



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 6, 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

1. SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

H. PUBLIC HEARING

2. **SUBJECT: Life Pointe Church Worship Facility Conditional Use Permit Modification (PLNG 19-00024):** The project includes a proposed 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Life Pointe Church's existing 4.55 acre campus at 1616 West Street (APN 039-234-007). The property has been functioning as a church since 1963.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing; and
3. Approve Planning Commission Resolution PC19-____, approving the Conditional Use Permit Modification for a proposed 11,917 square foot worship facility/building on the existing Life Pointe Church campus at 1616 West Street.

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 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.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: June 6, 2019
ITEM #: G.1.
SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

Staff Contact:

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

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. 1.17.2019 PC Meeting DRAFT
2. 2.7.2019 PC Minutes DRAFT
3. 3.21.2019 PC Minutes DRAFT
4. 5.16.19 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, January 17, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin

Absent:

Excused: Planning Commission Vice-Chairperson Kirby Wells

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairperson Chris Holt.

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

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.

On a motion by Chairperson Chris Holt, seconded by Chairperson Elodia Ortega-Lampkin and carried unanimously; a motion to receive the staff report; conduct the public hearing adopting Resolution No. ~~PC 18- 0014~~ PC19-01 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; with the added condition of approval that at the point of sale there be a maintenance access easement be recorded the along length of the existing garage on the larger parcel (suggested 5', however at the staff/engineering discretion) to allow future landowners space to perform maintenance/repairs to their structures

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin

Noes: None

Absent:

I. BUSINESS ITEMS

None

J. STAFF OR COMMISSIONER COMMENTS

None

K. ADJOURNMENT

Meeting adjourned at 7:04 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, February 7, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:31 PM

B. ROLL CALL

Planning Commission Member Chris Holt and Planning Commission Member Steve Harris arriving at 6:43 PM.

Absent: Planning Commission Member Elodia Ortega-Lampkin

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chairperson Kirby Wells

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

Amy Wallace voiced concerns regarding the amount and location of 5G Cell Towers in Woodland. (CN Staff contact)

G. APPROVAL OF MINUTES

None.

H. PUBLIC HEARING

1. SUBJECT: Epic Bros Enterprises, Inc, Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit to allow a non-volatile cannabis manufacturing facility at 1230 Harter Avenue, Suite J: PLNG 18-00103

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) conduct a public hearing; (3) find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Quality Act (CEQA), and find that the exemptions reflect the independent judgement of the city as the lead agency under CEQA; and (4) Approve Planning Commission Resolution No. PC 19- 002 recommending that the City Council approve a Conditional Use Permit (CUP) amendment to allow a commercial cannabis non-volatile manufacturing facility at 1230 Harter Avenue, Suite J, conditioned upon approval of a cannabis business permit and appropriate conditions of approval.

On a motion by Vice-Chairperson Kirby Wells, seconded by Chairperson Fred Lopez and carried unanimously, a motion to receive the staff report; conduct a public hearing; find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Quality Act (CEQA), and find that the exemptions reflect the independent judgment of the city as the lead agency under CEQA; and (4) Approve Planning Commission Resolution No. PC 19- 002 recommending that the City Council approve a Conditional Use Permit (CUP) amendment to allow a commercial cannabis non-volatile manufacturing facility at 1230 Harter Avenue, Suite J, conditioned upon approval of a cannabis business permit and appropriate conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Elodia Ortega-Lampkin

I. BUSINESS ITEMS

None.

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:09 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, March 21, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:29 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Absent: Planning Commission Member Steve Harris, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairperson John Murphy

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

None

I. BUSINESS ITEMS

1. SUBJECT: Design Review for Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for 81 lots as part of the Woodside Homes; The Pines at Spring Lake project subject to the conditions of approval.

On a motion by Chairperson John Murphy, seconded by Chairperson Fred Lopez and carried unanimously; a motion to review and approve the proposed conceptual residential designs for 81 lots as part of the Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two project subject to the conditions of approval,

Ayes: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 06:53 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, May 16, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:40 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells
Absent: Planning Commission Member Fred Lopez
Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chairperson Kirby Wells

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

Alice Taply (Old) Sheltered workshop (since 1968) @ Sixth & Cross streets RE: Small homes in their area start Phase 1 & Phase 2. Phase 2 would property that they occupy. Concerned that they are expected to move. (CN contact person)

Alice Taply spoke regarding a public notice received from Yolo County regarding a proposed development at 5th and Oak streets. The property currently occupied would be impacted by the Phase 2 of the proposed project. They are concerned because they provide services to the disabled population and they would have to move.

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5136 - 530 Quality Circle

RECOMMENDATION FOR 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. PC19-_____ approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle (APN 027-851-024), into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

On a motion by Kirby Wells, seconded by Chairperson Elodia Ortega-Lampkin and carried on a 5-0-1 vote; a motion to receive the staff report, conduct the a public hearing and adopt PC 19- 03 approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle (APN 027-851-024), into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

Ayes: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Abstain: Chairperson Steve Harris

Absent: Planning Commission Member Fred Lopez

2. SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

RECOMMENDATION FOR 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. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement (Attachment 2) and 4) approve CEQA addendum

On a motion by Kirby Wells, seconded by Steve Harris and carried unanimously; a motion to received the staff report, conduct a public hearing and adopt Resolution No. PC19-04, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Fred Lopez

I. BUSINESS ITEMS

3. SUBJECT: City of Woodland 2019/20-2022/23 Capital Improvement Program

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and 2.) Make a finding that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan

On a motion by Kirby Wells, seconded by Steve Harris and carried unanimously; a motion to review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and find that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan City of Woodland 2018/29-2021/22 Capital Improvement Program

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Fred Lopez

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:39 PM.

TO: THE MEMBERS OF THE PLANNING COMMISSION

AGENDA: Planning Commission Meeting

DATE: June 6, 2019

ITEM #: H.2.

SUBJECT: **Life Pointe Church Worship Facility Conditional Use Permit**

Modification (PLNG 19-00024): The project includes a proposed 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Life Pointe Church's existing 4.55 acre campus at 1616 West Street (APN 039-234-007). The property has been functioning as a church since 1963.



Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing; and
3. Approve Planning Commission Resolution PC19-____, approving the Conditional Use Permit Modification for a proposed 11,917 square foot worship facility/building on the existing 4.55 acre Life Pointe Church campus at 1616 West Street.

Staff Contact:

Erika Bumgardner, Senior Planner, (530) 661-5886, Erika.bumgardner@cityofwoodland.org

Background:

The site of Lifepointe Church, formerly known as the First Baptist Church of Woodland, was originally approved by the County and later annexed into the City in 1966. In 1972, the City approved a use permit modification to allow for a preschool for approximately 50 children on the church campus; and in 1974, the school was expanded to include Kindergarten through 9th grade. Over time, the First Baptist Church also acquired property at 1787 Matmor Road and in 2001, moved the middle school to the Matmor campus. Woodland Christian School and Life Pointe Church separated in 2009 into two originations. The kindergarten and elementary grades (350 students and 28-30 staff members, plus 120 preschool students) remained at 1616 West Street until 2015 when the Matmor campus was expanded and all grades (except the preschool) were consolidated on to the one school site. Life Pointe Church remains at 1616 West Street, holding three Sunday services with approximately 210 people attending each service. With most of the school related activity relocated, Life Pointe Church desires to remove all of the existing modular buildings on site and expand their facility as described further in this report.

Project Proposal

The applicant is requesting a modification to its Conditional Use Permit (CUP) originally approved in 1962 by the Yolo Planning Commission and subsequently modified by the City of Woodland Planning Commission and City Council over the past several decades. The current proposed modifications to the CUP include the removal of several modular classroom buildings to make room for the construction of a new 11,917 square foot worship center, and the addition of 48 new parking stalls.

The proposed worship facility will consist of a 500 seat sanctuary with a raised platform area for preaching, speaking, and worship band; as well as a lobby space meant as a social gathering space; and a backstage area meant for storage and for speakers/performers to gather and rest. This facility will primarily be used for Sunday worship services, typically between the hours of 8:00 AM and 1:00 PM. The increased seating capacity will reduce the need for multiple worship services, as the limitations of the current sanctuary necessitate having three separate services to accommodate church attendance. Other potential uses of the facility include weddings, funerals, holiday celebrations, and worship team practices. The existing sanctuary will not be used as overflow seating or for events that would increase demands on parking.

The new worship facility will not prompt any change in the types of outdoor activities conducted on the premises. Current outdoor activities associated with the functions at Life Pointe Church include attendees parking and returning to vehicles, attendees congregating in outdoor spaces to socialize before/after services, and children engaging in various play activities. All activities conducted on the premises will be in full compliance with all ordinances related to odors, noise, dust, or glare.

The design for the new worship facility is in full compliance with current Title 24 regulations of the California Energy Code. One large sycamore tree was approved for removal in May. An arborist report recommended the removal of the tree due to overall condition, life expectancy, and estimated costs and risks associated with preserving the tree on-site. The tree was located within the proposed footprint of the new sanctuary. New trees will be added to the proposed parking and landscaping improvements.

The proposed parking design aims to provide a total of 170 on-site parking stalls, creating a ratio of 1 parking stall for every 2.94 service attendees. This exceeds the city's minimum of one parking stall for every four seats without accounting for allowable street parking along West Street and El Dorado Drive.

Traffic circulation for the proposed facility will be very similar to current traffic flow. Traffic will enter from existing access ways on West Street and El Dorado Drive and exit primarily through an existing primary driveway onto El Dorado Drive. It should be noted that there are two access ways connecting the church parking lot to El Dorado Drive. The second, minor driveway, is used only when the parking lot is full or near capacity to allow for ease of onsite circulation and exiting.

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.

Environmental Assessment Status

Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation 15332 (Title 14 of the California Code of Regulations). Regulation 15332 applies to infill development projects on less than five acres that will not have a significant effect on the environment. The project was further deemed "developed," and subject only to applicable Habitat Conservation Plan (HCP), Avoidance and Minimization Measures.

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, Section 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 also been integrated into the conditions of approval.

STAFF ANALYSIS

Modifications to the previously approved Conditional Use Permit will allow for the ongoing use of the property as a church. The City Engineer analyzed the potential for traffic related impacts associated with the church expansion and found that the proposed expansion will likely generate less traffic in the AM/PM peak hours as compared to the historical use of the site as a school and church combined. West Street is an arterial and El Dorado a collector with sufficient capacity to accommodate the proposed church expansion project.

On May 14, 2019, an informational meeting regarding the proposed project was held at the church campus. An invitation (Attachment 8) was mailed to all adjacent property owners (98 properties) informing them of the meeting and providing general information regarding the proposed project including staff contact information for questions. No adjacent property owners attended the information meeting and staff received no calls or emails with questions.

Staff supports this project subject to the attached conditions of approval and provides the following analysis:

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site is Low Density Residential (LD). This General Plan designation primarily accommodates low density detached single-family residential units on individual lots with private yards and private parking. The project as conditioned is compatible with the General Plan LD designation, which also describes a desire for services, amenities and opportunities for recreation within walking distance of neighborhood residents.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is R-1 – Single-family Residential. Life Pointe Church was in existence prior to the City's annexation of the land. Subsequent use permit modifications were approved by the City allowing for the continued use of the church and expansion of the school over the past several decades. Churches are permitted within the R-1 zone with a Conditional Use Permit.

Setbacks

The proposed building will comply with the setback requirements as provided in City Ordinance 17.32.040 (Area, lot width and yard requirements for R-1 Single Family Residential Zone). Front yard setbacks in this zone are required to be 20 feet. Proposed building setbacks are 27 feet 4 inches and 26 feet 11.5 inches from West Street and El Dorado Drive, respectively.

Height

The maximum allowed height in R-1 zone are 30 feet. The proposed height of the worship facility is 27 feet 11 inches, which does not exceed 30 feet.

Off-Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addresses off-street parking and loading requirements as follows:

- Public assembly with fixed seating: one parking space for each four seats.

The proposal exceeds the above listed zoning requirement of 126 spaces (504 seats/4) by providing 170 on-site parking spaces

Landscaping

Landscaping is addressed in the Zoning Ordinance and requires forty (40) percent parking lot shading at trees' maturity. The applicant has submitted a preliminary landscape plan which complies with this requirement for all newly proposed, parking areas.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-24-10 addresses signs. All future proposed signage is subject to staff level design review and shall comply with the City Sign Ordinance and Community Design Standards.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan.

Appeal

The Planning Commission action on the Conditional Use Permit shall be final unless, within fourteen (14) 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 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. Any 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 City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

Conclusion:

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing; and
3. Approve Planning Commission Resolution PC19-____, approving the Conditional Use Permit Modification for a proposed 11,917 square foot worship facility/building on the existing 4.55 acre Life Pointe Church campus at 1616 West Street.

Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution . Conditions of Approval
2. Planning Application
3. Project Justification Statement
4. Site Photos
5. Site Plan . Elevations . Landscape Plan
6. Circulation Plan
7. Arborist Report - Lifepointe Church (Lifepointe Church Woodland) Report 04-26-19
8. Public Notice Informational Meeting
9. Project Information Summary Sheet

RESOLUTION NO. PC 19 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT
MODIFICATION FOR A PROPOSED 11,917 SQUARE FOOT WORSHIP
FACILITY AT THE LIFE POINTE CHURCH CAMPUS AT 1616 WEST
STREET IN THE R-1 ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on June 6, 2019 to review and consider a request from Life Pointe Church for proposed 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Life Pointe Church's existing 4.55 acre campus at 1616 West Street (APN 039-234-007); and

WHEREAS, the property has been functioning as a church since 1963; 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 R-1 Zone, is consistent with the Zoning and General 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 for a worship facility within the R-1 Zone; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area 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 designed at the minimum functional height required, and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and 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 review per CEQA regulations (Title 14 of the California Code of Regulations) 15332. Regulation 15332 applies to infill development projects on less than five acres that will not have a significant effect on the environment; 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 make the following findings and determinations with respect to the proposed Conditional Use Permit:

Section 1. The Planning Commission hereby makes the following findings:

- a. The proposed Conditional Use Permit Modification allowing for an 11,917 square foot worship facility/building on the existing 4.55 acre Life Pointe Church campus at 1616 West Street, conforms to the City of Woodland General Plan and applicable provisions of the Zoning Ordinance in that the use is conditionally permitted in the R-1 zone and appropriate conditions have been made part of the approval.
- b. 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 Ordinance and satisfies all minimum physical standards required under the City’s Zoning Ordinance for similar type uses.

Section 2. The Planning Commission does hereby approve Application No. PLNG-19-00024 approving a Conditional Use Permit (CUP) Modification subject to the conditions of approval included in **Exhibit A**, allowing the applicant, Life Pointe Church/Alan Reiff, to construct an 11,917 square foot worship facility/building on the existing 4.55 acre Life Pointe Church campus at 1616 West Street consistent with the Site Plan, Elevations and Landscape Plans provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **6th day of June 2019**, 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, Elevations, Landscape Plan

Exhibit A

Conditions of Approval

1. The project is as described in the staff report prepared for the June 6, 2019, Planning Commission meeting and shall consist of an 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Life Pointe Church's existing 4.55 acre campus at 1616 West Street (APN 039-234-007). The project shall be established and operated as depicted in the staff report, 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. Applicant shall 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.
6. Should the Zoning Administrator find that, based upon substantial evidence, additional parking is necessary to accommodate the facility's uses; the owner/operator of the facility shall deploy effective measures to reduce the parking deficiency and/or obtain additional off-site parking in compliance with the City of Woodland Zoning Code, and to the satisfaction of the Community Development Director.
7. The project approval is for the project as described in the above staff report. Should there be a change in the use or intensification or expansion 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.

PLANNING

8. **Signage.** 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 per the appropriate zoning codes.
9. **Roof Mounted Equipment.** All roof mounted equipment shall be completely screened from view. If necessary, visual assessment of equipment and screening methods shall be provided to illustrate the visual impacts from public ways.
10. **Noise.** Maximum noise level at the property lines shall not exceed sixty-five (65) dBA Ldn.
11. **Trash.** Trash receptacles, if proposed, shall be fully enclosed with materials that are architecturally compatible with the design of the main building. Elevations and material callouts shall be provided for review and approval by the Planning Division **prior to building permit issuance**. Landscaping shall surround the trash enclosure on three sides. Enclosure(s) shall contain a roof to cover the enclosure to prevent rainfall from entering into containers and shall be of sufficient size and dimensions to accommodate trash, recycling and organics containers.
12. **Outdoor Storage.** Outdoor storage of solid wastes and containers for solid shall be prohibited except where screened to the satisfaction of the Community Development Department.
13. **On-site Lighting.** Applicant shall provide on-site lighting and photometric information including design details of the proposed light fixtures (on-site and on building) **prior to building permit issuance**. Photometric data shall demonstrate that the parking area will meet one (1) foot-candle of minimum maintained illumination per square foot of parking surface, over the entire paved area. Lighting shall be constructed using sufficient poles and fixtures so that the lighting is evenly distributed over the surface area of the parking lot(s) and does not impact adjacent public and/or private properties. The parking area shall be illuminated from dusk until the termination of business every operating day. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.

LANDSCAPING

14. Indicate hydrozones on the landscape plan consistent with the Model Water Efficient Landscape Ordinance (MWELo Title 23, Chapter 2.7 §492.6).

HABITAT CONSERVATION PLAN

15. **AMM3, Confine and Delineate Work Area.** Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary

fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas.

16. **AMM5, Control Fugitive Dust.** Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.
17. **AMM7, Control Nighttime Lighting of Project Construction Sites.** Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.
18. **AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:
 - Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.
 - Occupied western burrowing owl burrows.¹
 - Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.

Project proponents will follow specific AMMs for sensitive natural communities (Section 4.3.3, *Sensitive Natural Communities*) and covered species (Section 4.3.4, *Covered Species*) in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present.

Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.

19. **AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

¹ *Occupied* for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site (California Department of Fish and Game 2012, Appendix L).

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

BUILDING

20. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - A. 2016 California Building Code
 - B. 2016 California Plumbing Code
 - C. 2016 California Mechanical Code
 - D. 2016 California Electrical Code
 - E. 2016 Building Energy Efficiency Standards
 - F. 2016 California Green Building Code
 - G. The Code of the City of Woodland
21. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
 - a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
22. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.

23. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
24. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
25. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC.

FIRE

26. All turning radii for fire apparatus meets the 20' interior/40' exterior requirement.
27. All fire access roads shall be a maintained a minimum of 20' wide.
28. Commercial fire sprinklers shall be designed and installed per CFC 903 and NFPA 13.
29. A commercial fire alarm system shall be designed and installed per CFC 907 and NFPA 72.
30. Fire flow requirements, fire hydrant location and distribution shall meet the requirements of 2016 California Fire Code, Appendix B and C, respectively.

DEVELOPMENT ENGINEERING

FEES

31. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
32. Prior to demolition of existing structure document the square footage of building to be removed and any credits to be applied to the new building permit. Square footage may be obtained from the demo permit.
33. Removing the turf area and replacement with impervious surface will require the payment of Storm Drain impact fees.
34. All submittals shall pay fees in accordance with the fee schedule.
35. Note new Development Impact Fees are being adopted April 16, 2019 and the fees in the City fee schedule are adjusted for inflation every July 1st.
36. 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.

EASEMENT AND DEDICATIONS

37. No Comment

PROPERTY ITEMS

38. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy.

REQUIRED SUBMITTAL

39. Applicant 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. Prior to building permit issuance, applicant shall obtain permit and post security determined necessary during the permit process. Work shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions are met prior to building permit issuance. This submittal is separate from the building permit submittal.

REQUIRED PUBLIC IMPROVEMENTS

40. The applicant shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
41. Backflow protection devices are required on the commercial 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.
42. Owner shall replace and repair all cracked, broken or otherwise damaged curb, gutter, and sidewalk.

Transportation Section Requirements

43. Owner shall remove existing non-conforming abandoned driveway on West Street just north of El Dorado and replace with ADA compliant city standard sidewalk.

44. Owner's design professional shall examine the curb ramp at the intersection (of West and El Dorado) and provide a technical memorandum for the City's review and approval. The memorandum shall address all facets of ADA compliance. The City may require remedial measures up to and replacing the corner curb gutter and sidewalk to install a new ADA complaint curb ramp.

STORM WATER QUALITY

45. Prior to Building Permit 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. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.

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>

Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to Certificate of Occupancy.

46. 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. Projects greater than one acre shall prepare a SWPPP.

FLOOD

47. NA

SITE COMMENTS

48. The applicant may wish to install a separate landscape irrigation service with meter and backflow. The city sewer bill is based on water consumption, and separating the domestic from landscape irrigation water allows the bill to be calculated on the domestic water use only. A backflow device is required on the landscape irrigation service.

Exhibit B

[Insert Site Plan, Elevations, Landscape Plan]

General Application Form

1. OWNER/APPLICANT

Property Owner:
Lifepointe Church fka First Baptist Church

Project Applicant:
Alan Reiff

Mailing Address:
1616 West Street

Mailing Address:
Same

City State Zip Code:
Woodland, CA 95695

City State Zip Code:
Same

Phone Number:
(530) 662-0247

Phone Number:

E-mail Address:

E-mail Address:
awreiff@yahoo.com

2. PROJECT DESCRIPTION

Project Name:
Lifepointe Church New Worship Facility

Site Address or Location:
1616 West Street Woodland, CA 95695

Total Acres or Square Feet:
47,442 s.f. (site)/11,917 s.f. (bldg.)

Assessor's Parcel Number(s):
Tract Two:039-234-007

General Plan Land Use Designation:
Low Density, Residential

Is Project in Flood Zone? ☐ Yes ☒ No

Existing Zoning:
R-1, Single Family Residential Zone

Requested Entitlement/Permit Type:
Grading and Building Permit

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: 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

Alan Reiff

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

Lifepointe Church

New Worship Facility

Applicant Narrative/Justification

March 29, 2019

Introduction – Lifepointe Church is pleased to submit our application to the City of Woodland’s Community Development Department for our proposed **new worship facility** on our existing campus at 1616 West Street Woodland, CA 95695. Our current sanctuary has seating for 180 and has necessitated scheduling three separate worship services to meet the demands of growing attendance. This new, larger facility will have a capacity to seat 500 attendees in one service which will benefit both the Lifepointe as well as the surrounding neighborhood – which will be explained further in this narrative.

Location – As noted above, the application is for a new worship facility which is proposed to be constructed on Lifepointe Church’s existing campus at 1616 West Street Woodland, CA 95695. The property has been functioning as a church since 1963.

Project Description – The new worship facility will be located on the southeast corner of Lifepointe Church’s existing campus, at the corner of West Street and El Dorado Drive. This 11,917 square foot building (with seating capacity for 500) will become the main facility for Sunday worship services and other special churchwide events. Several existing modular classroom buildings will be demolished to make room for this new building. Directly to the west of the worship facility, a new parking lot with approximately 34 stalls will be built to provide convenient parking for attendees.

Further specifics of the project are as follows:

- **Title Report** – The title report lists First Baptist Church as being the owner of the property. First Baptist Church underwent an official name change to Lifepointe Church approximately ten years ago. However, this name change was not filed with the title company. Lifepointe Church will resolve this matter during the course of the planning review. We will provide an updated title report upon receipt.
- **Design Concept** – The new steel frame worship facility has been designed to a modern interpretation of the architecture of the existing buildings on campus. The primary exterior finishes will match the existing buildings (cement plaster with brick wainscot) with the introduction of a fiber cement board with a wood finish. The distinct roof lines mirror the roof slope of the existing sanctuary building to provide continuity of building lines along the West Street elevations.

The east elevation along West Street will be the most visible and directly across the street from Woodland Fire Department Station No. 2. The south elevation along El Dorado Drive will be screened by large, existing fir trees along the property line.

A majority of the interior space is for the sanctuary area consisting of seating and raised platform area for preaching, speaking and worship band. The lobby space is designed to

comfortably serve as a social gathering space. The back of house space includes areas for speakers/performers to gather and rest and storage for musical instruments and other audiovisual equipment.

- **Facility Use** – The primary use will be Sunday worship services along with other special events (i.e., weddings, funerals, and holiday celebrations). With the large seating capacity, the number of worship services can be reduced.
- **Hours of Operation** – Typical hours of operation for Sunday worship services are from 8:00 AM to 1:00 PM. The facility will be used for other purposes as needed (i.e., worship team practice, Christmas and Easter evening services, etc.) which will all comply with City ordinances for hours of operation and noise levels.
- **Outdoor Activities** – There will be no change in the types of outdoor activities with the addition of the new worship facility. Outdoor activities associated with the functions at Lifepointe Church included attendees parking and returning to vehicles, congregating in outdoor spaces to socialized before/after services and play activities for children.
- **Odors, Noise, Dust or Glare** – All activities conducted on the premises of Lifepointe Church will be in full compliance with all ordinances related to odors, noise, dust or glare.
- **Future Use of Existing Sanctuary** – The existing sanctuary facility will be reserved for special uses when a smaller, more intimate facility is needed. It will not be used as an overflow seating area for Sunday worship services or simultaneously with the new worship center.
- **Landscape Design and Existing Trees** – The landscape design will take advantage of the mature fir trees along the south property line along El Dorado Drive. There is only one large sycamore tree that will need to be removed since it is within the footprint of the new worship facility. Additional trees will be added to the new parking improvements.
- **Energy Efficiency/Sustainability** – The design for the new worship facility will be in full compliance with all current Title 24 regulations of the California Energy Code.
- **Parking Needs and Traffic Circulation** – Our current on-site parking meets the City's requirement of one parking stall for every four seats within our new worship center. The proposed design would result in a total on-site count of 170 parking stalls. This calculates to a ratio of 2.94 occupants per parking stall; which does not take into account allowable street parking along West Street and El Dorado Drive.

Traffic circulation for the new facility will be very similar to current traffic flow. Traffic enters the campus from driveway entrances off West Street and El Dorado Drive. The driveway along El Dorado Drive is used as the primary exit with only a fraction exiting to West Street.

The only anticipated changes would be increased use of the El Dorado Drive entrance since it will be the closest to the expanded parking lot adjacent to the new worship facility.

Currently, street parking along West Street and El Dorado Drive is used by attendees of Lifepointe Church and we anticipate this to continue after the new facility is built.

- **Lighting** – The new worship facility will primarily be used during daylight hours. We anticipate the existing parking lights and new exterior building lights will meet any after dark needs.

Facility Advantages – There are numerous advantages to the construction of this new worship facility:

- This project will replace unsightly modular classroom buildings that are highly visible along West Street
- The current campus has sufficient electric service capacity for the new building
- The number of worship services will be reduced which will also reduce the number of times traffic changes over on Sundays between services

Community Benefits – The addition of a new worship facility at Lifepointe Church offers a tangible sign of the growth and vibrancy of the City of Woodland. It will offer a fresh update to a campus that has been a part of this established neighborhood since 1963.

Addressing Adverse Effects on Community – With Lifepointe Church's long history at 1616 West Street, we have operated with a spirit of love and common courtesy to the residents surrounding our campus. We do not foresee any adverse effects from the construction of the new worship facility. However, we understand that our neighbors could have a different view of this project. With the City's help, we are planning to hold two public information meetings. Once we conduct the public meetings with the surrounding neighborhood, we will diligently address any concerns brought up to ensure we continue our good standing within our community.

Conclusion - Lifepointe Church is looking forward to working with the City of Woodland to see this exciting project get built so we can continue in our mission to serve and care for our community. Please let us know if you have any questions about our submittal and we will address them promptly.

Respectfully,

Eric Simpson
Lifepointe Church Building Committee



Lifepointe Church
1616 West Street
Woodland, CA 95695
530.662.0247



PHOTO 1 - VIEW ON WEST STREET LOOKING TO SOUTHWEST



PHOTO 3 - VIEW FROM EL DORADO DRIVEWAY LOOKING
TOWARD SITE OF NEW WORSHIP FACILITY



PHOTO 2 - VIEW FROM EL DORADO DRIVE LOOKING TOWARD
SITE OF NEW WORSHIP FACILITY

[illegible]

Lifepointe Church
New Worship Facility

Site Photos

Project Number	
Date	03/23/18
Drawn By	DRN
Checked By	CHK

SP-001

Scale	NTS
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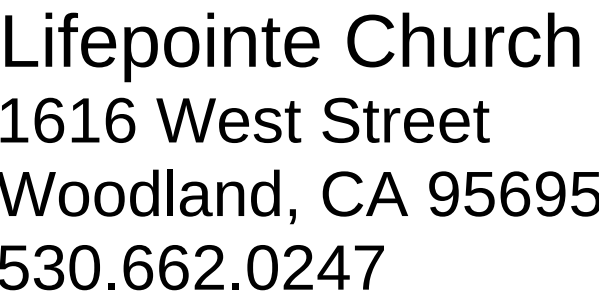


PHOTO 6 - VIEW FROM EL DORADO DRIVE LOOKING TOWARD NORTHEAST
TOWARD LOCATION OF NEW WORSHIP FACILITY



PHOTO 5 - EXISTING SYCAMORE TREE THAT WILL BE REMOVED DUE TO PROXIMITY TO NEW WORSHIP FACILITY

[illegible]

Lifepointe Church New Worship Facility

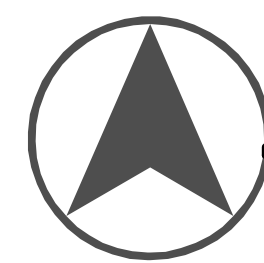
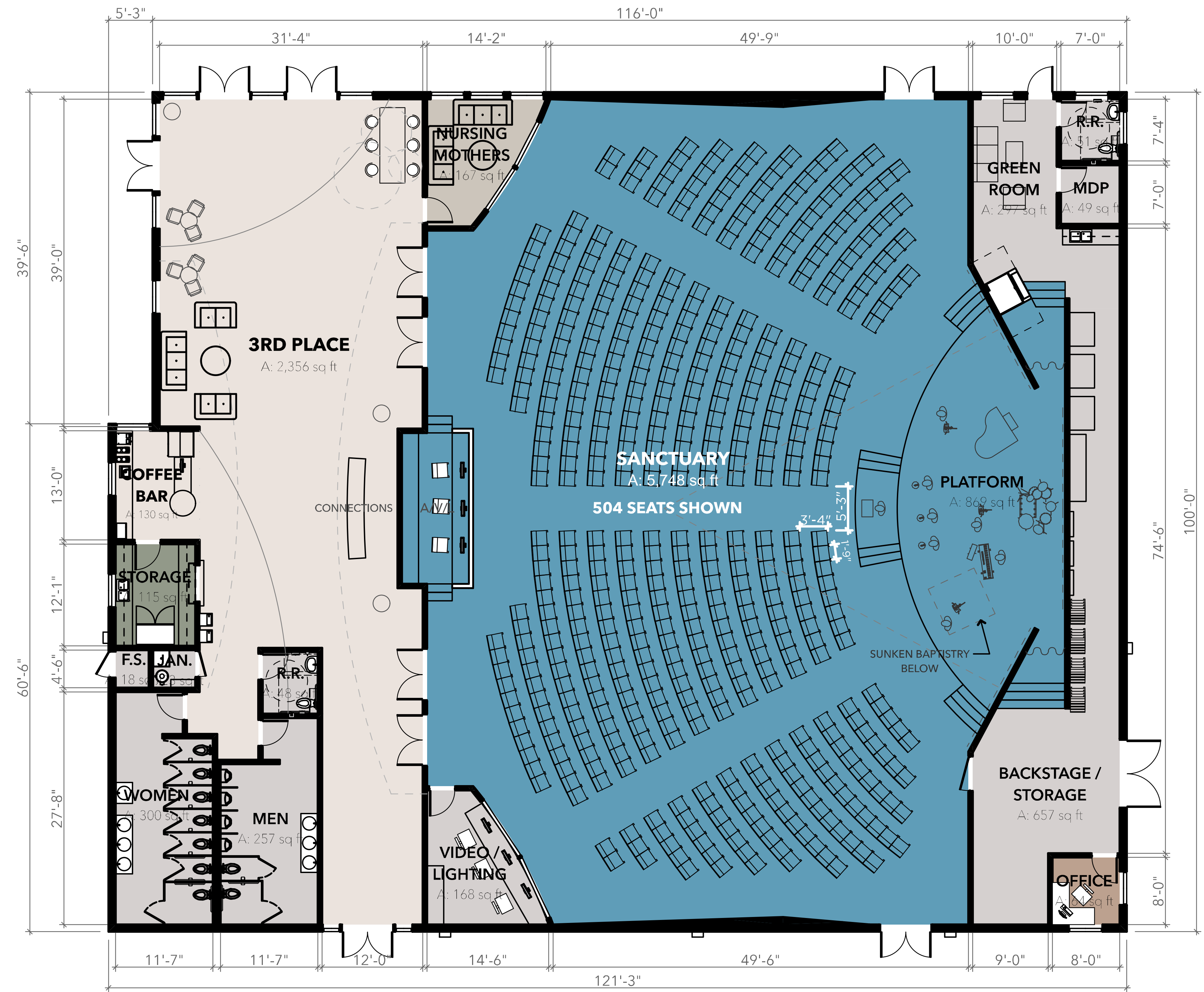
Site Photos

Project Number	
Date	03/23/18
Drawn By	DRN
Checked By	CHK

SP-002

Scale NTS





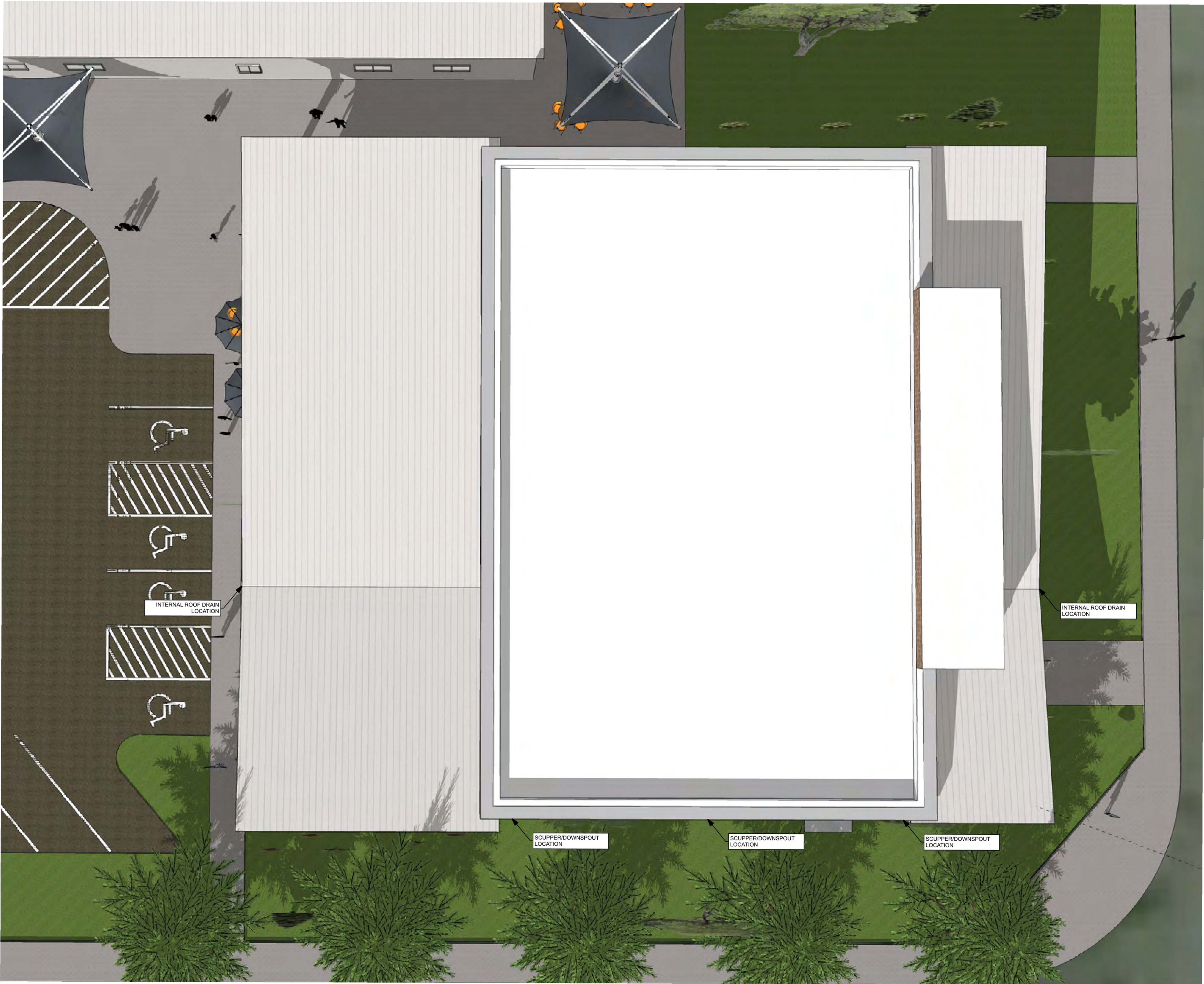
FIRST FLOOR TOTAL AREA:
11,917 sq ft

0' 25' 50'

Scale: 1/16" = 1'-0"



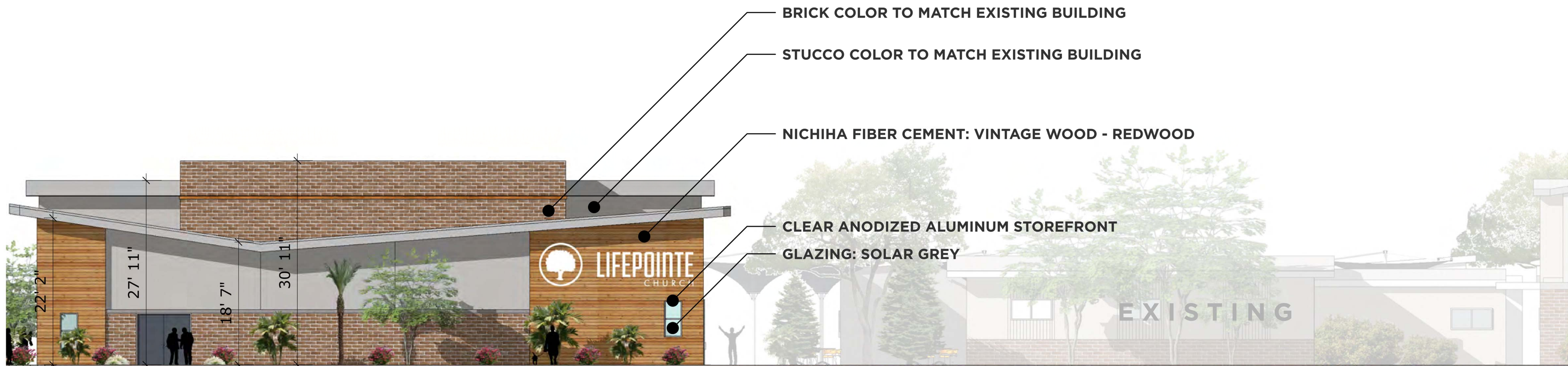
Scale: 1/16" = 1'-0"







WEST ELEVATION 1/16" = 1'-0"



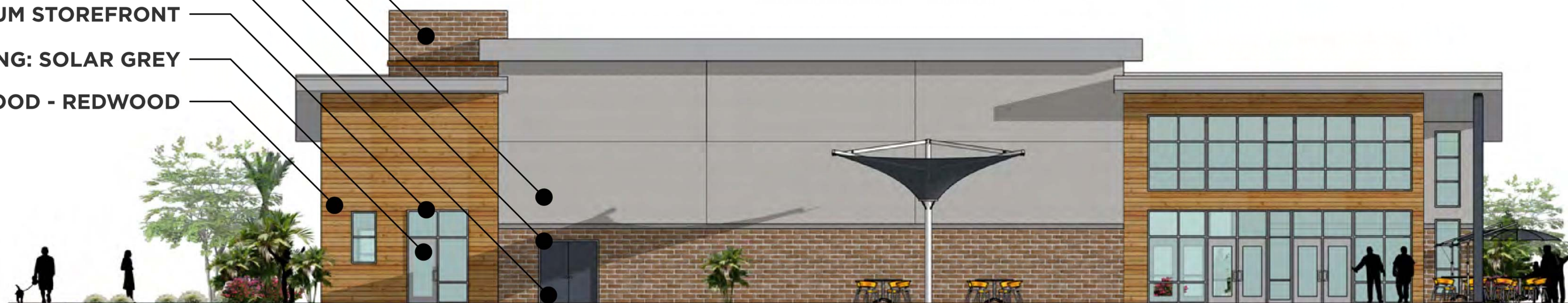
EAST ELEVATION 1/16" = 1'-0"



SOUTH ELEVATION 1/16" = 1'-0"

SECTION 1/16" = 1'-0"

- EXISTING BUILDING
- STUCCO COLOR TO MATCH EXISTING BUILDING
- SHERWIN WILLIAMS - EVENING SHADOW
- SHERWIN WILLIAMS - WALL STREET
- CLEAR ANODIZED ALUMINUM STOREFRONT
- GLAZING: SOLAR GREY
- NICHIHA FIBER CEMENT: VINTAGE WOOD - REDWOOD



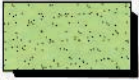
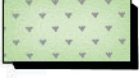
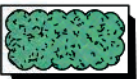
NORTH ELEVATION 1/16" = 1'-0"



CONCEPTUAL CALLOUT LEGEND

- | | |
|--|---|
| 1 8" WIDE NATURAL GRAY CONCRETE WALK WITH 4" SQUARE SCORE PATTERN | 15 6' TALL X 4' WIDE TUBE STEEL PEDESTRIAN SWING GATE |
| 2 10' WIDE NATURAL GRAY CONCRETE WALK | 16 RELOCATED CHAINLINK FENCE |
| 3 5' WIDE NATURAL GRAY CONCRETE WALK | 17 RELOCATED CHAINLINK GATE |
| 4 NATURAL GRAY CONCRETE PAVING WITH 6" SQUARE DIAGONAL SCORE PATTERN | 18 BIO-RETENTION BASIN |
| 5 4' WIDE COLORED CONCRETE BAND | 19 BIO-SWALE |
| 6 6" WIDE PRE-CAST CONCRETE PAVER WALK | 20 SHRUB PLANTING AREA, TYP. |
| 7 SCORE LINE, TYP. | 21 TURF PLANTING AREA, TYP. |
| 8 NATURAL GRAY CONCRETE PAVING | 22 EXISTING CHAINLINK FENCE TO REMAIN |
| 9 NATURAL GRAY VEHICULAR CONCRETE PAVING AT STAGE LOADING DOORS | 23 EXISTING CHAINLINK VEHICULAR GATE TO REMAIN |
| 10 6" CONCRETE MOW CURB | 24 EXISTING TUBE STEEL PEDESTRIAN GATE TO REMAIN |
| 11 8" WIDE CONCRETE RETAINING CURB | 25 EXISTING PUBLIC CONCRETE SIDEWALK TO REMAIN |
| 12 12" WIDE PIP CONCRETE SEAT-RETAINING WALL | 26 EXISTING CONCRETE PAVING / WALK TO REMAIN |
| 13 6' LONG BACKLESS STEEL BENCH | 27 EXISTING TURF AREA TO REMAIN |
| 14 6' TALL TUBE STEEL FENCE | 28 EXISTING SHRUB PLANTING AREA TO REMAIN |

CONCEPTUAL PLANT PALETTE

SYMBOLS	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE WUCOLS IV	QTY
TREES					
	ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	8
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	LOW	9
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	MOD	3
	PYRUS CALLERYANA 'ARISTOCRAT'™	ARISTOCRAT FLOWERING PEAR	24"BOX	MOD	6
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	24"BOX	MOD	10
	EXISTING TREES TO REMAIN				
TURF					
	'BOLERO PLUS' BY DELTA BLUEGRASS 800-637-8873	90% BOLERO TALL FESCUE 10% KENTUCKY BLUEGRASS	SOD	HIGH	
TURF UNDER PINE TREES					
	'MOW FREE' BY DELTA BLUEGRASS 800-637-8873	SHEEPS FESCUE, HARD FESCUE & CREEPING RED FESCUE	SOD	HIGH	
BIO-SWALE & BIO-RETENTION BASIN					
	ELEOCHARIS MACROSTACHYA	PALE SPIKE RUSH	1 GAL @ 18" O.C.	HIGH	
	JUNCAS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL @ 18" O.C.	HIGH	
SHRUBS & GROUNDCOVERS					
	CEANOTHUS G.H. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL	LOW	
	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL	LOW	
	COLEONEMA ALBA	WHITE COLEONEMA	5 GAL	MOD	
	COTONEASTER D. 'LOWFAST'	LOWFAST COTONEASTER	1 GAL	LOW	
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	MOD	
	ESCALLONIA 'FRADESII'	FRADESII ESCALLONIA	5 GAL	MOD	
	EUONYMUS F. 'RADICANS'	COMMON WINTERCREEPER	1 GAL	LOW	
	FESTUCA MAIRIE	ATLAS FESCUE	5 GAL	LOW	
	LIRIOPE M. 'SILVERY SUNPROFF'	LILY TURF	1 GAL	MOD	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	
	NANDINA D. 'UMPUKA PRINCESS'	HEAVENLY BAMBOO	1 GAL	LOW	
	PHORMIUM 'BRONZE BABY'	NZ BRONZE BABY FLAX	5 GAL	MOD	
	PHORMIUM 'MAORI QUEEN'	NZ MAORI QUEEN FLAX	15 GAL	MOD	
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	MOD	
	RHAPHIOLEPIS L. 'BALLERINA'	INDIAN HAWTHORN	5 GAL	MOD	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	
	SALVIA O. PURPURASENCES	RED SAGE	1 GAL	LOW	
	TEUCRIUM X 'LUCIDRYS'	EVERGREEN TEUCRIUM	1 GAL	MOD	
	VIBURNUM T. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	5 GAL	LOW	
	WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 GAL	LOW	

CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) AB1881 AND THE CITY OF WOODLAND WATER EFFICIENT LANDSCAPE REQUIREMENTS

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND SUBSURFACE DRIP IRRIGATION FOR TURF.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.



LIFEPOINTE
CHURCH
1616 West Street
Woodland, CA 95695
(530) 662-0247

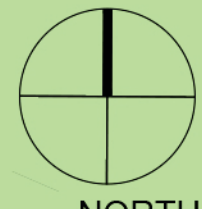
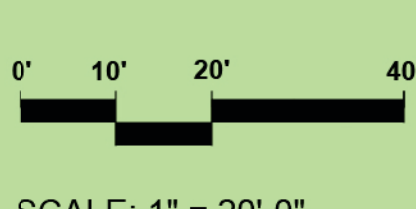
LIFEPOINTE CHURCH WORSHIP FACILITY

Woodland, California

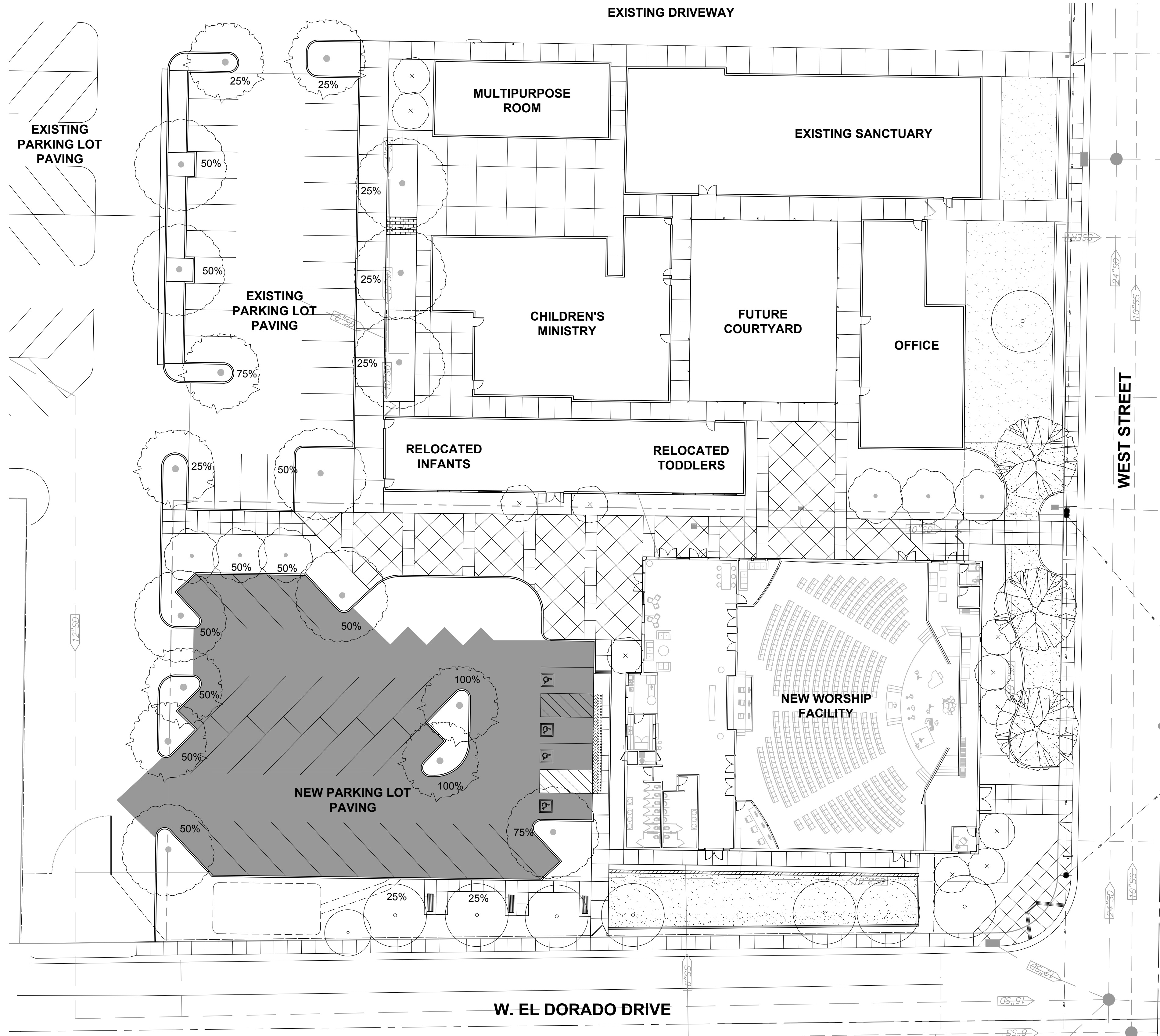
OVERALL LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE DESIGN
MARCH 29, 2019

vanderToolen Associates
2101 Stone Boulevard
Suite 115
West Sacramento, CA
95691
tel: 916.224.3000
www.vandertoolen.com



L-1
Project No. 13118



PARKING SHADE LEGEND

PARKING LOT AREA TO BE SHADED

PARKING LOT TREE SHADE PERCENTAGE

X%

PARKING LOT SHADE CALCULATIONS				
TREE SIZE & SPECIES	SHADE CALCULATION PERCENTAGES			
	100% = 706 SF/PER	75% = 530 SF/PER	50% = 354 SF/PER	25% = 177 SF/PER
30' DIAMETER				
ZELKOVA SERRATA	0 x 706 = 0 SF	1 x 530 = 530 SF	6 x 354 = 2,124 SF	3 x 177 = 531 SF
SAWLEAF ZELKOVA				
EXISTING PINE TREE	0 x 706 = 0 SF	0 x 530 = 0 SF	0 x 354 = 0 SF	2 x 177 = 354 SF
TREE SIZE & SPECIES	SHADE CALCULATION PERCENTAGES			
	100% = 314 SF/PER	75% = 236 SF/PER	50% = 157 SF/PER	25% = 79 SF/PER
20' DIAMETER				
ACER BUERGERIANUM	2 x 314 = 628 SF	1 x 236 = 236 SF	2 x 157 = 314 SF	3 x 79 = 237 SF
TRIDENT MAPLE				
PYRUS C. 'ARISTOCRAT'	0 x 314 = 0 SF	0 x 236 = 0 SF	2 x 157 = 314 SF	0 x 79 = 0 SF
ARISTOCRAT FLOWERING PEAR				
CALCULATED TOTAL	628 SF	766 SF	2,752 SF	1,122 SF
TOTAL CALCULATED AREA SHADED	5,268 SF			
TOTAL NEW PARKING LOT PAVING AREA	12,314 SF			
REQUIRED AREA TO BE SHADED	12,314 x 40% = 4,926 SF			
CALCULATED VS. REQUIRED SHADING	5,268 (42.8%) SF > 4,926 (40%) SF			

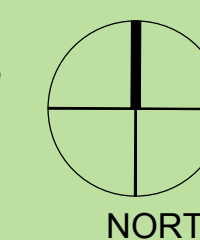
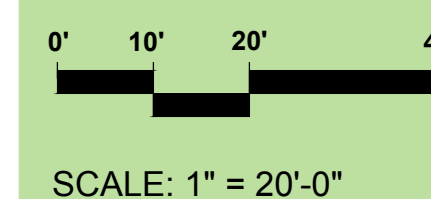


LIFEPOINTE
CHURCH
1616 West Street
Woodland, CA 95695
(530) 662-0247

LIFEPOINTE CHURCH WORSHIP FACILITY Woodland, California

PARKING LOT SHADE PLAN CONCEPTUAL LANDSCAPE DESIGN MARCH 29, 2019

vanderToolen Associates
2101 Stone Boulevard
Suite 115
West Sacramento, CA
95691
tel: 916.224.3000
www.vandertoolen.com



L-2

Project No. 13118

HARDSCAPE



COLORLED CONCRETE BAND



DIAGONAL SCORED CONCRETE PAVING



CONCRETE PAVER WALK



CONCRETE MOW CURB



CONCRETE RETAINING CURB

SHRUBS / BIO-SWALE PLANTINGS



CEANOTHUS G.H. 'YANKEE POINT'
YANKEE POINT CEANOTHUS



CISTUS LADANIFER
CRIMSON SPOT ROCKROSE



COTONEASTER D. 'LOWFAST'
LOWFAST COTONEASTER



DIETES BICOLOR
FORTNIGHT LILY



ESCALLONIA 'FRADESII'
FRADESII ESCALLONIA



EUONYMUS F. 'RADICANS'
COMMON WINTERCREEPER



FESTUCA MAIRIE
ATLAS FESCUE



LIRIOPE M. SILVERY SUNPROOF
LILY TURF



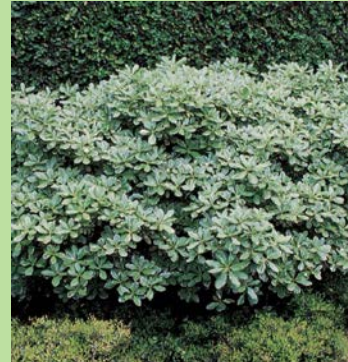
MUHLENBERGIA RIGENS
DEER GRASS



NANDINA DOMESTICA
HEAVENLY BAMBOO



PHORMIUM 'BRONZE BABY'
BRONZE BABY FLAX



PITTOSPORUM T.
PITTOSPORUM



RHAPHIOLEPIS I. 'BALLERINA'
INDIAN HAWTHORN



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



BIO-SWALE PLANTING



ELEOCHARIS MACROSTACHYA
PALE SPIKE RUSH



JUNCUS PATENS
CALIFORNIA GRAY RUSH

TREE PLANTINGS



PISTACIA CHINENSIS 'KEITH DAVEY'
KEITH DAVEY CHINESE PISTACHE



PYRUS CALLERYANA 'ARISTOCRAT'
ARISTOCRAT FLOWERING PEAR



ACER BUERGERIANUM
TRIDENT MAPLE



ZELKOVA SERRATA
SAWLEAF ZELKOVA



CERCIS OCCIDENTALIS
WESTERN REDBUD



LIFEPOINTE
CHURCH
1616 West Street
Woodland, CA 95695
(530) 662-0247

LIFEPOINTE CHURCH WORSHIP FACILITY
Woodland, California

LANDSCAPE IMAGERY
CONCEPTUAL LANDSCAPE DESIGN
MARCH 29, 2019

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West Sacramento, CA
95691
tel: 916.224.3000
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L-3

Project No. 13118



Lifepointe Church
1616 West Street
Woodland, CA 95695
530.662.0247



KEYNOTES:

- 1 DRIVE OFF WEST ST. IS ONE WAY ENTRANCE
- 2 DRIVE OFF EL DORADO DR. IS PRIMARY ACCESS/EGRESS TO SITE
- 3 GATE AT SW CORNER OF PROPERTY IS ONLY OPENED ON AS NEEDED BASIS

4 THIS SHADED AREA TO BE CONVERTED TO ADDITIONAL PARKING LOT ONCE EXISTING PORTABLE CLASSROOMS ARE REMOVED

Lifepointe Church
New Worship Facility

Circulation and Parking
Plan

Project Number	
Date	03/23/18
Drawn By	DRN
Checked By	CHK

CP-001

Scale NTS



April 26, 2019

James Morrow, Director of Infrastructure
Lifepointe Church
1616 West Street
Woodland, California 95695

RE: ***Site Visit and Inspection of Large California Sycamore Tree and Assessment of
Perceived Construction Impacts
Lifepointe Church Project Site
City of Woodland, California***

Dear Mr. Morrow:

On April 24, 2019, I visited the Lifepointe Church facility, located on West Street and West El Dorado Drive in the City of Woodland. The purpose of this site visit was to inspect a California Sycamore tree located on the southwest portion of the campus adjacent to West El Dorado Drive. The California Sycamore tree presents a conflict with proposed construction in this area. The specific information regarding the California Sycamore is as follows:

California Sycamore (*Platanus racemosa*)

Diameter:	34"
Dripline Radius:	22'
Root Crown:	Poor
Trunk:	Poor to fair
Limbs:	Poor to fair
Foliage:	Poor to fair
Structure:	Poor to fair
Vigor:	Poor to fair

Notable Characteristics: Callusing basal trunk wounds in two locations at the root collar with reaction growth and decay both evident. It appears the tree may have had a stem girdling root and/or mechanical injury in the past, resulting in the reaction growth and the decay. It is difficult to say without further diagnostics the extent of the decay. However, the defect occurs in two locations on the southeast side and on the west side. There are also two flat locations on the east side and southwest side. The tree has been reduction-pruned more than once in the past, leaving it with a fairly small stature for the diameter of the trunk and the tree's potential. The tree is growing in a 4'x4' cut-out planter surrounded by asphalt. The tree was partially leafed out at the time of my inspection, and it appeared the annual foliage will be sparse this season. The defects in the root collar are significant in the fact that they will progress with time, eventually reducing the integrity of the lower trunk to the point where the tree collapses.

Lifepointe Church
RE: Lifepointe Church Project Site
April 26, 2019
Page 2

This tree does not appear to present an imminent hazard at this time, although if the obvious decay in the root collar is moderate to extensive inside, then there would certainly be a moderate to substantial risk. And as time passes, the decay will advance. If retained on site, the tree would require a root collar excavation and decay detection to assess the degree of defect. Should there be adequate sound material or holding wood, then the tree may be retained for a short period of time. There would be annual inspections required to monitor the defect and initiate removal prior to a failure. All things considered, I would recommend removal of this tree due to the overall condition, life expectancy, and estimated costs and risk associated with it.

Please feel free to give me a call if you have any questions or require additional information.

Very truly yours,



Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

EES/mmt

Enclosures: Photographs
Site Plan
Tree Location



OLD REDUCTION CUTS

SYCAMORE TREE

LIFEPOINT CHURCH

1518 WEST STREET

WOODLAND, CALIFORNIA

LIFEPOINTE CHURCH

1518 WEST STREET

WOODLAND, CALIFORNIA

SYCAMORE TREE

Flat Area

Flat Area

Unusual Root
Adventitious Growth
secondary to initial wounding

North Side

LIFEPOINTE CHURCH
1518 WEST STREET
WOODLAND, CALIFORNIA

SYCAMORE TREE

OLD WOUND,
REACTION GROWTH
& DECAY

UNUSUAL ROOT

FLAT AREA

LIFEPOINTE CHURCH
1518 WEST STREET
WOODLAND, CALIFORNIA

SYCAMORE TREE

ADVENTITIOUS ROOT

REACTION GROWTH

FLAT AREA

DECAY

FLAT AREA

SOUTHEAST CORNER

SYCAMORE TREE

WEST SIDE

Adventitious Root

Flat Area

Reaction Growth

Decay

**LIFEPOINTE CHURCH
1518 WEST STREET
WOODLAND, CALIFORNIA**

**PREPARED BY SIERRA
NEVADA ARBORISTS
APRIL 26, 2019**







PUBLIC NOTICE

Pending Application & Informational Meeting Notice

NOTICE IS GIVEN HEREWITH that the City of Woodland has received a proposed development project application from Lifepointe Church for a new worship facility on the existing church campus at 1616 West Street, Woodland, CA 95695. **Adjacent residents and property owners are invited to attend an informational meeting regarding the project on Tuesday, May 14, 2019 at 6:00PM. The meeting will take place at Lifepointe Church, 1616 West Street.**

PROJECT DESCRIPTION: Project applicant, Lifepointe Church, is requesting a Conditional Use Permit Modification to allow for the construction of a new worship facility. The facility will be located on the southeast corner of Lifepointe Church’s existing campus, at the corner of West Street and El Dorado Drive (see Site Plan on reverse page). The proposed building is 11,917 square feet with seating capacity for 500 people. The existing sanctuary holds seating for 180 people; however, once the new facility is completed the existing sanctuary will no longer be used for regular church services or for overflow seating, only for smaller meetings/gatherings.

Several existing modular classroom buildings will be removed to accommodate the proposed facility. Directly west of the new building, an additional 34 parking stalls will be constructed for a total of 170 on-site parking spaces. This calculates to a ratio of 2.94 occupants per parking stall assuming full capacity attendance. Limited parking is also available adjacent to the site on West Street and El Dorado Drive.

Hours of Operation: Typical hours of operation for Sunday worship services are from 8:00 AM to 1:00 PM. The facility will be used for other limited purposes as needed (i.e. worship team practice, Christmas and Easter evening services, etc.).

Outdoor Activities: There will be no change in the types of outdoor activities with the addition of the new worship facility. Outdoor activities associated with the functions of Lifepointe Church include attendees parking and returning to vehicles, congregating in outdoor spaces to socialize before/after services and play activities for children.

PUBLIC NOTICE: The City of Woodland is providing early notice of this proposed project application in order to inform nearby residents. Interested parties may attend the informational meeting described above or contact the Community Development Department for additional information and/or to provide comment on the project (see Staff Contact information below). The Woodland Planning Commission is tentatively scheduled to take action on the project in June. An additional Public Hearing Notice will be mailed to you prior to the Planning Commission meeting.

STAFF CONTACT: Erika Bumgardner, Senior Planner, City of Woodland
erika.bumgardner@cityofwoodland.org; (530) 661-5886

Project Rendering



Proposed Elevations



Proposed Site Plan



PROJECT INFORMATION SUMMARY SHEET

Lifepointe Church Worship Facility Conditional Use Permit Modification (PLNG 19-00024): The project includes a proposed 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Lifepointe Church's existing campus at 1616 West Street (APN 039-234-007). The property has been functioning as a church since 1963.

Location: 1616 West Street, Woodland CA 95695

Applicant/Owner: Lifepointe Church; Alan Reiff

Environmental Report: Categorical Exemption

APN: 039-234-007

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – June 6, 2019

General Plan Designation: Low Density Residential

Existing Land Uses & Zoning:

Direction	Land Use	Zoning
North	Residential	R-1
South	Residential	R-1
East	Residential/Fire Station	R-1
West	Residential	R-1

Flood Zone: Zone X, Map Number 06113C0445H, effective 05/16/2012

Street Access: West Street and West El Dorado Drive

Applicable Laws, Codes & Ordinances:

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

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