yolo County Housing. This was followed by a question and answer period. There were five neighbors who attended this meeting. Similarly, at the November 9th meeting, representatives from Mercy Housing and Yolo County Housing explained the project to meeting attendees, utilizing display boards, in a formal presentation and in informal one-on-one conversations. There were 6 neighbors who attended this meeting.

One of the neighbors requested that the fencing along the eastern property edge be increased in height and another neighbor requested that bollards or some other safety measure be placed between parking spaces and the fencing along the eastern property edge to protect from the possibility of a car pulling into a parking space and jumping the curb and driving through landscaping and fencing into the adjacent residences. The applicant has indicated that they are open to the possibility of raising the height of the fencing along the eastern property edge from 6 feet to 7 feet.

Applicable Laws, Codes & Ordinances

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Community Design Standards

Environmental Assessment Status

A Mitigated Negative Declaration (MND) was prepared for the project by the Ervin Consulting Group (see Attachment 8). The MND was submitted to the State Clearinghouse and circulated for public review from January 4, 2016 through February 3, 2016 for interested individuals and public agencies to submit written comments on the document. With mitigation measures incorporated in the MND to protect historical or cultural resources if they are found and to avoid potential soil contamination during demolition activities, the project would not have a significant effect on the environment. The MND can be found here (<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=15803>).

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical. Although the architect Wilbur D. Peugh was a well-known and notable architect, cost-consciousness was an important element of the building's design and it cannot be considered representative of Peugh's finest work. In addition, the building has experienced a significant loss of integrity as the building has suffered from both deferred maintenance and extensive alterations.

The city did not receive any comment letters during the public review period from interested individuals or public agencies. No further environmental review of the project is required at this time, and the City Council will be asked to consider and approve the MND.

Reviewing Agency Comments

The project has been circulated to various City and County divisions and departments, the Yolo-Solano Air Quality Management District, PG & E, and Waste Management for review. All review agency comments have been integrated into the conditions of approval.

Staff Analysis

An analysis is provided below for the proposed General Plan and zoning ordinance amendments and for the proposed apartment project as well. The design review, site plan, and lot line adjustment components are incorporated for Planning Commission review and approval, contingent upon City Council approval of the

Mitigated Negative Declaration, General Plan and Zoning Amendments. Conditions have been proposed which bear a reasonable relationship to the nature and intensity of this project and the potential impacts the project may generate. The Conditions of Approval are included as **Attachment 1, Exhibit D**.

Additionally, the project has been reviewed for General Plan and Zoning Code Consistency, as well as consistency with the City's Community Design Standards.

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for the site is Public Service (PS). Part of this application includes a request for a General Plan amendment to change the designation to High Density Residential (HDR). The HDR designation provides for triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar compatible uses. Residential densities in the HDR land use shall range between 16 and 25 units per gross acre. The project proposes constructing 80 apartment units on a 4.49 acre lot for a total of 17.8 units per gross acre, consistent with the allowable density for the HDR land use.

The following goal and policies of the General Plan are relevant to the project:

Goal 1.B

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Woodland.

Policy 1.B.5. The City shall require new and infill development to reflect existing neighborhood scale and character.

Policy 1.B.6. The City shall continue to look for infill opportunities, including increased densities, if it will assist in appropriate reuse of properties.

Policy 1.B.7. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas and neighborhood commercial centers.

Policy 1.B.8. The City shall encourage multi-family developments that include the following features:

- a. Sufficient outdoor privacy for each unit (i.e., patios and decks)
- b. Covered off-street parking
- c. Parking sited off the primary access street and screened with landscaping
- d. Good site and building management and maintenance
- e. Building mass broken into smaller units, possibly including some one-story elements
- f. Pitched and varied rooflines
- g. Functional and accessible interior site open space
- h. Recreational areas for children
- i. Attractive landscaping, including larger trees
- j. Easily identified and sheltered entrances to units
- k. Manageable number of units
- l. Energy efficient design, including landscaping

Multi-family development with the following features shall be discouraged:

- m. Flat roofs and/or small roof overhangs
- n. Large blank walls
- o. Long blocks of undifferentiated and identical units
- p. Large, single buildings
- q. Poorly-maintained sites and/or buildings
- r. Little or poor open space
- s. Monotonous color schemes or large developments without variation in building color
- t. Absence of architectural distinctiveness
- u. Highly visible, uncovered off-street parking or inadequate off-street parking.

The project provides multi-family housing infill development adjacent to two transportation corridors and relatively close to major commercial areas in the City, as well as being located directly adjacent to health services provided by Yolo County. As described in the “Community Design Standards” section of this staff report below, the project is consistent with the provisions listed in Policy 1.B.8. The proposed General Plan amendment associated with the project is consistent with the goals and policies of the General Plan. Upon approval of the General Plan amendment, the project will be consistent with the General Plan.

HOUSING ELEMENT

The City’s 2013-2021 Housing Element contains goals, policies, and implementation measures to address the housing needs of all income groups in the City. The Sacramento Area Council of Governments (SACOG) provides estimates of housing units for each income category that each municipality shall provide in order to attain housing goals for the entire region. These estimates are called the Regional Housing Needs Allocation (RHNA). The City currently has a deficit of appropriately zoned land for very low-income and lower-income units. The City’s RHNA for very low-income and lower-income units for the study period (2013-2021) is 390 units and 274 units, respectively, and the Housing Element indicates that the City has land capacity for 217 very low-income units and 217 lower-income units. This results in a deficit of 173 very low-income units and 57 lower-income units.

The following goal, policies and program of the Housing Element are relevant to the project:

Goal 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Policy 2.A.3. The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 2.A.5. The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.

Policy 2.A.9. The City shall continue to promote infill housing development in appropriate locations.

Program 2.A.2. The City shall rezone at least 15 acres to R-25 (20-25 units/acre) or equivalent zone that has

a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs h and i.

This project combined with recent rezone of land in the Spring Lake Specific Plan has significantly reduced the deficit as identified in Program 2.A.2 of the Housing Element. The project applicant, a nonprofit housing builder, anticipates participating in federal and state programs to construct affordable housing and housing for special needs groups as well as accommodating infill development. In addition, the City has made significant progress toward achieving Program 2.A.2. A total of 9.3 acres within the Spring Lake Specific Plan was re-zoned in May of 2015 from R-15 and R-20 to R-25 resulting in a possible 232 qualified units. The proposed project will contribute an additional 80 units toward meeting this program which results in the City being much closer to achieving this requirement. The project is consistent with the goals, policies and programs of the Housing Element.

ZONING CONSISTENCY

Land Use

The existing zoning designation for the site is Single-Family Residential (R-1). This project application includes a request for a zoning amendment to change the zoning designation of the site to Multi-Family Residential (R-M). The purpose of the R-M district is to provide residential areas that can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, and office, compatible with the surrounding area and consistent with the General Plan. In accordance with the Residential Use Table 1, apartments are permitted in the RM District if in compliance with zoning requirements and design standards, site plan and design review by Planning Commission is required. The proposed apartment project is consistent with the proposed RM zoning district requirements.

Parking

The code generally requires apartments to provide one and one-half parking spaces for each dwelling unit plus one guest parking space for each five units. For an 80 unit apartment project, this results in a total required parking supply of 136 spaces. The applicant proposes to provide 128 parking spaces. Of these spaces, there are 23 compact spaces, 4 accessible spaces (one of which is van accessible), and 40 covered spaces.

Under Section 25-23-30(i) of the City's Zoning Code, the Community Development Director may grant modifications to the parking requirements under unique circumstances. Applicants are required to submit requests for parking modifications that explain the unusual circumstances of the project that justify the modification and a description of the mitigation measures that will be taken to reduce overall vehicle trips. The Community Development Director may only grant a modification if the applicant provides permanent mechanisms that will result in an overall air quality benefit.

The applicant has provided the following reasons for why a reduction in 8 parking spaces from the overall number of required parking spaces is justified for this project:

- In the applicant's (Mercy Housing) experience with numerous affordable housing projects, low-income residents typically own fewer vehicles compared to those living in market-rate developments. This is particularly true for very-low income residents, and 35 of the apartment units will be designated for very-low income residents. As an example, the Colonia San Martin affordable housing project in south Sacramento has 73 parking spaces for 60 apartments, and this development typically has 5 to 10 vacant parking spaces throughout the day.
- The applicant proposes providing 70 bicycle parking spaces dispersed throughout the project site. The

applicant is open to working with the City and with bicycle parking consultant, Park-a-Bike, to provide bicycle parking that serves the needs of the residents in the most effective manner. This will assist residents who prefer to utilize a bicycle as a primary means of transportation as an alternative to the vehicle, to reduce overall vehicle trips.

- In addition to the proposed off-street parking, there are at least 20 on-street parking spaces in front of the property, including 10 spaces that will be newly created when the hospital drop-off is eliminated and a new street curb is built.
- There are two major Yolo bus routes, Routes 210 and 211, that pass by the project site and that have stops at the intersection of North Cottonwood Street and West Beamer Street. This will provide access to transit for future residents and offer another transportation method alternative to a vehicle.

Staff supports the requested parking reduction in overall number of required parking spaces based on the above reasons.

The City's Community Design Standards indicate that multi-family developments shall incorporate covered off-street parking into the project. Previous multi-family developments, such as the Mutual Housing and Rochdale Grange developments in Springlake, were required to provide one covered parking space per each housing unit. The applicant of the proposed project is proposing to provide 40 covered parking spaces, which is 40 covered spaces less than what is usually required in the City.

Setbacks

The site plan for proposed apartment project shows the following proposed setbacks:

Minimum Setback Requirements		Proposed Setbacks
Front Yard (south of property line)	20'	20'
Rear Yard (north of property line)	20'	65'
Interior Side Yard - over 1 story tall (east property line)	7.5'	70'
Street Side Yard (west property line)	10'	20'

The proposal meets all of the zoning setback requirements. In addition, the applicant has made an effort to locate buildings at least 70 feet from the single-family residences to the east of the project, to reduce potential visual and noise impacts to these neighbors.

Lot Coverage

Maximum lot coverage is fifty percent. This project will have a forty-six percent lot coverage and complies with this requirement.

Landscaping

Article 22 of the Zoning Regulations addresses landscaping. The project includes proposed landscaping throughout the project site including trees, plants, grasses, ground cover, hedges and stormwater planters (see Attachment 7). The stormwater planters will provide drainage areas where stormwater can be directed to, in order to percolate into the soil. A variety of hedges and plantings will be utilized as passive barriers to provide a street friendly buffer between the buildings and the street. The applicant will need to ensure that the landscaping provides 40% shade coverage for the parking lot. The proposed street trees are on the City's Street Tree List. The proposed landscaping complies with the requirement that a tree be planted at least every thirty-five feet along a public right-of-way.

The applicant proposes removing 26 existing trees on the site, including one heritage Valley Oak tree, that are in poor to fair condition. According to the City's tree replacement provisions in the Chapter 20A of the Municipal Code and general practice, the applicant is required to plant 29 new trees as replacement for the trees removed. The applicant proposes planting more than 100 new trees at the project site. Staff finds that this is consistent with City's tree replacement requirements.

Signage

Article 24 of the Zoning Regulations addresses signs. As conditioned, the project will require a separate sign application because details regarding area, materials, and colors of signage have not yet been provided.

COMMUNITY DESIGN STANDARDS

The proposed project includes 15 two-story apartment buildings and a 3,261 square foot community building. All of the townhouse apartment buildings have a similar design with a pitched gable roof a variation in depth of building face as some parts of the building extend out further than others. The building materials consist of HardiePlank lap siding, slatted wood covering for the stairs and balconies, and dimensional asphalt shingle roofing. There are two different elevations for the apartment buildings. The "A" elevation applies to 13 of the buildings and will be the most visible from both West Beamer Street and North Cottonwood Street (see Attachment 4). The "B" elevation applies to the other 2 buildings that are located on the interior of the site. The community building has a distinct elevation from the apartment buildings.

There are two different color schemes for the "A" elevation, "A1" and "A2". The "A1" color scheme predominantly includes horizontal siding painted "Stormy Sky", along with some sections of horizontal and vertical siding painted "Beverly Hills" and "Sail Cloth." The "A2" color scheme predominantly includes siding painted "Cedar Path", along with some sections of horizontal and vertical siding painted "Ginger Snaps" and "Sail Cloth." The "B" elevation color scheme includes horizontal siding painted "Blue Gaspe," "Manor Blue," and "Stampede."

The community building has a modern design that is completely different from the design of the apartment buildings to emphasize that the purpose of a community building is to be utilized as a shared space for the entire development. The building will consist of HardiePlank lap siding painted "Stormy Sky," "Manor Blue," and "White Winged Dove" and one small stucco accent area painted "Flower Power." The butterfly-pitched roof will also have dimensional asphalt shingle roofing.

Staff worked with the Planning Commission Design Liaison during the initial design review of the project. The Design Liaison requested that the applicant consider changing the materials and color palette to propose "a more inspired and exciting look". The applicant responded by changing the colors of the door to red and the applicant indicated that they feel the siding lines make the drawings and colors appear darker than they would

be on the actual building. The applicant has worked with Staff by adding white trim around the windows and replacing wrought iron fencing with horizontal redwood fencing for certain fencing between buildings along both street frontages. The applicant also indicated that they are open to discussing the colors and materials further with Staff and with the Planning Commission. The applicant has provided photo examples of similar projects and colors in (see Attachment 5).

Staff finds that the proposed building design largely meets the spirit and intent of the Community Design Standards by providing a visually interesting project through a number of methods. The apartment buildings include pitched roofs with cross gables, balconies, porches, and variation in wall planes that provide depth and variety in the design and avoid a box-like appearance. The proposed buildings are oriented in different directions on the site and the building plans are reversed to provide variety along the street frontage. The parking areas are primarily located along the northern and eastern edges of the property away from view of the street. However, Staff agrees with the Planning Commission Design Liaison that more vibrant colors and some added variation in materials could improve the project.

The project includes a variety of common area open space and private open space to accommodate the future residents of the project. Common open space areas include a recreational play area with jungle-gym equipment, an active use lawn area, and an arbor colonnade and courtyard seating area. A majority of the common open space areas are located on the interior of the site and sheltered from the noise and traffic of the adjacent streets. A community garden will also be provided adjacent to the community building. In addition, a large majority of the housing units will each have their own private open space, in the form of front and/or rear patios.

A minimum of 5% of the total units will be designed to be fully ADA compliant. All of the remaining ground floor units will be designed to be ADA adaptable. Adaptable design allows some features of a dwelling to be changed to meet the needs of a person with a disability. Essential design elements such as wider doorways and halls and barrier-free entrances are included as integral features, while provisions are made to allow other features to be added as needed.

This design approval does not include analysis and review of proposed signs. The applicant will be required to submit a proposed sign plan for review prior to installation of any future signage. Conditions have been added to address these review requirements.

General Plan and Zoning Amendments

Article 29 of the Zoning Code, commencing with Section 25-29-01, addresses zoning changes.

The Planning Commission shall hold a public hearing on any such proposed rezoning. Notice of the time and place of said hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least ten (10) calendar days prior to the hearing. After the public hearing, the Planning Commission shall render its decision in the form of a written recommendation to the City Council. If, from the facts presented at the public hearing, the Commission is satisfied that the proposed change conforms to the General Plan, the Commission may recommend such change to the City Council. These procedures also apply to amending the General Plan.

Recommendation

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

1. receive the staff report

2. conduct the public hearing
3. adopt PC Resolution # 16- _____ - recommending City Council approval of the Mitigated Negative Declaration, and amendments to the General Plan and Zoning Code for approximately 4.49 acres for the 180 West Beamer Street Apartments Project, and Planning Commission approval of the Site Plan and Design Review subject to the Findings and Conditions of Approval (Attachment 1)

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Exhibit A - City Council Mitigated Negative Declaration Resolution

Exhibit B - City Council General Plan Amendment Resolution

Exhibit C - City Council Zoning Ordinance Amendment

Exhibit D - Conditions of Approval

Attachment 2 - General Application

Attachment 3 - Site Plans

Attachment 4 - Building Elevations

Attachment 5 - Similar Building Color Examples

Attachment 6 - Floor Plans

Attachment 7 - Landscape Plans

Attachment 8 - Initial Study/Mitigated Negative Declaration

RESOLUTION NO. PC 16 -

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A MITIGATED NEGATIVE DECLARATION,
GENERAL PLAN AMENDMENT, AND ZONING CODE AMENDMENT
FOR THE 180 WEST BEAMER STREET APARTMENTS PROJECT;
AND PLANNING COMMISSION APPROVAL OF THE SITE PLAN AND
DESIGN REVIEW SUBJECT TO THE FINDINGS AND CONDITIONS
OF APPROVAL**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on February 4, 2016, to review and consider recommending to the City Council approval of the proposed General Plan and Zoning Code amendments and Mitigated Negative Declaration for the 180 West Beamer Street Apartments Project (Project); and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend the City's General Plan, consisting of the re-designation of the land use category in the General Plan for the property identified as the 180 West Beamer Street Project as described in more detail in Exhibit "A;" and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend the Zoning Code, consisting of the re-designation of the zoning designations in the zoning map for the property identified as the 180 West Beamer Street Project as described in more detail in Exhibit "B;" and

WHEREAS, the Planning Commission considered the proposed Mitigated Negative Declaration for the 180 West Beamer Street Apartments Project; and

WHEREAS, the proposed General Plan amendment and Zoning Code amendment would allow for the construction of the Project, which would provide 80 apartment units, including 35 units for very low-income households and 44 units for low-income households. In addition, 32 units would be utilized for Supportive Housing, and 20 of these units would be reserved for residents who meet the requirements of the Mental Health Services Act program; and

WHEREAS, such housing would fill an important need in the City as, according to the City's 2013-2021 Housing Element, the City currently has a deficit of appropriately zoned land for the construction of 173 very low-income and 57 lower-income units; and

WHEREAS, Policy 2.A.3 of the City's 2013-2021 Housing Element states that the City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities; and

WHEREAS, Policy 2.A.5 of the City's 2013-2021 Housing Element states that the City shall encourage private and nonprofit housing builders and developers to participate in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations; and

WHEREAS, the Planning Commission has determined that the public health, safety, and general welfare warrant the proposed amendments to the General Plan and the Zoning Code for the 180 West Beamer Street Apartments Project; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on February 4, 2016, to review and consider a request for design review and site plan approval to allow the construction of 80 apartment units and a 3,261 square foot community building on 4.49 acres at 180 West Beamer Street for the 180 West Beamer Street Apartments Project ("Project"); and

WHEREAS, the proposed Project will conform to the City of Woodland General Plan and Zoning Ordinance, if the General Plan and Zoning Ordinance are amended consistent with the proposed General Plan and Zoning Code amendments associated with the Project in that apartments are permitted in the Multi-Family Residential Zone, subject to Planning Commission approval of the site plan and design review if otherwise consistent with the General Plan and Zoning Code, and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and in the vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, the nature, intensity and condition of the proposed use is compatible with existing and adjacent uses and structures and appropriate for the site, in that the project is for an apartment project, in the vicinity of single-family residences and Yolo County offices; the Project meets all applicant development standards; and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed project substantially satisfies the design requirements and intent of the Community Design Standards for the development in the City of Woodland; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; 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:

1. Recommend to the City Council:
 - a. Approval of the Mitigated Negative Declaration prepared for the 180 West Beamer Street Apartments Project (Exhibit A); and
 - b. Approval of amendments to the General Plan and Zoning Code for approximately 4.49 acres for the 180 West Beamer Street Apartments Project (Exhibits B and C); and
2. Approve the site plan and design review application for the construction of 80 apartment units and a 3,261 square foot community building on 4.49 acres at 180 West Beamer Street, based on the findings and subject to the conditions of approval, attached hereto as Exhibit D and incorporated by this reference, and contingent upon City Council approval of the Mitigated Negative Declaration and proposed General Plan and Zoning Code amendments mentioned in Recommendation 1 above.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 4th day of February 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Exhibit A – City Council Mitigated Negative Declaration Resolution

Exhibit B – City Council General Plan Amendment Resolution

Exhibit C – City Council Zoning Code Ordinance

Exhibit D – Conditions of Approval

Exhibit A – City Council Mitigated Negative Declaration Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING A MITIGATED NEGATIVE DECLARATION
FOR THE 180 WEST BEAMER STREET APARTMENTS PROJECT TO
CONSTRUCT 80 APARTMENT UNITS AND A COMMUNITY
BUILDING ON 4.4 ACRES AT 180 WEST BEAMER STREET**

WHEREAS, an Initial Study (IS) was prepared for the 180 West Beamer Street Apartments Project on December 30, 2016, consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063 to determine if the proposed 180 West Beamer Street Apartments Project (Project) may have a significant effect upon the environment; and

WHEREAS, based upon the findings contained within the Initial Study and the determination that, with mitigation measures, the Project would not result in any significant impacts, a Mitigated Negative Declaration was prepared; and

WHEREAS, on January 4, 2016, the Initial Study and proposed Mitigated Negative Declaration (MND) were distributed to agencies and interested parties to commence a 30-day public review period for review and comment on the Mitigated Negative Declaration, and a notice of the public review period was published in the general circulation newspaper pursuant to CEQA; and

WHEREAS, on February 4, 2016, the Planning Commission held a noticed public hearing to consider the proposed MND for the purposes of constructing 80 apartment units and a community building at 180 West Beamer Street, and

WHEREAS, on March 1, 2016, the City Council held a noticed public hearing to consider the proposed MND for the purposes of constructing 80 apartment units and a community building at 180 West Beamer Street and provided an opportunity for interested parties to comment on the MND; and

WHEREAS, pursuant to CEQA and CEQA Guidelines, the City Council of the City of Woodland finds on the basis of, and after review of, the whole record before it (including the Initial Study, the Mitigated Negative Declaration, and any and all comments received), that there is no credible, substantial evidence that the Project may have a significant effect on the environment as to any issue raised.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Adopts the Mitigated Negative Declaration for the Project, which was presented to the City Council on March 1, 2016, after having been circulated for a 30-day public review period from January 4, 2016 to February 3, 2016, and is on file with the City of Woodland Community Development Department.

PASSED AND ADOPTED by the City Council on March 1, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit B – City Council General Plan Amendment Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE 180 WEST BEAMER STREET APARTMENTS
PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in February of 1996, the City of Woodland (“City”) adopted its General Plan, which was updated on December 17, 2002, and has since been amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 1-4), which designates that certain real property consisting of two parcels located in the City of Woodland, California, comprising approximately 5.88 acres and more commonly known as Yolo County Assessor’s Parcel Numbers 064-010-021 and 064-051-037, and classifying it with General Plan designation Public Service (PS); and

WHEREAS, a lot line adjustment has been approved for the above-mentioned parcels 064-010-021 and 064-051-037 as shown in Exhibit B.1; and

WHEREAS, Mercy Housing and Yolo County Housing, as owners of Parcel 1 in Exhibit 1, have submitted an application to the City requesting that the General Plan Land Use Diagram be amended to redesignate Parcel 1 in Exhibit B.1 from Public Service (PS) to High Density Residential (HDR); and

WHEREAS, on February 4, 2016, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted to recommend to the City Council that the General Plan Amendment be [REDACTED]; and

WHEREAS, on March 1, 2016, the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted the Mitigated Negative Declaration for the Project; and

WHEREAS, this will be the _____ amendment of the General Plan in the calendar year 2016; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Designation of the 180 West Beamer Street Apartments Project as follows: 4.49 acres from Public Service (PS) to High Density Residential (HDR), as depicted in Exhibits B.1 and B.2, attached hereto and incorporated herein by this reference.

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Housing Element of the General Plan in that it provides for the creation of affordable housing.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 1.B.1 as the City supports residential development at a manageable pace to achieve its fair share of regional housing needs and Policy 1.C.1 as the City promotes new residential development in a range of residential densities.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted the Mitigated Negative Declaration for the 180 West Beamer Street Apartments Project.

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

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit B.1 Lot Line Adjustment

Exhibit B.2 General Plan Land Use Diagram Amendment

Exhibit B.1

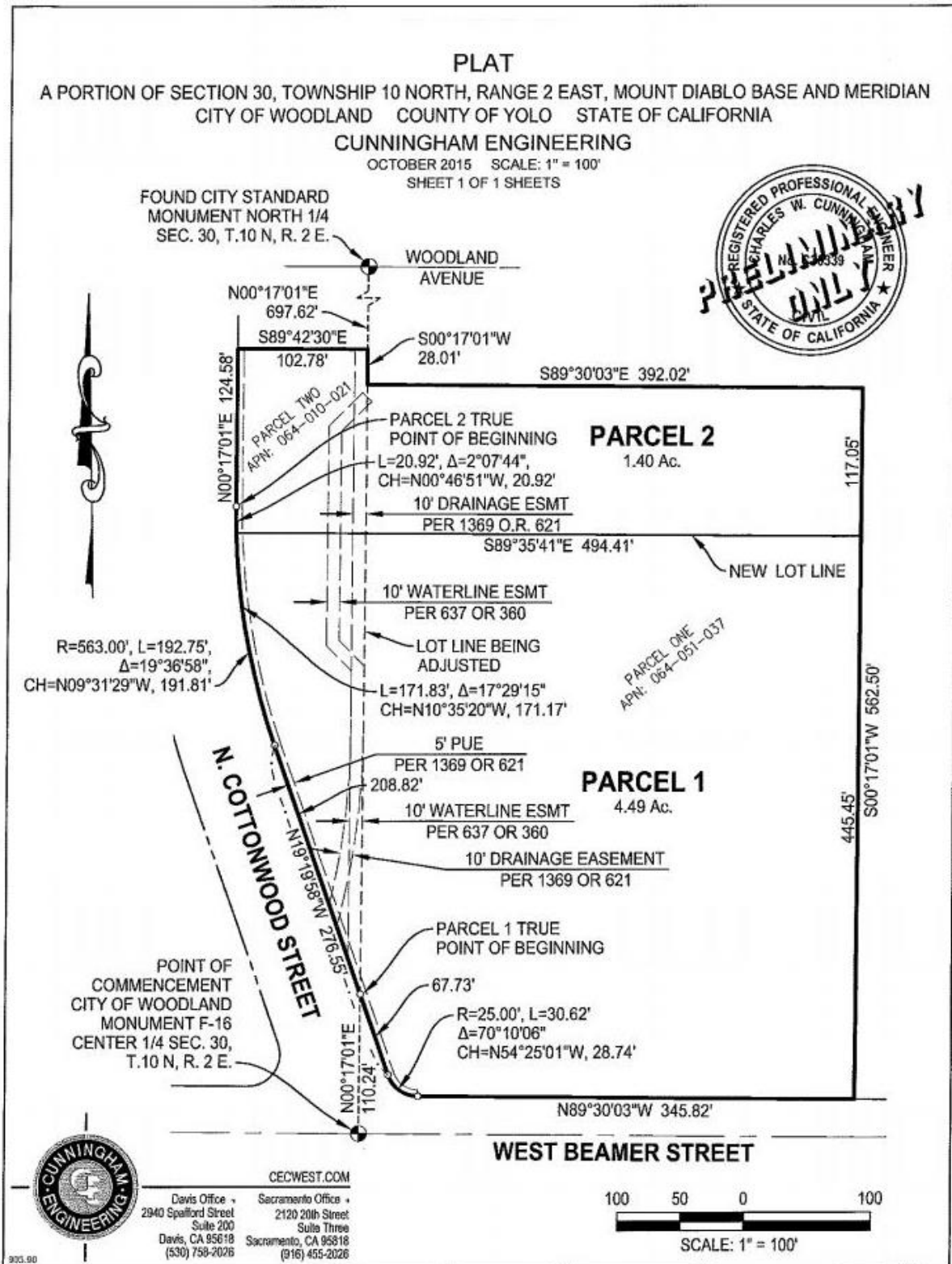


Exhibit B.2



Exhibit C – City Council Zoning Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE ZONING CODE ZONING MAP FOR
THE 180 WEST BEAMER STREET APARTMENTS PROJECT TO
CHANGE THE ZONE FROM SINGLE FAMILY (R-1) TO MULTI-
FAMILY (R-M)**

WHEREAS, the City of Woodland (“City”) desires to amend the Zoning for the property located at 180 West Beamer from Single Family Residential (R-1) to Multi-family Residential (R-M); and

WHEREAS, the Zoning Code contains by reference the Zoning Map, which designates that certain real property consisting of two parcels located in the City of Woodland, California, which comprise approximately 5.88 acres and is more commonly known as Yolo County Assessor’s Parcel Numbers 064-010-021 and 064-051-037, is zoned as Single-Family Residential (R-1); and

WHEREAS, a lot line adjustment has been approved for the above-mentioned parcels, as shown in Exhibit C.1; and

WHEREAS, Mercy Housing and Yolo County Housing, as owners of Parcel 1 in Exhibit C.1, have submitted an application to the City requesting that the Zoning Map be amended to rezone Parcel 1, consisting of 4.49 acres, in Exhibit C.1 from Single-Family Residential (R-1) to Multi-Family Residential (R-M); and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on February 4, 2016, to receive public testimony concerning the Zoning Code Amendment; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on March 1, 2016 to receive public testimony concerning the Zoning Code Amendment, consider the Planning Commission's recommendations, and approve the Amendment; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Zoning Map or the Zoning Code and rezone the property, as described in Exhibit C.2.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Ordinance are in the public interest and necessary for the public health, safety, and welfare.
3. The City Council hereby finds that the proposed Zoning Code Amendment is consistent with the City of Woodland General Plan.

4. The City Council hereby approves the following the Amendment to the Zoning Map of the City's Zoning Code for the 180 West Beamer Street Apartments Project, as described in Exhibit C.2.

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 B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit C.1 Lot Line Adjustment
Exhibit C.2 Zoning Map

Exhibit C.1

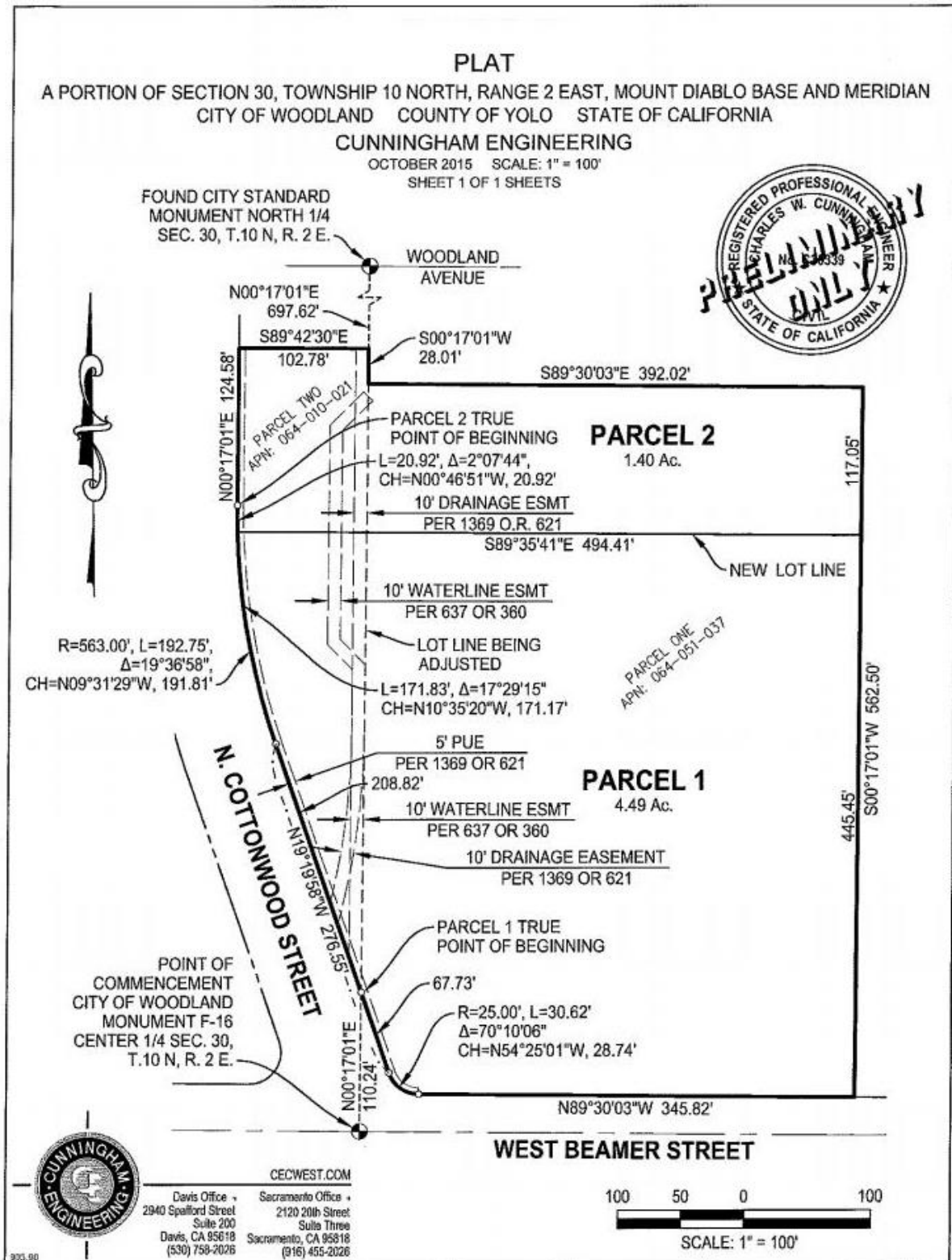


Exhibit C.2



Exhibit D – Conditions of Approval

Conditions of Approval

180 West Beamer Street Apartments Project

General:

1. The project is as described in the staff report prepared for the February 4, 2016 Planning Commission meeting to approve site plan and design review of the project contingent upon City Council approval of a General Plan amendment and Zoning Code amendment from Single-Family Residential (R-1) to Multi-Family Residential (R-M) to allow the construction of an 80-unit apartment project at 180 West Beamer Street. The project shall be completed in substantial conformance to the plans dated January 25, 2016 and December 11, 2015, except as modified herein. Design changes that require modifications to uses, elevations, or site features shall be submitted for review and approval.
2. Secure approval and satisfy requirements of all agencies that have jurisdiction.
3. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein and in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
4. The applicant shall defend (by counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
5. The site shall be developed and maintained in accordance with the approved plans, which include site plans, architectural elevations, exterior materials and colors, landscaping and grading on file in the Community Development Department, the conditions contained herein, and Municipal Code regulations.
6. Outside storage of solid wastes, containers, merchandise or other items or goods awaiting pickup, sale, or other distribution shall be prohibited except when screened to the satisfaction of the Community Development Director.
7. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
8. Applicant shall be responsible for paying for all California Environmental Quality Act document filing fees including but not limited to fees associated with filing the Notice of Determination.

PLANNING

Required prior to Building Permit Issuance:

9. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division to ensure substantial compliance with the approved set of plans, pursuant to the requirements of Section 25-21-60 of the Zoning Code. The building design, colors and materials of construction of all visible structures shall be reviewed and approved by the Planning Division prior to building permit issuance.
10. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
11. Screening. All mechanical equipment, whether roof-mounted or on the ground, shall be fully screened from view. All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. All air-conditioner units shall be placed in between buildings and not between the buildings and the street, wherever possible. A/C units within the front setback shall be screened by a low (42" or less), architecturally-compatible wall. Final landscaping plan shall show adequate screening for all mechanical equipment and utilities, including the transformer unit.
12. Design. Applicant shall continue to work with Staff regarding paint colors for the apartment buildings.
13. Materials. The following materials (or feasible equivalent, subject to approval of the Community Development Department) shall be used:
 - Dimensional composite roofing shall be used on the apartment buildings.
 - Front posts shall be at least 8"x 8" material.
14. Parking. The following conditions shall be applied:
 - A. Recreational vehicle and boat parking in the guest parking spaces is prohibited.
 - B. Vehicles may not be parked in the guest parking spaces for longer than 72 hours.
 - C. Required visitor parking shall be clearly marked.
15. Applicant shall obtain a building permit for any exterior signs prior to installation. All signs shall be in accordance with the City's Sign Ordinance and Community Design Standards and shall be reviewed through a Design Review process and approved by the Community Development Department prior to issuance of permits.
16. Prior to issuance of a building or grading permit, Applicant shall submit detailed landscape plans that comply with the City's Water Conservation Ordinance and the State of California's Water

Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State ordinance on the final landscape plans.

17. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees' maturity, forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage. The landscape architect shall document the calculations and attest to this on the final landscape plan.
18. Prior to issuance of a building or grading permit, and **prior to removal of any trees on site**, Applicant shall provide a tree plan to City, consistent with Section 20A-1-090 of the Municipal Code, which shall contain the following information:
 - A. Contour map showing the location, size, species, and condition of all existing trees that are located upon the property proposed for development;
 - B. Identification of those trees that the applicant proposes to preserve and those which are proposed to be removed and the reason for such removal;
 - C. A program for the preservation of street trees, heritage, specimen, landmark trees, and trees with aesthetic value (trees with a nine-inch diameter or larger, measured fifty-four inches above the ground, in healthy condition) during and after completion of the development project, as required in the city standard specifications, engineering design standards, Section 8, grading and erosion control;
 - D. A program for the replacement of any trees proposed to be removed, as required by Municipal Code Section 20A-1-100; and
 - E. Any change in the trees to be saved and/or removed as designated on the approved development plan shall only be permitted upon the written approval of the director.
19. All roof mounted equipment shall be completely screened from view. If necessary, visual assessment of equipment and screening methods shall be provided to illustrate the visual impacts from public ways.
20. Trash receptacles shall be fully enclosed and be designed with materials that are architecturally compatible with the design of the main buildings. Enclosure(s) shall contain a roof to cover the enclosure to prevent rainfall from entering into containers and shall be of sufficient size and dimensions to accommodate recycling containers. Design elevations shall be provided to the Community Development Department for review and approval prior to issuance of building permit. Trash enclosures shall be landscaped and screened on three sides and built to City specifications.
21. A detailed on-site lighting plan shall be reviewed and approved by the Community Development Department prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and materials of all lighting fixtures. Such plan shall also indicate photometric data that demonstrates that the parking area will meet one (1) foot-candle of minimum maintained illumination per square foot of parking surface, over the entire paved area. Lighting shall be constructed using sufficient poles and fixtures so that the lighting is evenly distributed over the surface area of the parking lot(s) and does not impact adjacent public and/or private properties. The parking area shall be illuminated from dusk until the termination of

business every operating day. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.

22. Adequate lighting shall be provided at all building entrances and pedestrian walkways pursuant to the Municipal Code and the requirements of the Police Department.
23. Prior to issuance of a grading permit or any ground disturbance, or building permit or other improvement activities on the site, the Applicant shall submit a final grading plan concurrent with the initial building plan check submittal to the Community Development Department. All accessibility features and access routes are to be clearly shown on the site and grading plan.

Required Prior To Construction

24. Prior to the start of any work on-site, the Applicant shall request and attend a pre-construction meeting to include the project superintendent, architect, and subcontractors, as well as City representatives including Community Development and/or Public Works.

During Construction

25. The Applicant shall be responsible for the ongoing maintenance and upkeep of the site. The site shall be kept free of trash or debris at all times.
26. If perimeter fencing is installed during construction/development, it shall consist of chain link or better.
27. An effective dust control program should be implemented whenever earth moving activities occur on site.
28. In order to minimize the release of Ozone precursors associated with construction, the following standard requirements developed by the Yolo/Solano AQMD shall be implemented:
 - A. Construction equipment and engines shall be properly-maintained.
 - B. Vehicle idling shall be kept below ten minutes.
 - C. Construction activities shall utilize new technologies to control ozone precursor emissions, as they become available and feasible.
 - D. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.

Required Prior to Certificate of Occupancy

29. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Department. The site and buildings shall be inspected for compliance prior to the Certificate of Occupancy.

BUILDING

30. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- A. 2013 California Building Code
 - B. 2013 California Plumbing Code
 - C. 2013 California Mechanical Code
 - D. 2013 California Electrical Code
 - E. 2013 Building Energy Efficiency Standards
 - F. 2013 California Green Building Code
 - G. The Code of the City of Woodland
 - H. **NOTE: If building plans are submitted after January 1, 2017 design shall comply with the 2016 California Building Code.**
31. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
32. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
33. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
34. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
35. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.
36. Prior to *any work* being done on the existing property, a release from Yolo Solano Air Quality Management District is required.

DEVELOPMENT SERVICES ENGINEERING

General Conditions

37. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Development Engineering Division of the Community Development Department with an encroachment permit application for review and approval. Prior to building permit issuance, the Applicant shall obtain an encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

38. Unless otherwise determined by the City Engineer, construction of public improvements will require that the Applicant enter into an improvement agreement and provide bonds and insurance.
39. All development projects disturbing more than an acre of soil are required to submit a Storm Water Pollution Prevention Plan prepared per the State Water Resources Control Board (SWBC) Construction General Permit, prepared by a Qualified SWPPP Developer (QSD).

Fees

40. Prior to approval of improvement plans, the Applicant shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by the City Council and defined in the City Fee Schedule. If the Applicant pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
41. Applicant shall pay development impact fees prior to issuance of building permit and shall pay fees in effect at the time of permit issuance.

Fee credits may be available for any buildings demolished with the project. Applicant shall provide adequate documentation of demolished square footage and building use.

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

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

Lot Line Adjustment

43. Each parcel shall have its own utilities direct from the street. If the properties will be served by shared utilities, a utility plan shall be submitted, and appropriate easements to serve this utility plan as determined by the City Engineer shall be dedicated with lot line agreement.
44. Lot line adjustment shall maintain an easement along north side of property for existing 12" water line and well connection to City system. The easement to the south of the well connection

may be abandoned per requirements of the Subdivision Map Act. Applicant shall provide legal description and pay fee for the abandonment process, which shall require approval from the City Council.

45. Buildings may not cross property lines. Applicant shall demolish existing building crossing proposed property line prior to any sale of property or within one year of lot line adjustment. Building may not be used in any way once lot line adjustment has been recorded.
46. Backflow protection devices shall be installed on all existing commercial and landscape irrigation water services. Backflow devices shall be tested by a City-approved tester, and the results shall be provided to the Public Works Department prior to occupancy. Work shall be covered by an encroachment permit and shall be completed for both parcels prior to certificate of occupancy for Parcel 1.

Parcel 2 Frontage Improvements

47. With any future development of Parcel 2, the applicant of Parcel 2 shall remove and replace the existing driveway with City standard ADA compliant commercial driveway.
48. Backflow protection devices shall be installed on all existing commercial and landscape irrigation water services. Backflow devices shall be tested by a City-approved tester, and the results shall be provided to the Public Works Department prior to occupancy. Work shall be covered by an encroachment permit and shall be completed prior to lot line adjustment or certificate of occupancy for Parcel 1.

Site Design and Frontage Improvements

49. Project shall meet low impact development and hydro-modification requirements through compliance with City's newly adopted Post Construction Standard Plan to reduce post-runoff in compliance with the City's Phase II MS4 permit with the State Water Resources Control Board. Prior to approval of the site plan, the Applicant shall submit calculations for storm water quality measures.

If the project is phased, the project shall meet low impact development requirements at all interim phases of the project. Applicant shall enter into a maintenance agreement for such measures prior to certificate of occupancy.

50. All unused driveways shall be removed and replaced with ADA compliant and City standard sidewalk. Existing driveways for both parcels proposed to be used shall be removed and replaced with ADA compliant and City standard driveways as shown on the City approved site plan.
51. Applicant shall remove and replace all cracked, damaged, or non-compliant sidewalk, curb and gutter along property frontage. Prior to submittal of improvement plans, the Applicant's engineer shall have a field meeting with the City to define all sidewalk, curb and gutter to be removed and replaced.

52. Project shall abandon unused 6" water line that connects to main in the intersection of Beamer and Cottonwood at the main in accordance with City standards.
53. The Applicant shall install new utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

Backflow protection devices shall be installed on all existing commercial and landscape irrigation water services. Backflow devices shall be tested by a City-approved tester, and the results shall be provided to the Public Works Department prior to occupancy.

54. Project shall provide additional street lighting per City standards. Plans shall show a tie-in to existing electrical pedestal or show installation of pedestal if required to meet all requirements per City standards.

FIRE DEPARTMENT

55. Access roads for fire department apparatus shall be a minimum width of 20 feet; No Parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20 foot access lanes.
56. Gates securing fire department access roads shall be a minimum width of 20 feet. Gates shall be of swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Electric gates shall be equipped with a Knox entry system. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key to the lock is installed at the gate location.
57. The turning radius of fire apparatus access road shall be a minimum standard turning radius of 20 feet inside and 40 feet outside diameter. Turning radius outline shall be on construction plans for review and approval.
58. A Knox Box (locking key box) shall be installed at the community building for after hours access to fire protection systems.
59. The minimum water flow requirement for this project is 1,500 gallons per minute for a duration of at least 2 hours. Proposed fire hydrant locations are subject to change and approval at time of construction plan review.
60. Approved address numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and within internal access roads and drives. Said numbers shall contrast with their background. Additional building and / or unit identification may be required in order to facilitate emergency response.

61. No unit identification number shall be repeated throughout different buildings in complex.
62. Provide portable fire extinguishers in accordance with the 2013 California Fire Code Section 906.
63. Locking fire department connection (FDC) caps shall be installed on all FDCs.
64. Automatic fire sprinkler system and fire alarm system shall be designed and installed in accordance with applicable NFPA standards, City of Woodland Municipal code Chapter 9, and the 2013 California Fire Code. Plans shall be submitted to the Woodland Fire Department for review and approval.
65. Underground fire service mains shall be designed and installed in accordance with NFPA 24, 2013 edition, City of Woodland Municipal Code Chapter 9, and the 2013 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.
66. Emergency responder radio coverage shall be provided in accordance with Section 510 of the 2013 California Fire Code.

WASTE MANAGEMENT

67. The trash enclosure shall comply with the City's Recycle & Trash Enclosure Specifications. The service truck requirement for a three-point turn is 75 feet. In addition, the trash enclosure shall meet the size and access requirements of Waste Management.
68. As a notification, new state regulation (AB 1826 of 2014) will require organic waste to be placed in a separate waste stream starting in 2019, requiring an additional container that should be accommodated by the enclosure. Organic waste includes food waste and landscape trimmings.

PG&E

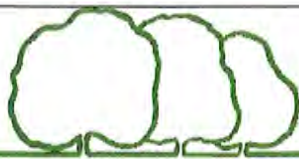
69. Applicant shall call the Utility Service Alert (USA) by dialing 811 at least 48 hours prior to any construction activities.
70. Any relocation of PG&E facilities will be at the expense of the applicant.
71. The Applicant shall work directly with PG&E's Service Planning Department for the installation of new service facilities

PUBLIC WORKS

72. Applicant shall abandon water main just south of well connection on the northern edge of the Project site and cap/blind flange the water pipe. Applicant shall also abandon water main at the West Beamer Street water main connection. The water mains shall be abandoned consistent with City standards including but not limited to being sand slurried until fully saturated.

TRAFFIC ENGINEER

73. All sidewalk, ADA ramps, and driveways must meet current codes and standards for City walk and ADA requirements.
74. Project will be required to microsurface the adjacent roadways within the project limits or to the limit of any trenching, whichever is greater.
75. Public easement. Applicant shall dedicate a public access and maintenance easement for the sidewalk and landscaping strip to the City of Woodland on the southern edge of the property such that the easement line is located on the back of sidewalk, consistent with City standards.



City of Woodland

Community Development Department

520 Court St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

County of Yolo Attn: Mindi Nunes

MAILING ADDRESS:

625 Court Street, Rm 202

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-666-8426

E-MAIL ADDRESS:

mindi.nunes@yolocounty.org

PROJECT APPLICANT

Mercy Housing Attn: Rich Ciraulo

MAILING ADDRESS:

2512 River Plaza Drive, Ste 200

CITY STATE ZIP CODE:

Sacramento, CA 95833

PHONE NUMBER:

(916) 414-4441

E-MAIL ADDRESS:

RCiraulo@mercyhousing.org

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 _____ | |

Is this request part of another application? ☒ Yes ☐ No If so, what? Lot Line Adjustment

3. Project Description

Project Name:

180 W. Beamer St. Apartments

Total Acres or Square Feet

5.875 Acres

Site address or location:

Northeast corner of Cottonwood and West Beamer Streets

Assessor's Parcel Number:

064-010-021-000 and 064-051-037-000

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.

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
<u>Public Service</u>	<u> </u>	<u>Medium Density Residential</u>	<u> </u>

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
<u>R-1 (single-family residential)</u>	<u> </u>	<u>R-M (multifamily residential)</u>	<u> </u>

7. Residential Development

No. of residential units are being requested?	<u>N/A</u>	No. of lots will be created by this project?	<u>N/A</u>
Single Family <u> </u>	Half-plex <u> </u>	Do you intend to market the units for <u>sale</u> ?	
Duplex <u> </u>	Apartments <u>80</u>	☐ YES ☒ No	
Condominiums <u> </u>	Other <u> </u>	Do you intend to market the units for <u>rent</u> ?	
Townhomes <u> </u>	Total Units <u>80</u>	☒ YES ☐ No	

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

N/A

Indicate the gross and leasable square footage for each type of development:

N/A

9. Authority to File Application

Check one:

☐ Property Ownership	☐ Power of Attorney*
☒ Contract to Purchase*	☐ Other

Specify Development & Disposition Agreement

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

<u>[Signature]</u>	<u>10/19/15</u>
Applicant:	Date
<u>[Signature]</u>	<u>10-15-15</u>
Legal Owner:	Date
Legal Owner:	Date

Date Recived Stamp Here

DEPARTMENT USE ONLY

Amount Paid:

Project No:

Amount Due:

Logged by: Date:

GP / Zoning Designation:

Planner: Date:

180 West Beamer Street Apartments

Mercy Housing / New Hope Community Development Corporation

October 19, 2015

Project Description and Justification:

Located at the northeast corner of West Beamer and North Cottonwood Streets in Woodland, California, on the site of the former Peterson Clinic and south of the Yolo Adult Day Health Center, the proposed community will consist of 80 garden-style apartments in 15 two-story buildings on a four and a half acre parcel. The apartment mix will be 26 one bedroom, 30 two bedroom, and 24 three bedroom apartments and townhomes.

Also proposed is a separate, 3,000 sq. ft. community building that will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace.

Auto access to the site occurs in three locations:

1. West access from Cottonwood at the north of the site. This maintains potential access to the land behind the existing adult day healthcare facility.
2. West access from Cottonwood to the community building at the center of the project.
3. South access from Beamer. The drive access would shift the curb cut about 15' to the west away from the existing residences. This creates a bigger setback from the east property line creating a buffer from the existing residences. The two story buildings would vary from approximately 65'-80' setback from the east property line. Along the east drive, carports would shade parking as shown in the darker grey on the site plan, and also create a visual screen. In addition, there is a nine foot planter between the carports and the new redwood fence.

Engagement of the residences to the street is important so that the project integrates into the neighborhood context. Along Cottonwood, the intent is to preserve all but two of the existing shade trees to preserve the valuable canopy. Along Beamer, at the south where there the trees are smaller, a new separated sidewalk would create a planter strip for new shade trees.

On both Cottonwood and Beamer Streets, the new apartments engage the street yet allow for a sense of privacy for the residents. This is accomplished by a series of courtyards that serve the apartments connecting to the public sidewalk. Instead of the "A" buildings opening directly onto the large public streets, or backing up to the public sidewalk, they "side on" so that the front porches are connected to the street and are also connected to the internal green spaces of the new community. At the non-entry side of the A buildings, a redwood fence connects the buildings to create a safe backyard for kids to play. These areas are accessible from the three bedroom townhomes' rear door.

At the corner of Beamer and Cottonwood, we have created an ornamental green space. The corner is marked with a large trellis colonnade that is part landscape and part architecture. The intent is to provide a protected green space with a three foot tall decorative iron fence and gate that prevents kids from running into the street, while offering a sculptural element at the corner.

The residences themselves are a combination of apartment "flats" and townhouses integrated throughout the site. All of the green spaces, drive entries, and public sidewalks are designed to facilitate

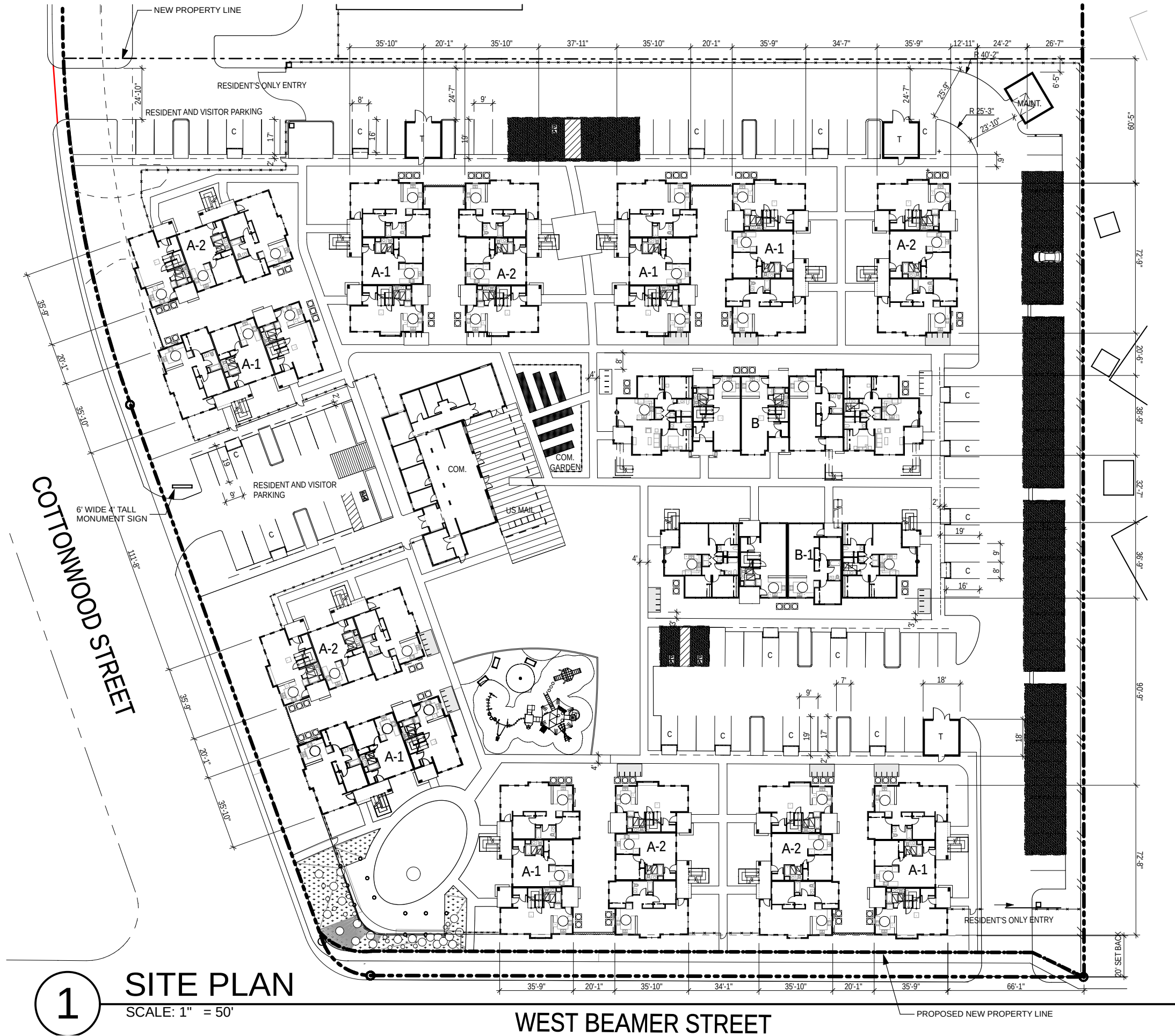
"eyes on the street" for safety and development of community as much as possible. Front porches, patios and in some cases back porches, are used to encourage socialization so that residents get to know each other.

The buildings are designed with a traditional, simple craftsman aesthetic in mind. They are primarily clad in painted horizontal clapboard Hardie siding. The horizontal siding provides texture and gives a stronger sense of human scale. More than one color scheme for the buildings will create a sense of variety.

The community building is intentionally different from the residences since it is the one "public" shared building on the site. The elevations have different amounts of glazing. For example the west elevation has less glazing as it will be "blasted" by the sun in the summer, whereas the shaded south elevation has more glazing for maximum light. The larger common room in center of the building is distinguished with a higher "butterfly" roof with clerestory windows that will daylight the space well from all sides. The community building will include offices, computer facilities, laundry facilities, and a terrace that opens to the larger green space.

The landscape is gently contoured to trap and filter stormwater on site. The site plan shown in olive green describes the locations for stormwater planters or bio-swales to manage the stormwater runoff. The planting materials will meet new, low water standards. Greywater irrigation is being explored as an option.

Our desire is to create an attractive community that fits into the existing neighborhood in style, texture, scale and relation to the street.



1 SITE PLAN
SCALE: 1" = 50'

WEST BEAMER STREET

SITE DATA: REVISED 1.25.16

PROJECT SITE COVERAGE:

SITE AREA: 4.4 ACRES 195,257 SF
EXISTING ZONING: R - 1.
PROPOSED ZONING: R - M
EXISTING GP. CATEGORY - PUBLIC SERVICE
PROPOSED GP. CATEGORY - MEDIUM DENSITY RESIDENTIAL

BIKE PARKING:
70 BIKE PARKING SPACES PROVIDED

PARKING SUMMARY:
CITY REQUIREMENT
136 SPACES REQUIRED - ALLOWED 8
REDUCTION FOR BIKE PARKING
PARKING PROVIDED: 128 SPACES

STATE REQUIREMENT
REQUIRED PARKING FOR AFFORDABLE HOUSING
BY AB 744 157 BEDROOMS DIVIDED BY 2 = 79 REQ'D

5 ACCESSIBLE
100 REGULAR
23 COMPACT
128 TOTAL
(40 COVERED)

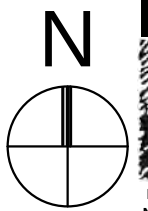
BUILDING DATA:

UNIT MIX
1 BED 1 BATH 26
2 BED 1 BATH 30
3 BED 2 BATH 8
3 BED TOWNHOUSE 16
TOTAL UNITS 80

BUILDING FOOTPRINT: 90,061 SF

LEGEND

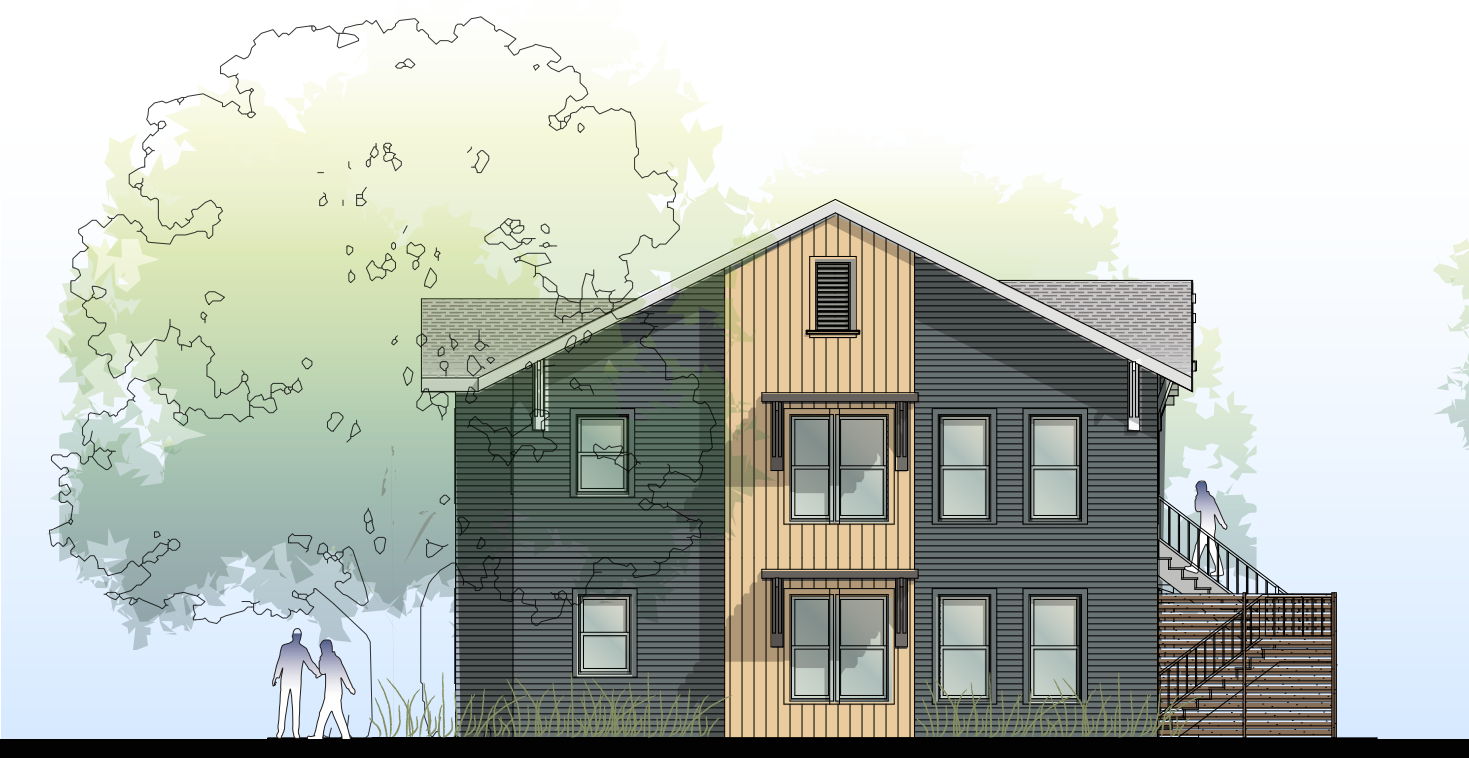
- BIKE PARKING
- COVERED PARKING
- LOW MASONRY WALL AT PATIOS
- HVAC COMPRESSORS W/LANDSCAPE SCREENING
- 6' WROUGHT IRON FENCE NORTH SIDE OF PROPERTY
- 6'-7' REDWOOD FENCE EAST SIDE OF PROPERTY
- 3'-6" DECORATIVE METAL FENCE
- 6' HORIZONTAL REDWOOD FENCE BETWEEN BUILDINGS



BEAMER & COTTONWOOD



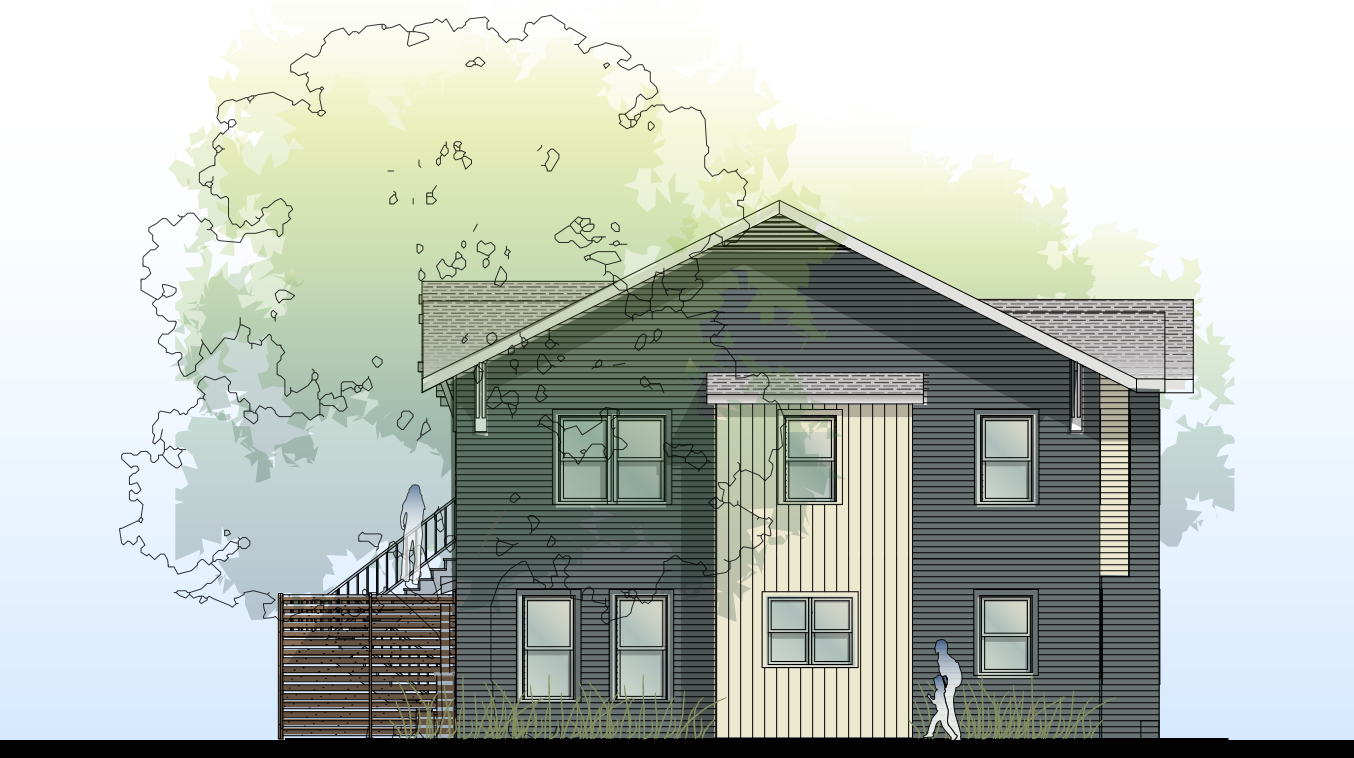
MOGAVERO
NOTESTINE
ASSOCIATES



LEFT ELEVATION



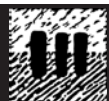
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

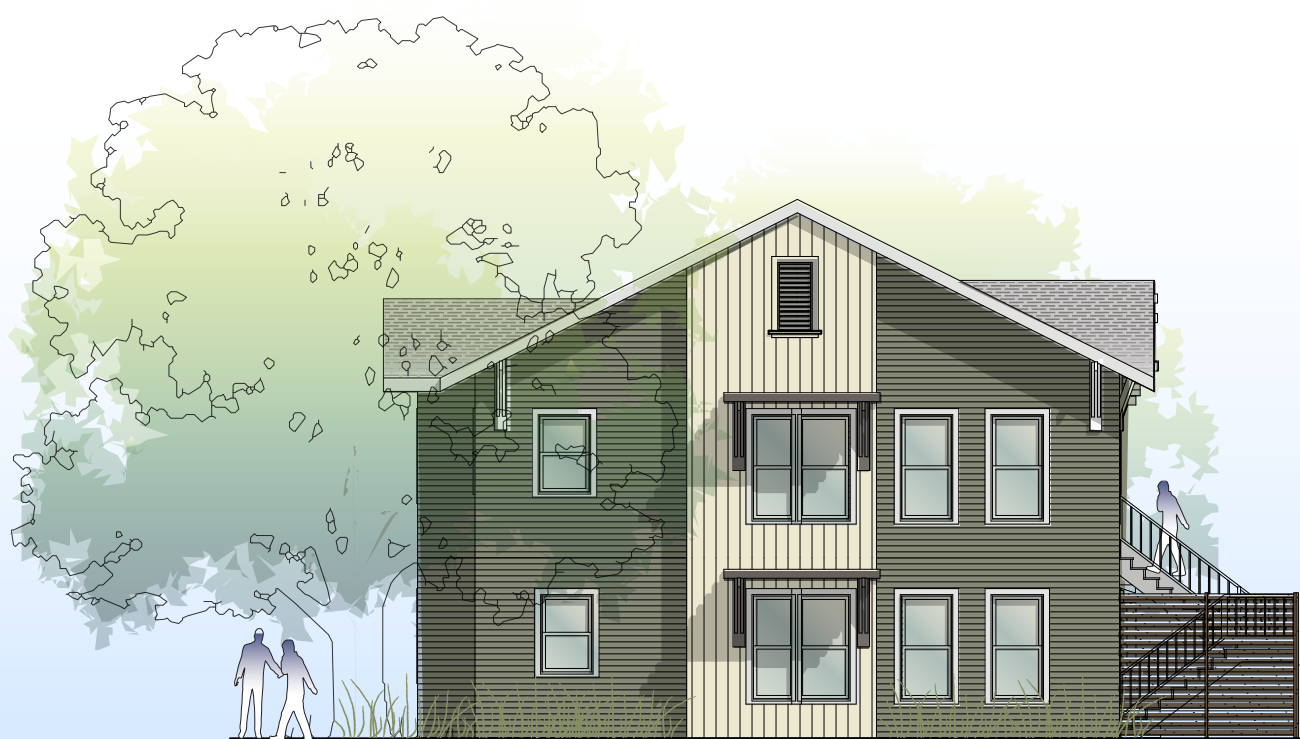


BEAMER & COTTONWOOD

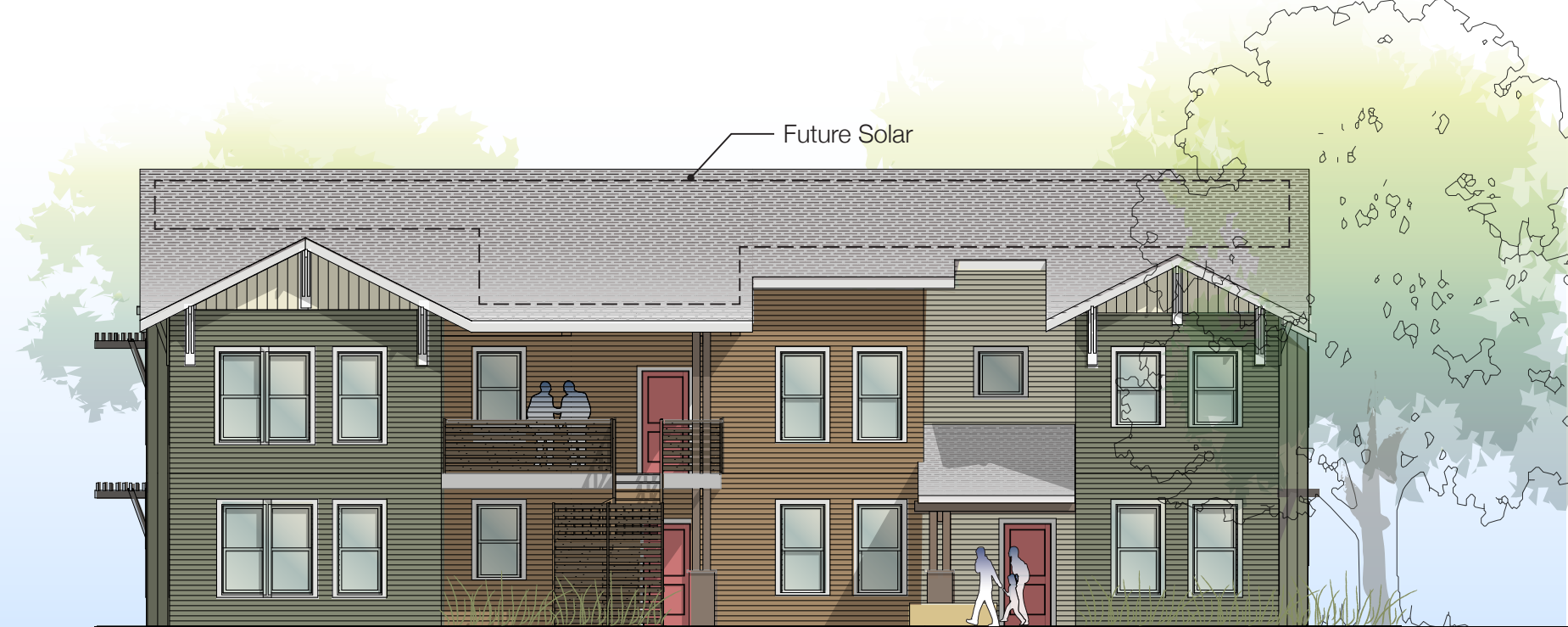
Woodland, California

11 December 2015

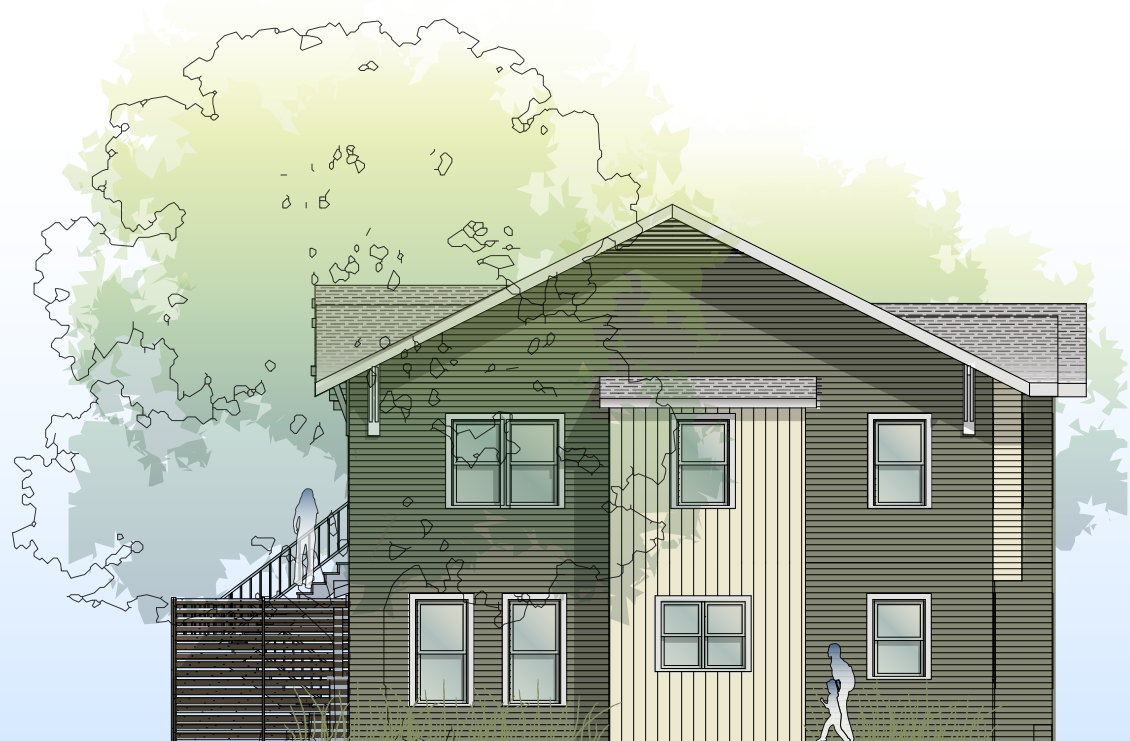
Building A1
scale: 3/32" = 1'-0"



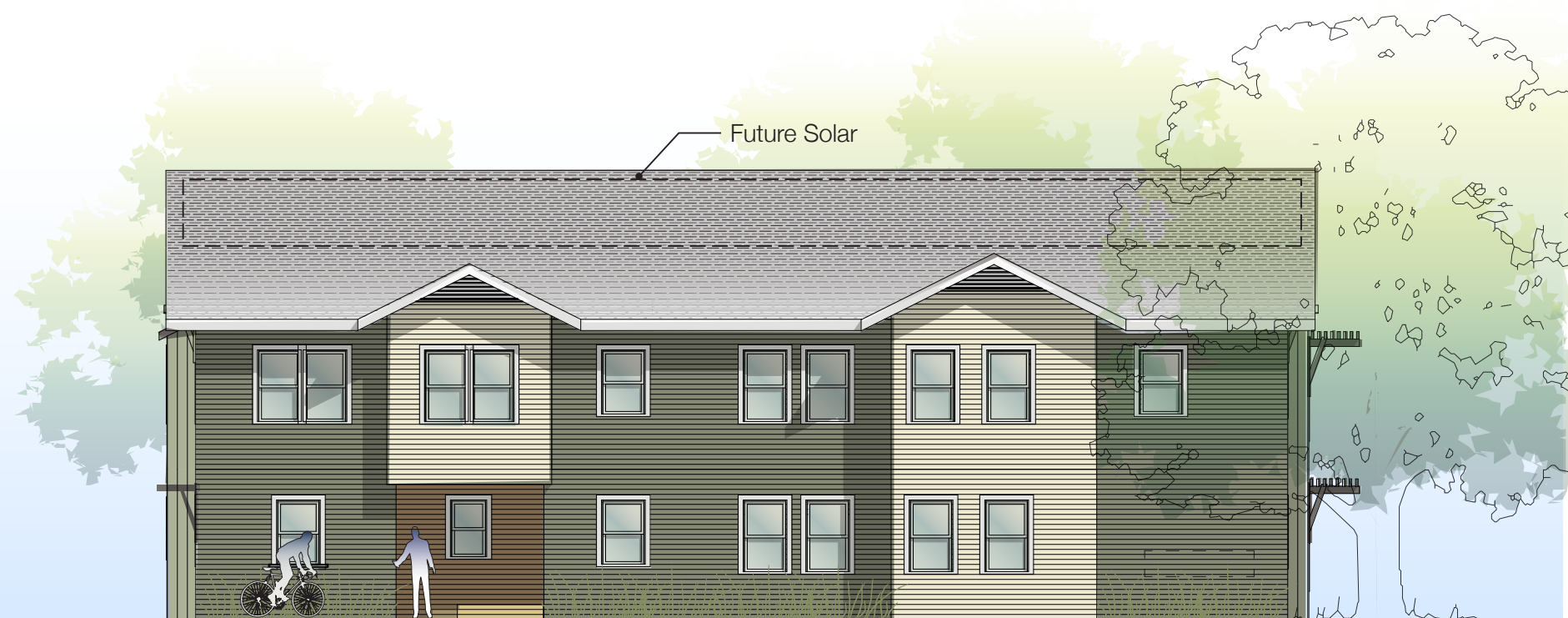
LEFT ELEVATION



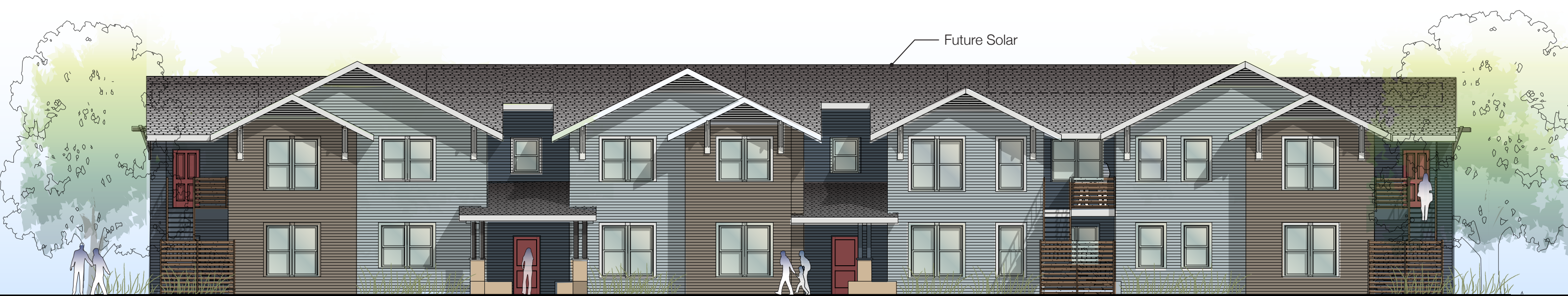
FRONT ELEVATION



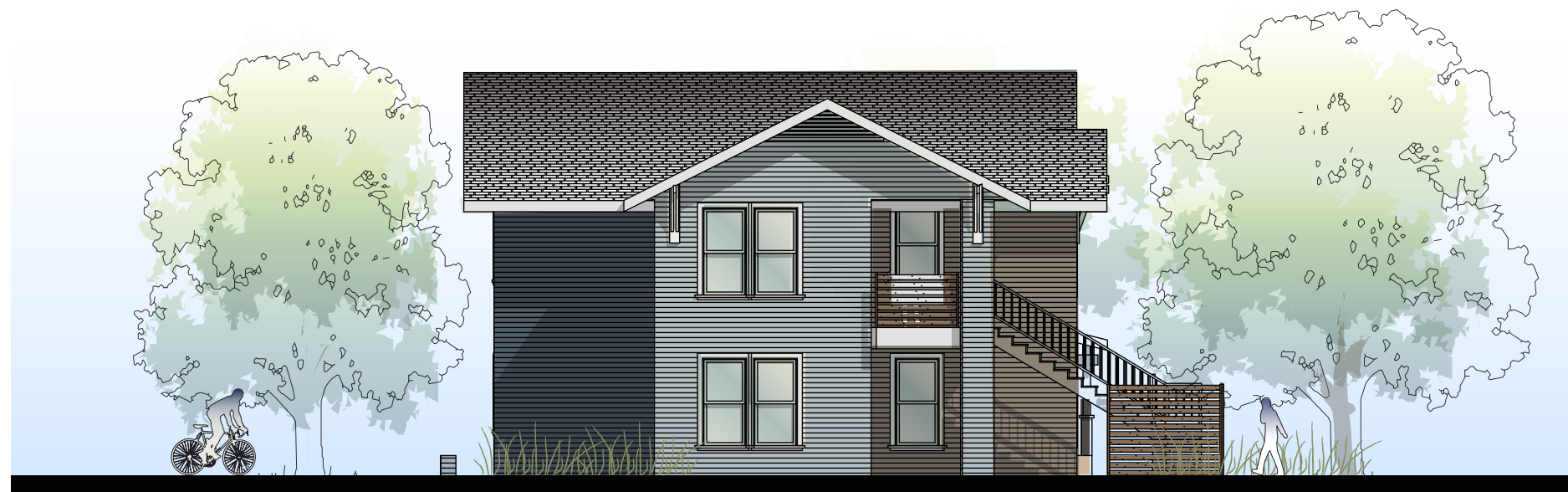
RIGHT ELEVATION



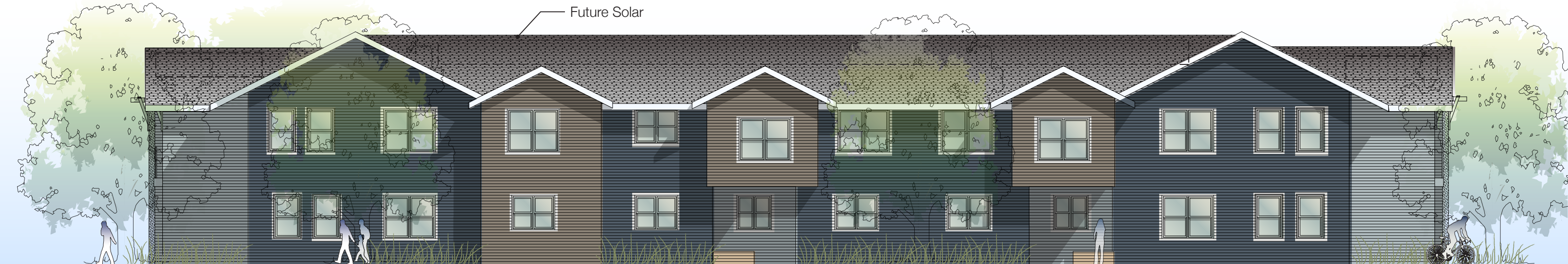
REAR ELEVATION



FRONT ELEVATION



LEFT AND RIGHT ELEVATIONS



REAR ELEVATION



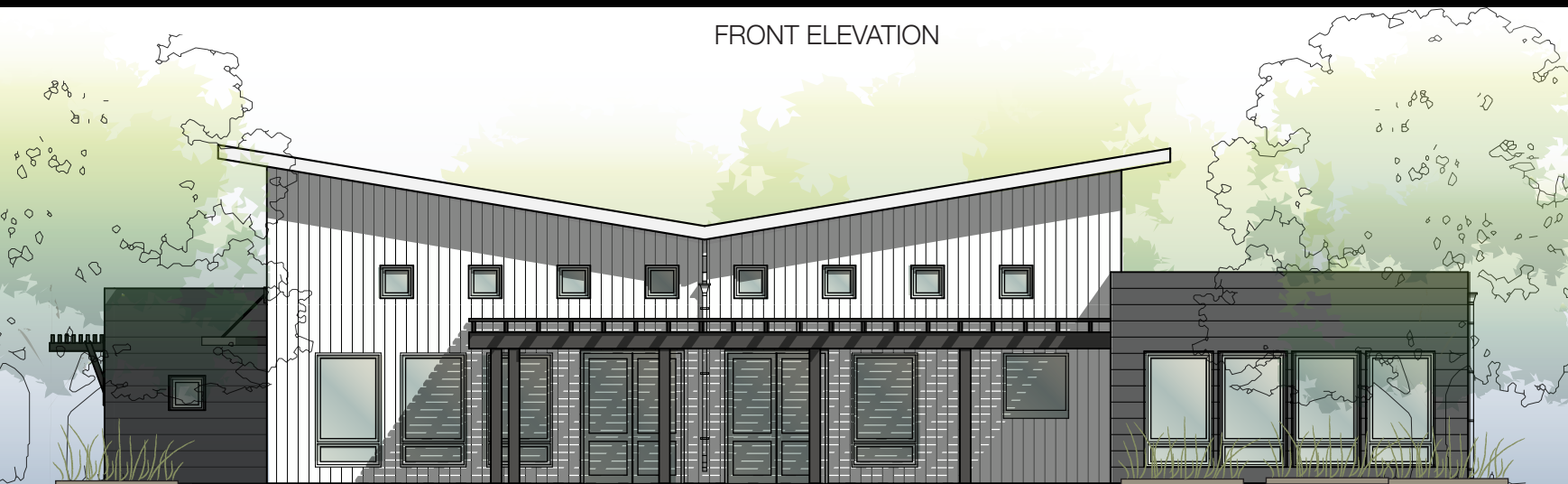
FRONT ELEVATION



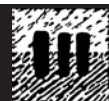
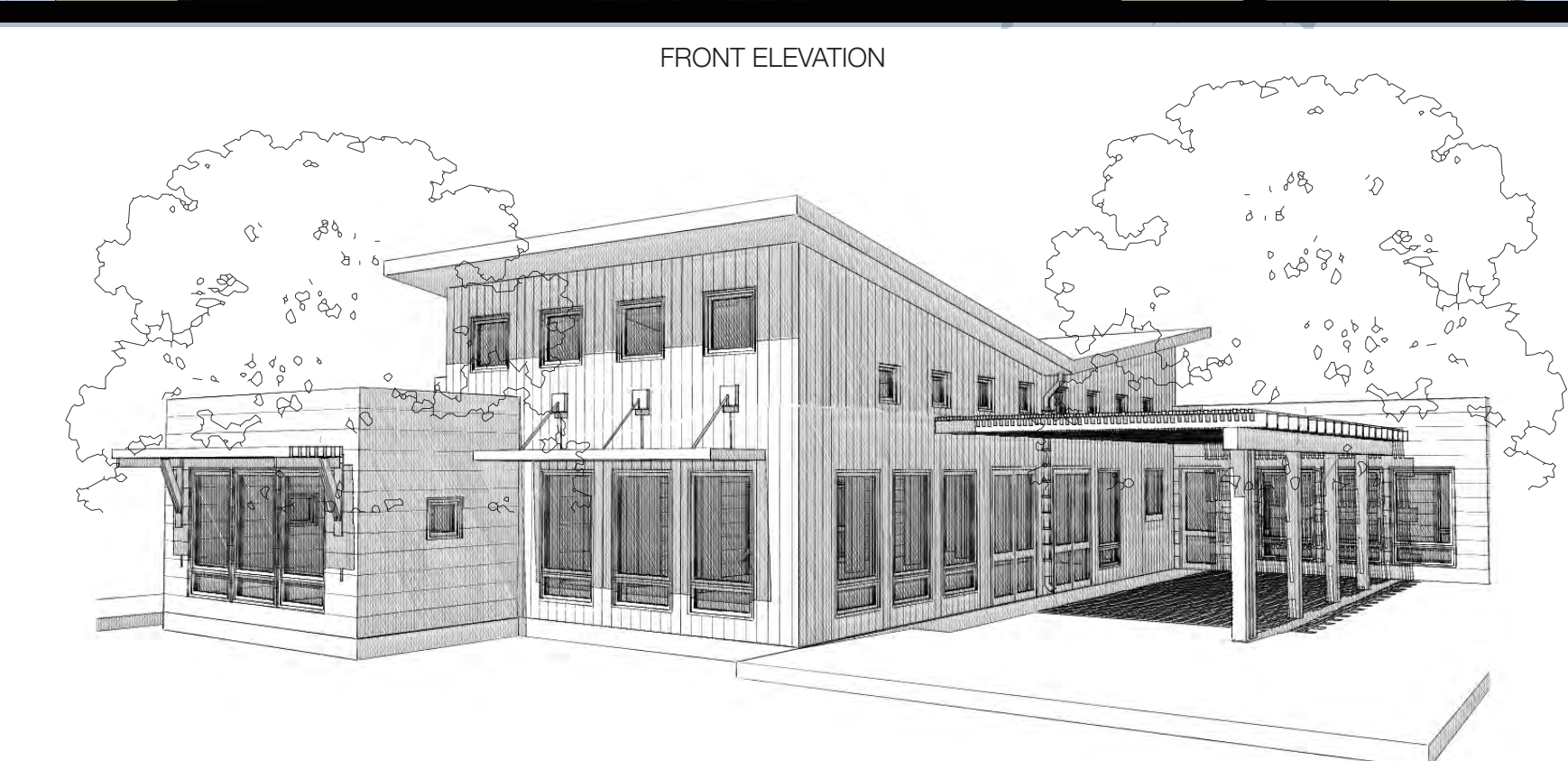
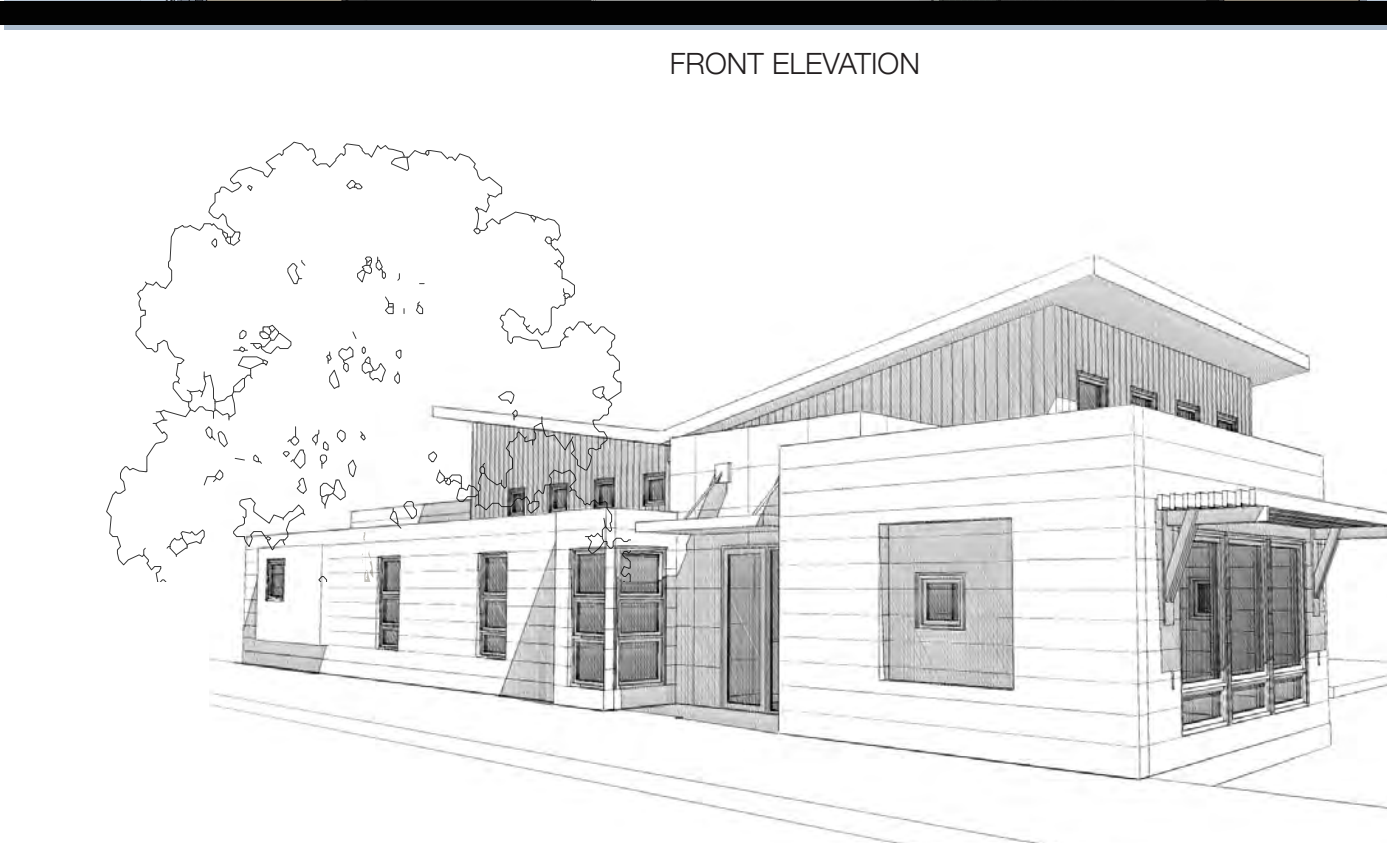
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



BEAMER & COTTONWOOD

Woodland, California

11 December 2015

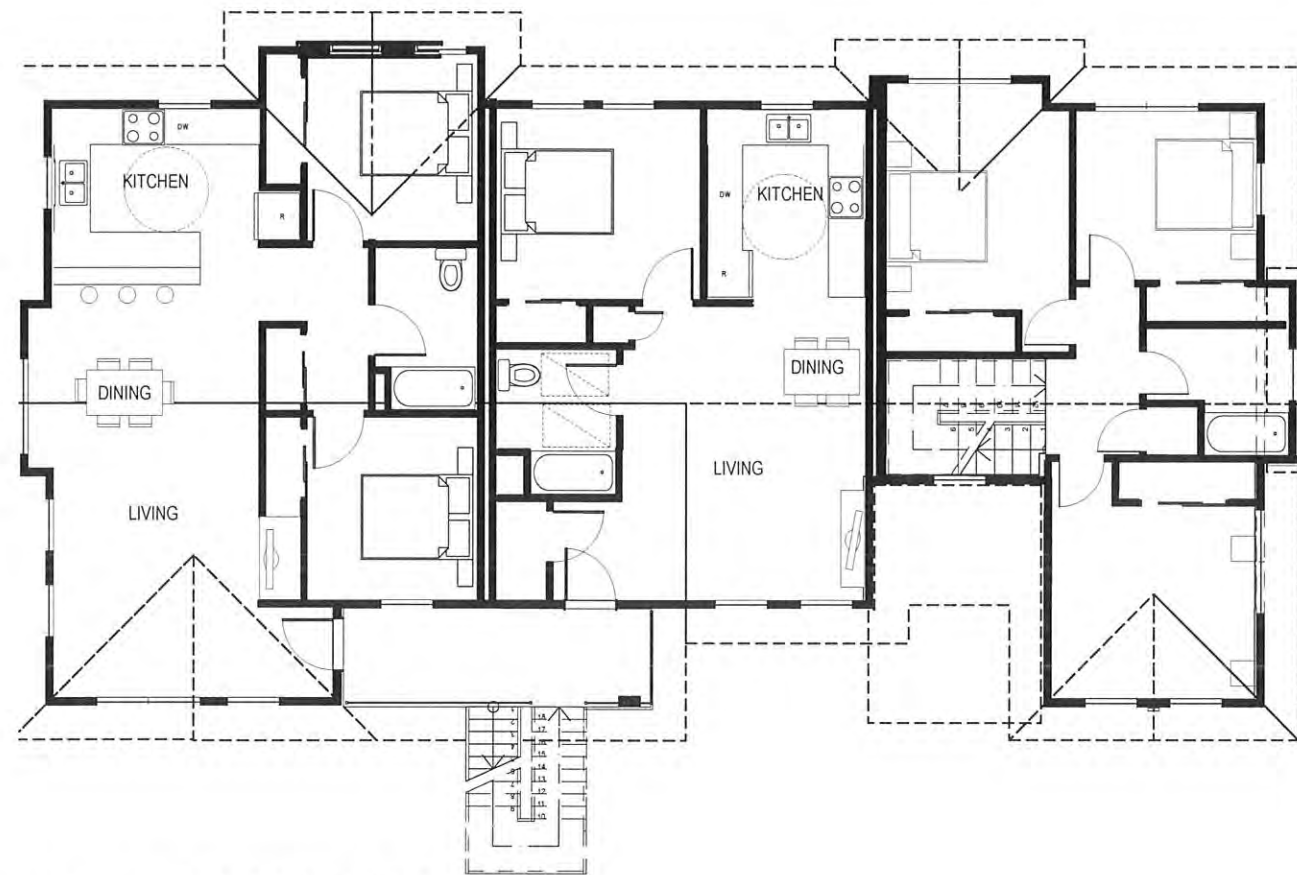
Community Building
scale: 3/32" = 1'-0"



Capitol Yards in West Sacramento
Example of larger darker colored building
designed by Mogavero Architects



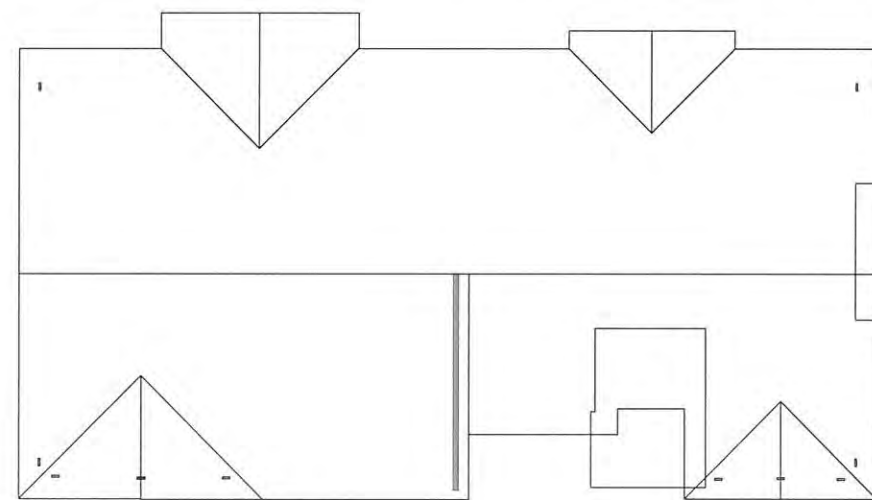
Maple Park in Live Oak
Example of larger building with darker colors
AIA award winne and Gold Nugget Award
designed by Mogavero Architects



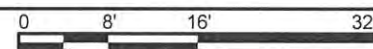
② 2. SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



① 1. BLDG A GROUND FLOOR
SCALE: 3/32" = 1'-0"



③ 3. ROOF PLAN
SCALE: 1/16" = 1'-0"



A PLANS

BEAMER & COTTONWOOD





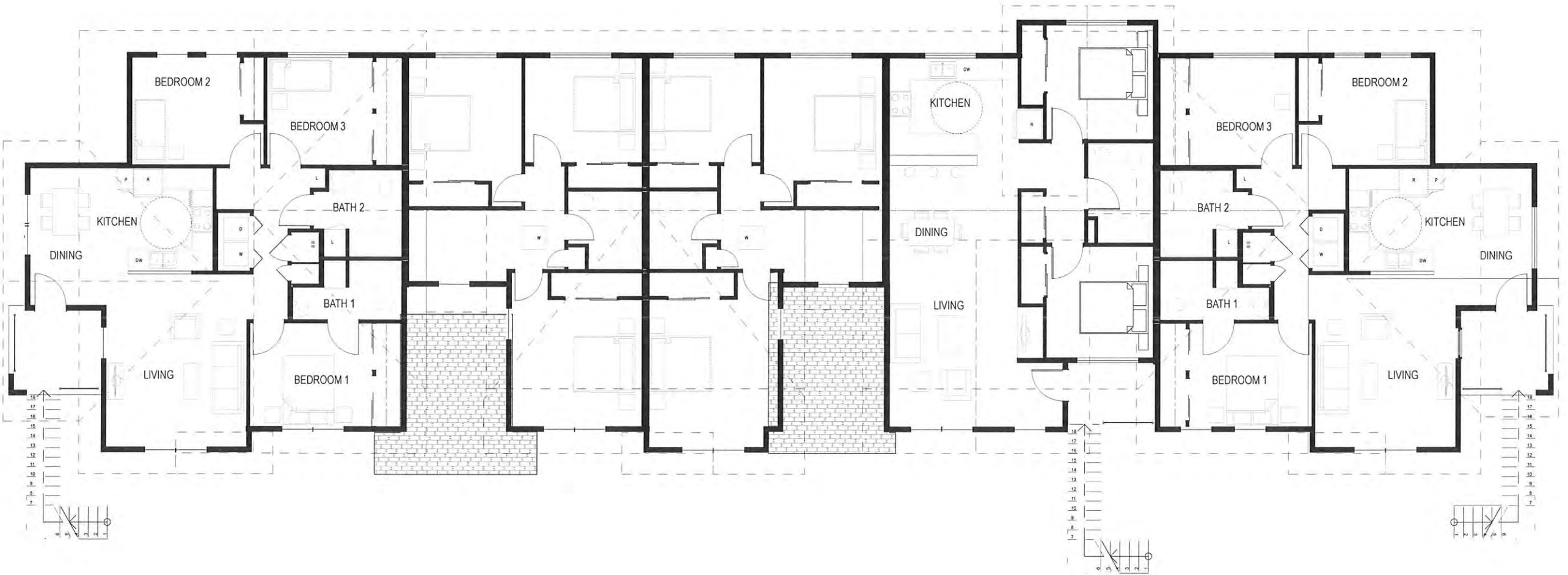
1. GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



B 1ST FLOOR PLAN

BEAMER & COTTONWOOD





1

2. SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



B 2ND FLOOR PLAN

BEAMER & COTTONWOOD

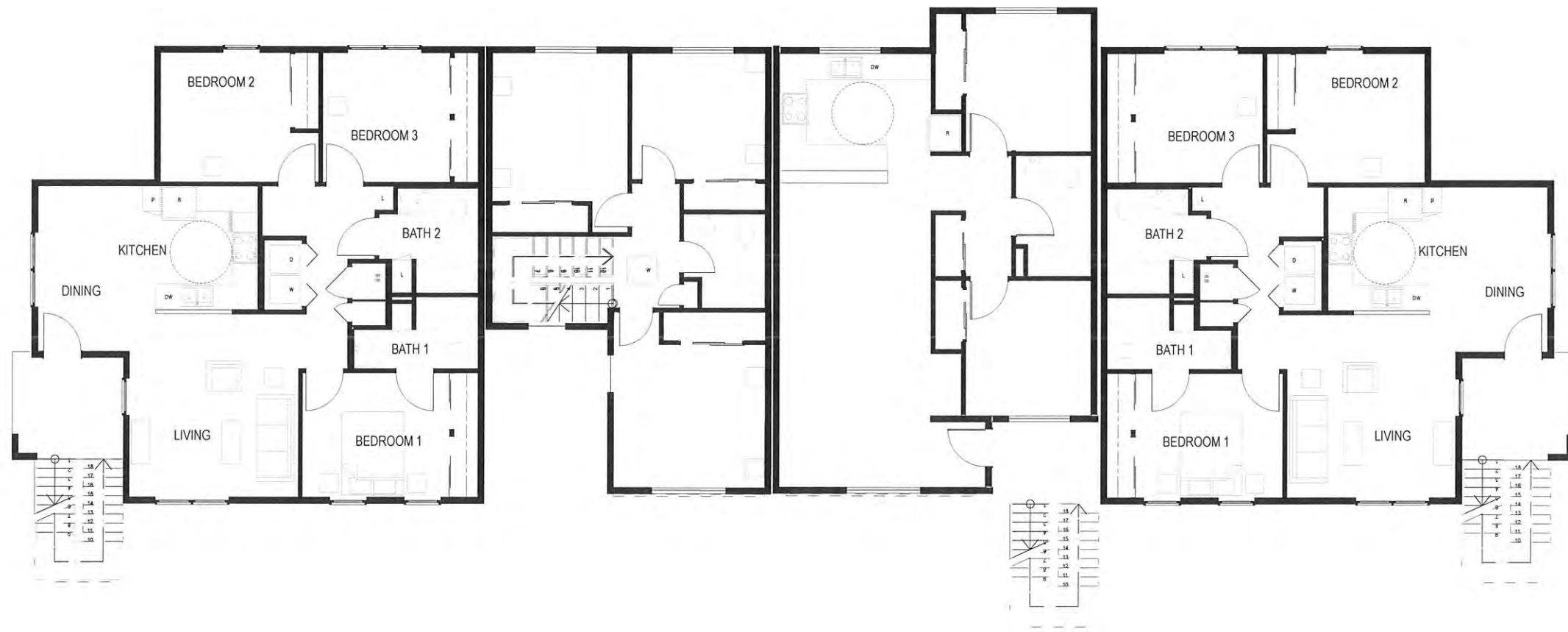


MOGAVERO
NOTESTINE
ASSOCIATES



1. GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"





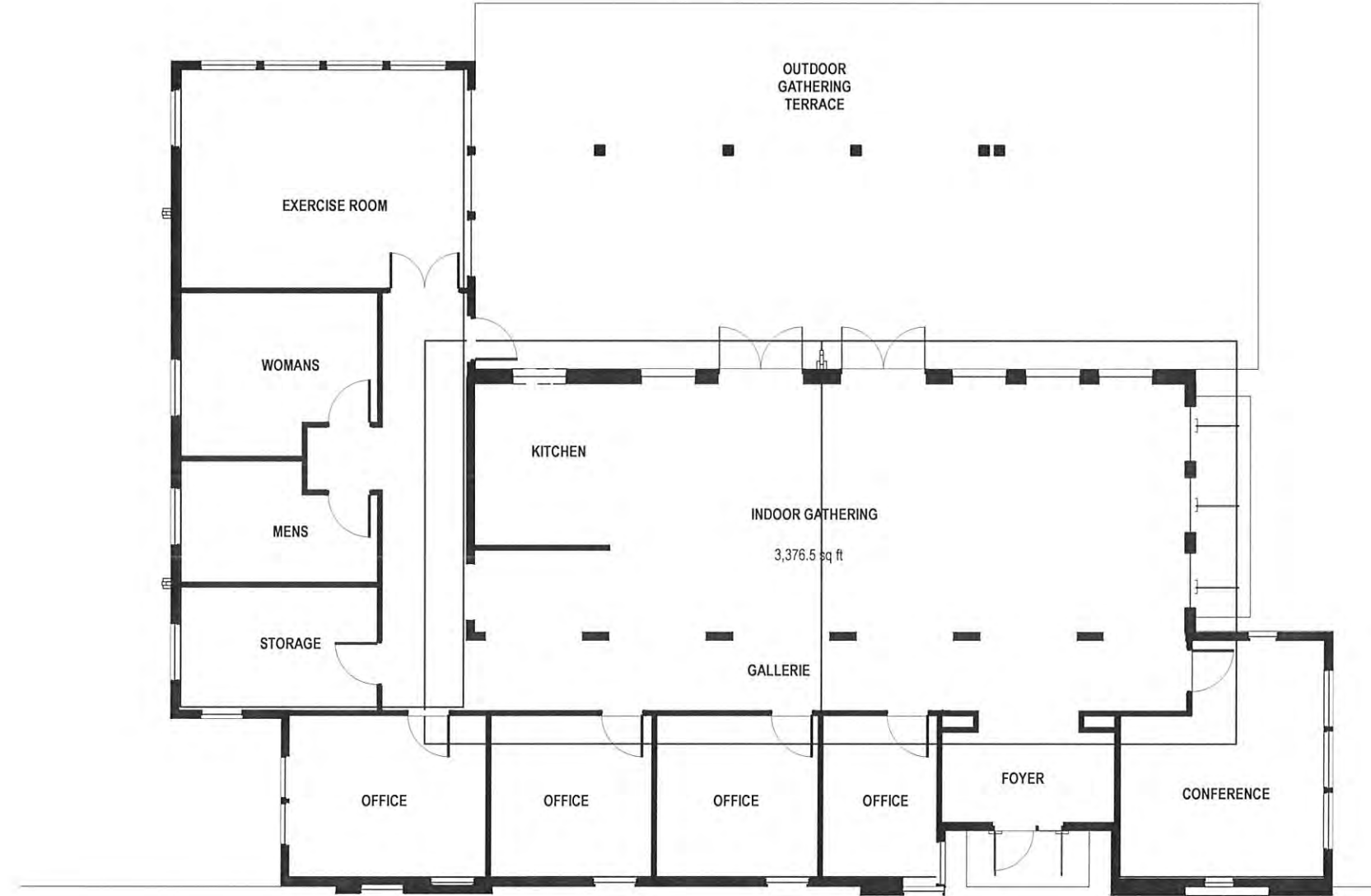
1 2. SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



B1 2ND FLOOR PLAN

BEAMER & COTTONWOOD





1 1. BLDG CB PLAN
SCALE: 3/32" = 1'-0"

CB BLDG FLOOR PLAN

BEAMER & COTTONWOOD



MOGAVERO NOTESTINE ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE CONSTRUCTION DOCUMENTS. THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR DISSEMINATED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, NOR MAY THEY BE USED FOR ANY CONSTRUCTION OTHER THAN INTENDED. WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF MOGAVERO NOTESTINE ASSOCIATES.

SITE PROGRAMMING	
1	Active Use Lawn Area
2	Play Area, Ages 5-12
3	Site Stormwater Management Planting Area
4	Housing Block Stormwater Management Planting, Typical
5	Community Garden Gathering Space Includes raised planters, tables, and hose bib. Enclosed on 3 sides by a 42" decorative, wood fence.
6	Arbor Colonnade and Courtyard Seating Area
7	Bicycle Parking, Typical

SHADE CALCULATION						
Size	Plant Key	Credit	SQ. FT.	Shade Credit		
30'-35'	PIS CHI, PLA ACE, QUE AGR, QUE RUB	THREE-QUARTER	722	(4)	(722)	2,888
		HALF	481	(30)	(481)	14,430
20'-25'	ACE BUE, CER CAN, NYS SYL	HALF	246	(4)	(246)	984
			Total =	18,302		
Total sq. ft. of paved area in calculation:		35,752				
Total sq. ft. of shade required:		14,301				
Total sq. ft. of shade provided:		18,302				
Percent age of shade provided:		51%				

CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	Max Growth (HxW)	Spacing	QTY
Shade Trees					
Acer buergerianum (M)	Trident Maple	15 Gal.	20'-25' x 20'-25'	Per Plan	--
Acer x freemanii 'Autumn Blaze' (M)	Autumn Blaze Maple	15 Gal.	50' x 40'	Per Plan	--
Liriodendron tulipifera (M)	Tulip Tree	15 Gal.	60'-80' x 30'-40'	Per Plan	--
Nyssa sylvatica (M)	Sour Gum	15 Gal.	30'-50' x 20'-30'	Per Plan	--
Pistacia chinensis 'Keith Davey' (L)	Fruitless Chinese Pistache	15 Gal.	30'-60' x 30'-60'	Per Plan	--
Ulmus parvifolia 'Drake'	Chinese Evergreen Elm	15 Gal.	30'-35' x 40'-45'	Per Plan	--
Quercus agrifolia (VL)	Coast Live Oak	15 Gal.	20'-70' x 25'-80'	Per Plan	--
Quercus rubrum (M)	Red Oak	15 Gal.	50'-75' x 50'-75'	Per Plan	--
Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	15 Gal.	35' x 25'	Per Plan	--
Zelkova serrata 'Village Green'	Sawleaf Zelkova	15 Gal.	40'-50' x 30'-40'	Per Plan	--

Riparian Trees					
Betula nigra 'Dura-Heat' (H)	Dura Heat River Birch	15 Gal.	30'-40' x 25'-30'	Per Plan	--
Cercis occidentalis (M)	Western Redbud	15 Gal.	10'-18' x 10'-18'	Per Plan	--
Nyssa sylvatica (M)	Sour Gum	15 Gal.	30'-50' x 20'-30'	Per Plan	--
Quercus palustris (M)	Pin Oak	15 Gal.	50'-80' x 30'-40'	Per Plan	--

Columnar Trees					
Fagus sylvatica 'Dawyk Purple' (H)	Dawyck Beech	15 Gal.	35' x 8'	Per Plan	--
Lagerstroemia 'Carolina Beauty'	Crape Myrtle	15 Gal.	20' x 10'	Per Plan	--
Quercus robur 'Fastigiata' (M)	Columnar English White Oak	15 Gal.	45' x 15'	Per Plan	--

Accent Trees					
Acer palmatum 'Sango-Kaku'	Coral Bark Maple	15 Gal.	25' x 18'-20'	Per Plan	--
Cercis canadensis 'Forest Pansy' (M)	Purple Leaf Eastern Redbud	15 Gal.	20' x 25'	Per Plan	--
Kousa kousa (M)	Kousa Dogwood	15 Gal.	20' x 15'	Per Plan	--
Magnolia stellata 'Royal Star'	White Star Magnolia	15 Gal.	10'-15' x 15'	Per Plan	--

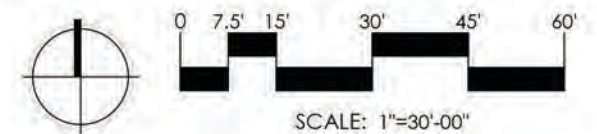
Existing Planting					
EXISTING LARGE TREES TO REMAIN (EX)					
EXISTING LARGE TREES TO BE REMOVED					

Site Planting					
Arctostaphylos 'Emerald Carpet' (M)	Emerald Carpet Manzanita	1 Gal.	8"-14" x 5'	1 Gal.	--
Artemisia 'Powis Castle' (M)	Powis Castle Artemisia	5 Gal.	3' x 6'	6' O.C.	--
Baccharis 'Centennial' (L)	Centennial Coyote Brush	5 Gal.	3' x 4'-5'	54" O.C.	--
Bougainvillea 'Barbara Karst' (L)	Barbara Karst Bougainvillea	1 Gal.	30" High	Per Plan	--
Calamagrostis 'Karl Foerster' (L)	Feather Reed Grass	1 Gal.	2'-3' x 2'-3'	24" O.C.	--
Callistemon c. 'Green John' (L)	Dwarf Bottle Brush	1 Gal.	3' x 3'	36" O.C.	--
Carpenteria 'Elizabeth' (L)	Bush Anemone	5 Gal.	4'-6' x 4'-6'	60" O.C.	--
Ceanothus griseus 'Yankee Point' (L)	Yankee Point Ceanothus	5 Gal.	2'-3' x 8'-10'	10" O.C.	--
Chondropetalum tectorum (M)	Cape Rush	5 Gal.	2'-3' x 2'-3'	36" O.C.	--
Cistus purpureus (L)	Orchid Rockrose	5 Gal.	4' x 4'	48" O.C.	--
Clytostoma callistegioides (M)	Lavender Trumpet Vine	1 Gal.	20" High	Per Plan	--
Echinacea purpurea (M)	Coneflower	1 Gal.	3'-4' x 2'	24" O.C.	--
Euryops pectinatus 'Viridis' (L)	African Shrub Daisy	5 Gal.	3' x 4'	48" O.C.	--
Gaura l. 'Whirling Butterflies' (L)	Whirling Butterflies Gaura	1 Gal.	2'-3' x 2'-3'	36" O.C.	--
Ilex vomitoria 'Stokes' (M)	Dwarf Yaupon Holly	5 Gal.	3'-4' x 3'-4'	42" O.C.	--
Lamandra longifolia 'Breeze' (L)	Dwarf Mat Bush	1 Gal.	3' x 3'	36" O.C.	--
Loropetalum c. 'Emerald Snow' (L)	Emerald Snow Fringe Flower	5 Gal.	2'-5' x 3'-5'	42" O.C.	--
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal.	2'-3' x 4'	42" O.C.	--
Mahonia repens (L)	Creeping Mahonia	1 Gal.	18"-24" x 3'-4'	36" O.C.	--
Mimulus aurantiacus (L)	Sticky Monkey Flower	1 Gal.	3' x 3'	36" O.C.	--
Muhlenbergia capillaris 'Regal Mist' (L)	Pink Muhly Grass	1 Gal.	4' x 4'	48" O.C.	--
Muhlenbergia rigens (L)	Deer Grass	5 Gal.	4' x 4'	48" O.C.	--
Nandina 'Gulf Stream' (L)	Heavenly Bamboo	5 Gal.	3'-4' x 1'-2'	36" O.C.	--
Nepeta x faassenii (L)	Catmint	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Rosa 'Flower Carpet White' (M)	White Carpet Rose	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Rosmarinus officinalis 'Tuscan Blue' (L)	Upright Rosemary	5 Gal.	5'-7' x 2'-3'	36" O.C.	--
Senecio cineraria (L)	Dusty Miller	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Spiraea 'Anthony Waterer' (M)	Anthony Waterer Spirea	5 Gal.	3'-5' x 3'-5'	48" O.C.	--
Viburnum f. 'Spring Bouquet' (M)	Laurestinus	5 Gal.	4'-6' x 4'-6'	5' O.C.	--
Westringia 'Blue Gem' (L)	Coast Rosemary	5 Gal.	3'-5' x 3'-4'	42" O.C.	--

Stormwater Planters					
Bouteloua gracilis 'Blonde Ambition' (L)	Blonde Ambition Gramma Grass	1 Gal.	1'-2' x 1'-2'	24" O.C.	--
Carex divisa (L)	Berkeley Sedge	1 Gal.	18"-24" x 2'	18" O.C.	--
Chondropetalum tectorum (L)	Cape Rush	1 Gal.	3'-4' x 3'-4'	42" O.C.	--
Deschampsia cespitosa (L)	Tufted Hairgrass	1 Gal.	1'-2' x 2'	24" O.C.	--
Dietes bicolor (L)	African Iris	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Juncus patens 'Elk Blue' (L)	California Grey Rush	1 Gal.	1'-2' x 1'-2'	24" O.C.	--

Lawn			
Bolero Mix	Delta Blue Grass	Sod	4,174 SF

(VL) Very low water use plant material per W.U.C.O.L.S.
(L) Low water use plant material per W.U.C.O.L.S.
(M) Medium water use plant material per W.U.C.O.L.S.



Architecture | Planning | Urban Design



PROJECT TITLE
NO.214014

BEAMER &
COTTONWOOD

SHEET DESCRIPTION

Concpetual
Landscape
Plan

PROJECT PHASE
Design Development

DATE: January 25, 2016

REVISIONS

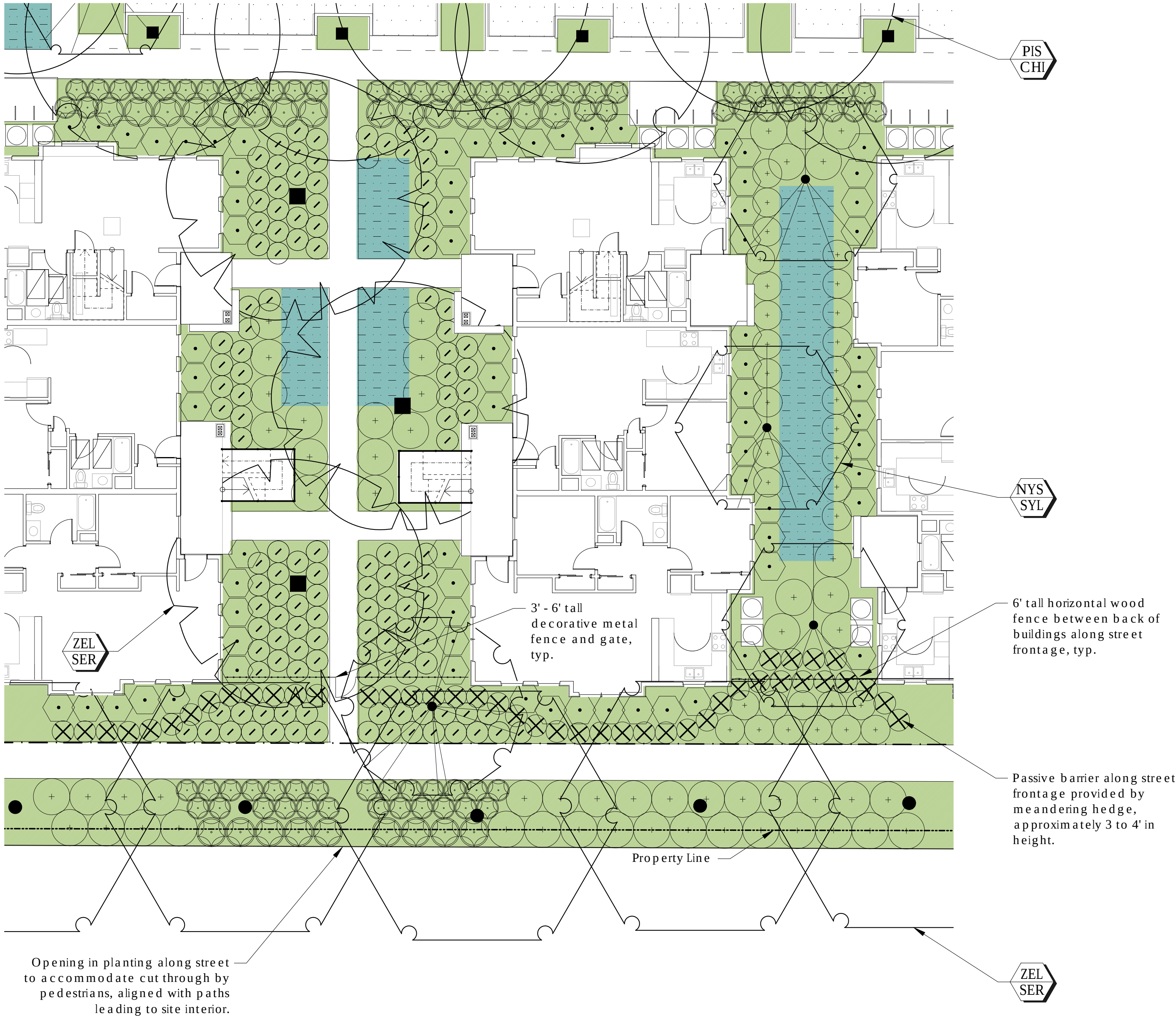
SHEET NUMBER

L1

BEAMER & COTTONWOOD
NO.214014
PRINTED: 12:01 PM 10/13/15

WEST BEAMER ST.

MOGAVERO NOTESTINE ASSOCIATES EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY CONSTRUCTION OTHER THAN INTENDED. WITHOUT SUCH WARRANTIES, MOGAVERO NOTESTINE ASSOCIATES SHALL NOT BE USED FOR ANY CONSTRUCTION OTHER THAN INTENDED. WITHOUT SUCH WARRANTIES, MOGAVERO NOTESTINE ASSOCIATES SHALL NOT BE USED FOR ANY CONSTRUCTION OTHER THAN INTENDED. WITHOUT SUCH WARRANTIES, MOGAVERO NOTESTINE ASSOCIATES SHALL NOT BE USED FOR ANY CONSTRUCTION OTHER THAN INTENDED.



A PARTIAL SITE PLAN



PROJECT IRRIGATION NARRATIVE

The project consists of 72,965 square feet of total landscape area 4,174 square feet of which is an active use lawn area. Aside from the lawn, the project contains low and medium water use planting areas as defined by W.U.C.O.L.S. guidelines. For these areas, the irrigation system will utilize in-line subsurface drip and deep watering tree bubblers. The lawn area will be irrigated with rotors. The irrigation water source for the project is public potable water.

All planted areas will be irrigated by a fully automatic, high efficiency system, controlled by an evapotranspiration data based smart irrigation controller. The system will be designed to prevent runoff, low head drainage, and overspray. Irrigation emission devices will meet ANSI & ASABE/ICC standards, and each automatic valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil, and plant materials. The irrigation design will meet current Model Water Efficient Landscape Ordinance (MWEO) guidelines and standards.

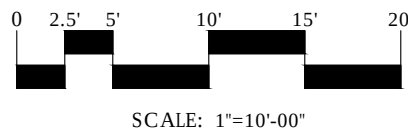
CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	Max Growth (HxW)	Spa cing	QTY
Building Foundation Planting					
Carpenteria 'Elizabeth' (L)	Bush Anemone	5 Gal.	4'-6" x 4'-6"	60" O.C.	--
Ilex vomitoria 'Stokes' (M)	Dwarf Yaupon Holly	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
Loropetalum c. 'Emerald Snow' (L)	Emerald Snow Fringe Flower	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
Nandina 'Gulf Stream' (L)	Heavenly Bamboo	5 Gal.	3'-4" x 1'-2"	60" O.C.	--
Rosmarinus officinalis 'Tuscan Blue' (L)	Upright Rosemary	5 Gal.	5'-7" x 2'-3"	36" O.C.	--
Spiraea 'Anthony Waterer' (M)	Anthony Waterer Spirea	5 Gal.	3'-5" x 3'-5"	48" O.C.	--
Detail Entry / Accent Planting					
Echinacea pupurea (M)	Coneflower	1 Gal.	3'-4" x 2'	24" O.C.	--
Euryops pectinatus 'Viridis' (L)	African Shrub Daisy	5 Gal.	3' x 4'	48" O.C.	--
Mimulus aurantiacus (L)	Sticky Monkey Flower	1 Gal.	3' x 3'	36" O.C.	--
Nepeta x faassenii (L)	Catmint	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Rosa 'Flower Carpet White' (M)	White Carpet Rose	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Senecio cineraria (L)	Dusty Miller	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Grasses					
Calamagrostis 'Karl Foerster' (L)	Feather Reed Grass	1 Gal.	2'-3' x 2'-3'	24" O.C.	--
Lomandra longifolia 'Breeze' (L)	Dwarf Mat Bush	1 Gal.	3' x 3'	36" O.C.	--
Muhlenbergia capilaris 'Regal Mist' (L)	Pink Muhly Grass	1 Gal.	4' x 4'	48" O.C.	--
Muhlenbergia rigens (L)	Deer Grass	5 Gal.	4' x 4'	48" O.C.	--
Ground Cover / Mass Planting					
Arctostaphylos 'Emerald Carpet' (M)	Emerald Carpet Manzanita	1 Gal.	8"-14" x 5'	5' O.C.	--
Artemisia 'Powis Castle' (M)	Powis Castle Artemisia	5 Gal.	3' x 6'	6' O.C.	--
Baccharis 'Centennial' (L)	Centennial Coyote Brush	5 Gal.	3' x 4'-5'	54" O.C.	--
Ceanothus griseus 'Yankee Point' (L)	Yankee Point Ceanothus	5 Gal.	2'-3' x 8'-10'	10' O.C.	--
Mahonia repens (L)	Creeping Mahonia	1 Gal.	18"-24" x 3-4'	36" O.C.	--
Passive Barrier / Hedge					
Callistemon c. 'Little John' (L)	Dwarf Bottle Brush	1 Gal.	3' x 3'	36" O.C.	--
Cistus purpureus (L)	Orchid Rockrose	5 Gal.	4' x 4'	48" O.C.	--
Loropetalum c. 'Emerald Snow' (L)	Emerald Snow Fringe Flower	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal.	2'-3' x 4'	42" O.C.	--
Viburnum t. 'Spring Bouquet' (M)	Laurustinus	5 Gal.	4'-6" x 4'-6"	5' O.C.	--
Westringia f. 'Morning Light' (L)	Coast Rosemary	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
Stormwater Planters					
Bouteloua gracilis 'Blonde Ambition' (L)	Blonde Ambition Gramma Grass	1 Gal.	1'-2' x 1'-2'	24" O.C.	--
Carex divulsa (L)	Berkeley Sedge	1 Gal.	18"-24" x 2'	18" O.C.	--
Chondropetalum tectorum (L)	Cape Rush	1 Gal.	3'-4" x 3'-4"	42" O.C.	--
Deschampsia cespitosa (L)	Tufted Hairgrass	1 Gal.	1'-2' x 2'	24" O.C.	--
Dietsa bicolor (L)	African Iris	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Juncus patens 'Elk Blue' (L)	California Grey Rush	1 Gal.	1'-2' x 1'-2'	24" O.C.	--

(VL) Very low water use plant material per W.U.C.O.L.S.
(L) Low water use plant material per W.U.C.O.L.S.
(M) Medium water use plant material per W.U.C.O.L.S.



B BEAMER STREET ELEVATION



Architecture | Planning | Urban Design



PROJECT TITLE
NO.214014

BEAMER &
COTTONWOOD

SHEET DESCRIPTION

Concpetual
Landscape
Plan

PROJECT PHASE
Design Development

DATE: January 25, 2016

REVISIONS

SHEET NUMBER

L2

BEAMER & COTTONWOOD
NO.214014

Attachment 8 – Initial Study/Mitigated Negative Declaration

This document can be found here:

(<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=15803>)

and is available for review at the Community Development Department front counter.



Legislation Details (With Text)

File #: 16-323 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 1/25/2016 In control: Planning Commission
On agenda: 2/4/2016 Final action:
Title: SUBJECT: Medical Marijuana Cultivation Ordinance

DATE: February 4, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 2) conduct a public hearing; and
- 3) adopt Resolution No PC 16-_____, recommending to the City Council adoption of an urgency ordinance with amendments to clarify the scope of the existing ordinance.

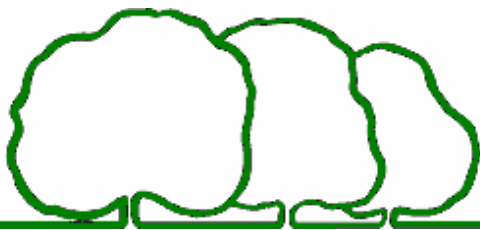
Sponsors:

Indexes:

Code sections:

Attachments: [A - PC RESOLUTION No PC 16-_____, Recommending Adoption of Draft Urgency Ord.](#)
[B - Exhibit A to PC Resolution - Proposed Ord. Text](#)

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
Kara Ueda, City Attorney

SUBJECT: Medical Marijuana Cultivation Ordinance

DATE: February 4, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 2) conduct a public hearing; and
- 3) adopt Resolution No PC 16-_____, recommending to the City Council adoption of an urgency ordinance with amendments to clarify the scope of the existing ordinance.

PROJECT PROPOSAL

In light of new State legislation, "Medical Marijuana Regulation and Safety Act" (the "Act"), effective March 1, 2016, Staff is recommending that the City Council approve an urgency ordinance to provide for compliance with the new state law and preservation of existing regulations by amending the ordinance to specifically clarify that commercial cannabis activity is prohibited within the City of Woodland and to provide that cultivation is only permitted if it is conducted by a qualified patient for personal medical purposes or by a primary caregiver for personal medical purposes provided to no more than five qualified patients.

BACKGROUND:

Applicable Law

The Federal Controlled Substances Act (21 USC §§ 801 *et seq.*) classifies marijuana as a Schedule I drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful under federal law for any person to cultivate, manufacture, distribute, dispense, transport, or possess marijuana for medical purposes.

In 1996, the voters of California approved Proposition 215 (codified as Health and Safety Code §§ 11362.5 *et seq.* and entitled "The Compassionate Use Act of 1996"). Proposition 215 was intended to allow persons in need of marijuana for medical purposes to be able to obtain and use it without fear of criminal prosecution under limited, specified circumstances. The State Legislature enacted SB 420 to clarify the scope of the Compassionate Use Act of 1996 and to allow cities and other governing bodies to adopt and enforce rules and regulations consistent with SB 420.

Health and Safety Code section 11362.83 expressly allows cities and counties to adopt and enforce ordinances that are consistent with SB 420. The limited right of qualified patients and their primary caregivers under state law to cultivate marijuana for medical purposes does not confer upon them the right to create or maintain a public nuisance or otherwise exempt them from local land use regulations. The California Supreme Court has held that neither the Compassionate Use Act nor SB 420 preempt local land use authority regarding medical marijuana, and cities have the authority to "allow, restrict, limit, or entirely exclude facilities that distribute medical marijuana." *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.*, 56 Cal. 4th 729, 762 (2013).

Existing City Ordinance

On May 1, 2012, the City Council adopted an ordinance that added Article 21.5 to Chapter 25 (Zoning) of the Municipal Code related to medical marijuana cultivation. Article 21.5 remains in the Zoning Code and regulates the cultivation of medical marijuana in a manner that protects the health, safety, and welfare of the community. It does not interfere with a patient's right to medical marijuana nor does it criminalize medical

marijuana possession or cultivation by specifically defined classes of persons, pursuant to state law. It does not give any person the independent legal authority to grow marijuana and is intended to simply impose zoning restrictions on medical marijuana cultivation when it is authorized by California law for medical or other purposes.

The existing ordinance provides that only the cultivation of medical marijuana is permitted in the City of Woodland. Additionally, no person (including a qualified patient or primary caregiver) may cultivate medical marijuana outdoors in a residential zone, or within 600 feet of any school or residential use. In order to grow medical marijuana indoors within a residential zone, the cultivation must occur within a detached, fully-enclosed and secure secondary structure or within a primary residential structure conforming to a number of minimum standards concerning grow lights, ventilations and filtration systems, maximum size, and other requirements. Additionally, any person wishing to cultivate medical marijuana must register with the Community Development Department. A violation of the ordinance is a public nuisance and subject to nuisance abatement.

New Law

Last year, the California Legislature adopted three bills that were approved by the Governor and are collectively entitled the “Medical Marijuana Regulation and Safety Act” (the “Act”). The Act became effective on January 1, 2016 and (among other things) authorizes local governments to regulate the licensing of marijuana cultivation within their jurisdictions. The most time-sensitive piece of the Act concerns licensing. New Health & Safety Code section 11362.777 requires a person or entity wishing to cultivate medical marijuana to first obtain both a license, permit, or other entitlement from the city and a state license. The licensing requirement, though, does not apply to qualified patients if the area used to cultivate marijuana does not exceed 100 square feet and the cultivation is for the qualified patient’s personal medical use. It also does not apply to primary caregivers who cultivate provided that the area does not exceed 500 square feet, and the cultivation is exclusively for the personal medical use of no more than five specified qualified patients for whom the person is the primary caregiver. Thus, the state licensing scheme applies to individuals who cultivate marijuana on a larger scale and engage in other “commercial” activity. The City’s ordinance, on the other hand, only addresses personal marijuana cultivation and permits the cultivation in a residence and detached structure in an area totaling no more than 50 square feet. Thus, while the state licensing requirements do not apply to the types of cultivation the City currently permits, the City’s existing prohibitions do not directly address commercial-scale cultivation in non-residential zones.

This dual-licensing scheme under the Act requires that an applicant for a state license demonstrate proof that a local license, permit, or other entitlement specifically permitting cultivation was first obtained. However, there are two significant requirements for local licensing. First, locally-issued permits must be at least as stringent as the state licensing requirements. Second, if a city does not have land use regulations or ordinances regulating or prohibiting marijuana cultivation or chooses not to administer a conditional permit program pursuant to the Act, then the State (through the Department of Food and Agriculture) becomes the sole licensing authority for medical marijuana cultivation applicants in the city beginning on March 1, 2016. See Health & Safety Code § 11362.777(c).

DISCUSSION:

In light of the new law, City staff and the City Attorney considered what was needed in order to keep the existing regulations in place while also ensuring that there was not a conflict with state law or any ambiguity when reading the City’s existing ordinance against the new law. City staff in consultation with the City Attorney agreed that the most effective way to both comply with the new state law and keep the existing

regulations in place was to amend the ordinance to specifically clarify that commercial cannabis activity is prohibited within the City of Woodland and to provide that cultivation is only permitted if it is conducted by a qualified patient for personal medical purposes or by a primary caregiver for personal medical purposes provided to no more than five qualified patients. By making this change, the City would preclude the application of state cultivator licenses under the Act and maintain the limited cultivation by qualified patients and primary caregivers that is currently permitted under the Zoning Code.

The proposed changes, thus, primarily serve to clarify what is in the existing Zoning Code provisions as City staff do not believe that commercial cultivation of marijuana was ever intended to be permitted or regulated by the City. However, in order to avoid any ambiguity or questions about its intent, staff recommends that the amendments be made in order to provide clarity in case of doubt. Because of the March 1, 2016 deadline, the proposed ordinance is an urgency ordinance that would require a super-majority vote by the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 4) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 5) conduct a public hearing; and
- 6) adopt Resolution No PC 16 -_____, recommending to the City Council adoption of an urgency ordinance with amendments to clarify the scope of the existing ordinance.

ATTACHMENTS:

Attachment A - Resolution No PC 16- ___, Recommending Adoption of Draft Urgency Ordinance

Attachment B - Exhibit A to the Planning Commission Resolution - Proposed Ordinance Text

RESOLUTION NO. PC 16- _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
RECOMMENDING TO CITY COUNCIL AMENDING ARTICLE 21.5 OF THE CITY
OF WOODLAND MUNICIPAL CODE RELATED TO MEDICAL MARIJUANA
CULTIVATION BY URGENCY ORDINANCE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on February 4, 2016 to review and consider recommending to City Council approval of code amendments to Article 21.5 of the City of Woodland relating to cultivation of medical marijuana and enactment of an Urgency Ordinance ; and

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as Health and Safety Code Section 11362.5 et seq. and entitled the Compassionate Use Act of 1996 (“CUA”), decriminalizing the use of marijuana for medical purposes; and

WHEREAS, in 2003, the California Legislature adopted SB 420, the Medical Marijuana Program (“MMP”), codified as Health and Safety Code Section 11362.7 et seq., which permits qualified patients and their primary caregivers to associate collectively or cooperatively to cultivate marijuana for medical purposes without being subjected to criminal prosecution; and

WHEREAS, neither the CUA nor the MMP require or impose an affirmative duty or mandate upon local governments to allow, authorize, or sanction the establishment of facilities that cultivate or process medical marijuana within their jurisdictions; and

WHEREAS, on October 9, 2015, Governor Jerry Brown signed the “Medical Marijuana Regulation and Safety Act” (“Act”) into law; and

WHEREAS, the Act became effective January 1, 2016, and contains provisions which allow for local governments to regulate and license marijuana cultivation uses and sites; and

WHEREAS, the Act states that, commencing March 1, 2016, the State shall become the sole licensing authority for commercial marijuana cultivation in those cities and counties that do not have land use regulations or ordinances that regulate or prohibit marijuana cultivation; and

WHEREAS, the City Council previously adopted Ordinance No. 1539 in order to authorize and regulate limited cultivation of medical marijuana for qualified patients and primary caregivers for medical purposes pursuant to the CUA and MMP;

WHEREAS, the City’s existing marijuana cultivation regulations do not expressly address commercial cultivation, nor do they contemplate a local or state licensing scheme as established by the Act; and

WHEREAS, some California cities have reported negative impacts of marijuana cultivation, including offensive odors, illegal sales and distribution of marijuana, trespassing, theft, fire

hazards, and problems associated with mold, fungus, and pests, which may be exacerbated by wide-scale commercial cultivation; and

WHEREAS, the Planning Commission recommends that the City Council amend the Municipal Code to clarify the intent of the existing zoning restrictions on the cultivation of marijuana by prohibiting commercial cultivation of marijuana while allowing limited personal cultivation by those qualified patients and primary caregivers exempt under the Act; and

WHEREAS, the Planning Commission recommends that the City Council retain and maintain its control and regulation of medical marijuana uses within its boundaries by expressly reserving any future local licensing scheme granted by the Act; and

WHEREAS, the Planning Commission recommends that the City Council enact this Urgency Ordinance pursuant to Government Code section 36937 in order to ensure that the City's local land use authority is not preempted by the State as of March 1, 2016; and

WHEREAS, for all of the reasons stated above, the Planning Commission recommends that the adoption of this Urgency Ordinance is therefore necessary for the immediate preservation of the public peace, health and safety; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed amendments are exempt from CEQA pursuant to Section 15061 (b) (3), in that the proposed amendments will not result in a significant effect on the environment; and

WHEREAS, proper noticing of the public hearing was given in all respects as required by law, and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of the proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations and recommendations with respect to the proposed Municipal Code amendments and Urgency Ordinance:

Findings. The Planning Commission hereby makes the following findings:

- A. Pursuant to Woodland Municipal Code section 25-29-01, the Planning Commission hereby finds that the text amendments to the zoning code contained in this Urgency Ordinance are required for the public necessity, convenience and general welfare. This Urgency Ordinance balances the interests of existing medical marijuana patients and caregivers with the health and safety concerns associated with commercial cultivation. As such, this Urgency Ordinance preserves and clarifies the City's existing zoning restrictions regarding medical

marijuana cultivation. The Planning Commission further finds that this Urgency Ordinance conforms to the City's general plan.

B. Pursuant to Government Code section 36937, the Planning Commission hereby finds that this Urgency Ordinance is necessary for the immediate preservation of the public peace, health and safety. This Urgency Ordinance makes reasonable and necessary clarifying changes to the existing medical marijuana cultivation ordinance in order to avoid potential adverse impacts associated with commercial cultivation, such as illegal sales and distribution of marijuana, trespassing, theft, and problems associated with mold, fungus, and pests. This Urgency Ordinance is additionally necessary in order to avoid possible State preemption regarding commercial cultivation of medical marijuana, which takes effect March 1, 2016.

Amendment. It is recommended by the Planning Commission that Article 21.5 of Chapter 25 of the City of Woodland Municipal Code be amended to read in full as set forth in Exhibit A, attached hereto and incorporated by this reference.

Effective Date. It is recommended by the Planning Commission that upon approval by the City Council, the City Clerk shall certify to the adoption of this Urgency Ordinance, and the City Clerk shall cause this Urgency Ordinance to be published within 15 days as required by law. This Ordinance shall take effect immediately upon its adoption by a four-fifths vote of the City Council pursuant to Government Code sections 36934 and 36937.

PASSED AND ADOPTED this 4th day of February, 2016, by the following vote:

AYES:

NOTES:

ABSENT:

ABSTAIN:

Kirby Wells, Chairperson
Mayor

ATTEST:

Cindy A. Norris
Principal Planner

Exhibit A – Draft Urgency Ordinance

ORDINANCE NO. _____

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING ARTICLE 21.5 OF CHAPTER 25 OF THE CITY OF
WOODLAND MUNICIPAL CODE RELATED TO MEDICAL MARIJUANA
CULTIVATION**

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as Health and Safety Code Section 11362.5 et seq. and entitled the Compassionate Use Act of 1996 (“CUA”), decriminalizing the use of marijuana for medical purposes; and

WHEREAS, in 2003, the California Legislature adopted SB 420, the Medical Marijuana Program (“MMP”), codified as Health and Safety Code Section 11362.7 et seq., which permits qualified patients and their primary caregivers to associate collectively or cooperatively to cultivate marijuana for medical purposes without being subjected to criminal prosecution; and

WHEREAS, neither the CUA nor the MMP require or impose an affirmative duty or mandate upon local governments to allow, authorize, or sanction the establishment of facilities that cultivate or process medical marijuana within their jurisdictions; and

WHEREAS, on October 9, 2015, Governor Jerry Brown signed the “Medical Marijuana Regulation and Safety Act” (“Act”) into law; and

WHEREAS, the Act became effective January 1, 2016, and contains provisions which allow for local governments to regulate and license marijuana cultivation uses and sites; and

WHEREAS, the Act states that, commencing March 1, 2016, the State shall become the sole licensing authority for commercial marijuana cultivation in those cities and counties that do not have land use regulations or ordinances that regulate or prohibit marijuana cultivation; and

WHEREAS, the City Council previously adopted Ordinance No. 1539 in order to authorize and regulate limited cultivation of medical marijuana for qualified patients and primary caregivers for medical purposes pursuant to the CUA and MMP;

WHEREAS, the City’s existing marijuana cultivation regulations do not expressly address commercial cultivation, nor do they contemplate a local or state licensing scheme as established by the Act; and

WHEREAS, some California cities have reported negative impacts of marijuana cultivation, including offensive odors, illegal sales and distribution of marijuana, trespassing, theft, fire hazards, and problems associated with mold, fungus, and pests, which may be exacerbated by wide-scale commercial cultivation; and

WHEREAS, the City Council therefore desires to amend the Municipal Code to clarify the intent of the existing zoning restrictions on the cultivation of marijuana by prohibiting

commercial cultivation of marijuana while allowing limited personal cultivation by those qualified patients and primary caregivers exempt under the Act; and

WHEREAS, the City Council further desires to retain and maintain its control and regulation of medical marijuana uses within its boundaries by expressly reserving any future local licensing scheme granted by the Act; and

WHEREAS, the City Council desires to enact this Urgency Ordinance pursuant to Government Code section 36937 in order to ensure that the City's local land use authority is not preempted by the State as of March 1, 2016; and

WHEREAS, for all of the reasons stated above, the adoption of this Urgency Ordinance is therefore necessary for the immediate preservation of the public peace, health and safety.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Recitals. The above recitals are hereby found to be true and accurate and are incorporated into this Ordinance by this reference.

Section 2. Findings. The City Council hereby makes the following findings:

A. Pursuant to Woodland Municipal Code section 25-29-01, the City Council hereby finds that the text amendments to the zoning code contained in this Urgency Ordinance are required for the public necessity, convenience and general welfare. This Urgency Ordinance balances the interests of existing medical marijuana patients and caregivers with the health and safety concerns associated with commercial cultivation. As such, this Urgency Ordinance preserves and clarifies the City's existing zoning restrictions regarding medical marijuana cultivation. The City Council further finds, based upon Planning Commission recommendation, that this Urgency Ordinance conforms to the City's general plan.

B. Pursuant to Government Code section 36937, the City Council hereby finds that this Urgency Ordinance is necessary for the immediate preservation of the public peace, health and safety. This Urgency Ordinance makes reasonable and necessary clarifying changes to the existing medical marijuana cultivation ordinance in order to avoid potential adverse impacts associated with commercial cultivation, such as illegal sales and distribution of marijuana, trespassing, theft, and problems associated with mold, fungus, and pests. This Urgency Ordinance is additionally necessary in order to avoid possible State preemption regarding commercial cultivation of medical marijuana, which takes effect March 1, 2016.

Section 3. Amendment. Article 21.5 of Chapter 25 of the City of Woodland Municipal Code is hereby amended to read in full as set forth in Exhibit A, attached hereto and incorporated by this reference.

Section 4. Severability. If any provision of this Urgency Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Urgency Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6. Effective Date. The City Clerk shall certify to the adoption of this Urgency Ordinance, and the City Clerk shall cause this Urgency Ordinance to be published within 15 days as required by law. This Ordinance shall take effect immediately upon its adoption by a four-fifths vote of the City Council pursuant to Government Code sections 36934 and 36937.

PASSED AND ADOPTED this ____ day of January, 2016, by the following vote:

AYES:

NOTES:

ABSENT:

ABSTAIN:

Tom Stallard
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

APPROVED AS TO FORM:

Kara K. Ueda
City Attorney

EXHIBIT A

Article 21.5. - Medical Marijuana Cultivation.

Sec. 25-21.5-10. - Purpose.

The purpose and intent of this article is to regulate the cultivation of medical marijuana in a manner that protects the health, safety and welfare of the community. This article is not intended to interfere with a patient's right to medical marijuana, as provided for in California Health and Safety Code Section 11362.5, nor does it criminalize medical marijuana possession or cultivation by specifically defined classifications of persons, pursuant to state law. This article is not intended to give any person independent legal authority to grow marijuana; it is intended simply to impose zoning restrictions on the cultivation of marijuana when it is authorized by California state law for medical or other purposes.

Pursuant to Section 11362.777 of the California Health and Safety Code, effective January 1, 2016, this article is intended only to authorize limited cultivation of medical marijuana exempt from local and state licensure requirements under California Business and Professions Code Section 19319, expressly reserving any future local licensing authority granted to the city by that Section.

Sec. 25-21.5-20. - Applicability.

- (a) Applicability. No part of this article shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 800 et seq., nor to otherwise permit any activity that is prohibited under that Act or any other local, state or federal law, statute, rule or regulation.
- (b) Nothing in this article shall be construed to allow any conduct or activity relating to the cultivation, distribution, dispensing, sale, or consumption of marijuana that is otherwise illegal under local or state law. No provision of this article shall be deemed a defense or immunity to any action brought against any person by the Yolo County District Attorney's Office, the Attorney General of the State of California or the United States of America.

Sec. 25-21.5-30. - Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section.

"Cannabis" shall have the same meaning as that set forth in California Business and Professions Code Section 19300.5(f), and shall include "marijuana" as defined in California Health and Safety Code Section 11018.

"Child care center" means any licensed child care center, daycare center, or childcare home, or any preschool.

“Commercial Cultivation” means cultivation of medical marijuana licensed by the State of California in accordance with the Medical Marijuana Regulation and Safety Act, California Business and Professions Code Section 19300 et seq., and contemplated by the definition of “commercial cannabis activity” set forth in California Business and Professions Code Section 19300.5(k), as amended.

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, trimming or processing of cannabis or any part thereof.

"Medical marijuana" means medical cannabis or a medical cannabis product that: (i) has been grown by a "qualified patient" or "primary caregiver," as those terms are defined in California Health and Safety Code Section 11362.7; and (ii) is intended to be, and is, cultivated and distributed in strict accordance with California Health and Safety Code Sections 11362.5 and 11362.7 through 11362.83, inclusive, commonly referred to as the Compassionate Use Act and the Medical Marijuana Program.

"Primary caregiver" shall have the same definition as set forth in California Health and Safety Code Section 11362.7(d), as it may be amended.

"Qualified patient" shall mean a person identified in California Health and Safety Code Section 11362.7(c) or (f), as they may be amended.

Sec. 25-21.5-40. - Prohibited locations.

- (a) No person shall cultivate cannabis that is not medical marijuana at any location in the city of Woodland. Commercial cultivation of medical marijuana is prohibited in the city.
- (b) No person, including any qualified patient or primary caregiver, shall cultivate medical marijuana outdoors within:
 - (1) A six hundred-foot radius of any child care center, park, school or residential use; or
 - (2) Any residential zone.
- (c) The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the school or residential use to the closest property line of the lot on which the outdoor medical marijuana cultivation is located without regard to intervening structures.
- (d) No person, except for a qualified patient or primary caregiver, shall cultivate medical marijuana indoors within any residential zone except within a detached, fully-enclosed and secure secondary structure or primary residential structure that meets the requirements set forth in Section 25-21.5-50 and is registered with the city pursuant with to Section 25-21.5-60.

Sec. 25-21.5-50. - Indoor cultivation.

The indoor cultivation of medical marijuana within a residential zone shall only be conducted within a detached, fully-enclosed and secure secondary structure or within a primary residential structure conforming to the following minimum standards:

- (1) The medical marijuana is cultivated by either: a qualified patient exclusively for his or her own personal medical use but who does not provide, donate, sell, or distribute medical marijuana to any other person; or, a primary caregiver who cultivates, possesses, stores, manufactures, transports, donates, or provides medical marijuana exclusively for the personal medical purposes of no more than five (5) specified qualified patients for whom he or she is the primary caregiver, but who does not receive remuneration for these activities except for compensation in full compliance with California Health and Safety Code Section 11362.765(c).
- (2) Indoor grow lights in any structure shall not exceed an aggregate of one thousand two hundred watts and shall comply with all applicable building code regulations. Gas products (including, without limitation, CO₂, butane, propane, and natural gas), or generators shall not be used within any detached structure used for the cultivation of medical marijuana.
- (3) Any detached, fully-enclosed and secure structure or residential structure used for the cultivation of medical marijuana must have a ventilation and filtration system installed that shall prevent marijuana plant odors from exiting the interior of the structure and that shall comply with all applicable building code regulations, including obtaining all required permits and approvals. The ventilation and filtration system must be approved by the city and installed prior to commencing cultivation within the detached, fully-enclosed and secure structure or residential structure.
- (4) A detached, fully-enclosed and secure secondary structure used for the cultivation of marijuana shall be located in the rear yard area of a parcel, maintain a minimum ten-foot setback from the rear yard property line and a side yard setback that is equal to the same side yard setback required for the residential lot on which the home sits, and the area surrounding the structure or back yard must be enclosed by a solid fence at least six feet in height.
- (5) Marijuana cultivation occurring within a residence and detached structure shall be in a cumulative area totaling no larger than fifty square feet, regardless of how many qualified patients or primary caregivers are residing at the premises.
- (6) Cultivation of marijuana shall not inhibit the occupancy of the residence or take place in the kitchen or bathrooms of any building.
- (7) Cultivation of marijuana shall not take place on any carpeted surface.
- (8) Medical marijuana cultivation may occur in a detached structure and/or inside a residence on the same parcel but shall not exceed a cumulative marijuana growing area of fifty square feet total.
- (9) Medical marijuana cultivation areas, whether in a detached building or inside a residence, shall not be accessible to persons under eighteen years of age. Medical marijuana cultivation shall not be conducted by any person under eighteen years of age.
- (10) No exterior evidence of medical marijuana cultivation occurring at the property shall be visible from the public right of way.
- (11) Either a qualified patient or primary caregiver shall reside full-time on the premises where the marijuana cultivation occurs.

Sec. 25-21.5-60. - Indoor cultivation registration.

- (a) Prior to commencing any medical marijuana cultivation the qualified patient(s) or primary caregiver(s) owning, leasing, occupying, or having charge or possession of any structure where medical marijuana cultivation is proposed to occur must be registered with the community development director or designee for medical marijuana cultivation. Any registration under this article does not legalize or authorize the cultivation of marijuana but merely exempts the holder from the general zoning prohibition on indoor cultivation in Section 25-21.5-40 and permits the city to monitor compliance with the building and safety regulations in Section 25-21.5-50. The following information will be required with the initial registration application and subsequent renewals:
 - (1) The owner of the property acknowledges the cultivation of marijuana at the premises on a form provided by the city.
 - (2) The name of each person, owning, leasing, occupying, or having charge of any legal parcel or premises where medical marijuana will be cultivated.
 - (3) The name of each qualified patient or primary caregiver who participates in the medical marijuana cultivation.
 - (4) A copy of a current valid medical recommendation or county issued medical marijuana card (if available) for each qualified patient identified as required above, and for each qualified patient for whom any person identified as required above is the primary caregiver.
 - (5) The physical site address of where the marijuana will be cultivated and a description of the growing area(s).
 - (6) A signed consent-to-enter form, acceptable to the city, authorizing city staff, including the police/planning department, to conduct an inspection of the detached, fully enclosed and secure secondary structure or area of the residence used for the cultivation of marijuana upon twenty-four hours' notice.
- (b) Any registration under this article is unique to both the holder(s) and location. In the event a property is sold, transferred or leased to a new tenant, the registration for that property shall expire upon such sale, transfer or lease. Moreover, if a qualified patient or primary caregiver moves to a new residence, he or she shall obtain a new registration for that residence. Every person shall renew his or her registration every two years.
- (c) To the extent permitted by law, any personal or medical information submitted for medical marijuana cultivation registration or renewals shall be kept confidential and shall only be used for purposes of administering this article.
- (d) The city council may adopt a fee or fees required to be paid upon filing of registration(s) as provided by this article, which fees shall not exceed the reasonable cost of administering this article. The city council may adopt and amend any fee by resolution.
- (e) In the event of future amendments to this article, the city shall have the authority to implement and impose additional requirements granted by law, including but not limited to

permit or licensing requirements regarding medical marijuana cultivation beyond the limited cultivation permitted by this article.

Sec. 25-21.5-70. - Public nuisance.

Any violation of this article is declared to a public nuisance and may be abated by the city pursuant to Chapter 14A of this code.

Sec. 25-21.5-80. - Penalty.

A violation of this article shall either be a misdemeanor or an infraction at the discretion of the prosecuting attorney. However, notwithstanding anything in this code to the contrary, persons violating this article shall not be subject to criminal liability under this code solely to the extent such conduct or condition is immune from criminal liability pursuant to the Compassionate Use Act of 1996 (Health and Safety Code Section 11362.5) and/or the Medical Marijuana Program (Health and Safety Code Section 11362.7 et seq.) as they may be amended. This section does not prohibit the city from abating violations of this article by any administrative, civil or other non-criminal means. In such cases, a violation of this article may be considered the civil or administrative equivalent of an infraction or misdemeanor as applicable.



Legislation Details (With Text)

File #: 16-329 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 1/27/2016 In control: Planning Commission
On agenda: 2/4/2016 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.

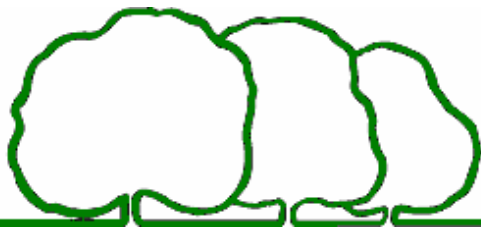
Sponsors:

Indexes:

Code sections:

Attachments: [A - PC LONG RANGE CALENDAR 1.27.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
DATE: February 4, 2016
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 January 27, 2016

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

January 27, 2016

January 21, 2016	Regular Meeting	Notice	Reports Due
Bullseye Bail bond		1/6	1/8
Hotel CUP on Main St		1/6	1/8
Fairfield Public Art		n/a	1/8

February 4, 2016	Regular Meeting	Notice	Reports Due
Mercy Housing/Beamer GPA/ZOA/SP/DR/MND		1/4/16 (30 day)	1/20
Produce Market Public Art ?			
Marijuana Cultivation Ordinance Urgency Ordinance		2/2	1/20

February 18, 2016	Regular Meeting	Notice	Reports Due
Day Care Commerce Drive CUP		2/2	2/9
Cal West Design Review/Lennar(?)			2/9
Prudler FEIR/GPA/TM (?)		2/2	2/9
Produce Market Public Art review(?)			

March 3, 2016	Regular Meeting	Notice	Reports Due
Auto Dismantler IS/MND and CUP		1/15 (30 day)	2/17
Spring Lake Central Large Lot Map (?)		2/	2/17
Pioneer High Cel Tower CUP (?)			

March 17, 2016	Regular Meeting	Notice	Reports Due
Affordable Housing Amendments?			
SB 5 GPA/ZO Updates (?)			
Digital Signs CUP ?			

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

General Plan Updates
Affordable Ordinance amendments (March?)
Oyang N GPA/SP/TM/DA (March/April?)
Oyang S GPA/SP/TM/DA (March/April)
Kamilos 150
Woodland Commerce Center Annexation and EIR?
Zoning updates, small code clean ups.

SUBCOMMITTEES

General Plan
Zoning Subcommittee
Public Art
Design Liaison

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

CITY COUNCIL

GP Update – 2nd Meeting

Hotel DDA/CUP – 2/16

Cultivation Ordinance Urgency Ordinance– 2/16

2nd Reading Cal West – 2/2 & 2/16

Mercy Housing - 3/1

HISTORIC PRESERVATION

Pearson Building