

# City of Woodland

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695



## Planning Commission Meeting - Via Teleconference –

Thursday, August 20, 2020

6:30 PM

## **A. SPECIAL COMMENT:**

PLEASE NOTE: The August 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at [www.cityofwoodland.org/meetings](http://www.cityofwoodland.org/meetings).

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link [planningcommissionmeetings@cityofwoodland.org](mailto:planningcommissionmeetings@cityofwoodland.org) prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

**Webinar ID: 921 7009 5836**

## **B. CALL TO ORDER**

Meeting called to order at 6:30 P.M.

Staff Present: Brent Meyer, Acting CDD Director and Cindy Norris, CDD Principal Planner

## **C. ROLL CALL**

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Absent: 0

Excused: 0

## **D. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Planning Commission Member Steve Harris

## **E. 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.*

**None**

## **F. SUBCOMMITTEE REPORTS**

**None**

## **G. COMMUNICATIONS FROM THE PUBLIC**

**None**

## **H. APPROVAL OF MINUTES**

1. SUBJECT: Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

**On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Chris Holt and carried unanimously, Planning Commission Meeting Minutes of March 5, 2020.**

**Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong**

**Noes: None**

**Absent: None**

**On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously, Planning Commission Meeting Minutes of April 16, 2020.**

**Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong**

**Noes: None**

**Absent: None**

**On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Valerie Hurst and carried unanimously, Planning Commission Meeting Minutes of May 7, 2020.**

**Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong**

**Noes: None**

**Absent: None**

**On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris and carried unanimously, Planning Commission Meeting Minutes of June 18, 2020.**

**Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong**

**Noes: None**

**Absent: None**

## **I. PUBLIC HEARING**

2. **SUBJECT: Spring Lake Specific Plan, Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units.**

**RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:**

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
  - a) approve a CEQA Addendum;
  - b) approve the Amendment to the General Plan;
  - c) approve the amendment to the Spring Lake Specific Plan;
  - d) approve a Planned Development Overlay and Conditional Use Permit;

- e) approve Tentative Subdivision Map #5155;
- f) approve Site Plan and Architectural Design Review, and
- g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

**On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris to recommend approval of the Parkside 3 Project to the City Council based on the identified Findings of Fact and subject to the Conditions of approval by taking the following actions:**

**Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:**

- a) approve a CEQA Addendum;
- b) approve the Amendment to the General Plan;
- c) approve the amendment to the Spring Lake Specific Plan;
- d) approve a Planned Development Overlay and Conditional Use Permit;
- e) approve Tentative Subdivision Map #5155;
- f) approve Site Plan and Architectural Design Review, and
- g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

**The motion was carried by a vote of 6-1.**

**Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Steven Wong**

**Noes: Planning Commission Member Valerie Hurst  
Absent: No**

**J. BUSINESS ITEMS**

**None**

**K. STAFF OR COMMISSIONER COMMENTS**

**Verbal updates provided by Planning Commission Members/Staff.**

**L. ADJOURNMENT**

**Meeting adjourned at 8:30 P.M.**

**Approved by Planning Commission 9/17/2020**