



City of Woodland

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Cal West Investors, LLC & Optimistic Partners, LLC

MAILING ADDRESS:

173 Court Street, Ste. D

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-668-4056

E-MAIL ADDRESS:

melanie_mathews@springlakedevelopment.org

PROJECT APPLICANT

Cal West Investors

MAILING ADDRESS:

173 COURT ST., STE. D

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-668-4056

E-MAIL ADDRESS:

melanie_mathews@springlakedevelopment.org

2. Application Requested

- | | | |
|--|--|--|
| <input type="checkbox"/> General Plan Petition | <input type="checkbox"/> Zoning Amendment | <input checked="" type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Design Review |
| <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Zoning Administrator Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Public Convenience or Necessity | <input checked="" type="checkbox"/> Other | Specific Plan Amendment + DA Amendment |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

Cal-West/OP GP & SLSP Amendment

Total Acres or Square Feet

8.33 acres

Site address or location:

19266 Harry Lorenzo Ave. (County Rd 101)

Assessor's Parcel Number:

CW 041-070-051-000 & OP 041-070-052-000 *055*

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.

PLNG-13-00079

5. General Plan Amendment

Existing General Plan Designation
MDR/NC

Gross Acres
5.67ac/2.66ac

Proposed General Plan Designation
MLDR

Gross Acres
8.33 ac

6. Zoning Amendment

Existing Land Use Zone
SLSP R-15/NC

Gross Acres
5.67ac/2.66ac

Proposed Land Use Zone
SLSP R-8

Gross Acres
8.33 ac

7. Residential Development

No. of residential units are being requested? _____

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units _____

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:

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

CW San Steing member

Applicant: _____ Date _____

CW San Steing member 9/11/13

Legal Owner: _____ Date _____

OP San Steing 9/11/13

Legal Owner: _____ Date _____

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Spring Lake Specific Plan Cal West Project (PLNG13-00079)

We are requesting that City Council review our application for a GPA, SPA and to rezone the 5.89 acre R-15 Medium Density Residential Density site, and one 2-acre land use zoned NC to R-8 density. We strongly believe that approval of this application makes sense and merits consideration. In addition, with approval as proposed, two acres of the adjacent neighborhood park (the N1 Park) would be built about eight years earlier than otherwise planned. We request that Staff bring this application to the City Council to review this application for consideration and hopefully approval.

The Planning Commission has reviewed this application. There were six Commissioners present at the hearing. Three Commissioners voted in favor, and three voted against the City Staff's recommendation to approve the rezones, before re-voting to deny the application 4-2, enabling it to move on to City Council under appeal.

The Staff recommendation for this application is as follows:

Move that the Planning Commission adopt Resolution No. PC 14-15, recommending to the City Council approval of amendments to the General Plan and Spring Lake Specific Plan for approximately 16 acres of the Cal West Project site and approval of the First Amendment to the Development Agreement for the Cal West Project with incorporation of conditions pertaining to the N-1 (Cal West) park that address the following objectives:

- Price and Terms for acquisition of the park to be established and incorporated into the DA;
- A minimum of 2 acres of the N-1 park be completed with build out of Cal West subdivision and integrated with the greenbelt improvements; and
- That advancement of improvements to the N-1 park do not compromise the timing and completion of the N-3 park.

As part of this request, we highlight only some of the reasons this application merits approval. Additional materials will come forward in the Council packet. We do want to note, however, that Spring Lake Specific Plan land use plan dates back 15 years, and the surrounding land uses have changed around Spring Lake, which should be taken into consideration in evaluating this application.

Our application includes rezoning a single NC site, the one closest to the Bel Air Center, which is within walking distance (approximately ½ mile) of this neighborhood. The Bel Air Center fills the role that this two acre NC site would meet. Spring Lake residents come here to go to Starbucks, the dry cleaners, enjoy pizza, frozen yogurt, and other neighborhood restaurants, and get haircuts and manicures. More broadly, competition for these potential Spring Lake NC uses and the Bel Air Center includes the Gateway Center. The Gateway Center has high draw tenants such as Costco and Target to help generate traffic to these kinds of businesses which will locate there in hopes of capturing a share of that traffic.

The application also includes rezoning an R-15 site to a density that matches with the surrounding land uses, which will provide for a more cohesive neighborhood, and is probably a better fit for the neighborhood. The rezone request anticipates that the future pedestrian overcrossing will be a better neighbor to this part of the Specific Plan if it isn't adjacent to a multifamily site. The ratio of single family to multifamily units anticipated in the Specific Plan would still hold with this rezone. There are six R-15 sites planned in Spring Lake. To date, none have been built out or rezoned to other densities.

Supporting thoughtful and appropriate land use changes in Spring Lake helps construction move forward, which provides funding for the remaining 20 acres of parks, supports the construction of schools, and provides road important road and greenbelt connections for all the residents. We deeply appreciate the City Council's commitment to support and prioritize the build out of Spring Lake, and are working to meet that commitment in these ways.

CAL WEST AND OPTIMISTIC PARTNERS

Project Description and Justification:

This application proposes a general plan amendment, specific plan amendment, and rezone of a 5.61 acre site from R-15 to R-8 and a 2 acre neighborhood commercial site to R-8. The requests are being made because the originally anticipated land uses are not feasible. Approval of the rezone request will allow for timely and complete development of the Spring Lake Specific Plan community, and will help fund planned infrastructure, parks and other planned community benefits.

The R-15 site is not a feasible land use in Woodland, and would not be readily absorbed. Prospective residents are coming to Woodland to purchase traditional single family homes. The rezone request will allow for the overall parcel to be built out with consistent zoning.

It's debatable whether the 2 acre neighborhood commercial sites were ever viable in Spring Lake. However, they are not financially feasible to build and there is no demand for the sites. If built, they would struggle, and other neighboring shopping areas (Bel Air and Pioneer Plaza) would suffer as a result. Learning from the development of Sycamore Ranch, the second commercial site approved with Sycamore Ranch did not move forward until Spring Lake was underway, which helped provide additional roof tops to support that center. Additionally, studies done with the General Plan update indicate that there is sufficient existing or planned commercial uses Woodland, including the Gateway Center to the north. For these reasons, we are requesting this site be rezoned to be consistent with the adjacent tentative map as well.

Other key considerations relate to the provision of affordable units and how the required SLIF fee balancing is addressed. The low and very low affordable MF units are being provided via the SMHA project. The off set for any differential in SLIF fees as a result of these rezones has been provided through the rezone of the school site.

Supporting Information:

On September 3, 2013 the City Council approved the Cal West Tentative Map #4991 and a Development Agreement for APN's 041-070-044& 46. In order to expedite approval of that Tentative Map, it did not include the rezone of the R-15 and Neighborhood Commercial land uses. This tentative map resulted in 176 single family units and included the R-15 use as a 5.61 acre remainder parcel. The park and neighborhood commercial site was not included in the map, but the map was conditioned with addressing this property prior to submitting the first final map.

To quote the staff report accompanying TM #4991: "The proposed future park and neighborhood commercial parcel located southeast of the tentative map is not included as part of this map application. However, to insure adequate future improvements including access and bike path design, key development considerations be been included in the Development Agreement and Conditions of Approval. In particular, conditions relating the timing and level of construction for roadways adjacent to the park and possible future land configuration have been included. A condition has been added, such that the applicant is required to prepare a master land use concept and possible rezone to consider an alternate land use configuration. The park site would be a complete rectangle and the location for the park site would be configured to allow for a more efficient development of the remaining two acres of land. The analysis will evaluate the location and viability of the two acre commercial sites with the plan area and whether they should be rezoned to residential land."

Three Conditions of Approval included as part of TM #4991 also relate directly to this application and facilitate meeting the policy thresholds necessary for approval:

13. Affordable Unit replacement site. With respect to the currently zoned R-15 multi-family property, located east of SR 113 and designated as a remainder parcel in TSM # 4991, any low or very-low income units may be deemed as replaced with the units that may be developed as a result of the proposed future development of the Heidrick Phase I, R-25 site (Mutual Housing). However, only those units for which building permits have been pulled on the R-25 site, may be considered as potential replacement units and only if they are in excess of the minimum number of affordable units required for the R-25 multi-family site, (13 low income units and 25 very low income or 32 very low income units).
20. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by the City shall be applied as follows: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue. 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at the City's discretion.
24. Future Park and Rezone Application. The Specific Plan indicates that the 2-acre commercial sites within the Plan area shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future

Plan Amendment for the relocation of the park west of its existing location.
Determination for the location of the remaining 2 acres shall be provided at that time.