



# City of Woodland

## Meeting Agenda - Final

### Planning Commission

City of Woodland Planning  
Commission  
c/o Community  
Development Department  
300 First Street  
Woodland, CA 95695

530-661-5820

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Thursday, October 27, 2016

6:30 PM

Council Chambers

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*Please Note: The numerical order of items on this agenda is for 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**

*This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.*

**G. Approval of Minutes**

[16-787](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of October 6, 2016.

Attachments: [A - October 6, 2016 Meeting Minutes](#)

**H. Public Hearing**

[16-766](#)

Oakland Pallet Conditional Use Permit: Request for a Conditional Use Permit to allow for the outdoor storage of new and used wood pallets,

and the assembly and minor repair of pallets on an existing 9-acre site located at 109 Pioneer Avenue (APN 027-370-023) in the Industrial Zone.

Location: 109 Pioneer Avenue

Applicant/Owner: Sixty Four Holdings, LLC

Environmental Report: CEQA Class 1 Categorical Exemption

APN: 027-370-023

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Approval with Conditions

**Attachments:** [1 - Conditional Use Permit Resolution & EXH A & B](#)

[2 - General Application and Plan Set](#)

[16-664](#)

Spring Lake Specific Plan, Oyang North (PLNG15-00046) - Request to amend the General Plan and Spring Lake Specific Plan and approve a Tentative Subdivision Map (TSM #5091) and a Development Agreement for a 28.5-acre parcel located within the Spring Lake Specific Plan Area.

The General Plan Amendments include:

1. Re-designation and reduction in acreage of the 8.2 acre, R-15/Multifamily (Medium Density Residential) site to 4.6 acres of R-25/Multifamily (High Density Residential); and
2. Re-designation of the 18.8 acre, R-5/Single Family (Low Density Residential) site to 13.9 acres of R-5/Single Family (Low Density Residential) and 7.7 acres of R-8/Single Family (Medium-Low Density Residential).

The Specific Plan Amendments include:

1. Rezone and reduction in acreage of the 8.2 acre, R-15/Multifamily (15 du/ac) site to 4.6 acres of R-25/Multifamily; and
2. Rezone of the 18.8 acre, R-5/Single Family (5 du/ac) site to 13.9 acres of R-5/Single Family and 7.7 acres of R-8/Single Family (8 du/ac).

Tentative Subdivision Map #5091 will provide 112 single family residential lots and one (1) multi-family parcel, as follows:

1. 13.9 acres of R-5, Single Family - 60 single family lots
2. 7.7 acres of R-8, Single Family - 52 single family lots
3. 4.6 acres of R-25, Multi-family - min. 112 residential units

Location: The subject property (28.5 acres) is located at the southwest

corner of East Gibson Road and Harry Lorenzo Avenue (APN 041-070-063). The property is bound by East Gibson Road to the north, Farm Road to the south, Harry Lorenzo Avenue to the east, and State Highway 113 to the west.

Applicant/Owner: Bayless & Hicks (Applicant); Pan Pacific Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum prepared June 2016).

APN: 041-070-063

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

**Attachments:** [1 - Planning Commission Resolution Including a-d](#)  
[2 - Draft Development Agreement](#)  
[3 - CEQA EIR Addendum](#)  
[4 - Project Application and Justification Statement](#)  
[5 - Tentative Subdivision Map Plan Set](#)

[16-789](#)

Spring Lake Specific Plan, Oyang South (PLNG15-00047) - Request to amend the General Plan and Spring Lake Specific Plan, and approve a Tentative Subdivision Map (TSM #5092) and a Development Agreement for a 77.3-acre parcel located within the Spring Lake Specific Plan Area as follows.

The General Plan Amendment includes:

1. Re-designation of the 4.5 acre, R-25/Multifamily (High Density Residential) site and the remaining 64.4 acre, R-3/Single Family (Very Low Density Residential) site to 28.3 acres of R-3/Single Family (Very Low Density Residential) and 49 acres of R-4/Single Family (Low Density Residential).

The Specific Plan Amendment includes:

1. Rezone of the 4.5 acre, R-25/Multifamily (25 du/acre) site and the remaining 64.4 acre, R-3/Single Family (3 du/acre) site to 28.3 acres of R-3/Single Family (3 du/acre) and 49 acres of R-4/Single Family (4 du/acre).

The Tentative Subdivision Map #5092 will provide 250 single family residential lots, as follows:

1. 28.3 acres of R-3, Single Family - 82 single family lots
2. 49 acres of R-4, Single Family - 168 single family lots

Location: The subject property (77.3 acres) is located at the southeast corner of Marston Drive and Harry Lorenzo Avenue (APN 042-030-034). The property is bound by Marston Drive to the north, Road 25A to the south, Harry Lorenzo Avenue to the west, and the Heritage Remainder Area Phase I (Meritage Homes/Mayfair development) residential neighborhood to the east.

Applicant/Owner: Bayless & Hicks (Applicant); Himalaya Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared June 2016).

APN: 042-030-034

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

**Attachments:** [1 - Planning Commission Resolution including a-d](#)  
[2 - Draft Development Agreement](#)  
[3 - CEQA EIR Addendum](#)  
[4 - Project Application and Justification Statement](#)  
[5 - Tentative Subdivision Map Plan Set](#)

## **I. Business Items**

*Items for Planning Commission discussion and/or action that do not require public hearing.*

## **J. Staff or Commissioner Comments**

*Continued as needed.*

*Receive Absence Requests.*

## **K. Adjournment**

**The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.**