



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

January 17, 2019
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. 604 Elm Street Tentative Parcel Map & Variance

1. Receive the staff report;

2. Conduct the public hearing;

3. Adopt Resolution No. PC 18- 0014 in support of the Tentative Parcel Map for the division of the property located at 604 Elm Street into two separate parcels consisting of .161 acres and 0.080 acres respectively. and related variance to allow non setback in order to maintain the existing historic structure on site at 604 Elm Street in the Neighborhood Preservation (NP) zone.

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 Meeting
DATE: January 17, 2019
ITEM #: H.1.
SUBJECT: 604 Elm Street Tentative Parcel Map & Variance

A request for a tentative parcel map for the division of an existing 0.240-acre parcel into two parcels of approximately 7023 square feet or 0.161 acres (Parcel 1) and 3496 square feet or 0.080 acres (Parcel 2), and related variance to allow non setback in order to maintain the existing historic structure on site at 604 Elm Street in the Neighborhood Preservation (NP) zone.

Staff Contact:

Megan Meier, Associate Planner (530) 661-5814, megan.meier@cityofwoodland.org

Background:

Location - 604 Elm Street (APN: 006 -205-001)

Project Applicant/Owner - Artemnio Pimentel

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

APN - 006-205-001

Staff Recommendation - Conditional Approval

Report For - Planning Commission Public Hearing January 17, 2019

General Plan Designation - Low Density Residential (LD)

Existing Land Uses - Two single family homes

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Single Family Home	NP
South	Single Family Home	NP
East	Elementary School	NP
West	Church	NP

Flood Zone - X – Flood hazard areas subject to inundation by the 1% annual chance flood, FIRM Community Panel Number -06113C0445H.

Street Access - Parcel 1 – Oak Avenue; Parcel 2 – Alley Access

Pending/Potential Action

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

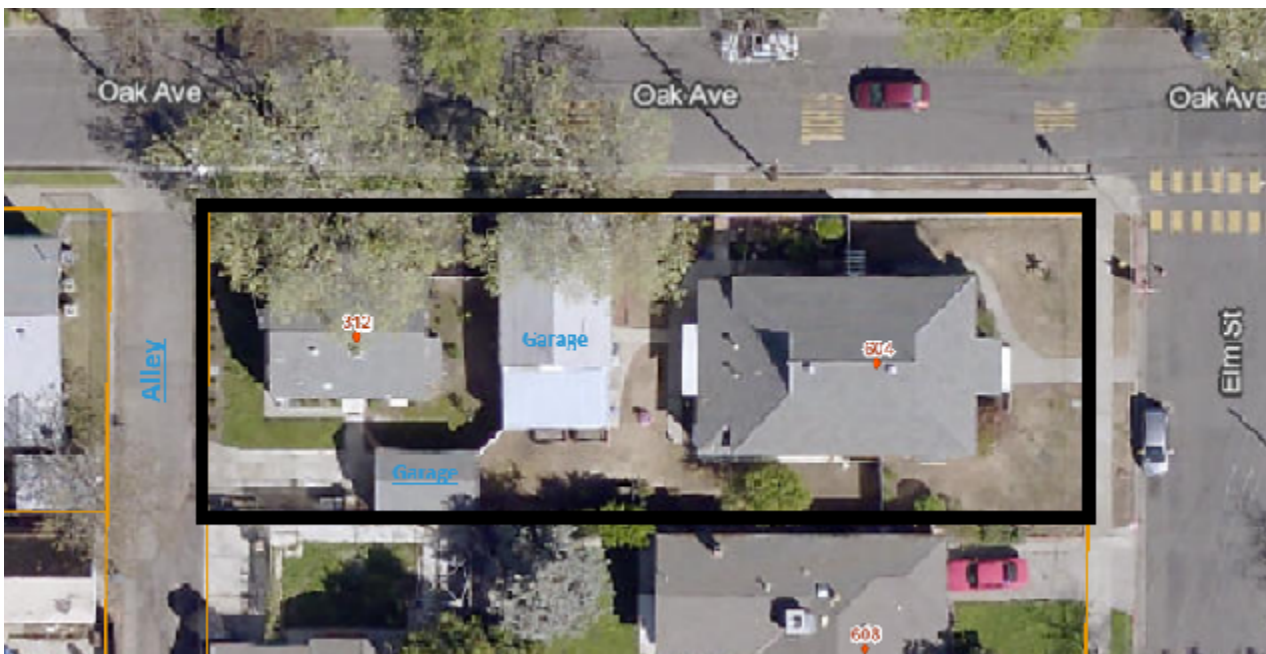
1. Receive the staff report;
2. Conduct the public hearing;

3. Adopt Resolution No. PC 18- 0014 in support of the Tentative Parcel Map for the division of the property located at 604 Elm Street into two separate parcels consisting of .161 acres and 0.081 acres respectively.

Project Site Description

The project site is located at 604 Elm Street at the southwest corner of Elm Street and Oak Avenue. The site is approximately 10,519sf (0.240 acres) in size and is located within the Neighborhood Preservation (NP) zoning area.

There are currently two existing single family homes on the property dating back to 1909. Each home has an associated detached garage with one facing on to Oak Avenue and the other facing and accessed by the alleyway on the west side of the parcel.



The detached garage facing onto Oak Avenue designated for the larger home was original to the 1909 buildings on site. The garage that is accessed from the alleyway, on the west side of the property, and designated for the smaller of the two homes was added to the property in the 1970's. The surrounding neighborhood is predominantly single family historic homes intermixed with small churches, parks, and neighborhood schools.

Project Proposal

The proposed Tentative Parcel Map (TPM) will result in two parcels consisting of 7,023sf (0.161 acres) and 3,496sf (0.080 acres) in size. The applicant is requesting a Variance to allow for a nonconforming lot size (Parcel 2) and nonconforming setbacks (Parcels 1 and 2).



The proposed map layout was an attempt by the property owner to retain the existing structures on site while creating two separate parcels with one home and one garage on each parcel consistent with existing neighborhood pattern.

Although not currently listed as a local, or federal resource, the two existing homes, and the larger garage structure, are over 100 years old and are maintained in excellent condition. Due to the location of the larger garage, the parcel line subdividing the property is located off-center resulting in one larger and one smaller parcel. The resulting smaller parcel, Parcel 2, is 1,504 square foot short of the minimum 5,000 square foot parcel size typically required in the NP zone for parcels located internally to the block (i.e. non-corner parcels). However, the larger parcel, Parcel 1, is 1,023 square feet larger than the required 7,000 square foot minimum required for corner parcels in the zone.

If the garage was not taken into consideration and the existing 10,519 square foot parcel was divided “evenly” in a manner permitted by the NP zone standards, the resulting parcels would be substantially consistent with the required minimum parcel sizes. However, the preference of the applicant is to retain the garage, creating one substandard parcel that can be reviewed under the provision of a Variance.

The existing secondary home and garage that face onto Oak Avenue currently do not meet the front setback requirements of the NP zone. However, the proposed parcel map does not increase or worsen the existing nonconforming setbacks.

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

Staff Analysis

In the review of the proposed TPM and requested Variance, staff analyzed the parameters of the project against current policy documents, existing lot patterns in the NP immediate area, and the use of a Variance to allow some flexibility to integrate historic structures into evolving neighborhoods.

General Plan Consistency

The City’s 2035 General Plan sets a vision for the City with detailed descriptions of the residential types and

land uses that will be included in these growing and continually evolving neighborhoods. The following is the analysis of the proposed project's consistency with the intent of the General Plan.

The 2035 General Plan (GP) designation for the site is Low Density Residential (LD) which provides low density detached single-family residential units on individual lots with private yards and private parking. Some attached housing types such as duplexes and secondary units are also permitted. Allowed Density is 1.0 to 8.0 dwelling units per gross acre.

The proposed tentative map is consistency with the intent of the City's General Plan LD designation and is supported in the following General Plan Goals and Policies:

Goal 2.G Existing Neighborhoods. Recognize, maintain and celebrate the unique qualities of Woodland's traditional residential neighborhoods.

Policy 2.G.1 Distinctive Characteristics. Maintain the distinctive characteristics of neighborhoods developed in different eras, including those developed prior to WWII, post war, and in more recent decades.

Policy 2.G.2 Sensitive New Development. Require new construction, additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, and building form and scale.

Policy 2.G.3 Neighborhood Preservation Zone. Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate density and scale in existing older neighborhood districts.

The resulting two parcels will retain a density on Parcel 1 of 1.3 du/acre and 1.0 du/acre on Parcel 2, which is in line with the existing density and development patterns within the Neighborhood Preservation zone.

The General Plan is the overarching roadmap for the City and all policy documents must be consistent with this document. With this consistency requirement comes the need for the City's current zoning code to be updated to match the vision, goals and policies set forth in the General Plan as stated in the following policy:

Policy 2.F.2 Zoning. Prepare a comprehensive zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing nonconforming uses.

With the City's zoning code being updated to match the goals and polices of the GP it is important to look to the GP for guidance on the most current vision for the City and the master policy document that will need to support the proposed TPM and Variance.

Zoning Consistency

Land Use

The zoning designation for the site is Neighborhood Preservation (NP), which provides development standards for properties located within the zone. The zone is intended to preserve the overall low density residential

character of these neighborhoods while also providing for the continuation of certain existing uses that were legally in existence at the time the zone was created. This zone does not permit the construction of new multiple-family dwellings nor their expansion, enlargement or conversion. Commercial uses other than those listed in the commercial land use table (Article 13) are not permitted except in area where the transition overlay zone has been applied.

The proposed TPM will result in two parcels with single family homes on them, consistent with the intent of the NP zone land use that looks to minimize multifamily dwellings in support of the existing single family historic homes in the area.

Area, Lot Width & Yard Requirements

Unlike a Tentative Parcel Map resulting in new development the proposed map has existing homes and accessory structures already in place. Additionally, the homes and structures on the parcel are well over 50 years old and built before the City Zoning Ordinance existed making it unlikely that the building setbacks would conform to today's standards. The tables Attachment - 4, include the NP zone development standards in comparison to the proposed standards for each parcel. The areas highlighted in yellow indicate where the proposed project does not meet the NP zone standards and where a Variance is required.

As outlined in the Attachment - 4 tables the existing parcel at 10,519 square feet is about 500 square feet short in meeting the required lot sizes for the proposed lot split even if it had been evenly divided, due to the requirement that corner lots be 6000 square feet and not the 5000 square feet of the interior lot requirement. Staff finds that the underlying request to split the parcel is within less than a 10% margin of the lot size standard for corner lots and would meet the interior lot size standard, making it substantially consistent with the intent of the NP zone.

Staff also looked at the existing lot pattern in the NP zone and found that a number of surrounding parcels have lot patterns similar to the one being proposed and would not be a new development pattern for the area, as highlighted in yellow in the image below.

Given that the two new parcels will be consistent with the existing historic lot pattern in the area, where it appears that lots were divided to allow one single family home on each lot, and there will be no intensification of the area as the units already exist, staff recommends approval of the proposed TPM and Variance.



Parking

The existing property has two detached garages on site and the proposed TPM has each home retaining a dedicated garage resulting in at least two designated off-street parking spaces per parcel. Parcel 1 will maintain existing access to the garage via Oak Avenue. The home on Parcel 2 faces onto Oak Avenue, but will maintain its garage access via the adjoining alleyway on the west side of the parcel. The two homes will meet the City's minimum requirement to provide two off street parking spaces.

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, except as provided for below.

Variance

As previously discussed the applicant has asked that a Variance be approved to address the preexisting nonconforming setbacks and substandard lot size on the resulting Parcel 2 in order to retain all existing structures on site, most notably the original homes and garage dating back to 1909. The following outlines the required findings (zoning 25-28-30) necessary for approval of a Variance and how they apply to the proposed TPM.

The Zoning Administrator (or Planning Commission) shall have the power to grant variances, exclusive of use variances, when the Zoning Administrator (or Planning Commission) has found and determined that the following circumstances apply:

(1) That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.

The surrounding NP zoned neighborhood has a number of properties that have a similar lot pattern as the one being proposed. The benefit to this lot pattern will allow the continuation of the use of the properties and potentially increase the availability of housing.

(2) That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.

The property has preexisting historic homes and accessory structures on the site that make it difficult to split the lot evenly and be in closer conformance with the development standards in the NP zone. Additionally,

There are multiple existing neighborhood conditions in which smaller single family home parcels have been created in the NP zone.

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located.

The granting of the lot split will not adversely affect the surrounding neighborhood because the structures are already on site and no physical change will occur. Similarly, the lot split will not result in increased density within the neighborhood or zone.

(4) That the granting of such variance will be in conformity with the general purpose and intent of this chapter and the general plan.

Then General Plan's goals and policies support "ensuring the sensitive treatment of existing nonconforming uses" and "recognize, maintain and celebrate the unique qualities of Woodland's traditional residential neighborhoods."

(5) A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

The existing single family homes are allowed in the NP zoning district.

Public Comments

Planning did receive two letters commenting on the proposed TPM and variance that can be found in Attachment 4 – Comment Letters. The first letter outlines concern with the smaller setback proposed for the existing garage on Parcel 1, that faces onto Oak Avenue. The concern centers around accessing the side of the garage for possible maintenance issues in the future.

The proposed map shows a 0.7 foot setback measured from the eve line of the detached garage. Currently in the City's older neighborhoods it's common to have detached garages at even a zero lot line and as part of this Variance request the smaller setback is being requested to maximize the lot size for Parcel 2.

The second letter received by Planning centered around concerns with alley access to the west of the property. The concern is that this could result in increased use of the alley and thereby it may exacerbate issues with garbage collection, garage access, and police/fire access.

The City Traffic Engineer is aware of ongoing alley access issue throughout the community and has taken measures to keep alleyways open and accessible. In terms of the proposed TPM and Variance no new homes are being proposed and therefore no additional impact to the alleyway should occur.

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.

Applicable Laws, Codes & Ordinances

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

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

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 January 7th, 2019.
- Notices were mailed to all property owners within 300 feet of the project site on January 2, 2019.
- Copies of the factual staff report for the proposed project have been on file at City Hall since January 4, 2019.

Environmental Review

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 15 Categorical Exemption as listed in Title 14, Division 6, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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.

Appeals

The planning commission's action on the TPM and Variance shall be final unless, within ten calendar days after the decision, the applicant or any other person, including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission may appeal in writing to the city council. 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. The appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a

filing fee as prescribed by city council resolution. The clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant and the neighboring property owners in the manner provided in Section 25-28-20.

Recommendation

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

Motion #1: Move that the Planning Commission adopt Resolution No. PC - 0014 in support of the Tentative Parcel Map and related variance to allow non-conforming lot size Parcel 1 and non-conforming lot size setbacks Parcel 2 for the division of the property located at 604 Elm Street into two separate parcels consisting of 0.161 acres and 0.081 acres respectively.

Attachments:

1. Planning Commission Resolution and Exhibits A & B
2. Planning General Application
3. Comment Letters
4. Setback Comparison Matrix

RESOLUTION NO. PC 18 - 0014

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
APPROVING TENTATIVE PARCEL MAP NO. 5154 LOCATED AT 640 ELM STREET
(APN 006-205-001) IN THE NEIGHBORHOOD PRESERVATION ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on January 17, 2019 to review and consider a request from Artemio Pimentel to subdivide an existing 10,519 sq.ft. parcel into two parcels of approximately 7,023 sq.ft. and 3496 sq.ft. and related variances to allow nonconforming lots in order to maintain the existing historic structures on site at 640 Elm Street (APN 006-205-001) 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 is in substantial conformance with the regulatory requirements of the Zoning Ordinance; and

WHEREAS, the proposed projects use of a Variance to address the preexisting nonconforming setbacks and substandard lot size on the resulting Parcel 2 in order to retain all existing historic 1909 structures on site; 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, pursuant to the California Environmental Quality Act (“CEQA”), the proposed modified use is categorically exempt from further environmental review pursuant to Section 15315 of CEQA and is a Class 15 exemption; 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. 5154:

1. The Planning Commission, approving Tentative Parcel Map No. 5154, 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, NP zoned homes within the community.
 - b. The Tentative Parcel Map depicts a site that is physically suitable for a lot split. There are two single family homes with dedicated garages currently on the property.
 - 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.
 - 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, hereby makes the following findings concerning the approval of a Variance pursuant to Zoning Code Section 25-28-30:

(1) That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.

The surrounding NP zoned neighborhood has a number of properties that have a similar lot pattern as the one being proposed. The benefit to this lot pattern will allow the continuation of the use of this properties and potentially increase the availability of housing.

(2) That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.

The property has preexisting historic homes and accessory structures on the site that make it difficult to split the lot evenly and be in closer conformance with the development standards in the NP zone. Additionally, there are multiple existing neighborhood conditions in which smaller single family home parcels have been created in the NP zone.

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located.

The granting of the lot split will not adversely affect the surrounding neighborhood because the structures are already on site and no physical change will occur. Similarly, the lot split will not result in increased density within the neighborhood or zone.

(4) That the granting of such variance will be in conformity with the general purpose and intent of this chapter and the general plan.

The General Plan's goals and policies support "ensuring the sensitive treatment of existing nonconforming uses" and "recognize, maintain and celebrate the unique qualities of Woodland's traditional residential neighborhoods."

(5) A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

The existing single family homes are allowed in the NP zoning district.

3. The Planning Commission does hereby approve Application No. PLNG 18-00091 for Tentative Parcel Map No. 5154 (Exhibit A) to allow for the subdivision of property located at 604 Elm Street, 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 January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Marco Lizarraga

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map

Exhibit B – Conditions of Approval

Exhibit A

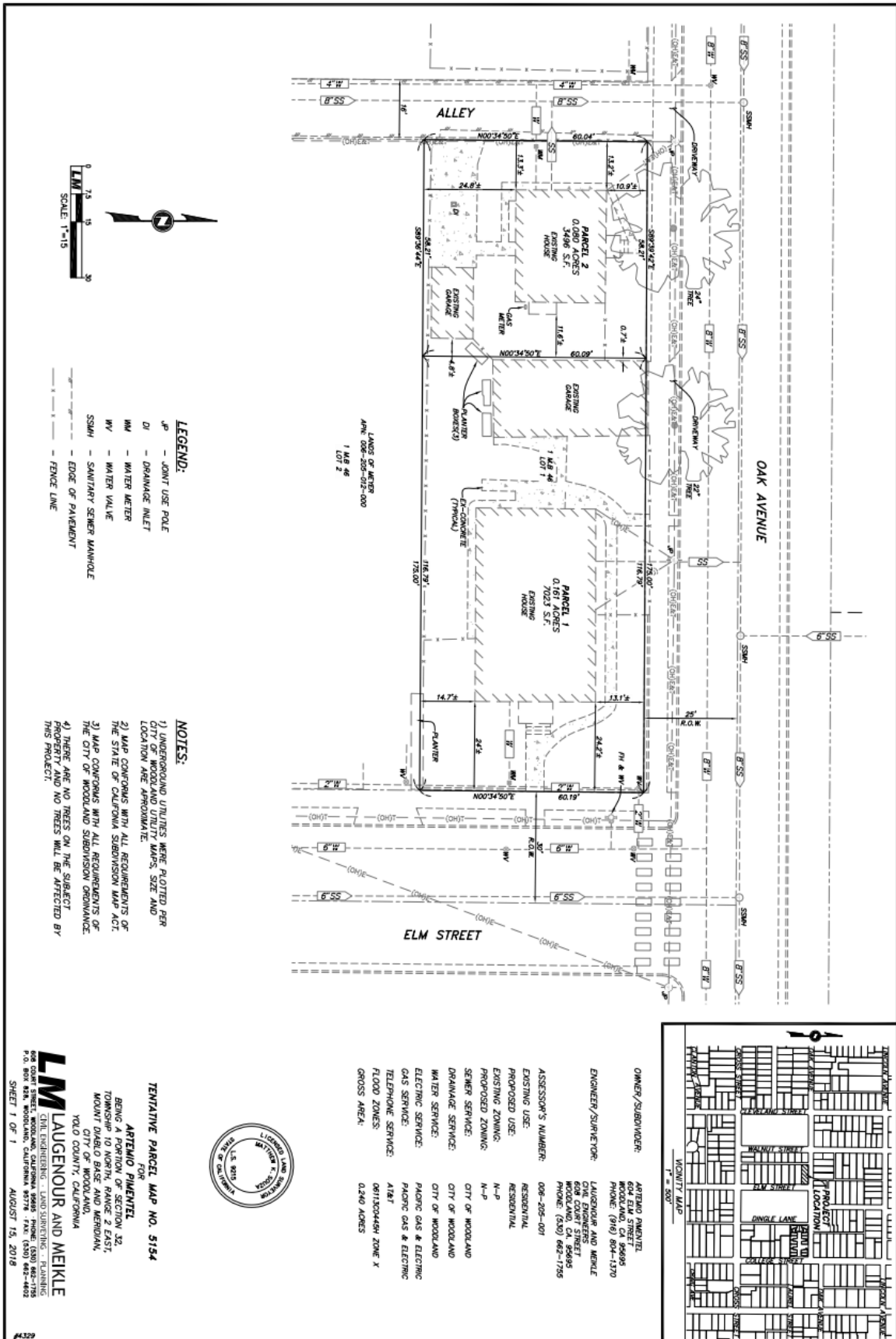


Exhibit B

Conditions of Approval

PLANNING

General:

1. The project is as described in the staff report prepared for the January 17, 2019 Planning Commission meeting to approve Tentative Parcel Map 5154 to divide the property located at 604 Elm Street into two separate parcels: Parcel 1 being an area of 0.161 acres and Parcel 2 at 0.081 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5154 dated August 15, 2018, 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. Applicant shall provide the Community Development Department with a check for the sum of \$50.00 made out to Yolo County to record the environmental document with Yolo County.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

Fees:

4. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

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.

5. 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.

6. **Prior to approval of final map complete/construct:**

Prior to final map owner shall abandon service connected to 2 in. back of walk and connect the service to 6 in. water main in the street.

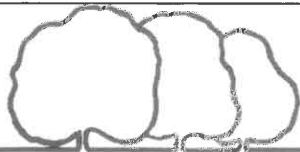
7. **Easement Dedications, Right of Way, and map restrictions:**

Final map shall dedicate a 5 ft. Public Utility Easement (PUE) along the frontage of the property excepting therefrom the portion through the garage.

Final map shall dedicate 10 ft. corner clips for public right of way on each corner.

8. **Comments:**

Owner shall prepare improvement plans for all work within the public right-of-way and submit them to the Public Works department with encroachment permit application for review and approval. Owner shall obtain an encroachment permit for any public improvements; and if the value is over \$50,000 shall also post security for the full cost of the public improvements and enter an Improvement Agreement. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications



City of Woodland

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

ARTEMIO PIMENTEL

MAILING ADDRESS:

604 ELM STREET

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

916-804-1370

E-MAIL ADDRESS:

ARTPIMENTEL2004@YAHOO.COM

PROJECT APPLICANT

ARTEMIO PIMENTEL

MAILING ADDRESS:

604 ELM STREET

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

916-804-1370

E-MAIL ADDRESS:

ARTPIMENTEL2004@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 _____

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

3. Project Description

Project Name:

ARTEMIO PIMENTEL PARCEL MAP

Total Acres or Square Feet

0.242 ACRES

Site address or location:

604 ELM STREET

Assessor's Parcel Number:

006-205-001

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
LOW DENSITY RESIDENTIAL

Gross Acres

Proposed General Plan Designation
N/A

Gross Acres

6. Zoning Amendment

Existing Land Use Zone
N-P

Gross Acres

Proposed Land Use Zone
N/A

Gross Acres

7. Residential Development

No. of residential units are being requested? 2

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units _____

No. of lots will be created by this project? 2

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:

N/A

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.

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

Applicant: _____

Date

Legal Owner: _____

Date

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

**CITY OF WOODLAND
TENTATIVE MAP SUPPLEMENTAL APPLICATION**

A. General Information:

1. Applicant: A. PIMENTEL Map No. 5154
Mailing Address: P.O. BOX 65
City WOODLAND State CA Zip 95776
Phone Number: (916) 804-1370
2. Applicant is ☒ Owner ☐ Purchaser ☐ Authorized Agent
3. Owner: ARTEMIO PIMENTEL
Mailing Address: 604 ELM STREET
City WOODLAND State CA Zip 95695
4. Project Address Location: 604 ELM STREET, WOODLAND, CA 95695
5. Engineer/Surveyor Preparing Map: LAUGENOUR AND MEIKLE/ATTN: MATTHEW SOUZA
Mailing Address: 608 COURT STREET
City WOODLAND State CA Zip 95695
Phone No.: (530) 662-1755

B. Project Description:

1. Property Size (acreage or square footage) 0.242 ACRES
2. Number of Existing Lots: 1 Number of New Lots: 2
Size of New Lots: PARCEL 1 = 0.161 ACRES; PARCEL 2 = 0.081 ACRES
3. Existing Use of Property: RESIDENTIAL
4. Proposed Use of Property: SAME

C. Certification

I hereby certify that the facts and information contained in this application and the attached map are true and correct to the best of my knowledge.

DATE: 08/13/2018



Signature of Applicant

Megan Meier

From: Bruce Jacks <brucejacks@sbcglobal.net>
Sent: Thursday, December 06, 2018 2:18 PM
To: Megan Meier
Cc: Ana Gonzalez
Subject: Tentative Parcel Map for 604 Elm St

Megan:

Thanks for meeting me at the Community Development counter this am to discuss the proposed parcel split at 604 Elm St.

From my experience with private property in Sacramento, a property line at or immediately adjacent to the outside wall of a structure can be subject to a neighbor dispute that turns to city intervention, typically starting with the Community Development Dept.

We all want city staff to be occupied with productive tasks and not mediating private property issues. To the extent possible it makes sense to head off problems before they surface.

Regarding the proposed 604 Elm St Tentative Parcel Map, I met with the L&M surveyor Brian Bonino who told me he did not know the actual distance from the outside west face of the Parcel 1 garage structure to the proposed Parcel 1/2 property line.

Although the Tentative PM shows 0.5 foot from the Parcel 1 garage to the proposed Parcel 1/2 property line, that could be the distance from the foundation. Observing the physical structure, there is siding on the Parcel 1 garage which extends past the limit of the foundation, and the roof eaves which overhang about one foot on the west side of the garage. The edge of roof eave, therefore, may encroach into Parcel 2 airspace.

While there will be no access issue to maintain the west side of the Parcel 1 garage when there is a single owner for Parcels 1 and 2, there will be separate ownership at some time in the future.

With no legal access to enter Parcel 2, a future Parcel 1 owner will need to rely on the good will of Parcel 2 to maintain the west side of the Parcel 1 garage. My experience is this can be a problem.

From my meeting with L&M, the solution is to condition the Tentative PM to place a prominent note on the Final Parcel Map that requires the Parcel 2 owner to grant/record a Maintenance Access Easement in favor of Parcel 1 upon sale of Parcel 2.

A conversation with L&M will confirm the best Final Parcel Map text language to accomplish the goal of minimizing future private property access/maintenance issues.

I understand you will present this email to Planning Commissioners as a public comment at the December 6, 2018 PC meeting. Thanks for your time.

Bruce Jacks
6 Amherst Pl
Woodland, CA 95695
530-650-1454

To: Ms. Megan Meier
Associate Planner
Community Development
City of Woodland

Subject: Request for variance for division of the property located at 604 Elm Street
(APN 006-205-001) into two separate parcels.

Date: December 14, 2018

Ms. Meier:

I have resided at 629 Walnut Street, Woodland, CA since July 1998 and would like to express my opposition to the proposal for a zoning variance that would formally split the lot located at 604 Elm Street, Woodland, CA.

I realize there are already two residences (the main house and a smaller house) located on this lot. However, by approving the proposed variance to formally split this lot, I believe the Planning Commission will establish an opportunity for things to occur that I do not wish to see. Specifically, the Planning Commission will set a precedent for future development that will negatively impact existing residents of the block bordered by Oak, Cross, Walnut, and Elm Streets.

This block is split by an alley that runs north and south with entrances/exits on Oak and Cross Streets. Residents of this block rely on the alley for four things:

- 1) Garbage Collection,
- 2) Police Protection,
- 3) Fire Protection, and
- 4) Garage Access

Alley Access:

On average, I am notified several times per year by Waste Management Company indicating they are unable to dispose of my trash because their trucks cannot access the alley due to a vehicle or vehicles that have either (1) parked illegally in the alley or (2) blocked the alley entrance or exit. There have been multiple occasions that I have trouble entering or exiting my own garage because illegally parked vehicles have blocked the alley. Additionally, vehicles that illegally block this alley impede the ability of our police and fire departments to provide basic protection to the residents of this block.

Neighborhood Density:

I realize that one of the City's goals is to increase the density of the downtown area. However, in this year, my property has been broken into and robbed twice (July 4, 2018 and October 2, 2018). On both occasions, the perpetrator(s) entered my property from the alley. I believe that

packing more people into a defined space will only result in an increased crime rate. A rise in crime rates will result in an increased burden on our already overburdened Police Dept.

Existing Properties:

There are currently 21 lots on this block consisting of: One property that was previously legally subdivided into two properties; Four properties that contain secondary housing units which have not been subdivided; and 15 additional properties that each contain one single family residence (This includes the church that is located at 601 Walnut Street).

Condition Number (3) of the City of Woodland's application for a variance requires, *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located.*

I contend that formal division of the lot located at 604 Elm Street will lead to the probability that other property owners, especially those with large lots on the Elm Street side of the block, will be inclined to subdivide their properties. As a result, the formal division of this property and any future subdivision of existing lots on the block *will be materially detrimental to the public welfare* of the existing residents. Specifically, approval of this variance will lead to increased frustration of existing homeowners and will also increase the burden on the City of Woodland to provide basic services.

For the reasons that I have stated above, I request that the Woodland City Planning Commission not grant this variance. I believe that approving this variance will set a precedent that will allow for future subdivision of the remaining single family residences on this block.

If you have any questions, please do not hesitate to contact me at one of the telephone numbers listed below. I intend to attend and participate in the meeting of the Planning Commission that is scheduled for December 20, 2018, at 6:30 pm.

Respectfully Submitted,



Bob Noren

Personal Cell: 530-635-0516

Work: 530-668-1301

Attachment – 4
Development Standard Comparison Matrix

Existing Parcel		
Description	Zoning Standard	Existing
Lot Width	60ft	60.19ft
Lot Area	11,000 sf	10,519 sf
Side Yard	5ft	14.7ft
Street Side of Corner Lot	15ft	13.1ft
Rear Yard	20ft	98.47ft
Front Yard	20ft	24.2ft
Primary Garage Setback	20ft	0ft (Existing)
Lot Coverage	50%	33%
Note: highlighted information is not to zoning standard		

Parcel One – NP Corner Lot Development Standards		
Description	Zoning Standard	Proposed or Existing
Lot Width	60ft	60.19ft
Lot Area	6,000 sf	7,023 sf
Side Yard	5ft	14.7ft
Street Side of Corner Lot	15ft	13.1ft (Existing)
Rear Yard	20ft	38.9ft
Front Yard	20ft	24.2ft
Garage Side/Rear	3ft	0.7ft/16.02ft
Lot Coverage	50%	36%
Note: highlighted information is not to zoning standard		

Parcel Two – NP Interior Lot Development Standards		
Description	Zoning Standard	Proposed or Existing
Lot Width	50ft	58.46
Lot Area	5,000 sf	3,511sf
Side Yard	5ft	13.3ft & 11.8ft
Rear Yard	20ft	24.8ft
Front Yard	20ft	10.9ft (Existing)
Garage Side/Rear	3ft	0.5ft/4.8ft (Existing)
Lot Coverage	50%	37%
Note: highlighted information is not to zoning standard		