



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

August 15, 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 February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

H. PUBLIC HEARING

2. SUBJECT: Cleveland Street Suites Tentative Subdivision Map 5171

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Conduct the public hearing;
2. Adopt Resolution No. PC19-____ (Attachment 1), approving a 16-lot, Tentative Subdivision Map No. 5171, located at 421 Cleveland 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 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: August 15, 2019
ITEM #: G.1.
SUBJECT: Planning Commission Meeting Minutes of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

Staff Contact:

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

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 2.15.2018 PC Minutes DRAFT.
2. 3.1.2018 PC Minutes DRAFT.
3. 3.15.2018 PC Minutes DRAFT.
4. 4.5.2018 PC Minutes DRAFT.
5. 5.17.2018 PC Minutes DRAFT.
6. 6.21.2018 PC Minutes DRAFT.
7. 7.19.2018 PC Minutes DRAFT.
8. 6.20.19 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, February 15, 2018

CALL TO ORDER

Meeting called to order at 6:30 PM

ROLL CALL

Present 6:

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

Absent 1:

Planning Commission Member Elodia Ortega-Lampkin

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Kirby Wells

STAFF AND COMMISSIONER COMMENTS

None

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Taylor Morrison Design Review

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to review and approve the proposed conceptual residential designs for the Taylor Morrison; Spring Lake Central 35, 45 and 55 – Phase 1, Phase 2 and Phase 4 subject to the conditions of approval.

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

Noes:

Absent: Planning Commission Member Elodia Ortega-Lampkin

BUSINESS ITEMS

STAFF OR COMMISSIONER COMMENTS

ADJOURNMENT

The meeting adjourned at 7:18 pm

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, March 1, 2018

CALL TO ORDER

Meeting called to order at 6:31 PM

ROLL CALL

Present 5:

Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Steve Harris and Planning Commission Member Chris Holt and Planning Commission Member Fred Lopez

Absent 2:

Planning Commission Member John Murphy and Planning Commission Vice Chairperson Kirby Wells

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Elodia Ortega-Lampkin

STAFF AND COMMISSIONER COMMENTS

None

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Woodland Downtown Suites – Tentative Subdivision Map, Site Plan and Design Review

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Elodia Ortega-Lampkin and carried unanimously; a motion to conduct a public hearing; and adopt Resolution No. PC18-02, approving the 14-lot, Tentative Subdivision Map No. 5141, and Site Plan and Design Review application for a 14-unit, residential development proposal at 447 & 451 Third Street in the Downtown Specific Plan, Area D.

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

Noes:

Absent: Commission Member John Murphy and Planning Commission Member Kirby Wells

2. Mobilitie Small Cell Co-location Sites

On a motion by Planning Commission Member Fred Lopez, seconded by Planning Commission Member Steve Harris and carried unanimously; a motion receive the staff report; conduct a public hearing; and adopt Resolution No. PC18-03 recommending City Council approval of the Conditional Use Permit allowing Mobilitie to construct and operate two small cell colocation telecommunications facilities and the installation of related equipment collocated on two separate City of Woodland light poles within the public right-of-way. Site One: located on the north side of West Cross Street just east of Community Lane (Lat-Long 38.67223300, -121.79109100) APN 065-300-009; Site two: located on Lincoln Avenue, near the intersection of Summertree Lane (Lat-Long 38.676177, -121.789697) APN 065-280-039.

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

Noes:

Absent: Commission Member John Murphy and Planning Commission Member Kirby Wells

BUSINESS ITEMS

None

STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff

ADJOURNMENT

The meeting adjourned at 8:12 pm

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, March 15, 2018

CALL TO ORDER

Meeting called to order at 6:32 PM

ROLL CALL

Present 6:

Planning Commission Member Elodia Ortega-Lampkin Planning Commission Vice-Chairperson Kirby Wells, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Steve Harris and Planning Commission Member Fred Lopez

Absent 1:

Planning Commission Member Chris Holt (*excused*)

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member John Murphy

STAFF AND COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Amendment of the Zoning Ordinance Related to Nonconforming Uses
This item has been continued to the April 19, 2019 Planning Commission Meeting
2. Interim Zoning Ordinance to Ensure Conformity with the 2035 General Plan
Continue this item to the next Planning Commission on April 19, 2019

BUSINESS ITEMS

STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff

ADJOURNMENT

The meeting adjourned at 7:48 pm

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, April 5, 2018

CALL TO ORDER

Meeting called to order at 6:40 PM

ROLL CALL

Present 6:

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

Absent 1:

Planning Commission Member Fred Lopez

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Kirby Wells

STAFF AND COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Interim Zoning Ordinance – Continued Public Hearing

On a motion by Planning Commission Member John Murphy, seconded by Planning Commission Member Elodia Ortega-Lampkin and carried unanimously; a motion to receive a staff report; continue the public hearing; adopt Resolution PC18-04 with the addition 4 item introduced at this meeting; recommending that the City Council a) find that the Implementation of the Interim Zoning Ordinance was adequately addressed in program level EIR prepared for the 2035 General Plan certified by the City Council on May 16, 2017 by Resolution 6835; b) adopt a stand alone Interim Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General Plan; and c) Accept appropriate modification to the Interim Zoning Map to ensure consistency with a proposed General Plan Amendment to correct technical errors in the 2035 General Plan Map.

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

Noes:

Absent: Planning Commission Member Fred Lopez

2. Consideration of a General Plan Amendment to Correct Errors in the Recently Adopted 2035 General Plan Land Use Map

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Steve Harris and carried unanimously; a motion to receive a staff report concerning the proposed General Plan Amendment; conduct a public hearing; find that this General Plan Amendment is adequately addressed in the program General Plan EIR certified on May 16, 2017 by Resolution no. 6835; and adopt Resolution PC 18-05, recommending to the City Council approval of the proposed General Plan Amendment.

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

Absent: Planning Commission Member Fred Lopez

BUSINESS ITEMS

None

STAFF OR COMMISSIONER COMMENTS

None

ADJOURNMENT

The meeting adjourned at 8:08 pm

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, May 17, 2018

CALL TO ORDER

Meeting called to order at 6:31 PM

ROLL CALL

Present 6:

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

Absent 1:

Planning Commission Member Elodia Ortega-Lampkin (*excused*)

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

STAFF AND COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

Carol Concillo – Proposed
Cannabis

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Continuance of Item for a Proposed Amendment to the Zoning Ordinance Regarding Nonconforming Uses. Accepted unanimously by Planning Commission Members to continue to June 21, 2018 Planning Commission Meeting.

2. CrossFit Gym Facility Conditional Use Permit Modification

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to receive the staff report; and conduct a public hearing; and adopt Resolution PC18-06, approving the Conditional Use Permit Modification for 460, 1230 and 1250 Harter Avenue to add a land use to the previously approved master use list to include a health/fitness facility.

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

Absent: Planning Commission Member Elodia Ortega-Lampkin

3. Patio Cover Ordinance

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to conduct the public hearing; and adopt Resolution PC18-07, recommending City Council approval of an Ordinance deleting subdivision (3) of Section 25-25-30 and adding section 25-21-12 to the City of Woodland Municipal Code relating to Zoning Standards for Patio Covers, Sunshades, and Similar Structures. In addition, Commission suggests that the language regarding lot coverage be further clarified by Staff.

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

Absent: Planning Commission Member Elodia Ortega-Lampkin

BUSINESS ITEMS

4. City of Woodland 2018/19 – 2021/22 Capital Improvement Program

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to review and approve the proposed City of Woodland Capital Improvement Program (CIP) for 2018/19 – 2021/22; and make a find that the proposed CIP for 2018/19 – 2021/22 is in conformity with the General Plan.

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

Absent: Planning Commission Member Elodia Ortega-Lampkin

5. Planning Commission Work Program for FY 2018-2019 Program and subcommittee Appointments.

Staff provided presentation and discussion

Planning Commission Chairperson Marco Lizarraga made Committee Appointments:

PC Design Review Liaison: Planning Commission Member Chris Holt and Planning Commission Member Planning Commission Member Fred Lopez

Cannabis: Planning Commission Member John Murphy

Zoning Committee: Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin

Woodland Research & Technology: Planning Commission Member Chris Holt

Downtown Specific Plan: Planning Commission Member Planning Commission Member Steve Harris, Planning Commission Member Kirby Wells and Planning Commission Member Chris Holt

STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

ADJOURNMENT

The meeting adjourned at 7:38 pm

City of Woodland

City Hall
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300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, June 21, 2018

CALL TO ORDER

Meeting called to order at 6:32 PM

ROLL CALL

Present 6:

Planning Commission Member Fred Lopez, Planning Commission Vice-Chairperson Kirby Wells, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Steve Harris and Planning Commission Member Elodia Ortega-Lampkin

Absent 1:

Planning Commission Member Chris Holt

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Chairperson Kirby Wells

STAFF AND COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

1. Tentative Parcel Map No. 5146

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to receive the staff report; conduct the Public Hearing; and adopt Tentative Parcel Map No. 5146, subdividing one, 0.69 acre parcel located at 1103 Woodland Avenue, into four parcels of 9100, 7200, 7000, and 6700 square feet, respectively.

Ayes: Planning Commission Member Fred Lopez, Planning Commission Member Kirby Wells, Planning Commission Member Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Steve Harris and Planning Commission Member Elodia Ortega-Lampkin

Noes:

Absent: Planning Commission Member Chris Holt

BUSINESS ITEMS

2. Design Review for Lennar; Oyang South “Summerstone, Magnolia, and Sunflower” Communities

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez carried unanimous; a motion to review and approve the proposed conceptual residential designs for the 250-lot Lennar, “Summerstone, Magnolia and Sunflower at Spring Lake” communities, including requested setback and lot coverage exceptions for up to five percent (5%) of the total lots (12 of 250 lots), not to exceed two feet of rear yard encroachment for main house of 56 percent overall lot coverage

Ayes: Planning Commission Member Fred Lopez, Planning Commission Member Kirby Wells, Planning Commission Member Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Steve Harris and Planning Commission Member Elodia Ortega-Lampkin

Noes:

Absent: Planning Commission Member Chris Holt

3. Downtown Specific Plan Update Discussion

Staff provided presentation and discussion

STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

ADJOURNMENT

The meeting adjourned at 7:40 pm

City of Woodland

City Hall
Council Chambers
300 First St
Woodland, CA 95695



PLANNING COMMISSION MEETING

Thursday, July 19, 2018

CALL TO ORDER

Meeting called to order at 6:31 PM

ROLL CALL

Present 6:

Planning Commission Vice-Chairperson Kirby Wells, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Steve Harris and Planning Commission Member Chris Holt; and Planning Commission Member Fred Lopez arriving late

Absent 1:

Planning Commission Member Elodia Ortega-Lampkin

PLEDGE OF ALLEGIANCE

**Video unavailable*

STAFF AND COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commissioners/Staff.

COMMUNICATIONS FROM THE PUBLIC

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

BUSINESS ITEMS

1. Design Review for KB Homes; Oyang North “Somerset at Spring Lake”

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to review and approve the proposed conceptual residential designs for the 112-lot KB Home, “Somerset Spring Lake” community, with 52 R-8 lots and 60 R-5 lots; and accept a lot coverage exception for two lots (lots 68 and 71) not to exceed 53 percent overall lot coverage to allow small rear patios as optional features for the proposed single story homes.

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

Ayes:

Noes:

Absent: Planning Commission Member Elodia Ortega-Lampkin

2. Planning Commission Long Ranch Calendar

Verbal updates provided by Staff.

STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commissioners/Staff.

ADJOURNMENT

The meeting adjourned at 7:012 pm

**Full video unavailable.*

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, June 20, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:32 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 Vice-Chairperson Kirby Wells, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Member Fred Lopez

Absent:

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by 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

None

G. APPROVAL OF MINUTES

2. SUBJECT: Planning Commission Meeting Minutes of September 20, 2018, November 15, 2018 and June 4, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 20, 2018, November 15, 2018 and June 6, 2019.

Correction requested to Sept 20, 2018 Minutes Regarding Item 2. Verification Performed: Item no. 2, upon the review of video; Planning Commission Member Chris Holt said Aye and Planning Commission Member Fred Lopes Abstained.

On a motion by Chairperson Kirby Wells, seconded by Chairperson Chris Holt and carried unanimously, a motion to adopt Planning Commission Meeting Minutes of September 20, 2018 (with the requested correction), November 15, 2018 and June 6, 2019

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, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent:

H. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5163 - 1310 E. Beamer Street

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. 5163, subdividing one, 4.11 acre parcel located at 1310 E. Beamer Street (APN 063-080-031), into three parcels of 1.25, 1.13 and, 1.62 acres, respectively.

On a motion by Chairperson Kirby Wells, seconded by Chairperson Fred Lopez and carried unanimously; a motion to receive the staff report; conduct the public hearing; and adopt Resolution No. PC19-05 approving Tentative Parcel Map No. 5163, subdividing one, 4.11 acre parcel located at 1310 E. Beamer Street (APN 063-080-031), into three parcels of 1.25, 1.13 and, 1.62 acres, respectively.

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, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent:

I. BUSINESS ITEMS

3. SUBJECT: Presentation by the Yolo Resiliency Collaborative Regarding a Draft Resiliency Plan Toolbox

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

- (1) receive a presentation on the Yolo Resiliency Collaborative (previously the Yolo Resiliency Planning Group) Resiliency Plan Toolbox project (Toolbox), and (2) provide feedback and questions pertinent to use of the Toolbox as a planning resource by the City and in anticipation of a similar presentation to the City Council on July 2.

Presentation only. Speakers City Staff Ken Loman, Environmental Sustainability Manager and Sarah Emerson, CivicSpark Americor Fellow

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:34PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 15, 2019
ITEM #: H.2.
SUBJECT: Cleveland Street Suites Tentative Subdivision Map 5171

Recommendation for Action: Staff recommends that the Planning Commission take action on the following:

1. Conduct the public hearing;
2. Adopt Resolution No. PC19-____ (Attachment 1), approving a 16-lot, Tentative Subdivision Map No. 5171, located at 421 Cleveland Street.

Staff Contact:

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

Report in Brief:

The project includes a request for a 16-lot Tentative Subdivision Map at 421 Cleveland Street, a 0.601 acre undeveloped lot, to allow for the individual sale of each of 16 future residential units. The lots range in size from 1,042 to 2,860 square feet, with an average lot size of 1,649 square feet. Lots range from 20 to 41 feet in width and 52 to 70 feet in length/depth. There is no minimum lot size requirement. The proposed building envelopes meet all applicable setback requirements. Shared reciprocal access and utility easements shall be recorded to ensure accessibility to all lots and utility repair/maintenance as needed.

Background:

On April 15, 2019, project applicant, Dave Snow, submitted Planning Application PLNG19-00022 for a proposed 16-lot Residential Subdivision Map located east of Cleveland Street and one lot south of Main Street. This site is located in Area C, a "Transition District," of the Downtown Specific Plan Area. Area C of the Downtown Specific Plan allows for such land uses as commercial and medical offices, communication and public utility service facilities, and single family/duplex residential uses. The proposed lot is currently vacant with approximately 6,300 square feet paved with asphalt and concrete to be demolished.

The request includes a 16-lot Tentative Subdivision Map to allow for future sale and individual ownership of 16 residential units. It is anticipated that the 16 residential units will range in size from 1,042 sf two-bedroom units to 2,860 sf three-bedroom units. All utilities (sewer, water, storm drain, electrical, phone, cable, and gas) are existing and available to serve this proposed development. Applicant anticipates future submittal of a Site Plan and Design Review application for future residential development. Though the applicant anticipates future development, a design review application has not yet been submitted and the Planning Commission is asked to review and approve only the proposed Tentative Subdivision Map at this time.

Discussion:

General Plan and Climate Action Plan Consistency

The project is consistent with General Plan Land Use Policies as follows:

- **Policy 2.A.6 Infill Development.** Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.
- **Policy 2.C.I Compact Form.** Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in the General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.
- **Policy 2.D.I Jobs/Housing Relationship.** Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles traveled (VMT), and make communities less dependent on single occupancy vehicle trips.
- **Policy 2.E.4 Bike and Pedestrian-Oriented.** Create walkable, pedestrian-scaled blocks that feature sidewalks and bikeways that are safe, comfortable, and inviting.
- **Policy 2.E.7 Public Safety and Community Design.** Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.
- **Policy 9.A.9 Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.
- **Policy 9.D.2 Infill, Adaptive Reuse, and Mixed Use.** The City shall promote infill development, adaptive reuse and mixed-uses in new development, and densification where possible.

The proposed 16-lot residential subdivision meets these policy objectives by redeveloping an underutilized parcel within the Downtown Specific Plan area; an area anticipated to grow by 1,000 new residential units over the life of the 2035 General Plan. The project will enable the development of “missing middle” housing with a small per unit footprint and floorplan, ideal for Downtown infill development. The project seeks to attract young working professionals, as well as empty nesters, desiring to live in a walkable urban environment. While the units are not planned to be income restricted, the applicant hopes to sell the units at a price that is affordable to first time buyers by keeping the units compact and efficient.

The City of Woodland’s 2035 **Climate Action Plan (CAP)** presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals. The proposed project complies with various strategies as outlined in the CAP. In addition to meeting California Title 24 building efficiency requirements. A few notable strategies unique to the project include:

1. **Strategy T/LU-2: Infill Development, Redevelopment, and Repurposing.** The proposed project

takes advantage of an underutilized parcel within the city's urban core where residents can easily walk to Main Street shops and businesses reducing motor vehicle trips.

2. **Strategy T/LU-3: Smart Growth in New Development.** The project density is 27 units to the acre, which generally considering high density housing in Woodland, and is ideally located within walking distance to Downtown Main Street.
3. **Strategy T/LU-7: Increased Use of Alternative-Fuel Vehicles.** Each residential unit will have a dedicated circuit for electric vehicle charging in the garage.

Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance. The project includes a request for a 16-lot tentative subdivision map to allow for the individual sale of each of 16 future residential units. The lots range in size from 1,042 to 2,860 square feet, with an average lot size of 1,649 square feet. Lots range from 20 to 41 feet in width and 52 to 70 feet in length/depth. There is no minimum lot size requirement. The proposed building envelopes meet all applicable setback requirements. Shared reciprocal access and utility easements shall be recorded to ensure accessibility to all lots and utility repair/maintenance as needed.

Zoning Consistency

There are no proposed changes to the existing zoning of Downtown Mixed Use.

Land Use

The proposed 16-lot residential subdivision map is consistent with allowed uses under the Downtown Mixed Use zoning district. The zoning land use designation for the site is Downtown Specific Plan – Area C. Area (or “District”) C is described in the Specific Plan as a “Transition District,” serving as *transition between the Downtown and adjacent residential areas. The Transition District is dominated by office uses in converted residential structures, residential and institutional uses.* Future residential development of the site is a permitted, “by-right” use, subject to staff level Site Plan and Design Review. The project is conditioned to include Planning Commission Design Review Liaison consultation through the staff level review process. Tentative Subdivision Maps require Planning Commission review and approval.

Off-Street Parking

Article 17 of the Zoning Regulations commencing with Section 17.116.010 addresses off-street parking and loading requirements. Future residential development is required to provide a minimum of one on-site parking space per residential unit. The project applicant plans to provide a mix of one- and two-car garages. There is additional on-street parking available along Cleveland Street in immediate proximity to the project.

Future Residential Development

Future development of the site shall be subject to staff level Site Plan and Design Review approval in consultation with the Planning Commission Design Review Liaison(s). Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Downtown Specific Plan, as applicable including setback and lot coverage requirements.

The General Plan and Downtown Mixed Use zoning district allows for a Floor Area Ratio (FAR) of 1.0

to 4.0 for all uses combined.

Site Plan and Design Review will include color and material sample boards and a detailed landscape, irrigation and fencing plan to be approved by the Community Development Department prior to building permit issuance. The project will comply with City and State Water Conservation Ordinance. All wood fence footings and foundations will be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing will be stained with a water sealant to prevent water damage and staining.

Design. The Downtown Specific Plan requires high-quality design this is compatible with the historic quality of the community and the Downtown, while encouraging creativity and diversity. It does not require new development to resemble or replicate traditional/historic style architecture. Staff review of future residential design will focus on reinforcing the existing rhythm of downtown development patterns including proximity to the street, transparency through windows and open style fencing, minimizing driveway entrances to enhance and improve the pedestrian experience, and by ensuring interesting massing and articulation of the buildings particularly along Cleveland Street.

Cleveland Frontage. To create a pedestrian oriented and active streetscape interface appropriate to its Downtown context, the project is conditioned to orient residential units on Lots 1, 4 and 7 to face Cleveland Street or create the appearance that the residential units front onto Cleveland Street. Extending patios/stoops and window placement will orient toward Cleveland. A minimum of 8-feet of landscaping including trees will be provided between the back of walk along Cleveland Street and any future development fronting Cleveland. Fencing over 42-inches in heights will be lattice or “open style” fencing along the project frontage. Any fencing along Cleveland will be setback at least two feet from the back of walk to allow for vegetation at back of walk. The electrical transformer pad will be located underground unless otherwise approved by the Community Development Director.

Lighting. As conditioned, applicant will submit a detailed lighting plan including lighting design and specifications for all exterior lighting. Lighting within the shared driveways will be a minimum of one foot-candle and shall not exceed 10 foot-candles unless otherwise determined by City.

Ground Mounted Mechanical Equipment. To maintain an attractive street front appearance, any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, will be underground, located behind buildings and screened from public view where possible, as conditioned. If not possible, adequate screening will be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.

Access and Circulation. Enhanced on-site driveways and access roads will be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.

Environmental Assessment Status

Pursuant to the California Environmental Quality Act (“CEQA”), the proposed project is exempt from CEQA review per CEQA regulation (Title 14 of the California Code of Regulations) 15061(b) (3). Regulation 15061(b) (3) applies to projects that will not have a significant effect on the environment. The project is consistent with both the 2035 General Plan and Downtown Specific Plan goals and objectives for the area. The subdivision will enable residential development within the development density and intensity (as measured by Floor Area Ratio) envisioned in the General Plan and permitted by the Downtown Specific Plan. The site is less than one acre in size, partially paved as a result of prior on-site development (since demolished), and is surrounded on all sides by development of similar scale and intensity, including a gas station, a church, offices and residential uses. There are no trees on site.

Future residential development will result in less than 50 peak hour vehicle trips per day and as such, the project does not warrant a traffic study. The intersection immediately north of the project is signalized and the intersection to the south is controlled by an all-way stop. Parking will be provided both onsite for each lot/unit and on-street parking is available immediately adjacent to the project site and in the immediate area along Cleveland Street. Construction related noise will be of limited duration and restricted to the hours of 7am to 6pm Monday through Saturday and 9am to 6pm Sundays. Future use shall be subject to applicable noise standards.

The project applicant hired Brusca Associates, Inc. to prepare a Phase I Environmental Site Assessment of the subject property. The assessment was performed to determine if the potential exists for significant site contamination from either on- or off-site sources for the purpose of identifying any recognized environmental conditions in connection with the subject property. The Phase I site assessment revealed no evidence of recognized environmental conditions in connection with the subject property and no additional investigation of the property was recommended. Additionally, review of the adjacent fueling station was completed, indicating that the adjacent property does not appear to represent a significant environmental concern to the subject property.

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.

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
- Notices were mailed to all property owners within 300 feet of the project site

Applicable Laws, Codes and Ordinances:

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

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

- City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- City of Woodland Downtown Specific Plan (and anticipated updates to the plan)

Reviewing Agency Comments:

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

Entitlements:

The Planning Commission shall base its decision on the conformity of the tentative map. With the requirements of the Subdivision Ordinance, the Zoning Ordinance, the General Plan, any applicable specific plans and any other applicable ordinance, resolutions or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:

The subdivider, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Planning Commission, an individual City Planning Commissioner, the City Manager, or Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be accompanied by a filing fee as prescribed by Planning Commission resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Planning Commission shall render its decision on the appeal.

Conclusion:

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

1. Conduct the public hearing;
2. Adopt Resolution No. PC19-____ (Attachment 1), approving a 16-lot, Tentative Subdivision Map No. 5171, located at 421 Cleveland Street.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Erika Bumgardner, Senior Planner; Cindy Norris, Principal Planner

Attachments:

1. Planning Commission Resolution and Project Conditions of Approval
2. Map
3. Project Information Summary Sheet_Tentative Subdivision Map No. 5171
4. General Application

RESOLUTION NO. PC 19 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE SUBDIVISION MAP NO. 5171
LOCATED AT 421 CLEVELAND STREET**

(APN 006-601-029)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 15, 2019, to review and consider a request for Tentative Subdivision Map No. 5171, to subdivide an existing 0.6 acre parcel into 16 parcels measuring approximately 1,042 square feet to 2,860 square feet, with an average lot size of 1,649 square feet as shown in **Exhibit A**. The property is located at 421 Cleveland Street (APN 006-601-029);

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

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

WHEREAS, the 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 Downtown Specific Plan and satisfies all minimum physical standards required under the City's Zoning Code and Downtown Specific Plan for a residential development; 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, the use would be consistent with existing and permitted uses in the area and 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 and/or future uses on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed subdivision map is exempt from CEQA review per CEQA regulation (Title 14 of the California Code of Regulations) 15061(b)(3) which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; 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. 5171 and the proposed 16-lot subdivision map at 421 Cleveland Street:

Section 1. The proposed Tentative Subdivision Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for infill, residential development within the community and specifically the downtown.

Section 2. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for residential development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of residential uses given the shape and topography of the Project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on Project residents or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG 19-00022 for Tentative Subdivision Map No. 5171 (**Exhibit A**), 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 August 15, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Subdivision Map No. 5171

Exhibit B – Conditions of Approval

Tentative Subdivision Map No. 5171



Exhibit B

Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the August 1, 2019, Planning Commission meeting to approve Tentative Subdivision Map No. 5171 to divide the properties located at 421 Cleveland Street into sixteen separate parcels with an average parcel size of 1,649 square feet. The project shall be carried out in substantial compliance with the submitted Tentative Subdivision Map No. 5171 dated June 2019, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications. Final configuration may require some adjustments and may be done at the administrative level.
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 subdivision map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.
5. Prior to submittal for plan check, the applicant shall submit plans and elevations for review and approval by the Community Development Department. Once the final design drawings have been approved by the Community Development Department, two sets of the final plan set shall be provided to the Community Development Department to be date stamped and included in the project file. This set of plans shall be used for reference during the plan check review process. This Final Plan set, shall include all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
6. Secure approval and satisfy requirements of all agencies of jurisdiction.
7. 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.
8. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule

and “good neighbor” information for review and approval by the Community Development Department. The plan shall include, but is not limited to special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

9. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

10. Future Residential Development. Future development of the site shall be subject to staff level Site Plan and Design Review approval in consultation with the Planning Commission Design Review Liaison(s). Future development shall meet development standards and regulations as outlined in the City’s General Plan, Zoning Code and Downtown Specific Plan, as applicable.

Site Plan and Design Review shall include color and material sample boards and a detailed landscape, irrigation and fencing plan to be approved by the Community Development Department prior to building permit issuance. The project shall comply with City and State Water Conservation Ordinance. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining.

Application shall work with Planning staff to determine appropriate placement of trees and vegetation to provide added buffering and screening between the units and immediately adjacent properties.

11. Cleveland Frontage. Developer will orient residential units on Lots 1, 4 and 7 to face Cleveland Street or create the appearance that the residential units (Lots 1, 4 and 7) front onto Cleveland Street providing appropriate connection and interface with the street frontage to the satisfaction of the Community Development Director. Extending patios/stoops and window placement shall orient toward Cleveland. A minimum of 8-feet of landscaping including trees shall be provided between the back of walk along Cleveland Street and any future development fronting Cleveland. Fencing over 42-inches in heights shall be lattice or “open style” fencing along the project frontage. Any fencing along Cleveland shall be setback at least two feet from the back of walk to allow for vegetation at back of walk. The electrical transformer pad shall be located underground unless otherwise approved by the Community Development Director.
12. On-Site Driveways and Access Roads. Enhanced on-site driveways and access roads shall be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.

13. Lighting. Applicant shall submit a detailed lighting plan including lighting design and specifications for all exterior lighting. Lighting within the shared driveways shall be a minimum of one foot-candle and shall not exceed 10 foot-candles unless otherwise determined by City.
14. Perimeter Fencing. Fencing along the north and east property lines shall consist of enhanced design wood fencing w/ steel posts and/or masonry construction. HOA shall maintain the fencing as part of their association costs. Fence to be 6 feet in height or as otherwise approved by the Community Development Director.
15. Trash and Recycling. Each unit shall have adequate on-site storage for trash and recycle totes. Storage locations shall be on a paved surface and shown on the final site plan. Totes shall be screened from public view to the satisfaction of the Community Development Department. Applicant shall coordinate with Waste Management regarding effective location for trash pick up and/or consolidation of totes.
16. EV Charging. All units shall include a dedicated circuit for electric vehicle charging.
17. Solar. Each unit shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter) unless otherwise determined by City.
18. Roof Mounted Mechanical Equipment. Roof mounted mechanical or utility equipment, other than solar panels and related equipment, visible to the public shall be screened to the satisfaction of the Community Development Director. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size.
19. Ground Mounted Mechanical Equipment. Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, shall be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.
20. Covenants Conditions & Restrictions. Prior to approval of the final map applicant shall submit three (3) copies of the CC&Rs to the Community Development Department for review and approval prior to recordation. CC&Rs to include:
 - Garage conversion to residential use is prohibited.
 - Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.

Habitat Conservation Plan

21. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.*** 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.

DEVELOPMENT ENGINEERING

Roadways

Cleveland Street

22. After construction of the site, utility connections and frontage connections, Owner shall micro surface the full street in front of the project to a point 10 feet south and 10 feet north of project boundaries.
23. Owner shall modify plan, map and engineered plans to relocate transformer pad and/or down guy from PG&E pole to allow for ADA access along the sidewalk.
24. The OWNER shall construct City Standard monolithic sidewalk, curb, gutter and ADA compliant driveways along the frontage of the property.

25. Private street section shall be in accordance with City public works standards structural section. Owner may present calculations for alternate materials.

Map circulation

NA

Easements and Right of Way

26. A seven (7) foot public utility easement back of (monolithic) sidewalk, adjacent to all public streets within the development, shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.
27. Owner shall grant, via final map, a general access easement over all of the properties for the City to maintain, operate, and replace the meters and any other facilities deemed necessary to have City access at the time of approval of final map and improvement plans.
28. Final map shall dedicate easements to allow connection of sewer, water and storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
- A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - A statement on the map as follows, “We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels __ and __ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described.”

Landscaping

NA

Wastewater and Sewer Collection System

29. Owner shall abandon the sewer line on the east edge of the property. Owner shall construct a City standard manhole at the resulting northern most point of the remaining sewer and a 6 inch line stubbed to the property of 248 Walnut Avenue or as otherwise approved by the City Engineer and Public Works Director. The new manhole shall be installed within the public easement on 427 Cleveland.

30. The property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards. Clean outs shall be installed at the property line for the on-site mains. If the main crosses the property line through a driveway the clean out shall be in a traffic rated box.
31. Private sewer mains shall be constructed in accordance with City Standards.
32. All residences shall be connected to the sewer line in Cleveland Street at a new 48" City Standard manhole.
33. Lots 1, 2 & 3 shall have 6 inch sanitary sewer line.
34. Install one way City standard cleanout(s) at the back of walk.
35. Threaded caps are to be installed on the private sewer clean outs.

Storm Water

36. In place of cobble drainage paths, Owner shall install landscaped, biofiltration systems to the satisfaction of the City.

Storm Water Quality Control

37. 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.
38. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to Certificate of Occupancy. Owner will be required to enter into a maintenance agreement for onsite storm water treatment devices.
39. Prior to Final Map 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 Storm Water Quality Measures.

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>

40. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.
41. Owner may pay storm water quality in lieu fee, however, Hydromodification requirements must be shown to be met for the project. There can be no net increase in runoff for the design storm. Unlike other infill projects, the majority of the existing lot is not paved.

Water Infrastructure Conditions

42. Private Water mains shall be constructed in accordance with City standards.
43. Until actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
44. Each unit/parcel shall be served by its own adjacent water meter. All piping behind the back of walk on Cleveland shall be privately owned and maintained by the HOA. Traffic-rated water meter boxes shall be used in the traveled way or in other areas not separated from the travelled way by a curb or distance of 5 feet. Locations of the meters are to be approved by the City.
45. Landscape irrigation should be split proportionally to each property on site (i.e. sprinklers shall be plumbed for each lot to that lot's SFD).
46. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
47. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
48. Unless otherwise determined by the City, Owner shall install backflows and/or valves at the property line to separate the onsite main system from the public system.

Broadband

NA

Grading

49. A topographic survey of the entire site and a comprehensive grading and drainage Construction Standards for additional requirements.
50. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
51. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Flood

NA

Fees

52. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
53. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.
54. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance
55. Prior to final map owner shall provide an appraisal of land costs or other value assessment to the City and pay Quimby fees in accordance with the City Municipal Code. These fees are in addition to the City's Parks Development Impact Fees.
56. 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.

57. 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.

General Conditions

58. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map
59. Owner shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
60. Owner shall prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
61. The project shall conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits or the improvement plan the existing well shall be abandoned, and prior to abandonment of the well the developer shall provide to the City permission from all recipients that receive water to abandon the well.
62. Public improvements in addition to roadway, sidewalk curb and gutter, construction shall include water, sewer and storm drain mains, fire hydrants, street lights, landscaping and railroad crossing improvements.
63. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.

64. Sidewalk and right of way dedications shall be adjusted as necessary to maintain an ADA compliant path of travel around utility poles and obstructions along the frontage of the project.
65. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
66. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party (ies) including requiring payment prior to approval of any entitlements for benefiting party (ies). All reimbursement agreements shall be executed prior to final map approval.
67. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
68. Prior to approval of the final map, the applicant shall establish a Home Owners Association.
69. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Pinon, Environmental Resource Analyst, at 661-2063 for more information.
70. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

FIRE

71. Minimum turning radius for all fire apparatus access roads shall be minimum of 20-foot insure, 40-foot outside.
72. Fire flow requirements, fire hydrant location and distribution shall meet the requirements of 2016 California Fire Code, Appendix B and C, respectively.
73. As interior roads are the minimum width required for fire apparatus access, 20-feet, "No Parking" signage or curb striping shall be posted/painted on both sides of the road.

BUILDING

74. 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

- 75. 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 work being performed, clearance from Yolo Solano Air Quality Management District is required.
- 76. 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.
- 77. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
- 78. 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.
- 79. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC.
- 80. The adjoining property at the east is on the property line and has two openings. A minimum of a 1-hour separation will be required unless otherwise approved by the Building Official.

TENTATIVE MAP No. 5171

FOR
CLEVELAND STREET SUITES
A PORTION OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 10 NORTH, RANGE 2 EAST AND WITHIN THE
INCORPORATED CITY OF WOODLAND, COUNTY OF YOLO, CALIFORNIA.
A.P.N.: 006-601-029
JUNE 2019

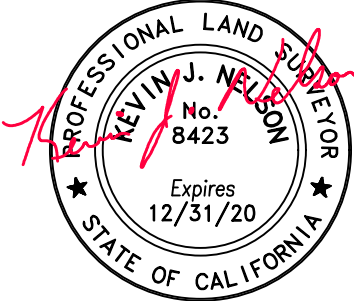


LEGEND

- 64 EXISTING MAJOR CONTOUR
- 63.5 EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- W PROPOSED WATER LINE
- W PROPOSED WATER METER
- X-S PROPOSED SEWER LINE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED CONCRETE AREA
- PROPOSED PAVEMENT AREA
- EXISTING TREES TO REMAIN

PROPERTY OWNER/DEVELOPER:
DAVID SNOW - SZ DOWNTOWN PARTNERS, LLC
1310 WEST ST.
WOODLAND, CA 95695
(916) 804-1357
dave@dashomes.net

CIVIL ENGINEER/SURVEYOR:
KEVIN J. NELSON, P.E., P.L.S.
NELSON ENGINEERING
14028 CAMAS COURT
PENNY VALLEY, CA 95946
(530) 432-4818
e-mail: kevin@nelsonengineer.com



ASSESSOR'S PARCEL NUMBER:
006-601-029

EXISTING LAND USE DESIGNATION:
DOWNTOWN MIXED USE (DX)

SITE ADDRESS:
421 CLEVELAND STREET

LAND AREA:
TOTAL AREA = 26,170± SF or 0.601± AC

FIRE PROTECTION:
WOODLAND FIRE DEPARTMENT

WATER:
CITY OF WOODLAND

SEWER DISPOSAL:
CITY OF WOODLAND

ELECTRICAL UTILITIES:
PACIFIC, GAS, & ELECTRIC

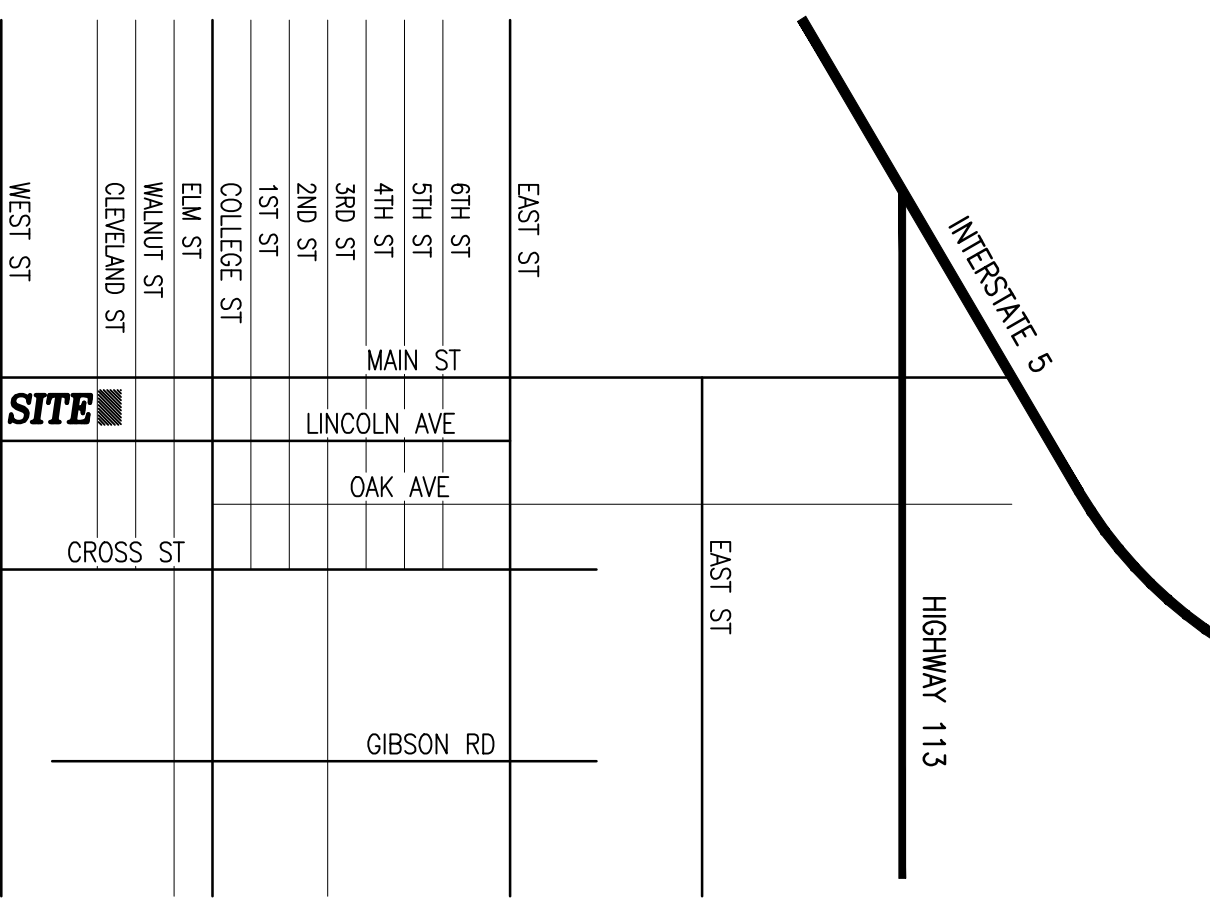
NOTES:
1. THE OWNER/DEVELOPER SHALL IMPLEMENT ALL SLOPE PLANTING
AND EROSION CONTROL MEASURES WITH FINAL CONSTRUCTION PLANS.



SCALE 1 INCH = 10 FEET

10 0 10 20

SHEET 1 OF 2 SHEETS



VICINITY MAP
NO SCALE

PROJECT INFORMATION SUMMARY SHEET

Tentative Subdivision Map No. 5171 – 421 Cleveland Street: The applicant is requesting approval for the proposed Cleveland Street Suites Tentative Subdivision Map 5171. The request is to subdivide one, 0.601 acre parcel into 16 lots for residential development. The requested land division will allow for the future sale and development of the site; however, there is no current application for development.

Location: 421 Cleveland Street

Applicant/Owner: David Snow

Environmental Report: Categorical Exemption

APN: 006-601-029

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – August 15, 2019

General Plan Designation: Downtown Mix Use (DX)

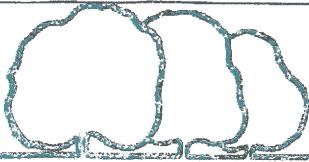
Zoning Designation: Downtown Mixed Use; Downtown Specific Plan (C)

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Full Service Station	DMU
South	Auctioneering Facility	DMU
East	Single Story Building/ Small multiunit complex/ vacant lot	DMU
West	Bank/Church and School Combined	CMU-WM

Flood Zone: N/A

Street Access: Cleveland Street



City of Woodland

RECEIVED

APR 15 2019

City of Woodland
Community Development

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Neil Zane

MAILING ADDRESS:

1310 West Street

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

(916) 804-1357

E-MAIL ADDRESS:

dave@dashomes.net

PROJECT APPLICANT

David Snow - SZ Downtown Partners

MAILING ADDRESS:

1310 West Street

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

(916) 804-1357

E-MAIL ADDRESS:

dave@dashomes.net

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:

Cleveland Street Suites

Total Acres or Square Feet

26,170 sf or 0.601 Acres

Site address or location:

421 Cleveland Street

Assessor's Parcel Number:

006-601-029

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.

Liability Acct.
\$10,000

PLNG-19-00022

5. General Plan Amendment

Existing General Plan Designation
Downtown Mix Use (DX)

Gross Acres
0.601

Proposed General Plan Designation
Downtown Mix Use (DX)

Gross Acres
0.601

6. Zoning Amendment

Existing Land Use Zone
Central Business District (CBD)

Gross Acres
0.601

Proposed Land Use Zone
Duplex Zone (R-2)

Gross Acres
0.601

7. Residential Development

No. of residential units are being requested? 16

Single Family _____ Half-plex _____

Duplex 16 Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units 16

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

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: _____



March 5, 2019

**City of Woodland
Planning Department**
300 First Street
Woodland, CA 95695

RE: Statement of Justification for Cleveland Street Suites, APNs 006-601-029

Dear Planning Department:

This letter is to provide a Statement of Justification for our proposed 16-Lot Residential Subdivision pursuant to your Tentative Map application requirements.

Project Description:

The project consists of a 16-Lot Residential Subdivision located one lot south from the southeast corner of Cleveland Street & Main Street in downtown Woodland. The existing vacant lot has 6,300 square feet asphalt and concrete that will be demolished. The 16 residential units shall consist of residential units ranging from 1,385 sf two-bedroom units to 1,500 sf three-bedroom units. The units shall be available for sale with a price range to be determined based on the markets sales at the time of completion. All utilities (sewer, water, storm drain, power, phone, cable & gas) are existing and available to serve this proposed development.

Storm Water Disposal:

The project naturally drains to the west towards Cleveland Street and to the north towards Main Street. The site will surface drain around each unit to the interior streets, then through a Bio-swale prior to being discharged through a sidewalk underdrain into the street gutter towards the existing curb inlet at the intersection of Cleveland & Main Streets. Due to the small size of this development and being an in-fill project, the overall increase or impact from storm water flows from this project is insignificant.

Sewage Disposal:

The project shall construct on-site sewer lines to collect sewage from the proposed development, then connect into the existing 8" sewer mains within Cleveland Street and along the east property line to the satisfaction of the City.

Justification for Approval:

This is an in-fill project near downtown that will provide work-force housing to the City. It shall provide attractive craftsman style homes with street side landscaping to continue improving the overall look in the downtown area and conform to the recently adopted Downtown Design Standards. Due to the close proximity to the Downtown, this project will help stimulate economic growth to the downtown businesses.

Cleveland Street Suites
March 5, 2019, Page 2

If you have any questions or need additional information regarding our application, please don't hesitate to call me.

Very truly yours,

NELSON ENGINEERING

A handwritten signature in black ink, appearing to read "Kevin J. Nelson". The signature is fluid and cursive, with the first name "Kevin" and last name "Nelson" clearly distinguishable.

Kevin J. Nelson, PE, PLS
Principal Engineer/Surveyor