



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND
CITY COUNCIL

DATE: April 15, 2008

SUBJECT: Planning Commission Annual Report for Calendar Year 2007

Report in Brief

The Planning Commission will be presenting its annual report to the City Council, as required by the City Code.

Background

Dave Sanders, Planning Commission Chairperson, will be in attendance at the City Council meeting to provide a report on the Planning Commission's 2007 activities. The Planning Commission held fourteen meetings in 2007 and took action on 23 projects, ranging from holding a public scoping session on the Draft Environmental Impact Report for the City Center Lofts Project to reviewing and recommending approval of revisions to the Affordable Housing Ordinance (6A) and the Spring Lake Affordable Housing Plan. The attached table provides a summary of the projects and the actions taken by the Planning Commission.

Public Contact

Posting of the City Council Agenda.

Recommendation for Action

Council action is not required for this informational report.

Prepared by: Dan Sokolow
Associate Planner

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

SUBJECT: Planning Commission Annual Report for Calendar Year
2007

PAGE: 2
ITEM:

Mark G. Deven
City Manager

Attachment
Summary of Planning Commission Projects and Actions for 2007

2007 PLANNING COMMISSION PROJECTS AND ACTIONS

April 15, 2008

DATE	ACTION	PROJECT SUMMARY
Miscellaneous Reviews		
Jan 18	Recommended Approval	Community Sports Park Master Plan for facility located at 2001 East Street (O-S, Open Space Zone).
Mar 1	Approved	Interstate 5/County Road 102 Interchange Improvement Project.
Jul 5	Received/Provided Comments at DEIR Scoping Session	Draft Environmental Impact Report (DEIR) Public Scoping Session for the proposed City Center Lofts project located at 333 Main Street (CBD, Central Business District Zone).
Nov 1	Recommended Approval	Affordable Housing Ordinance (6A) and Spring Lake Affordable Housing Plan Update – Changes to the Inclusionary Housing Ordinance (6A) and the Spring Lake Affordable Housing Plan to make the program easier to implement for City staff and housing developers.
Dec 6	Finding of Conformance with General Plan	Review of the City of Woodland's Capital Budget for Fiscal Years 2007/08 to 2008/09.
Spring Lake Specific Plan General Planning		
Feb 1	Recommended Approval	Specific Plan Amendment (#4) – 113 acres rezoning to 21.8 acres of R-5, 43.3 acres of R-8, 11.3 acres of R-15 and 6.94 acres of R-20. Other land uses include 4-acre Central Park; 5-acre Neighborhood Commercial; and 1-acre Fire Station. Property subdivided into 682 residential lots: 426 single-family (107 R-5 and 319 R-8 lots) and 212 multiple-family (87 R-15 and 125 R-20 lots). Project includes Lot "O" affordable housing site.
Conditional Use Permits		
Feb 1	Approved	Jensen Deep Lot Development – Construction of duplex and two additional units for a total of three residential units on a 32,000 square foot parcel at 1011 Woodland Avenue (R-2, Duplex Zone).
Apr 1	Approved	Preschool facility to be located within existing church facilities, Woodland Presbyterian Church, at 1324 Columbia Drive (R-1, Single Family Zone).
Apr 1	Approved	Capital Hotel – Modify existing parking standards as required by Article 23 Off-street Parking in the Zoning Ordinance. Project located at 601 Main Street (CBD, Central Business District Zone).
Apr 19	Approved	Einstein Education Center Diploma Plus Program – Public alternative based high school to occupy existing tenant space inside the County Fair Mall. Project located at 1264 Gibson Road (C-2, General Commercial Zone).
Sep 6	Approved	Clearwire Wireless Telecommunications – Construction of 65-foot tall stealth wireless broadband facility (monopine) at 32 Kentucky Avenue (C-3, Service Commercial Zone).

2007 PLANNING COMMISSION PROJECTS AND ACTIONS

April 15, 2008

DATE	ACTION	PROJECT SUMMARY
Conditional Use Permits		
Nov 1	Approved	Budget Car Rental – Establishment of a satellite car rental office with an inventory of eleven cars at 2000 East Main Street (C-H/EOZ, Highway Commercial/Entryway Overlay Zone).
Design Reviews		
Feb 1	Approved	Elevations for a two story mixed-used building at 417 West Street (C-2, General Commercial Zone).
Apr 19	Approved	Heidrick Ranch Phase 1 – 39 R-5 units consisting of 27 single-family and 12 duplex units located in the Spring Lake Specific Plan Area near the southeast corner of the intersection of Pioneer Avenue and Farmer's Central Road.
Jun 7	Approved	R.W. Hertel & Sons, Inc. Parkside at Spring Lake – 162 R-5 units within the Spring Lake Specific Plan Area, consisting of 126 single-family and 36 duplex units northwest of the intersection of County Road 24A and Matmor Road.
Jul 19	Approved	Solara Ranch Design Review – 94 residential units, within Solara Ranch, in the Spring Lake Specific Plan Area, north of Marston Drive and west of Parkland Avenue.
Dec 6	Recommended Approval	Rochdale Grange at Spring Lake Site and Design Review – 44 R-15 units in Spring Lake Central Unit 3 within the Spring Lake Specific Plan Area consisting of eight residential buildings and two community buildings on 2.74 acres located southeast of the intersection of Heritage Parkway and Parkland Avenue.
Tentative Parcel or Subdivision Maps		
Mar 1	Approved	St. John's United Church of Christ Tentative Parcel Map No. 4885 located at 432 Cleveland Street (C-2, General Commercial Zone) – Creation of two parcels, 36,966 and 9,500 square feet in size.
May 17	Denied	Sahota Tentative Subdivision Map #4877 – Subdivision of 2.11 acre parcel into 14 parcels. Project located at 534 Johnston Street (ESD/N-P, East Street District/Neighborhood Preservation Zone)
Jun 5	Approved	Lira Tentative Parcel Map No. 4873 – Division of 12,400 square foot parcel at 44 and 48 North Walnut Street (R-2, Duplex Zone) into two parcels with each parcel containing a single-family residence.
Jul 19	Recommended Approval	Pencin Tentative Parcel Map No. 4923 – Adjust parcel lines to legally recognize three existing parcels at 1030 and 1032 Pendegast Street and variance to reduce minimum lot area and width for one parcel (N-P, Neighborhood Preservation Zone).
Oct 4	Approved	Rite Aide Tentative Parcel Map No. 4929 – Reassembly of five properties and re-division into two parcels on Main, Sixth, and Court Streets (CBD, Central Business District Zone).
Nov 1	Approved	Country Oaks Tentative Subdivision Map No. 4851 – Subdivision/planned development conditional use permit of 5.65 acre parcel into 38 parcels at 1341 East Gum Avenue (R-1/PD, Single Family/Planned Development Overlay Zone).