City of Woodland

Meeting Agenda

Planning Commission

MEETING CANCELED - RENOTICING REQUIRED

Public Hearing Item - Idle Wheel Mobilehome CUP Modification will be addressed at the next regularly scheduled meeting, November 15, 2018 - Inadequate mailing list provided.

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

November 1, 2018
6:30 PM

***Please Note**: The numerical order of items on this agenda is for the 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

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. Idle Wheel Mobilehome CUP Modification

   Staff recommends that the Planning Commission:

   1) Receive the staff report;

   2) Conduct a public hearing;

   3) Adopt Resolution No. 18-013, approving the Conditional Use Permit Modification allowing for the expansion of Idle Wheel Mobilehome Park by 10 lots located at 907 Bourn Drive (Attachment 1).

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

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 24hours 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.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: November 1, 2018
ITEM #: H.1.
SUBJECT: **Idle Wheel Mobilehome CUP Modification (PLNG # 18-00071):** A proposed CUP by Waterhouse Management Corporation, to expand the existing Idle Wheel Mobilehome Park by ten (10) additional lots located at 907 Bourn Drive, APN 127-520-064

Location: 907 Bourn Drive, Woodland, CA

Applicant: Waterhouse Management Corporation

Owner: Idle Wheel MHP, LLC

Environmental Report: Categorical Exemption – Class 32 Infill Development

APN: 027-520-064

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Report For: Planning Commission Public Hearing – November 1, 2018

General Plan Designation: Medium Density Residential (MD)

Current Zoning: Zone Multi Family Residential (R-M) – Southeast Area Specific Plan

Existing Land Uses: Vacant Lot

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Mobilehome Park & Single Family Homes	R-M & PD
South	Single Family Homes	PD
East	Single Family Homes	PD
West	Single Family Homes	R-1

Flood Zone: Zone "AE" – Special flood hazard areas subject to inundation by 1% annual chance flood event. FIRM Community Panel Number – 06113C0 435H Revised May 16, 2012.

Street Access: Bourn Drive /Gum Avenue

Pending/Potential Action

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt Planning Commission Resolution PC No.18-013, approving the Conditional Use Permit Modification allowing for the expansion of Idle Wheel Mobilehome Park by 10 lots located at 907 Bourn Drive (Attachment 1).

Backgrouund

Idle Wheel Mobilehome Park originally received a Conditional Use Permit (CUP) by Yolo County in 1961 and annexed into the City of Woodland as part of the 1963 Stille Annexation. The original 18.14 acres parcel was annexed with a two story single home that sat on the corner of Bourn Drive and Gum Avenue and was subsequently demolished leaving the corner area of the parcel open for future infill development. Some City records relating to the subsequent changes to the Idle Wheel mobilehome park were damaged during a previous information transfer, however it is known that sometime after the park was annexed from Yolo County it changed from a senior age restricted to an all age mobilehome park.

In 2000 an application was submitted, by the owner at the time, requesting an expansion into the open area at the corner of the parcel created by the demolished home. The proposal included 11 lots but was subsequently withdrawn by the property owner. Some of the concerns expressed by residents at the time were a need for adequate recreational space and parking. Since this request in 2000 upgrades to both the parking and playground areas have been addressed.

Mobile-home parks are predominantly regulated by the State of California Department of Housing and Community Development (HCD). State oversight covers most of the typical building department review and plan check and also covers portions of infrastructure needs typically handled by City Engineering and some aspects of site plan and design review that City Planning would review. HCD does however require the applicant to secure City zoning approval, in this instance through the CUP Modification process.

California law governing mobilehome parks is entitled the "Mobilehome Parks Act" and may be found in Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200. California law governing Special Occupancy parks is entitled the "Special Occupancy Parks Act" and may be found in Division 13, Part 2.3 of the California Health and Safety Code, commencing with Section 18860. These laws establish requirements for the permits, fees, and responsibilities of park operators and enforcement agencies, including the HCD, and require the Department to develop and enforce both the regulations and the laws. Additional Mobilehome Park regulations (updated 4-1-2013) are contained in the California Code of Regulations, Title 25, Division I, Chapter 2 commencing with section 1000. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lot identification, lighting, roadway width, plans, permits, mobilehome installation, accessory structures and buildings, earthquake resistant bracing systems, application procedures, fees, enforcement, and appeal procedures.

Although HCD is the main oversight authority on mobilehome parks they do require projects to first be reviewed and approved by local jurisdictions to evaluate if the project will be allowed under existing zoning regulations and other policy documents. Projects can be reviewed and approved under a discretionary process such as this CUP modification allowing the City to place conditions of approval on project with regards to items such as landscaping, utility services, open space, public street infrastructure, and zoning requirements such as setbacks.

Project Site Description

The overall Idle Wheel Mobilehome Park parcel covers approximately 18.14 acres with the proposed expansion area taking 1.12 acres (49,000 sf) of vacant land at the corner of Bourne Drive and Gum Avenue. The proposed expansion area is an R-M zoned parcel located within the prevue of the Southeast Area Specific Plan. The proposed expansion area is at the southeast corner of East Gum and Bourn Drive, diagonal from Royal Palms mobilehome park and bordered on the north and west by single family homes. The eastern and southern edge of the expansion area is the existing Idle Wheel mobilehome park. The expansion area is largely vacant with one large oak tree at the corner of the property facing onto the intersection of Bourn Drive and Gum Avenue.

Project Proposal

The applicant, Waterhouse Management Corporation, has submitted a request to modify the 1961 Conditional Use Permit (annexed from the County in 1963) for the Idle Wheel Mobil Home Park in order to expand the existing park by ten (10) additional mobilehome lots. The new homes will be placed on lots on the remaining approximately 1.12 acres of vacant area within the mobilehome park at the corner of East Gum Avenue and Bourn Drive.

All access to the new expansion area will be from existing driveways, one off of Bourn Drive and one on Gum Avenue. The two main entrances to the mobilehome park will feed into private internal roadways within Idle Wheel (Oak Drive and Mulberry Way), with the expansion are roadway directly off of Mulberry Way (See Attachment 1). Idle Wheel currently has 153 approved spaces and will increase to 163 spaces. The ten proposed lots in expansion area will be owner occupied with the ability to accommodate two single wide homes and eight double wide homes each with two off street parking spaces. The existing sound wall bordering the north side of the Idle Wheel park will be extended to encompass the expansion area. In addition to the ten home lots there is an open area around the existing oak tree in the northwest corner that has been designated as passive open space and covers approximately 1,290 square feet of the expansion area. Idle Wheel also contains existing facilities that will be available to the expansion area residents that include, a club house with pool table and open area for resident events, a swimming pool with restroom facilities, and several common areas along with a larger grass area by the club house for sports.

Additionally, while local jurisdictions maintain prevue over all infrastructure requirements at the point of interface at the public right of way, state law requires the property owner to provide site amenities for each lot to include: connection points on each lot for water (a 1" above ground pipe connection), sewer (3" above ground pipe connection) electrical equipment with a minimum of 100-amp capacity approved for mobilehome electrical feeder assembly connection and a gas meter connection point. Also, telephone and cable TV connection equipment will be provided. State law requires that the equipment be installed within 3 feet of the home and incased in a concrete pad 3 inches thick.

Staff Analysis

Staff supports the project subject to the attached recommended conditions of approval. Much of the conversation locally and regionally has been on the need to provide a variety of housing options to meet different income and family needs. Historically mobilehome parks have typically offered a more affordable home ownership option.

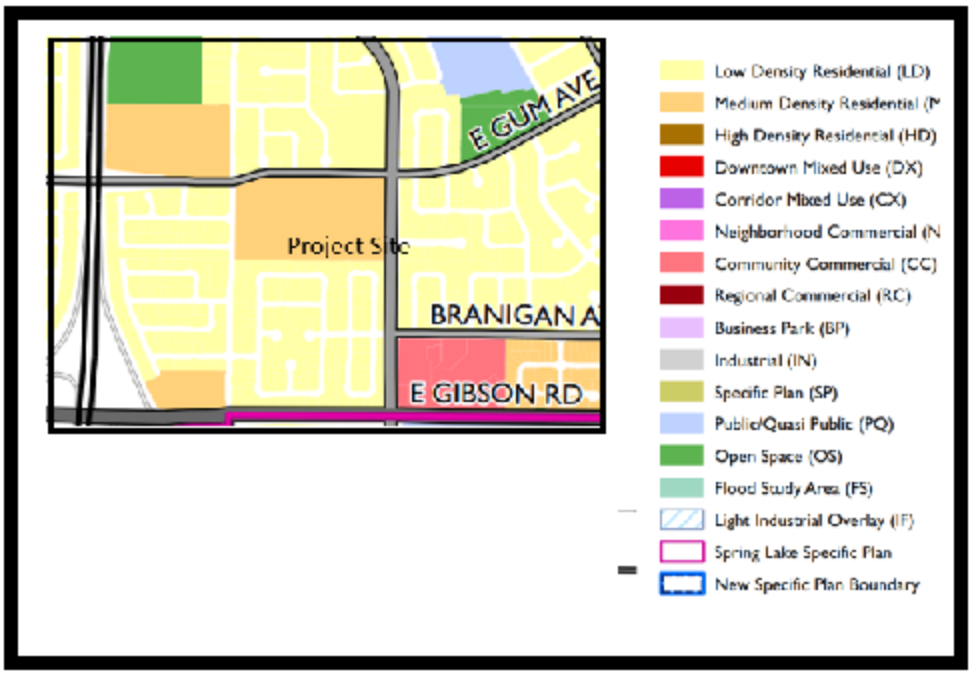
The project has been circulated to other city divisions and departments for review as well as to agencies outside the City of Woodland who have interest in the application including, Waste Management, and HCD. All reviewing agency comments have been integrated into the conditions of approval. Staff has reviewed the project proposal against the City's zoning code and the General Plan's goals and policies pertaining to housing and specifically medium density residential development outlined in the following information.

General Plan Consistency

The 2035 General Plan (GP) designation for the site is Medium Density Residential (MD). The proposed use of the site is consistent with the Genral Plan and has been reviewed in accordance to the policies and programs listed below. The General Plan describes this land use designation as follows:

The Medium Density Residential designation accommodates a range of attached and detached housing types, including small-lot subdivisions, duplexes, triplexes, zero-lot-line developments, townhouses, walk-up apartments and condominiums with private open space, and multi-unit structures with common open space areas and amenities. In addition, medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

Additionally, the MD land use designation allowed density from 8.1 to 19.9 dwelling units per gross acre. Under MD designation the 1.12 acre expansion area allows 9 to 22 housing units. The ten (10) housing units being proposed is within the allowed density under the General Plan and is within the range of 8.5-9.3 dwelling units per gross acre.



Some of the GP Goals and Programs that support this type of land use are as follows:

Policy 9.A.3 **Variety**. 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 9.A.9 **Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.

Policy 9.D.2 **Infill, Adaptive Reuse, and Mixed Use**. The City shall promote infill development, adaptive reuse, and mixed-uses in new development, and densification where possible

> *Program 9.D.2* Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office use.
>
> Staff finds that the proposed mobile home park expansion at 907 Bourn Drive is in conformance with the General Plan policies stated above and the proposed use is conditionally allowed in the MD General Plan land use designation.

Zoning Code

Staff finds that the proposed use is consistent with provisions of the City Zoning Code as applicable.

The City parking requirement is outlined in Article 23 of the Zoning Regulations, commencing with Section 25-23-01, addresses off-street parking and loading requirements; Article 23 does not provide off-street parking

requirements for mobilehome park housing; however, Section 25-23-10 (23) allows the Zoning Administrator the right to determine the number of required spaces for mixed-use projects, and uses not otherwise listed in Section 25-23-10 Off-Street Parking Requirements. The configuration of the mobilehome park lots align more with a single family layout and therefore staff has conditioned the project to meet the single-family attached, single-family detached, and duplex dwellings parking requirement of two parking spaces for each dwelling unit. Under the single family/ duplex parking requirement the project is required to have 20 parking spaces and will provide adequate off street parking with two spaces for each housing lot as outlined in the conditions of approval.

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 at least ten days prior to the public hearing.

- Notices were mailed to all property owners within 300 feet of the project site.
- Copies of the factual staff report for the proposed project have been on file at City Hall since Monday, October 29, 2018.

Applicable Laws, Codes & Ordinances

The project is subject to the following laws, codes, and ordinances:

•The California Environmental Quality Act (CEQA)
•The City of Woodland General Plan
•The City of Woodland Zoning Ordinance
•Southeast Area Specific Plan

Environmental Review

Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulations (Article 19). Staff has concluded that this project qualifies for a Categorical Exemption Statute 15332, as the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA. The proposed project qualifies for a Class 32 exemption, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses. The project is consistent will all applicable policy documents and can adequately be served by all required utilities and public services. The site is located within the Woodland City limits and is surrounded by urban development. Approval of the project would not result in any significant impacts under 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 19 Section 15332, Class 32 of the CEQA guidelines.

Recommendation
Staff recommends that the Planning Commission:

Approve Resolution No. PC18-013, to approve the Conditional Use Permit Modification allowing for the expansion of Idle Wheel Mobilehome Park by 10 lots located at 907 Bourn Drive (Attachment 1), and subject to conditions of approval.

Attachments:

1. Attachment - 1
2. Attachment - 2

RESOLUTION NO. PC 18 – 013

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT MODIFICATION FOR THE EXPANSION OF THE IDLE WHEEL MOBILHOME PARK LOCATED AT 907 BOURN DRIVE, ZONED MEDIUM DENSITY RESIDENTIAL (RM), WITHIN THE EAST AREA SPACIFIC PLAN

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on November 1, 2018, to review and consider a request from Waterhouse Management Corporation for a Conditional Use Permit Modification to allow the expansion of ten spaces to the existing Idle Wheel Mobile Home Park at 907 Bourn Drive; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that the use is conditionally permitted in the Medium Density Residential (RM) zone under the requirements of the East Area Specific Plan (EASP). The land use, is consistent with the Zoning, General Plan, and Specific Plan and appropriate conditions have been made part of the approval (as provided for in **Exhibit A**); and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area and not hinder the current surrounding uses as intended in the General Plan; 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 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 vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed use is exempt from CEQA as the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA. The proposed project qualifies for a Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses. The project is consistent will all applicable City policy documents and can

adequately be served by all required utilities and public services. Approval of the project would not result in any significant impacts under CEQA; 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, hereby:

1. Approves the Conditional Use Permit Modification (CUP) subject to the conditions of approval included in **Exhibit A**, allowing the applicant, Idle Wheel Mobilehome Park, to expand by ten (10) lots at 907 Borun Drive, Zone R-M.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **1st day of November, 2018**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Marco Lizarraga, Chairperson

ATTEST:

_____

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval
Exhibit B – Site Plan

EXHIBIT A
CONDITIONS OF APPROVAL

PLANNING

1. The project is as described in the staff report prepared for the November 1, 2018, Planning Commission meeting and shall consist of ten (10) additional mobile home spaces. The project shall be established and operated as depicted in the staff report and on the attached site plan 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. Secure approval and satisfy requirements of all agencies with jurisdiction.

4. The Conditional Use Permit Modification shall not be issued until the appeal period has expired or final action on an appeal has been rendered.

5. The Conditional Use Permit Modification must be exercised within one year of issuance, or it shall be deemed null and void by act of law (Section 25-27-70).

6. The project approval is for the project as described in the associated staff report dated November 1st, 2018. Should there be a change in the use or an intensification of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.

7. All requirements shall be met prior to occupancy of the buildings.

8. All mobile homes shall have skirting around trailers.

9. No travel trailers or recreational vehicles shall be used as permanent housing in the expansion area.

10. All mobile home housing shall be certified under the National Manufactured Housing Constructed and Safety Standards Act of 1974, and constructed after June 15, 1976.

11. All lots shall have a minimum of two paved off-street parking spaces located behind the building setback line.

12. All lots shall have front landscaping to include trees, shrubs, and groundcover.

13. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Public Works Departments concurrent with public improvement plans and prior to issuance of the building permit for the soundwall. Landscape plans shall specify the following:

    a. Final planting design including all final landscape coverage calculations and ensure compliance with Article 22 of the City Zoning Ordinance
    b. Locations, size, and quantity of all plant materials.
    c. A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
    d. Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
    e. Planting and installation details; and notes including soil amendments.
    f. Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such a backflow controller and water meter devices identified.
    g. Soils analysis and specification of any amendment requirements
    h. Tree preservation measures

14. Landscape plans shall comply with the State and the City's Water Efficient Landscape Ordinance. The landscape architect shall provide.

15. For landscaping on private property, a minimum of 15-gallon size (or larger) trees are required. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well formed, and vigorous plant material shall be used. A soil test shall be provided. The Landscape architect shall provide written verification as to plant health and proper soil amendments.

16. The applicant shall enter into a Landscape Maintenance Agreement with the city which shall be recorded prior to issuance of a building permit for the soundwall.

17. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to all other City requirements.

18. If subsurface paleontological, archaeological or historical resources or remains, including unusual amount of bones, stones, shells or pottery shards are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further measures to reduce any cultural resource impact before construction continues.

19. An effective dust control program should be implemented whenever earth moving activities occur on site.

20. Throughout the construction period, streets adjacent to the project site shall be swept at the end of the day and cleared of any deposits caused by construction activities.

21. The applicant shall be responsible to construct a soundwall along the project area street frontage on Gum Avenue and Bourn Drive which shall be consistent in design to the existing soiundwall.

22. 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.

23. Prior to issuance of the "Will Serve" letter, submit for approval a soundwall construction plan that shall surround the expansion area and match existing on site.

    a. 75% of the sound wall should be covered by vines within two years of planting. Additionally, trees and low ground cover species shall be plated between the sidewalk along Bourn Drive/Gum Avenue and the soundwall.
    b. Setback for sound wall should match the existing

24. Any new signage, modifications or changes to the signage the applicant shall submit new sign plans to the planning department to conduct a design review (or include with the review of landscape/sound wall) per the appropriate zoning codes.

25. Prior to building permit issuance for the soundwall, submit for approval an Open Space Enhancement Plan for the newly designated open space. The plan shall preserve and protect existing trees as well as provide access for residents for passive open space activities.

26. All common/shared facilities, including common open space areas, shall be maintained in good, safe and working order for the use and/or enjoyment of park residents.

27. The Community Development Department recommends the following Mobile Home Park Design per the R-M zoning standards and Southeast Area Specific Plan:

    Individual mobile home space minimum setbacks shall be measured from the edge of internal street and space lines as follows:

    a. Front – 10 feet
    b. Side – 5 feet on each side, or zero lot line on one side with 10 feet on the opposite side.
    c. Rear – 10 feet
    d. Structural separation – 10 feet minimum between dwelling units.

BUILDING

28. Project shall meet all requirements of the State of California Department of Housing and Community Development (HCD) for mobile home parks

FIRE

29. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside

30. Provide a minimum one (1) hydrant a near the end of the cul-de-sac. Fire flow requirements, fire hydrant location and distribution shall meet the requirements of 25 CCR 1316

DEVELOPMENT ENGINEERING

Fees

31. Prior to Approval of project (sign off to State) Owner shall pay Development Impact Fees for each unit. Fees shall be at the Multi Family rate and shall include all impact fees except the meter surface water fee.

    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.

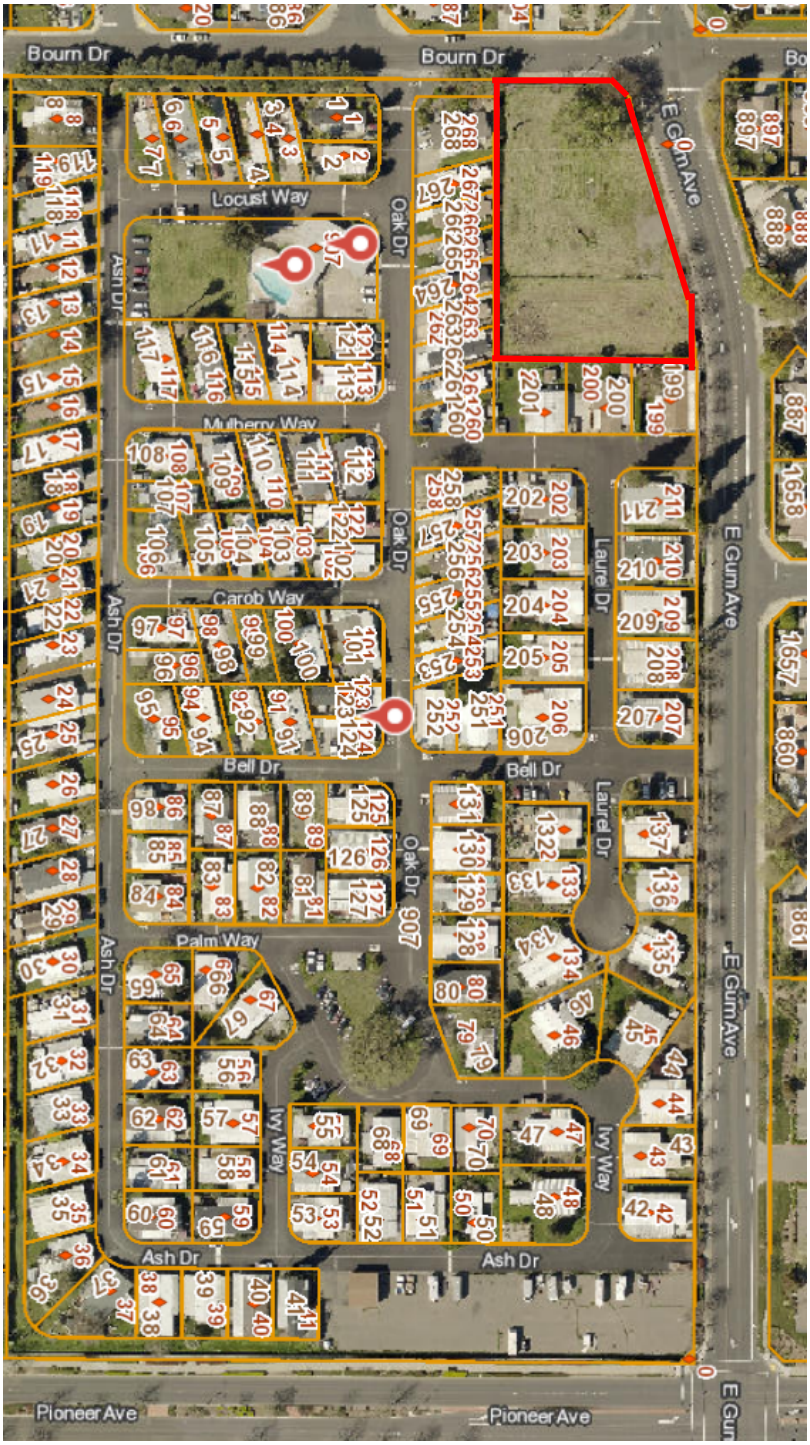
    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees,

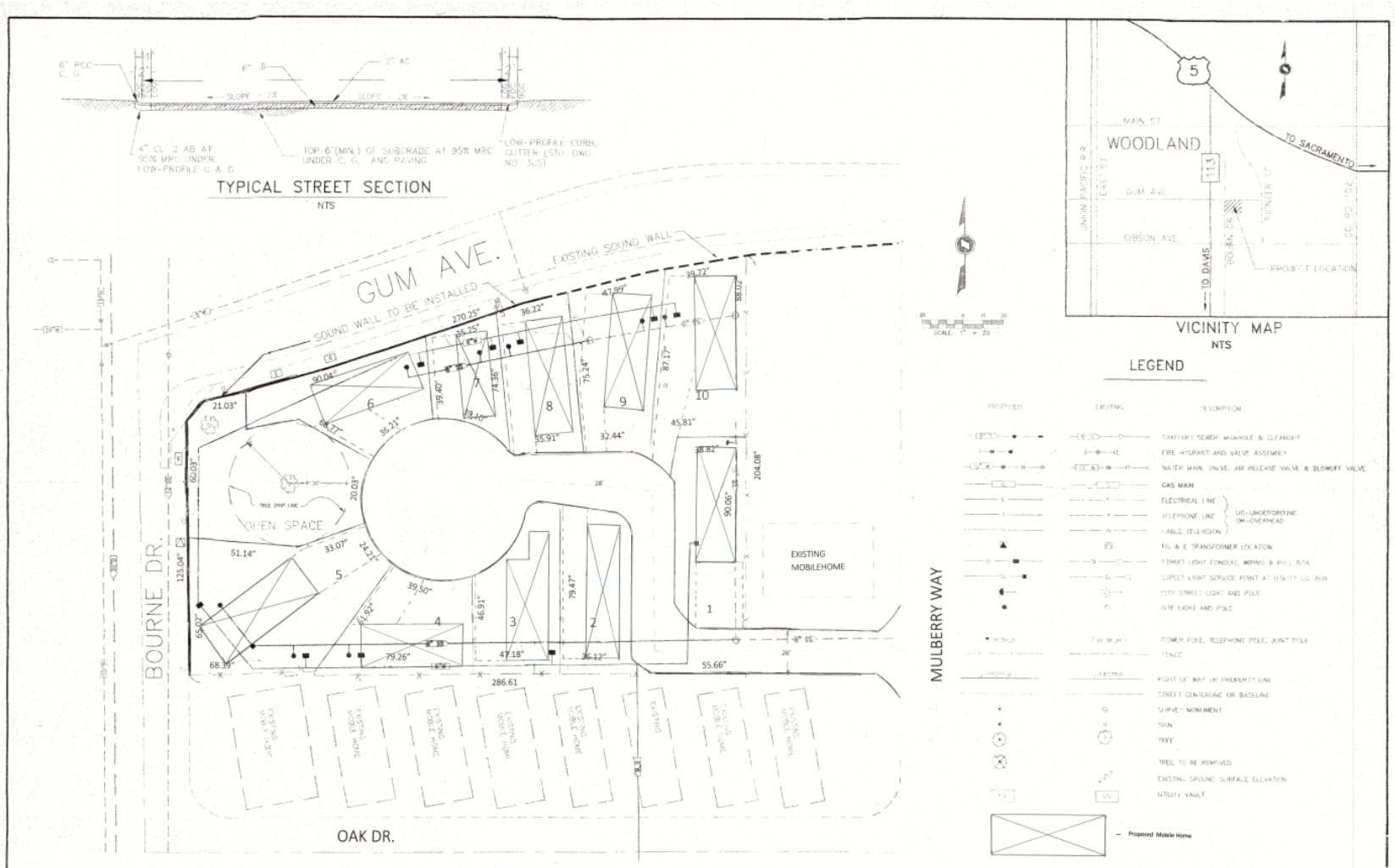
dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain 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.

Public Improvements

32. If there are any improvements within City right of way Owner shall prepare improvement plans for all work within the public right-of-way, and utility connections and submit to the Development Engineering Division with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule.
33. Existing and patched curb cut along Bourn Drive and Gum Avenue in the expansion area shall be removed and replaced with curb sidewalk gutter per City standards.

EXHIBIT B
SITE PLAN





REV.	DATE	DESCRIPTION	BY	APP'D

CITY OF WOODLAND
APPROVED FOR CONSTRUCTION
BY _____
DATE _____ P.E. _____
REGISTRATION EXPIRES _____

Waterhouse Management Corp.
500 Giuseppe Court #2
Roseville, Ca. 95678 (916) 772-4918

PROPOSAL ONE (1.)

IMPROVEMENT PLANS
FOR
IDLE WHEEL MOBILE HOME PARK ADDITION
S 1/2 SEC. 34 T. 10N., R. 2E M.D.B.M.

SCALE 1" = 20'
DATE:

SHEET 1 OF 1

City of Woodland

RECEIVED
AUG - 8 2018
City of Woodland
Community Development

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:
Idle Wheel MHP, LLC....Ken Waterhouse

MAILING ADDRESS:
500 Giueseppe Court, #2

CITY STATE ZIP CODE:
Roseville, Ca. 95678

PHONE NUMBER:
(916) 772-4918

E-MAIL ADDRESS:
ken@waterhousemgmt.com

PROJECT APPLICANT
Waterhouse Mgmt. Corp. (Dan Fitzgerald)

MAILING ADDRESS:
500 Giueseppe Court, #2

CITY STATE ZIP CODE:
Roseville, Ca. 95678

PHONE NUMBER:
(916) 365-5470

E-MAIL ADDRESS:
fitzgeralddano@yahoo.com

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 Modify CUP to add 10 mobile home lot

Is this request part of another application? ☐ Yes ☑ No **If so, what?** _____

3. Project Description

Project Name:
Idle Wheel Mobile Home Park

Site address or location:
907 Bourn Drive, Woodland, Ca.

Total Acres or Square Feet
App. 49,000 Square Feet

Assessor's Parcel Number:
027-520-064-000 /S.1/2 Sec.34, T10N.,R.2E MDBM

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

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres

7. Residential Development

No. of residential units are being requested? 10 mh lots

No. of lots will be created by this project? 10

Single Family		Half-plex	
Duplex		Apartments	
Condominiums		Other	mh lots
Townhomes		**Total Units**	10

Do you intend to market the units for sale?

☐ YES ☑ No

Do you intend to market the units for rent?

☑ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

☑ *Property Ownership* ☐ *Power of Attorney**

☐ Contract to Purchase* ☐ Other

Specify _____

*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.

RECEIVED
AUG - 8 2018
City of Woodland
Community Development

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

Dan Fitzgerald 8/7/18

Applicant: **Date**

Ken Waterhouse 8-7-18

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: 2,398.00

Amount Due:: _____

GP / Zoning Designation: _____

Project No: PLNG-18-00071

Logged by: Laura Quintana Date: 8/10/18

Planner: Megan Meier Date: _____

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Dan Fitzgerald Consulting Services
5731 Beauregard Way
Orangevale, Ca. 95662
(916) 365-5470

June 12, 2018

IDLE WHEEL MOBILE HOME PARK
CUP MOIFICATION TO ADD 10 MOBILE HOME LOTS

Project Description and Justification:

Idle Wheel Mobile Home Park is an existing mobile home park located at 907 Bourn Drive, Woodland Ca. The park was originally constructed in the late 1960's and currently contains 151 low cost housing units. In California mobilehome parks are regulated by the California Health and Safety Code (HSC), Division 13, Part 2.1 which is applied by the California Department of Housing and Community Development (HCD). However, HCD's oversight does not apply to planning and zoning.

This proposal is therefore, asking the City of Woodland to approve our request to add 10 mobile home lots to the existing CUP. The proposed location (Assessor's Parcel #027-520-064-000 / S.1/2 Sec. 34, T10N, R.2E, MDBM) for the new 10 lots are within the existing mobile home park parcel at the corner of Bourn Drive and Gum Street (see attached photos).

For years this corner has and remains an open unprotected piece of property. By approving this project the corner will become enclosed with a sound wall (see attached photos) similar to other housing development walls in the area. This improvement will help bring the property up local housing standards. It will add 10 affordable housing units to the City's affordable housing base. This request is justified because it stays within the general terms of the current Conditional Use Permit and requests no changes in the property use.

The homes proposed will be new mobilehomes with electrical and gas services provided by PG&E. All new lots will have individual water, sewer, telephone and cable TV connections.

We feel the City should approve this request because it will help make the area safer with the closure of the lot to public access, will remove what some people consider blighted property and add additional affordable housing for the City of Woodland.