



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, August 17, 2017

6:30 PM

Council Chambers

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

[17-0613](#) SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 15, 2017.

Attachments: [A - June 15, 2017 Meeting Minutes](#)

H. Public Hearing

[17-0605](#) Gateway I Tentative Parcel Map No. 5126 (PLNG 17-00046).

The applicant, Olympus Group along with the owner, Woodland Development Company, LLC, has submitted a request to further divide

an 18.87 acre area in Gateway I from the existing five lots to a ten lot tentative parcel map with parcels varying in size from .65 acres to 4.53 acres to allow for continued buildout of the development site and allow for individual ownership of the parcels by businesses, at 5126 Bronze Star Drive. The subject property is zoned Entry Overlay Zone- Highway Commercial Planned Development (EOZ - C-H/PD).

Location: 5126 Bronze Star Drive

Applicant: Olympus Group, 8850 Greenback Ln Ste. C, Orangevale CA 95622

Owner: Woodland Development Company, 825 K Street Ste 300, Sacramento, CA 95814

Environmental Report: Woodland Gateway Retail Center Environmental Impact Report and Supplement EIR (SCH#2003032060 certified on May 23, 2006)

APN: 027-852-010,011,029,022,030

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution & Exhibits A & B](#)

[17-0608](#)

Public Art Ordinance. Approval of Public Art Ordinance and Related Consistency Amendments.

Location: Applicable citywide.

Environmental Report: Statutorily Exempt

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council Approval

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

[2 - Public Art Ordinance](#)

I. Business Items

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

[17-0614](#)

SUBJECT: Subcommittee Appointment - Woodland Research and Technology Park Specific Plan

DATE: August 17, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission Chair appoint two members of the Commission to serve on the Woodland Research and Technology Park land plan and design review ad hoc subcommittee.

The subcommittee will assist staff and the project applicant in refining the proposed land plan. The subcommittee will evaluate and advise on the proposed type and mix of land uses, planned open space and circulation proposal, as well as connections to the broader Woodland community and to the adjacent Spring Lake neighborhood. The subcommittee will also assist in the development of the Specific Plan land use policies and design and development standards.

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

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 #: 17-0613 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/11/2017 **In control:** Planning Commission
On agenda: 8/17/2017 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 15, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [A - June 15, 2017 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 17, 2017

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 15, 2017.

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

ATTACHMENTS:

Attachment A - June 15, 2017 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, June 15, 2017

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:31 p.m.

Staff Present:

Stephen Coyle, Deputy Director

Cindy Norris, Principal Planner

Dan Sokolow, Senior Planner, Community Services

B. Roll Call

Present 5:

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

Absent 7:

Chairman Kirby Wells and Commissioner Marco Lizarraga

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[17-0524](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of May 18, 2017.

Attachments: [A - May 18, 2017 Meeting Minutes](#)

A motion was made by Commissioner Harris and seconded by Commissioner Lopez to approve the Planning Commission meeting of May 18, 2017. The motion was

carried by the following vote:

Ayes: Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin

H. Public Hearing

[17-0513](#)

SUBJECT: General Plan Housing Element Annual Progress Report for the Period of January 1 - December 31, 2016

DATE: June 15, 2017

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Receive a report concerning the Housing Element Annual Progress Report, required by the State of California;
2. Conduct a public hearing; and
3. Recommend that the City Council accept the Housing Element Annual Progress Report and direct staff to transmit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) for filing.

Attachments: [A - 2016 Housing Element Annual Progress Report](#)

[B - Housing Implementation Tables](#)

Commission member Murphy made a motion, seconded by Commissioner Harris to recommend that City Council accept the Housing Element Annual Progress Report and direct staff to transmit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) for filing. The motion was carried by a 5-0 vote as follows:

Ayes: Vice Chairman Holt, Commissioners Harris, Murphy, Lopez and Ortega

I. Business Items

[17-0521](#)

SUBJECT: Planning Commission Annual Work Program Discussion FY 2017-2018

DATE: June 15, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the draft Planning Commission Work Program for Fiscal Year 2017-2018; and
2. Provide direction to staff concerning the Work Program and direct staff to incorporate any modifications into a staff report for presentation to the City Council.

Attachments: [1 - Planning Commission 2017 - 2018 Work Program](#)
 [2 - Staff Work Program 2017 - 2018](#)

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:25 p.m.

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 #: 17-0605 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 8/4/2017 In control: Planning Commission
On agenda: 8/17/2017 Final action:
Title: Gateway I Tentative Parcel Map No. 5126 (PLNG 17-00046).

The applicant, Olympus Group along with the owner, Woodland Development Company, LLC, has submitted a request to further divide an 18.87 acre area in Gateway I from the existing five lots to a ten lot tentative parcel map with parcels varying in size from .65 acres to 4.53 acres to allow for continued buildout of the development site and allow for individual ownership of the parcels by businesses, at 5126 Bronze Star Drive. The subject property is zoned Entry Overlay Zone- Highway Commercial Planned Development (EOZ - C-H/PD).

Location: 5126 Bronze Star Drive

Applicant: Olympus Group, 8850 Greenback Ln Ste. C, Orangevale CA 95622

Owner: Woodland Development Company, 825 K Street Ste 300, Sacramento, CA 95814

Environmental Report: Woodland Gateway Retail Center Environmental Impact Report and Supplement EIR (SCH#2003032060 certified on May 23, 2006)

APN: 027-852-010,011,029,022,030

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Conditional Approval

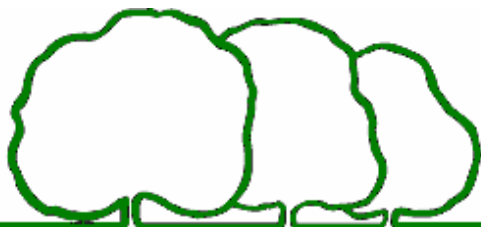
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution & Exhibits A & B](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission

Gateway I Tentative Parcel Map No. 5126 (PLNG 17-00046).

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APN: 027-852-010,011,029,022,030

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing - August 17, 2017

General Plan Designation: Regional Commercial (RC)

Existing Land Uses: Commercial Retail Center and vacant land

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Interstate 5 & Commercial	EOZ-CH/P-D
South	Existing Farmland	County (Not annexed)
East	Existing Farmland	County (Not annexed)
West	CR 102/Commercial/Multi-Family	EOZ/CH; & Medium Density Residential PD

Flood Zone: AE - Flood hazard areas subject to inundation by the 1% annual chance flood, FIRM Community Panel Number - 06113C0465H Revised May 16, 2012.

Street Access: County Road 102, Bronze Star Drive and American Drive

Pending/Potential Action

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

1. Receive the staff report;

2. Conduct the public hearing;
3. Adopt Resolution No. PC - 17-06 recommending approval of Tentative Parcel Map No. 5126 to divide the property located at 2165 Bronze Star Drive into ten separate parcels, based on the findings and subject to the Conditions of Approval contained in the Resolution (Attachment - 1).

Project Site Description

The subject tentative map includes 18.87 acres of the 55 acre Gateway I commercial development site. The Gateway 1 regional retail center includes 525,000 square feet of large and small format retail space. The center is comprised of two major retailers, Costco and Target, as well as additional sub-majors ranging in size from 15,000 to 30,000 square feet, and the remainder as smaller general retail/restaurants. The commercial center is accessed off of Bronze Star Drive. The site is serviced by 24-foot public utility easements running through the center of Bronze Star Drive. There is also a PG&E easement along the periphery of the parcels on the north and west edge of the properties adjacent to County Road 102 and Interstate 5 as shown Attachment 1, Exhibit A.

There are no further site improvements proposed at this time and there are no proposed land use changes.

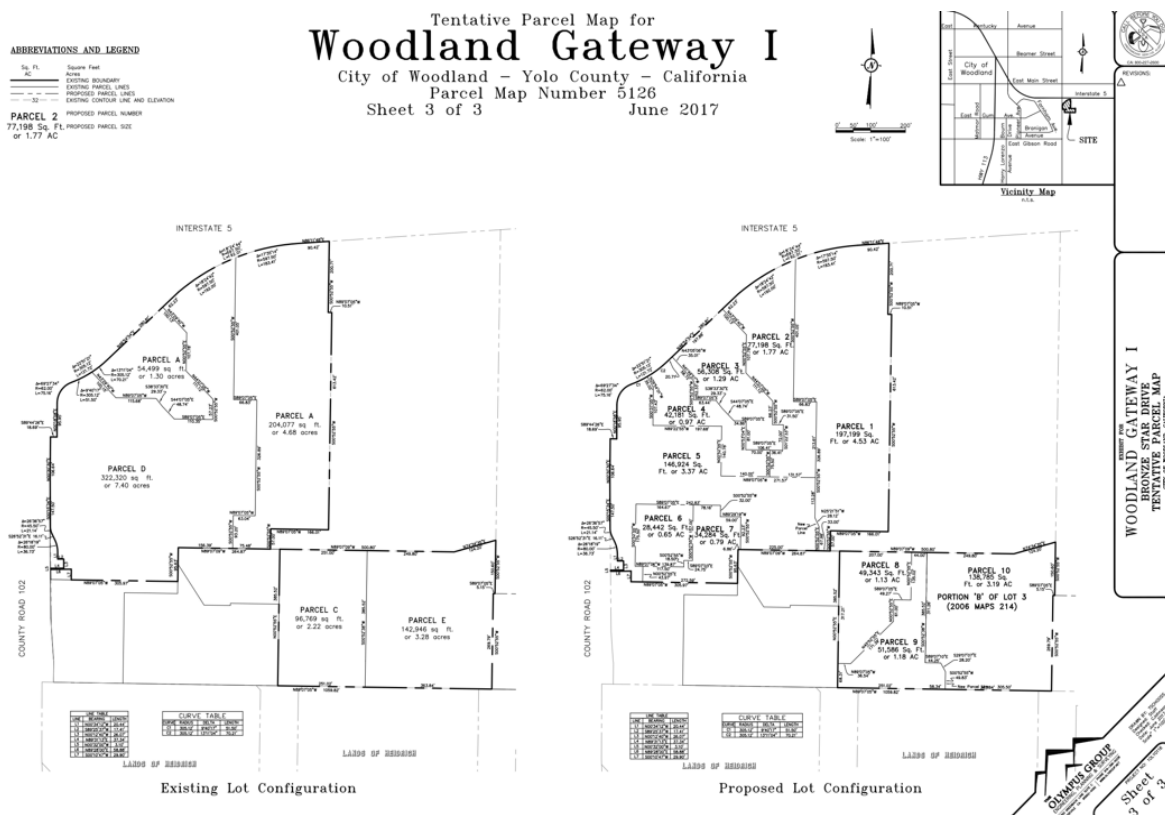
Background

In 2012, the subject property was approved for a Tentative Parcel Map No. 5012 that subdivided 24.88 acres from nine parcels into fifteen. This map was never finalized. The project engineer indicated that the life of the map had expired and it was recommended that a new map be brought forward, reflecting a more desirable lot configuration

Project Proposal

The applicant is requesting approval of a proposed tentative parcel map to subdivide 18.87 acres of highway commercial property, consisting of five (5) parcels to be subdivided into ten (10) parcels and thereby creating five new parcels. The further division of property is to meet the needs of the current market buildout and investment strategy as well as allow for individual ownership of the parcels by businesses.

The parcel map does not grant further expansion of square footage or building configuration that was approved under previous entitlement processes.



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 August 7, 2017.
- Notices were mailed to all property owners within 300 feet of the project site on August 4, 2017.
- Copies of the factual staff report for the proposed project have been on file at City Hall since August 11, 2017.

Applicable Laws, Codes & Ordinances

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- State of California Subdivision Map Act

Environmental Review

This project was addressed in the Woodland Gateway Retail Center EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006), which was prepared pursuant to the provision of CEQA. Following certification of the Final EIR and Supplemental EIR, there have been no substantial changes to the project, no substantial changes in circumstances under which the project will be undertaken, and no new information making supplemental or subsequent EIR necessary or appropriate under Section 21166 of CEQA. The approval is therefore undertaken in accordance with the previously certified Final EIR and Supplemental EIR, as provided by CEQA.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062 (a) of the CEQA guidelines.

Reviewing Agency Comments

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

Staff Analysis

The proposed tentative parcel map is in response to the on-going development of the Gateway 1 commercial center to accommodate parcel configuration changes to meet the needs of the individual tenants.

General Plan Consistency

The 2035 General Plan (GP) designation for the site is Regional Commercial (RC), which provides for retail establishments that serve residents and visitors of the region at large. Shopping malls and large format "big-box" retail are allowed, as are supporting uses such as gas stations and hotels. Up to 10 percent of the total square footage of a regional commercial center may consist of ancillary office spaces that support commercial uses and/or stand-alone, professional office buildings. The typical service area for goods and services would be regional in scope, serving 250,000 people or more with larger-format anchor stores (60,000 to 100,000+ square feet) that create higher shopping expenditures and possibly lower frequency of shopping trips. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and possibly institutional uses that reinforce and support each other is encouraged. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Downtown core.

Through the preparation of an EIR for the project, including an economic analysis and the preparation of a Master Conditional Use Permit, the project as proposed is consistent with the purpose for this General Plan designation. Staff has concluded that the changes do not impair the consistency with the intent of the General Plan.

Zoning Consistency

The zoning designation for the site is Highway Commercial under the Entry Overlay Zone with specific development standards outlined in the Planned Development (EOZ-CH/P-D), which provides standards for properties that have freeway exposure. The purpose of this zoning is to serve the traveling public and other limited commercial uses that need freeway exposure or which enhance the entrances into the City. The proposed tentative parcel map is consistent with the Zoning Ordinance.

City of Woodland Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

Appeals

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Council, a City Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

- a. Exhibit A - Tentative Parcel Map No. 5126
- b. Exhibit B - Conditions of Approval

Attachment 2 - General Application

RESOLUTION NO. PC 17 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
APPROVING TENTATIVE PARCEL MAP NO. 5126 LOCATED AT GATEWAY I, 2165
BRONZE STAR DRIVE (APN 027-852-010,011,029,022,030) EOZ, C-H/PD ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 17, 2017 to review and consider a request from Olympus Group (Woodland Development Company) to subdivide an existing 18.87 acres from five parcels to ten parcels ranging from approximately .65 acres to 4.53 acres in size, at 2165 Bronze Star Drive (APN 027-852-010,011,029,022,030) as shown in Exhibit A; and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and meets all regulatory requirements of the Zoning Ordinance; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City Council of the City of Woodland approved the EIR and Supplemental EIR, (SCH # 2003032060, May 23, 2006), prepared for the Woodland Gateway Retail Center including Chapter 4.7, which assessed socio-economic impacts, and in review of the proposed project have determined that the requested changes do not increase the size of the center or significantly change the retail uses; that the changes do not increase the intensity or overall use of the center and do not raise any environmental issues that were not addressed in the earlier environmental review, or cause new or substantially more severe significant environmental impacts. No additional environmental evaluation is required, pursuant to the California Environmental Quality Act (CEQA), section 21166. All mitigation measures identified in adopted Mitigation Monitoring Plan are fully enforceable pursuant to CEQA; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations with respect to the proposed Tentative Parcel Map No. 5126:

1. The Planning Commission, approving Tentative Parcel Map No. 5126, hereby makes the following findings concerning the Tentative Parcel Map pursuant to Government Code section 66474:

- a. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, commercial land within the community.
 - b. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for commercial development.
 - c. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density; and the parcel will be able to accommodate future development of commercial uses given the shape and topography of the Project site.
 - d. The design of the parcel or the proposed improvements will not result in substantial environmental damage or substantial and avoidable injury fish or wildlife or their habitat.
 - e. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
2. The Planning Commission does hereby approve Application No. PLNG 17-00046 for Tentative Parcel Map No. 5126 (Exhibit A) to allow for the subdivision of property located at 2165 Bronze Star Drive, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of August 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Kirby Wells

ATTEST:

Cindy Norris, Principal Planner

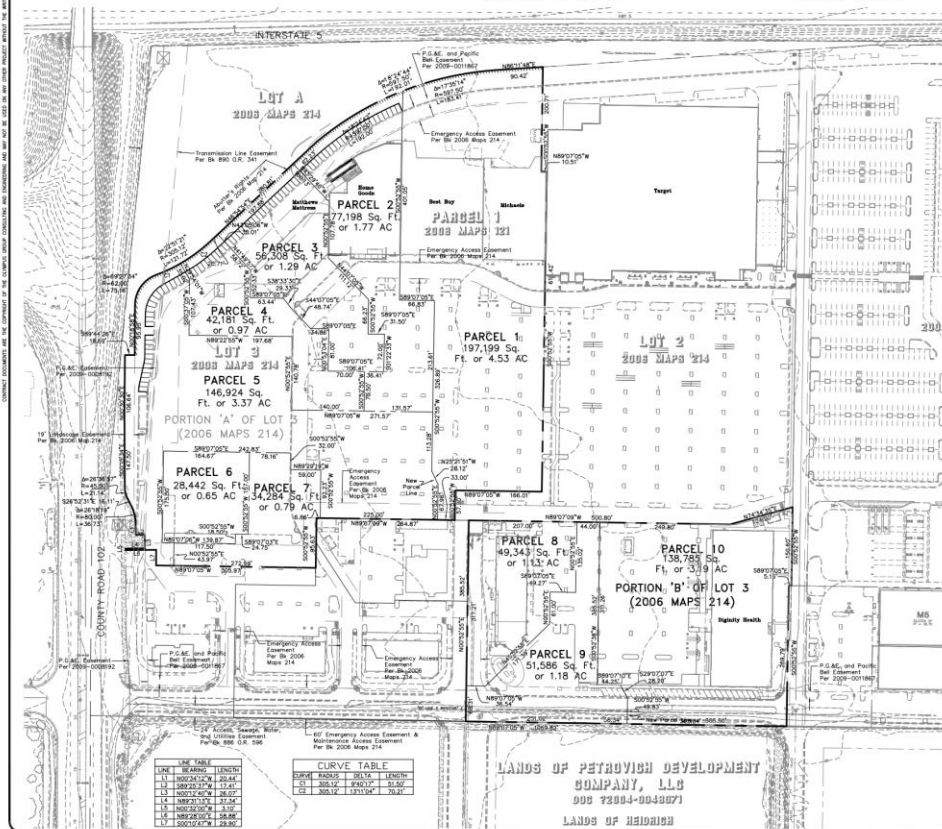
Exhibit A – Tentative Parcel Map

Exhibit B – Conditions of Approval

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE OLYMPUS GROUP CONSULTING AND ENGINEERING AND MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE OLYMPUS GROUP, INC.

Tentative Parcel Map for Woodland Gateway I

City of Woodland – Yolo County – California
Parcel Map Number 5126
Sheet 2 of 3 June 2017



ABBREVIATIONS AND LEGEND

P.G.E. PACIFIC GAS AND ELECTRIC COMPANY
 BK BOOK
 EX EXISTING BOUNDARY
 2006 MAPS 214 2006 MAPS 214
 EX EXISTING PARCEL LINES
 PL PROPOSED PARCEL LINES
 32 EXISTING CONTOUR LINE AND ELEVATION

PARCEL 2 PROPOSED PARCEL NUMBER
 77,198 Sq. Ft. PROPOSED PARCEL SIZE
 or 1.77 AC

UTILITY LEGEND:

W EXISTING WATER VALVE
 W EXISTING FIRE HYDRANT
 W EXISTING SANITARY SEWER MANHOLE
 W EXISTING STORM DRAIN MANHOLE
 W EXISTING CURB INLET
 W EXISTING GATE INLET
 W EXISTING WATER LINE
 W EXISTING SEWER LINE
 W EXISTING STORM DRAIN LINE

EXISTING NUMBER OF LOT:
 5

PROPOSED NUMBER OF LOTS:
 10

SITE GROSS ACREAGE:
 18.87 ACRES

NOTES:

1. MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
2. MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

OWNER OF RECORD:

WOODLAND DEVELOPMENT COMPANY, LLC
 ATTN: CHRIS PONCH
 825 K STREET
 SACRAMENTO, CA 95814
 PHONE: (916) 443-4600

ENGINEER & SURVEYOR

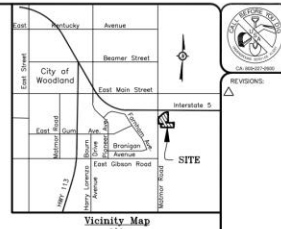
OLYMPUS GROUP INC.
 8850 CRENSHAW LANE, SUITE C
 ORANGEVILLE, CA 95662
 CHRISTOPHER J. JOHNSON

PROPERTY DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WOODLAND AND IS SHOWN AS PER RECORDED PARCEL MAP NO. 44963 BY THE OLIVER GROUP, DATED NOVEMBER 2008 AND LOT MERGER RECORDED JUNE 11, 2015, AS INSTRUMENT NO. 2015-0016224, AND LOT MERGER DATED AUGUST 6, 2010, AS INSTRUMENT NO. 2010-0021079 AND A LOT LINE ADJUSTMENT DATED OCTOBER 9, 2012, AS INSTRUMENT NO. 2012-0033269 AND LOT LINE ADJUSTMENT DATED JUNE 11, 2015, AS INSTRUMENT NO. 2015-0016224.

FLOOD ZONE NOTE:

THIS PROPERTY IS IN FLOOD ZONES "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060423-0465 H & 060426-485 H, DATED MARCH 15, 2012. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



REVISIONS

WOODLAND GATEWAY I
 BRONZE STAR DRIVE
 TENTATIVE PARCEL MAP
 CITY OF WOODLAND, CALIFORNIA

OLYMPUS GROUP
 8850 CRENSHAW LANE, SUITE C
 ORANGEVILLE, CA 95662
 CHRISTOPHER J. JOHNSON
 SHEET 2 OF 3

June 2017

PARCEL 2 PROPOSED PARCEL NUMBER
77,198 Sq. Ft. PROPOSED PARCEL SIZE
or 1.77 AC



CA 800-227-2600

REVISIONS:

WOODLAND GATEWAY I
EXHIBIT FOR
BRONZE STAR DRIVE
TENTATIVE PARCEL MAP
CITY OF WOODLAND, CALIFORNIA



Existing Lot Configuration



Proposed Lot Configuration

THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING
10000 UNIVERSITY LANE, SUITE 100
DALLAS, TEXAS 75243-1000
PHONE (214) 343-1000
FAX (214) 343-1001
WWW.OLYMPUS-USA.COM

Sheet
3 of 3

Exhibit B

Conditions of Approval

PLANNING

General:

1. The project is as described in the staff report prepared for the August 17, 2017 Planning Commission meeting to approve Tentative Parcel Map No. 5126 to further divide an 18.87 acre area of the property located at 2165 Bronze Star Drive from five to ten separate parcels: Parcel 1 = 4.53, Parcel 2 = 1.77, Parcel 3 = 1.29, Parcel 4 = 0.97, Parcel 5 = 3.37, Parcel 6 = 0.65, Parcel 7 = 0.79, Parcel 8 = 1.13, Parcel 9 = 1.18, and Parcel 10 = 3.19 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5126 dated June 2017, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Secure approval and satisfy requirements of all agencies of jurisdiction.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. All mitigation measure identified in the adopted Mitigation Monitoring Plan approved May 23, 2006 are fully enforceable pursuant to CEQA.

DEVELOPMENT ENGINEERING

Fees:

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Applicant shall pay MPFP fees in accordance with the Gateway I DA and surface water capacity fees prior to issuance of building permit, surface water capacity fees shall be in the amount in effect at the time of building permit.
3. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Construct with Building Permit:

4. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements, including new utility connections on site, and post any security determined necessary by the City Engineer.
5. Each parcel shall construct separate services for water, storm water and sewer connections. Landscaping and potable water shall be separate metered connections. Fire, Landscaping and potable water services shall all have back flow devices.

Easement Dedications, Right of Way, and map restrictions

6. Final map shall dedicate adequate easements necessary for the access to all parcels until superseded by direct access to a public road. Furthermore, the final map shall dedicate easements to allow connection of sewer and storm drain facilities across parcels, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - b. Entering into an Agreement for Conveyance of Easements and record it against the property prior to final map and having map reference the agreement; or
 - c. Including a statement on the final map as follows: We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels 1,2,3 and 4 these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described.

Storm Water Quality

7. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures.
8. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b. (ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy.
9. Prior to Final Map and/or Building Permit Owner and/or Design review OWNER shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards

When constructing improvements OWNER need to describe how the project is meeting the requirement. OWNER may reference the City's Post Construction Standards Manual on the web.

<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>

General Conditions

10. For improvements required at building permit, the applicant shall prepare improvement plans for all work within the public right-of-way or public easements and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain 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.
11. Backflow protection devices are required on all commercial, domestic, fire, and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
12. The site is currently within the 100-year flood plain, and building pad elevation shall meet City Code and FEMA requirements.
13. Design of the sites shall not impede the flood way and shall be modeled, project shall not create a significant (1 foot) increase in flood depth. This requirement may dictate site design and orientation of buildings.
14. OWNER shall be in compliance with agreement between Woodland Development Co. and City dated May 30, 2006 (also known as Gateway Development Agreement); at time of approval of each and any final map.

General Information and Applicable Ordinances

15. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
16. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
17. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General Site Design Measures, Site Specific Measures, and Treatment Measures
18. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
19. Note the Project will need to have separate final maps for parcels 1-7 and 8-10



Legislation Details (With Text)

File #: 17-0608 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 8/8/2017 In control: Planning Commission
On agenda: 8/17/2017 Final action:
Title: Public Art Ordinance. Approval of Public Art Ordinance and Related Consistency Amendments.
Location: Applicable citywide.
Environmental Report: Statutorily Exempt
Project Planner: Erika Bumgardner, Senior Planner
Staff Recommendation: Recommend City Council Approval

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution](#)
[2 - Public Art Ordinance](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Public Art Ordinance. Approval of Public Art Ordinance and Related Consistency Amendments.

Location: Applicable citywide.

Environmental Report: Statutorily Exempt

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council Approval

Report For: Planning Commission Public Hearing - August 17, 2017

Pending/Potential Action

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

- 1) Receive the staff report;

- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC17-_____, recommending City Council approval of the attached Public Art Ordinance and related consistency amendments including amending the Community Design Standards, Design Standards for Commercial Development Section 10, to reference the Public Art Ordinance.

Background

In February 1998, the City adopted the citywide Community Design Standards which includes the following provision pertaining to public art:

“Incorporate public art into the development of all commercial and industrial projects. Public art is subject to the review of the Planning Commission or other such body established by the City Council.”

While the requirement for public art is clear, this provision provides no direction to project applicants or to staff on what is expected in terms of style, size, location, cost, etc. In implementing this policy over the past several years, staff finds most project applicants amenable to the idea of incorporating public art into their project, but frustrated with the lack of guidance this provision provides. Staff also finds that most project applicants would rather pay a public art in-lieu fee than provide the public art themselves as this requirement is outside of the wheelhouse of most project developers.

As such, in partnership the Planning Commission, staff has prepared a Public Art Ordinance to clarify when public art is required, what qualifies as public art, as well as the review and approval process. In crafting the proposed ordinance, staff researched a number of cities similar in size to Woodland, to ensure proposed requirements were not overly burdensome to project applicants and where generally consistent with those requirements of similarly sized and thriving cities.

Project Description

Public art is a critical element in providing for a diverse and culturally rich environment for Woodland residents and visitors. Public art fosters economic development and activity and promotes cultural tourism by enlivening the public areas of buildings and expressing the vitality and heritage of the community. A well-conceived work of art can increase the value of a development project as well. Public art may enhance urban revitalization efforts as the overall image, beauty, and livability of the community is enhanced. Accordingly, to achieve these goals, the Planning Commission requested that staff prepare a draft Public Art Ordinance to establish guidelines, design standards, and procedures for integrating public art into construction projects throughout the City of Woodland. The draft ordinance is provided as Attachment 2 to this report.

The following is a summary of the key provisions of the proposed Public Art Ordinance:

Public Art Definition. Staff, in consultation with the Public Art Subcommittee and based on similar criteria used by YoloArts, recommends the following definition of “Public Art” for the purposes of providing clear direction to project applicants and to allow for the objective evaluation of a proposed art installation: *Public Art means an original work of a permanent nature in any variety of media produced by an Artist that may include sculpture, murals, photography, original works of graphic art, water features, neon, glass, mosaics, or any combination of forms of media, furnishing, or fixtures permanently affixed to the building or its grounds, or a combination thereof, and may include architectural features of the building such as decorative handrails, stained glass, and other functional features that have been enhanced to be visually appealing.*

Public Art does not include the following:

- (A) Art objects that are mass produced of standard design such as playground equipment, benches, statuary objects, or fountains;
- (B) Decorative or functional elements or architectural details, which are designed solely by the building architect as opposed to an artist commissioned for this purpose working individually or in collaboration with the building architect (this shall not preclude the architect from being the Artist if such individual meets the definition of “Artist” as provided below);
- (C) Landscape architecture and landscape gardening except where these elements are designed by the Artist and are an integral part of the work of art by the Artist;
- (D) Directional elements such as graphics, logos, signage as defined in the City of Woodland Municipal Code, except where these elements are integral parts of the original work of art or executed by artists in unique or limited editions;
- (E) Interpretive programs;
- (F) Reproductions, by mechanical or other means, of original works of art, except in cases of film, video, photography, print making, or other media arts, specifically commissioned by the City;
- (G) Existing works of art offered for sale or donation to the City, which do not have an established and recognized significance as public art among arts professionals and art appraisers as determined by the Design Review Authority;
- (H) Logos or corporate identity.

Artist Definition. “Artist” is defined as a person who has a reputation among his or her peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment, as judged by the design review authority for the project.

In determining whether an Artist is qualified for a particular project, the design review authority shall consider the following criteria:

- (A) The Artist’s demonstrated successful, creative, innovative, and effective approach in comparable projects as that proposed;
- (B) Artist’s proven mastery or skill in at least one artistic medium;
- (C) Artist’s ability to complete the project within a reasonable timeframe as judged by the Design Review Authority for the project; and
- (D) The Artist’s prior experience in producing public art. If an Artist does not have prior experience in producing public art, the Artist shall be considered qualified if he or she has at least 5 years of experience working as a professional artist as evidenced by the Artist’s exhibit record, critical review, honors, and awards.

Public Art Requirement. Developers of new construction projects as defined and specified below, shall install Public Art on the project site in a public place as approved by the Design Review Authority - *the Planning Commission shall serve as the Design Review Authority until such time that the City Council designates or appoints a different body or subcommittee to serve as the Design Review Authority for Public Art.*

- (A) Nonresidential. Private nonresidential developments with a construction cost exceeding Two Hundred Fifty Thousand Dollars (\$250,000) and subject to site plan or design review approval shall

devote an amount of not less than one percent (1%) of the construction cost for Public Art on the development site. Any Developer of a nonresidential development project with construction costs that exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) may submit a request to the Design Review Authority for a lower public art in-lieu fee provided that Developer also submits documentation showing that such a fee would be prohibitively expensive for project delivery.

(B) Public Construction. Public construction projects with a construction cost exceeding Five Hundred Thousand Dollars (\$500,000.00) shall devote an amount of not less than one percent (1%) of the construction cost for Public Art on the development site subject to determination of sufficient funding. The construction cost shall be verified by the City Engineer, and the cost shall not include the portion of any project that includes underground public works projects, tree planting, street or sidewalk repair or reconstruction, or utility facilities with the exception of administrative buildings.

Alternative compliance. A Developer may do the following as an alternative to installing Public Art on-site, provided that the Design Review Authority for the project has approved the alternative:

(A) Pay an in-lieu fee in an amount equal to one percent (1%) of the development project construction cost to the Public Art Fund for the creation, acquisition, and placement of Public Art in the City; or

(B) Place the required Public Art on an alternative project site in a location approved by the Design Review Authority.

Exceptions. The following development projects shall not be subject to the requirements of the Public Art Ordinance:

- (1) Repair or reconstruction of structures that have been damaged by fire, flood, wind, earthquake, or other calamity;
- (2) Historic rehabilitation and/or preservation projects with a construction cost less than Five Hundred Thousand Dollars (\$500,000);
- (3) Seismic retrofits or flood protection work performed on existing buildings and structures that do not otherwise qualify as new construction projects;
- (4) Fire sprinkler installation work items as defined by this Code as part of an existing project;
- (5) Solar or other renewable energy installation and energy efficiency upgrades as part of an existing project; and
- (6) Infill development projects with a residential component within the Downtown District as outlined within the City of Woodland Downtown Specific Plan.

Maintenance of Public Art. The Developer and/or property owner shall submit a maintenance plan to the Design Review Authority for review and approval prior to approval of the proposed artwork and shall be responsible for all maintenance costs for the duration of the Public Art's placement.

Public Art Fund. Public Art in-lieu contributions will be placed into a Public Art Fund within the City's General Fund, and maintained, managed, and reviewed by the Community Development Director ("Director"). The Public Art Fund shall be used solely to acquire, commission, design, install, place, improve, and maintain Public Art throughout the City, consistent with the purpose and objectives of this Section. A reasonable percentage of the Public Art Fund, as set forth in regulations that may be promulgated by the Director from

time to time, may be used for project administration, management and curatorial services as well as the preservation and maintenance of artworks in the City art collection.

The City Council shall review the Public Art Fund as part of its annual budget review, and approve allocations of Public Art Funds upon the recommendation of the Director or the Design Review Authority. Allocation of Public Art Funds shall consider available reserves for ongoing maintenance of City owned Public Art. City Council shall approve all Public Art projects undertaken through the Public Art Fund upon the recommendation of the Planning Commission acting as the Design Review Authority, unless and until the City Council designates or appoints a different body or subcommittee to serve as the Design Review Authority for Public Art.

Application and Review Process. A proposal for all new Public Art installations shall be processed upon the application of the Developer or its agent, subject to the following:

- (A) Developer shall file a completed application with the Director in a manner prescribed by the city and, as applicable, shall submit an environmental review form.
- (B) Developer shall submit a vicinity map or site plan depicting the proposed Public Art installation location and dimensions.
- (C) Developer shall submit photographs and/or elevations of the buildings located on site or those approved for development on-site.
- (D) The Director will verify that the Public Art will not interfere with use of other adjacent buildings or facilities, pedestrian access to public sidewalks, or public safety.
- (E) When applicable, Developer shall submit material samples, color boards, photo simulations, or other graphic illustrations necessary for the Design Review Authority to determine potential visual impact of the proposed project, and the Public Art's style, scale, and design as compared to the project and surrounding buildings. The visual representation shall show the proposed Public Art as it would be seen from surrounding properties from various perspectives.
- (F) Developer shall submit the proposed Artist's qualifications.
- (G) Developer shall submit a proposed maintenance plan for the Public Art.
- (H) Developer shall submit all required processing and application fees. Such fees may be set and amended by resolution of the City Council.

The Director and the Design Review Authority shall review the Developer's application, determine if it complies with the requirements of this Section, and shall approve or require resubmission with recommended modifications or conditions for approval based on the following Findings for Approval:

- (A) The proposal meets or exceeds the criteria of this Section and is consistent with the general plan and applicable land use designations.
- (B) The Public Art is consistent and compatible in its size, design, and appearance with the development and design of the proposed project and surrounding structures and neighborhood.
- (C) That the Public Art will be adequately maintained so as to ensure and preserve its purpose as a permanent piece of Public Art in the City.

General Plan Consistency

The proposed Public Art Ordinance furthers the city's community design goals and policies that identify public art as playing an important role in relating the story and identity of the city, specifically within the design of new neighborhood and commercial centers.

Amendments and Zone Changes

Article 29 of the Zoning Regulations 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.

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. On August 5, 2017, the City published notice of the Planning Commission's consideration of the proposed ordinance in a 1/8th page advertisement in the Woodland Daily Democrat.

Copies of the factual staff report for the proposed project have been on file at City Hall since August 11, 2017.

Environmental Assessment Status

The proposed adoption of a Public Art Ordinance is Categorically Exempt from CEQA pursuant to Section 15183 and Section 15061 (b)(3) of the CEQA Guidelines. The proposed ordinance provides formal guidelines, standards, and procedures for regularly integrating public art into new construction projects. The ordinance is limited in scope and will not result in substantive regulatory changes that could result in environmental impacts. The amendment is consistent with the policies of the General Plan, covered by the General Plan EIR.

Recommendation

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

- 1) Receive the staff report;
- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC17-_____, recommending City Council approval of the attached Public Art Ordinance and related consistency amendments including amending the Community Design Standards, Design Standards for Commercial Development Section 10, to reference the Public Art Ordinance.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution
Attachment 2 - Public Art Ordinance

RESOLUTION NO. PC 17-_____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF AN ORDINANCE ADDING SECTION 25-21-90 TO THE
WOODLAND MUNICIPAL CODE RELATED TO PUBLIC ART
REQUIREMENTS FOR NEW CONSTRUCTION PROJECTS**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 17, 2017, to review and consider recommending to the City Council approval of the proposed Ordinance pertaining to Public Art requirements for new development projects throughout the City of Woodland; and

WHEREAS, the Planning Commission finds that public art is a critical element in creating a diverse and culturally rich environment for Woodland residents and visitors by enriching the economic, historical, and aesthetic value of the community; and

WHEREAS, the Planning Commission therefore finds that establishing formal guidelines, standards, and procedures for regularly integrating public art into new construction projects throughout the City is in the public interest and will positively contribute to the general welfare, vitality, and heritage of the City; and

WHEREAS, the proposed adoption of a Public Art Ordinance is Categorically Exempt from CEQA pursuant to Section 15183 and Section 15061 (b)(3) of the CEQA Guidelines. The proposed ordinance provides formal guidelines, standards, and procedures for regularly integrating public art into new construction projects. The ordinance is limited in scope and will not result in substantive regulatory changes that could result in environmental impacts. The amendment is consistent with the policies of the General Plan, covered by the General Plan EIR; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Woodland Municipal Code are in general conformance with the Woodland General Plan policies that identify public art as playing an important role in relating the story and identity of the city, specifically within the design of new neighborhood and commercial centers; 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 recommend City Council approval of a Public Art Ordinance adding Section 25-21-90 to the Woodland Municipal Code and related consistency amendments including amending the Community Design Standards,

Design Standards for Commercial Development Section 10, to reference the Public Art Ordinance.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of August 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

[Insert Public Art Ordinance]

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADDING SECTION 25-21-90 TO THE WOODLAND
MUNICIPAL CODE RELATED TO PUBLIC ART REQUIREMENTS
FOR NEW CONSTRUCTION PROJECTS**

WHEREAS, the City of Woodland has a history of valuing public art and striving to incorporate public art into new development projects throughout the City of Woodland; and

WHEREAS, the City Council finds that public art is a critical element in creating a diverse and culturally rich environment for Woodland residents and visitors by enriching the economic, historical, and aesthetic value of the community; and

WHEREAS, the City Council therefore finds that establishing formal guidelines, standards, and procedures for regularly integrating public art into new construction projects throughout the City is in the public interest and will positively contribute to the general welfare, vitality, and heritage of the City; and

WHEREAS, the Planning Commission considered amendments to the City's Zoning Ordinance to establish the guidelines, design standards, and procedures for incorporating public art into new construction projects at a duly noticed public hearing on August 17, 2017, pursuant to the Woodland Municipal Code; and

WHEREAS, following the public hearing, the Planning Commission adopted a resolution recommending the City Council's adoption of this Ordinance, and the City Council concurs in the recommendation.

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

Section 1. Findings. The above recitals are incorporated as though set forth in this section. Pursuant to Section 25-29-01 of the Woodland Municipal Code, the City Council further finds that the amendments to the Zoning Ordinance contained in this Ordinance are required to further the public benefits gained from incorporating public art into construction projects throughout the City, and that this Ordinance provides critical enrichment to the City's economic, cultural, and aesthetic quality. As such, this Ordinance is necessary for the public necessity, convenience, and general welfare of the City, its residents, and visitors.

Section 2. Amendment. Section 10 of the City of Woodland Community Design Standards, Design Standards for Commercial Development is hereby amended to read as follows (double underline shows added text, strikethrough shows deleted text):

Public Art shall be incorporated into commercial and industrial projects subject to the requirements of Section 25-21-90 of the Woodland Municipal Code. ~~Incorporate public art into the development of all commercial and industrial projects. Public art is subject to the review of the Planning Commission or other such body established by the City Council.~~

Section 3. Amendment. Section 25-21-90 is hereby added to the Woodland Municipal Code to as follows:

Section 25-21-90. – Public Art Requirements.

(a) Purpose. The purpose of this Section is to establish guidelines, design standards, and procedures for integrating public art into construction projects throughout the City of Woodland. The City has determined that public art is a critical element in providing for a diverse and culturally rich environment for Woodland residents and visitors. Public art fosters economic development and activity and promotes cultural tourism by enlivening the public areas of buildings and expressing the vitality and heritage of the community. A well-conceived work of art can increase the value of a development project as well. Public art may enhance urban revitalization efforts as the overall image, beauty, and livability of the community are enhanced. Accordingly, to achieve these goals, the City Council has determined that public art should be regularly integrated into new development projects citywide.

(b) Definitions. The following words and phrases, whenever used in this Section, shall be construed as follows:

“Artist” means a person who has a reputation among his or her peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment, as judged by the design review authority for the project. In determining whether an Artist is qualified for a particular project, the design review authority shall consider the following criteria:

(A) The Artist’s demonstrated successful, creative, innovative, and effective approach in comparable projects as that proposed;

(B) Artist’s proven mastery or skill in at least one artistic medium;

(C) Artist’s ability to complete the project within a reasonable timeframe as judged by the Design Review Authority for the project; and

(D) The Artist’s prior experience in producing public art. If an Artist does not have prior experience in producing public art, the Artist shall be considered qualified if he or she has at least 5 years of experience working as a professional artist as evidenced by the Artist’s exhibit record, critical review, honors, and awards.

“Construction Cost” means the total cost of any development project subject to this Section. Calculations shall be based on all aspects of construction and improvement costs, not to include system and operational equipment costs and/or tenant improvements, as declared on all building permit applications. Building permit applications shall include, but not be limited to, all grading, building, plumbing, mechanical and electrical permit applications for the project.

“Design Review Authority” means the Planning Commission, unless and until the City Council designates or appoints a different body or subcommittee to serve as the Design Review Authority for Public Art.

“Developer” means the person or entity that is financially and legally responsible for the planning, development, and construction of any development project covered by this Section, who may, or may not, be the owner of the subject property.

“Director” means the Community Development Director, or his or her designee.

“Public Art” means an original work of a permanent nature in any variety of media produced by an Artist that may include sculpture, murals, photography, original works of graphic art, water features, neon, glass, mosaics, or any combination of forms of media, furnishing, or fixtures permanently affixed to the building or its grounds, or a combination thereof, and may include architectural features of the building such as decorative handrails, stained glass, and other functional features that have been enhanced to be visually appealing. Public Art does not include the following:

(A) Art objects that are mass produced of standard design such as playground equipment, benches, statuary objects, or fountains;

(B) Decorative or functional elements or architectural details, which are designed solely by the building architect as opposed to an artist commissioned for this purpose working individually or in collaboration with the building architect (this shall not preclude the architect from being the Artist if such individual meets the definition of “Artist” as provided above);

(C) Landscape architecture and landscape gardening except where these elements are designed by the Artist and are an integral part of the work of art by the Artist;

(D) Directional elements such as graphics, logos, signage as defined in the City of Woodland Municipal Code, except where these elements are integral parts of the original work of art or executed by artists in unique or limited editions;

(E) Interpretive programs;

(F) Reproductions, by mechanical or other means, of original works of art, except in cases of film, video, photography, print making, or other media arts, specifically commissioned by the City;

(G) Existing works of art offered for sale or donation to the City, which do not have an established and recognized significance as public art among arts professionals and art appraisers as determined by the Design Review Authority;

(H) Logos or corporate identity.

“Public Art Fund” means a fund established and maintained by the City of Woodland for the purpose of acquiring, commissioning, designing, installing, placing, improving, and/or maintaining Public Art.

(c) Public Art Requirement.

(1) Developers of new construction projects, as defined and specified below, shall install Public Art on the project site in a public place as approved by the Design Review Authority. The creator of the Public Art shall be an Artist as defined in this Section.

(A) Nonresidential. Private nonresidential developments with a construction cost exceeding Two Hundred Fifty Thousand Dollars (\$250,000) and subject to site plan or design review approval shall devote an amount of not less than one percent (1%) of the construction cost for Public Art on the development site. Any Developer of a nonresidential development project with construction costs that exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) may submit a request to the Design Review Authority for a lower public art in-lieu fee provided that Developer also submits documentation showing that such a fee would be prohibitively expensive for project delivery.

(B) Public Construction. Public construction projects with a construction cost exceeding Five Hundred Thousand Dollars (\$500,000.00) shall devote an amount of not less than one percent (1%) of the construction cost for Public Art on the development site subject to determination of sufficient funding. The construction cost shall be verified by the City Engineer, and the cost shall not include the portion of any project that includes underground public works projects, tree planting, street or sidewalk repair or reconstruction, or utility facilities with the exception of administrative buildings.

(2) Alternative compliance. A Developer may do the following as an alternative to installing Public Art on-site, provided that the Design Review Authority for the project has approved the alternative:

(A) Pay an in-lieu fee in an amount equal to one percent (1%) of the development project construction cost to the Public Art Fund for the creation, acquisition, and placement of Public Art in the City; or

(B) Place the required Public Art on an alternative project site in a location approved by the Design Review Authority.

(d) Exemptions. The following development projects shall not be subject to the requirements of this Section:

(1) Repair or reconstruction of structures that have been damaged by fire, flood, wind, earthquake, or other calamity;

(2) Historic rehabilitation and/or preservation projects with a construction cost less than Five Hundred Thousand Dollars (\$500,000);

(3) Seismic retrofits or flood protection work performed on existing buildings and structures that do not otherwise qualify as new construction projects;

(4) Fire sprinkler installation work items as defined by this Code as part of an existing project;

(5) Solar or other renewable energy installation and energy efficiency upgrades as part of an existing project; and

(6) Infill development projects with a residential component within the Downtown District as outlined within the City of Woodland Downtown Specific Plan.

(e) Design and Installation Standards.

(1) General. The Public Art shall relate in terms of scale, form, and material to the proposed project and adjacent buildings with regards to architecture and landscaping style to best complement the project site and its surroundings.

(2) Location.

(A) Public place. The Public Art shall be located in an exterior area on public or private property that is clearly visible to the general public as determined by the Design Review Authority.

(B) Public Art commissioned by the City using the Public Art Fund may be moved from time to time as part of a gallery collection placed in public buildings such as City Hall, the Library, or other publicly accessible facilities.

(3) Maintenance. The Developer shall submit a maintenance plan to the Design Review Authority for review and approval, shall maintain the Public Art, and shall be responsible for all maintenance costs for the duration of the Public Art's placement.

(f) Compliance.

(1) Prior to obtaining a certificate of occupancy, the Developer shall demonstrate compliance with this Section through one of the following:

(A) Completed installation of the required Public Art that satisfies the provisions of this section and any other conditions specified by the Design Review Authority's approval;

(B) Payment of the applicable in-lieu fee as outlined in Section (c)(2); or

(C) Written proof submitted to the Director of a contract to commission or purchase and install the required Public Art that was approved by the Design Review Authority for the development project. A performance security, in an amount and form determined by the Director, shall accompany such contract to adequately secure performance of the required Public Art.

(g) Public Art Fund. Public Art in-lieu contributions shall be placed into the Public Art Fund within the City's General Fund, and maintained, managed, and reviewed by the Director. The Public Art Fund shall be used solely to acquire, commission, design, install, place, improve, and maintain Public Art throughout the City, consistent with the purpose and objectives of this Section. A reasonable percentage of the Public Art Fund, as set forth in regulations that may be promulgated by the Director from time to time, may be used for project administration, management and curatorial services as well as the preservation and maintenance of artworks in the City art collection. The City Council shall review the Public Art Fund as part of its annual budget review, and approve allocations of Public Art Funds upon the recommendation of the Director or the Design Review Authority. Allocation of Public Art Funds shall consider available reserves for ongoing maintenance of City owned Public Art. City Council shall approve all Public Art projects undertaken through the Public Art Fund upon the recommendation of the Planning Commission acting as the Design Review Authority, unless and until the City Council designates or appoints a different body or subcommittee to serve as the Design Review Authority for Public Art.

(h) Developer's Pre-Application Proposal.

(1) Developer's Proposal. For each construction project subject to this Section's requirements, the Developer shall propose to the Director and the Design Review Authority one or more of the methods for the provision of Public Art described in subsection (c) Public Art Requirements, above.

(2) Pre-Application Meeting. Following submission of the Developer's Proposal, a pre-application meeting with the Developer, Director and the Design Review Authority is recommended for newly proposed Public Art to review the Proposal and development requirements and design and location standards for the type of Public Art proposed, and to ensure a qualified Artist is used. When available, it is recommended that the Applicant provide preliminary site plan and visual impact drawings to aide in the pre-applicant review process. These meetings are voluntary, and no fees shall be paid for the city's review of material provided at this stage.

(3) Review of Pre-Application Developer's Proposal. The Director and Design Review Authority shall review and respond to the Developer's proposal, if necessary, by recommending modifications to the proposed Application.

(i) Applications for Public Art Review. Form and content.

(1) Form and Content. A proposal for all new Public Art installations shall be processed upon the application of the Developer or its agent, subject to the following:

(A) Developer shall file a completed application with the Director in a manner prescribed by the city and, as applicable, shall submit an environmental review form.

(B) Developer shall submit a vicinity map or site plan depicting the proposed Public Art installation location and dimensions.

(C) Developer shall submit photographs and/or elevations of the buildings located on site or those approved for development on-site.

(D) The Director will verify that the Public Art will not interfere with use of other adjacent buildings or facilities, pedestrian access to public sidewalks, or public safety.

(E) When applicable, Developer shall submit material samples, color boards, photo simulations, or other graphic illustrations necessary for the Design Review Authority to determine potential visual impact of the proposed project, and the Public Art's style, scale, and design as compared to the project and surrounding buildings. The visual representation shall show the proposed Public Art as it would be seen from surrounding properties from various perspectives.

(F) Developer shall submit the proposed Artist's qualifications.

(G) Developer shall submit a proposed maintenance plan for the Public Art.

(H) Developer shall submit all required processing and application fees. Such fees may be set and amended by resolution of the City Council.

(j) Approval for Public Art Applications. The Director and the Design Review Authority shall review the Developer's application, determine if it complies with the requirements of this Section, and shall approve or require resubmission with recommended modifications or conditions for approval based on the Findings for Approval.

(3) Findings for Approval for Public Art Applications.

(A) The proposal meets or exceeds the criteria of this Section and is consistent with the general plan and applicable land use designations.

(B) The Public Art is consistent and compatible in its size, design, and appearance with the development and design of the proposed project and surrounding structures and neighborhood.

(C) That the Public Art will be adequately maintained so as to ensure and preserve its purpose as a permanent piece of Public Art in the City.

(4) Appeals. Any person dissatisfied with the decision to either approve, modify or deny an application for Public Art, may file an appeal in accordance with the procedures set forth in either Article 27 or 31 of Chapter 25, as applicable.



Legislation Details (With Text)

File #: 17-0614 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/11/2017 In control: Planning Commission
On agenda: 8/17/2017 Final action:
Title: SUBJECT: Subcommittee Appointment - Woodland Research and Technology Park Specific Plan
DATE: August 17, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission Chair appoint two members of the Commission to serve on the Woodland Research and Technology Park land plan and design review ad hoc subcommittee.

The subcommittee will assist staff and the project applicant in refining the proposed land plan. The subcommittee will evaluate and advise on the proposed type and mix of land uses, planned open space and circulation proposal, as well as connections to the broader Woodland community and to the adjacent Spring Lake neighborhood. The subcommittee will also assist in the development of the Specific Plan land use policies and design and development standards.

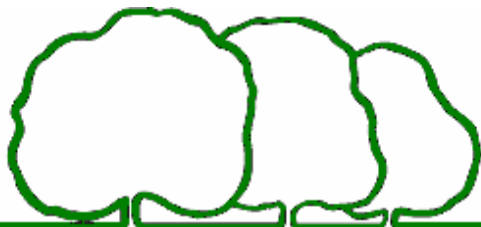
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Erika Bumgardner, Senior Planner
SUBJECT: Subcommittee Appointment - Woodland Research and Technology Park Specific Plan
DATE: August 17, 2017

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