

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, September 17, 2020

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The September 17, 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 Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at 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 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 PM

Staff Present: Cindy Norris, CDD Principal Planner, Anna Canales, CDD Assistant Planner and J Kimura, COW IT Sr. Application Analyst

C. ROLL CALL

Planning Commission Members Present: 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.

Absent: Planning Commission Member Steven Wong

Excused: Planning Commission Member Steve Harris

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Chris Holt.

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.

Verbal updates provided by Planning Commission Members/Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of August 20, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of August 20, 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 August 20, 2020 approved by the following votes:

Ayes: 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

Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

I. PUBLIC HEARING

2. SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive a staff report;
2. Conduct a Public Hearing;

3. Adopt Resolution No. PC# 20-12, recommending that the City Council:
 - a) confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
 - b) approve a Planned Development Overlay and Conditional Use Permit;
 - c) approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G;
 - d) approve Site Plan and Architectural Design Review, and
 - (e) approve the Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas 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 Fred Lopez and carried unanimously, Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation; with the addition that pigeon proofing on roof.

Friendly Amendment by Chris Holt:

- To direct staff to clarify the Development Impact Fee note on Exhibit E to the Development Agreement
- To add a condition that the applicant add appropriate speed humps on Hunt Street subject to the review and approval of the City Engineer.

Ayes: 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
Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

3. SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission (1) receive the staff report; (2) conduct the public hearing; and (3) adopt resolution No.20-13 approving the 3-lot, Tentative Parcel Map No. 5203 and confirming that the project is exempt from environmental review consistent with California Environmental Quality Act Class 15 Minor Land Division Exemption.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Vice-Chairperson Marco Lizarraga and carried unanimously, SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive; with

amendment no. 33 as recommend by staff.

Ayes: 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
Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Steven Wong

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at 8:32 PM.

Adopted by Planning Commission 10/1/2020

Received by City Council 1/5/2021