APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, JANUARY 18, 2007

VOTING MEMBERS PRESENT: Wurzel; Murray; Barzo; Sanders

VOTING MEMBERS ABSENT: Dote; Gonzalez; Spesert

STAFF MEMBERS PRESENT: Munowitch; Hanson; McLeod; Gentry;

Perkes; Joe Prutch (Contract Planner)

The meeting was called to order at 7:03 PM.

- 1. Director's Report:
 - None.
- 2. Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
 - Lawrence Germeshausen who owns property at the corner of East Beamer Street and Deaner Avenue stated his concern regarding the City's requirement for future development in the area and how it must be built above the floodplain. Mr. Germeshausen felt that this requirement will harm existing property owners in the area if flooding does occur. He questioned if the City had any plans to protect the property owners.
 - Commissioner Barzo thanked Mr. Germeshausen and stated that his questions and concerns were very legitimate. He stated Mr. Germeshausen should make an appointment with the Community Development Director and City Staff to obtain a clearer understanding of the situation.
- 3. Communication Commission Statements and Requests: This is an opportunity for the Commission members 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.
 - Commissioner Sanders questioned whether the Commission members were still able to participate in the APA.
 - Barry Munowitch, Community Development Director, stated that staff will give an update and status report at the next Planning Commission meeting.
 - Commissioner Sanders stated that the Planning Commission should be made aware of the various developments within the City, such as the Interchange Project that went before City Council. He stated that the Planning Commission should have a chance to consider their own deliberations whether the project needs the Commission's approval.
 - Paul Hanson, Senior Planner; stated that Staff will work on keeping the Commission apprised of all projects. He also stated that the Interchange Project is

- slated to come before the Planning Commission by the end of February 2007 or the first part of March 2007.
- Commissioner Murray commented that the League of Women Voters was having a "State of the County" Luncheon on February 7, 2007. The guest speaker will be Lois Wolk and tickets are \$12.00.
- Commissioner Sanders commented he felt the wiring for the new medical center at the corner of Gibson Road and Cottonwood Street should be underground. He felt it would be safer to land the emergency helicopters and also would be more aesthetically pleasing.
- Commissioner Barzo stated he would like staff, at the next meeting, to provide a list of the Planning Commission's additional duties with the new Commissioner included.
- Barry Munowitch stated that he gave the list to the Planning Commission a couple of months ago, but can certainly give an updated version.
- Commissioner Barzo stated that would be fine.
- 4. Subcommittee Reports.
 - None
- 5. Present Certificate of Appreciation to Dennis O'Bryant.
 - Commissioner Barzo presented a Certificate of Appreciation to Dennis O'Bryant. Mr. O'Bryant served as a member of the Planning Commission for 11 years from January 16, 1996 to December 6, 2006. During his tenure on the Commission he participated in several major projects, some of which were the revised General Plan; the adopted Community Design Guidelines; the East Street Corridor; the development of the Spring Lake Specific Plan and the Spring Lake Design Guidelines; the updated Downtown Specific Plan; and the Community Design Standards.
 - Commissioner Sanders presented Dennis O'Bryant with a Certificate of Appreciation given by the City Council. He commented that Mr. O'Bryant was a fantastic mentor and will be greatly missed on the Planning Commission.
 - Dennis O'Bryant thanked all of the Planning Commissioners, City Council Members and especially Staff. He stated he learned a great deal during his time on the Commission and he appreciated working with the Commission and Staff.
 - Commissioner Barzo presented newly appointed Commission Wurzel with his official name tag; to be worn at all functions where he will be representing the City.

PUBLIC HEARINGS:

6. Spring Lake Specific Plan Amendment (#4), Rezone, Vesting Tentative Subdivision Map #4805, Conceptual Design Review and Development

Agreement: The applicant proposes that ± 113 acres in Spring Lake Specific Planning area be rezoned to ±21.8 acres of R-5 (5 du/ac); ±43.3 acres of R-8 (8 du/ac); ±11.3 acres of R-15; and +6.94 acres of R-20. Other land uses include a

 ± 4 acre Central Park; ± 5.0 acre Neighborhood Commercial; and ± 1 acre Fire Station. The applicant proposes to subdivide the property into 682 residential lots; 426 single-family (107 at the R-5 density and 319 at the R-8 density); and 212 multiple-family (87 at the R-15 density and 125 at the R-20 density). The project also includes Lot "O", an affordable housing site. (APN 042-010-08, 042-010-17 & 042-010-18).

Applicant: Reyen & Bardis: Mike Winn

Environmental Document: Prior EIR

Staff Contact: Paul L. Hanson, AICP, Senior Planner

Recommended Action: Conditional Approval

DISCUSSION:

• Paul Hanson introduced Joe Prutch, Contract Planner from PMC, working on this project.

- Joe Prutch stated since the Development Agreement was not completed he would defer until the next public hearing meeting. He requested a continuance on the project to February 1, 2007.
- Commissioner Barzo wanted clarification that Mr. Prutch was hired as a consultant to represent the City.
- Joe Prutch stated that was correct.
- Commissioner Barzo clarified that the Planning Commission was to have the public hearing with discussions and defer to the next meeting per staff's request.
- Joe Prutch stated that was correct with the Planning Commission making a motion to defer to the next meeting.
- Commissioner Wurzel questioned the approval process with respect to accommodation of lot width requirement where there is designation for additional open space.
- Joe Prutch believed that the approval is at the discretion of the Community Development Director rather than the Planning Commission.
- Mike Winn, representative of Reynen & Bardis explained the home sites range from R-5 to R-20, which is consistent in the Specific Plan. Mr. Winn stated an agreement was reached on 150 conditions with staff. The resulting land use plan is a product of many meetings, which resulted in 70 fewer R-5 homes, 44 more R-15 homes, 34 more R-8 homes, and 125 RD-20 homes. There is also a (5) five acre commercial site in the center and the City's new 1 acre fire station site. The Development Agreement calls for firm limitations on development timing, reimbursements and limitations on the City's liabilities, clear expressions of public benefits for the City, fiscal deficit mitigation that the applicant would provide as well as understanding of building allocation rights-of-way and easement dedication. Finally, Mr. Winn stated there was a clear commitment on the part of Reynen & Bardis to participate in City and Spring Lake fee programs, such as on and off site affordable housing fees, public transit fees, habitat monitoring, farming education, public art and early construction of infrastructure. The Spring Lake plan proposes (7) seven density categories, with a wide density range that will enable a variety of housing products from estate-style

homes to small starter homes and apartments of all sizes. Mr. Winn feels that introducing contemporary lotting design and architecture matches the integrity written into the Specific Plan as well as a real attempt to recognize the City's architectural heritage. Parks & Recreation, Community Services and the Urban Forestry Commission have recommended approval of this planning effort in March 2006. The Spring Lake Subcommittee recommended the plan on April 5, 2006.

- Commissioner Sanders stated he was concerned with the Lot "O" Plan in regards to clustering the affordable units in one tight area. He questioned how the applicant and staff plan to develop this area to make it appealing to potential residents of the community.
- Mike Winn stated that within all neighborhoods, particularly in the R-8 neighborhoods, there will be mixed-use for sale affordable house.
- Barry Munowitch clarified the difference between "for sale" affordable housing and "rental" affordable housing. He stated the issue is that when very low affordable housing is needed the best units are the rental units. This involves clustering of units. It is not efficient to do a 5 unit rental project in one location and the scatter another 5 unit project in another location. Staff agrees with Neighborhood Partners and the developing programs. He believes the past issues regarding clustering units were based on clustering "for sale" units.
- Commissioner Sanders stated the standard for the affordable housing should be such that any staff member, Commissioner or applicant would want to live in the homes.
- Jamie McLeod, Housing Analyst stated that staff requires the developer to submit proforma and to forecast "for sale" units. The City has secured federal funds through the State as part of the program and along with other funding sources the City is applying for, the developer is required to maintain a large replacement reserve for maintenance. The developer is also required to have professional management for the site. If the City is not satisfied with the performance, the City has the authority to call the loan.
- Commissioner Sanders commented that he wanted high quality products built in Spring Lake so that people would be excited about living in them and they would be more apt to take care of it.
- Jamie McLeod stated staff has discussed with Neighborhood Partners the need for concurrency and design elements for the R-15 and R-20 very low income sites.
- Commissioner Barzo gave some background on the development of Spring Lake. He stated that this project was very important to the Planning Commission, and therefore the design guidelines are very strict. The Planning Commission's goal with Spring Lake was to help Woodland become a leader in the housing industry. The architecture, amenities and landscaping are extremely important to the Planning Commission.
- Craig Stradly, architect with Mogavero & Notestein Associates, stated his firm specializes in residential design. He also stated that 1/3 to 1/2 of all the residential work done by the firm is affordable housing. Mr. Stradly is very conscious regarding design values. He feels the site has been selected wisely and in the most intensive use area within the project site. It will be convenient to transit for the neighborhood as well as commercial services and parks. The units are oriented to the street like traditional single family homes with front porches, walks and entries off of the main

drive. These will look very much like individual homes that are connected. The units will be a mixture of one, two and three bedroom; tailored more toward family rather than single occupants. Mr. Stradly commented that the most important part of designing affordable housing is integration.

- Commissioner Barzo questioned the fact that there is only one road coming into the site. He thought the Fire Department required two roads.
- Paul Hanson stated that the Fire Department usually does require two roads. He stated that the Fire Department will review the project and provide further comments to staff.
- Craig Stadly stated that there is usually a criterion for the number of units that would require two roads. However, emergency vehicle access can be provided at the corner location.
- Commissioner Wurzel questioned what the parking ratio per house was.
- Craig Stadly stated the parking ratio is 57 parking spots for 44 units, which meets City requirements.
- Commissioner Murray questioned whether a landscape plan would come before the Planning Commission. She is concerned about the small side lots and back lots, and whether there is enough room for trees.
- Craig Stadly stated the applicant would be submitting a full development review package, which would include a full landscape plan.
- Commissioner Sanders thanked Mr. Stadly for his presentation stating he felt more comfortable in the direction the project was proceeding.
- Commissioner Wurzel stated he was curious about the development schedule for this project.
- Jamie McLeod stated according to the Spring Lake Plan there is a concurrency requirement that requires Neighborhood Partners to go prior to the R-15 and R20 sites breaking ground.
- Commissioner Wurzel questioned whether there was any consideration for HOME funds that will be used to finance the project. Would the grants that are to be received be concurrent? Were these funds taken into consideration in the Development Plan?
- Jamie McLeod stated the City applied in 2006 for the HOME round and has already received the HOME award. The City is anticipating setting up other funding in which Neighborhood Partners can start building by late summer or early fall, which he believed is the same timeframe for Reynen & Bardis constructing their market rate units as well.
- Commissioner Wurzel questioned whether this would be implemented in the development agreement.
- Jamie McLeod stated that it is within the plan itself and staff monitors when building permits are issued.
- Barry Munowitch reiterated staff requested questions, comments and directions from the Planning Commission tonight. It is staff's intention to bring this item back before the Commission in two weeks with a recommendation for approval including all of the actions in front of the Commission tonight
- Commissioner Sanders commented that he felt the project was proceeding in the right direction.

- Commissioner Wurzel requested discussion from staff with respect to the fire station and the conditions within the development agreement relating to the fire station.
- Barry Munowitch stated that Spring Lake does show a fire station site. The City of Woodland's General Plan mandates a certain response time throughout the community. Locating the fire station at a specified site will meet the General Plan requirement for the Spring Lake area and other areas around Spring Lake, as well as provide backup for the rest of the City. The Development Plan presented before the Commission tonight speaks to the dedication of a fire station site. The City Council will review the provision of fire services citywide. The Fire Department will be updating information to the City Council and in the future City Council will discuss whether or not the currently required response times in the General Plan will need to be modified. Currently, the plan meets the City's requirements.
- Commissioner Barzo reiterated that the land is set aside for a fire station, but that does not mean there will be a station built on the site; it will depend on funding.
- Barry Munowitch stated there are timing requirements for the fire station within the Development Agreement for Spring Lake. The timeline is currently based on the build-out of Spring Lake and the triggers currently in existence. Within the next year the timeline would be reevaluated and discussed with additional information provided by the Fire Department and the City Council who then make their decision.
- Commissioner Barzo clarified that the Fire Department was in limbo waiting to forward recommendations to the City Council.
- Barry Munowitch stated that the Fire Chief has been asked by the City Council for a study of different methods regarding response time, adequate staffing and to reevaluate the past studies to decide whether they are still applicable.
- Commissioner Barzo questioned whether the Planning Commission would be able to obtain a copy of the report to the City Council regarding the findings from the Fire Chief.
- Barry Munowitch stated staff will provide reports to the Planning Commission when
 they become available from the City Council. If the City Council decided to make
 changes to the General Plan, Council would have to do so through an Environmental
 Impact Report, which would trigger hearings before the Planning Commission. The
 Planning Commission would then send their recommendations to the City Council for
 review.

RECOMMENDED MOTION

It was moved by Commissioner Sanders, seconded by Commissioner Murray and unanimously carried to continue the public hearing on item #8 of the agenda (Spring Lake Specific Plan Amendment (#4), Rezone, Vesting Tentative Subdivision Map #4805, Conceptual Design Review and Development Agreement until the February 1, 2007 Planning Commission Meeting.

AYES: Sanders; Murray; Barzo; Wurzel

NOES: None

ABSENT: Dote; Gonzalez; Spesert;

NEW BUSINESS:

7. Review of the proposed Community Sports Park Master Plan:

A request for review of the City of Woodland's Community Sports Park Master Plan including Community/Senior Center Phase II Improvements.

Applicant: City of Woodland Parks & Recreation Department

Staff Contact: Kent Perkes, Park Planner

Recommended Action: Review and approve the Sports Park Master Plan

DISCUSSION:

- Kent Perkes, Park Planner, presented the Master Plan for the proposed Community Sports Park.
- John Courtney, Landscape Architect with the RJM Design Group, stated that the Master Plan calls for the use of artificial turf. Artificial turf will be the lowest cost to the city to maintain and extends the playability of all ball fields. All of the fields will be lit for the availability of night games. Mr. Courtney also stated there will be a lake, which will be a central feature of the park. It will be mainly aesthetic, but will provide some function for storm water retention and detention.
- Commissioner Barzo questioned whether there would be artificial turf in the Dog Park.
- John Courtney stated the Dog Park would be natural grass. Mr. Courtney continued to expound on the activities around the lake; model boat sailing, regattas, paddle boat rentals, and boat storage underneath the restaurant building.
- Commissioner Barzo questioned whether the restaurant would be large enough for banquets.
- John Courtney stated the restaurant would be more in line with "The Elephant Bar" or "Chili's"; as inquiries out to both of those establishments. The restaurant will be approximately 10,000 square feet. There are, however, banquet facilities in the Community Center.
- Commissioner Barzo questioned whether there would be fish in the lake. He stated that Davis has lakes with fish in them and fishing is a good activity to do with the younger children.
- Dan Gentry, Parks and Recreation Director, stated that could be a possibility.
- John Courtney stated one feature of the park will be its regional draw. The Sports Park Phase I is anticipated to be available for this year's softball season to replace Dubach Park. Phase II is scheduled to begin between 2010 and 2015 and the rest will be built out as the remainder of Spring Lake is built out. Mr. Courtney also stated there will be bicycle access on the main roads. There will also be controlled access to the park.
- Dan Gentry clarified there will be four bicycle entryways into the park; one from Matmor Road, one from East Street, one over Highway 113 from Gibson Road and one off of Parkway Drive.
- Commissioner Murray questioned how Phase II will be financed.

- Dan Gentry stated with the Measure E funding that passed in June gave the City matching funds for development.
- John Courtney stated there will be a dedicated maintenance facility with controlled access/egress onto Matmor Road and into the park.
- Commissioner Barzo asked for more discussion on the Dog Park.
- Dan Gentry stated there was a grant fund of \$135,000 from the City Council to add the Dog Park to Phase I of the project. It was designed and put to bid to the current contractor on Phase I. However, the bid was too high. At this point the dog park has been listed in Phase II of the project. Since the grant money is still available, construction is planned to begin this summer. It will be a (2) two acre Dog Park.
- Commissioner Sanders questioned the number of parking spaces available when the softball fields are completed in Phase I.
- John Courtney stated there will be approximately 300 parking spaces with Phase I. There will also be spaces added to increase the total to approximately 471.
- Commissioner Sanders commented he thought this was a visionary plan, a fantastic idea. He stated parking is always a concern.
- John Courtney stated typically there are approximately 50 parking stalls per ball field. When all the ball fields are completed there will be approximately 900 parking stalls. In addition, there will be 150 stalls for the restaurant and 200 stalls for functions in the Community Center.
- Commissioner Murray commented she thought this was a great project.
- Barry Munowitch suggested the Commission open this item up for public comments even though it is not a public hearing.
- Commissioner Barzo opened up for public comment.
- Steve Greenfield, Engineer, Cunningham Engineering, represented K. Hovnanian, Four Seasons Project. He stated he represented K. Hovnanian this evening, for a tentative map for senior housing on the proposed mall expansion site. Mr. Greenfield asked for clarification regarding the pond. He understood that the pond was to be used for detention. Mr. Greenfield felt that there needed to be clarification on the phasing line. He also asked for clarification regarding the pedestrian overpass. Since this was not part of the original Spring Lake Specific Plan are the developer fees tied directly to Spring Lake or are they for other citywide projects? Mr. Greenfield's last comment was regarding the parking on Matmor Road. He felt that would become an area of congestion, and felt staff could possibly change that.
- Dan Gentry stated staff is currently working with Pruedler/Sievers, who had an obligation to provide storm water detention/retention for the Four Seasons property as well as their own property. Mr. Gentry does not foresee any problems regarding this. He stated there is a 7 acre detention pond in the Spring Lake Specific Plan that takes detention from the Master Plan Remainder Area. Mr. Gentry stated the City hopes to retain that property and include that as part of the Sports Park. Staff has not been able to finalize any agreement at this point. One pond is 4 acres, one is 7 acres, and both act as detention for the site.

• Commissioner Barzo commended staff and consultants for an outstanding presentation.

RECOMMENDED MOTION

It was moved by Commissioner Sanders, seconded by Commissioner Murray, and unanimously carried that the Planning Commission recommend to the City Council to approve the Community Sports Park Master Plan subject to securing approval and satisfying requirements of all agencies that have jurisdiction.

AYES: Sanders; Murray; Barzo; Wurzel

NOES: None

ABSENT: Dote; Gonzalez; Spesert

There being no further business, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Barry Munowitch Community Development Director