

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE April 15, 2008

SUBJECT: Ordinance – Zoning of Parcel on Northeast
Corner of E. Gibson Road & Ogden Avenue

Report in Brief

The proposed Ordinance would amend the Woodland Municipal Code and Zoning Map to change the zoning from multiple family to duplex residential in the Gibson-Ogden development on the Northeast Corner of East Gibson Road and Ogden Avenue. Council introduced the Ordinance at their April 1, 2008 meeting.

Staff recommends the City Council adopt Ordinance _____ amending the Municipal Code and Zoning Map to change the zoning for the 14.47 acres of Assessor's Parcel Number 027-800-08 to duplex residential.

Background

Council has previously received the proposed language at their meeting on April 1, 2008 with extensive background information and detail on the proposed Ordinance advantages. The Ordinance comes to you now for adoption.

Public Contact

Noticing has taken the following forms:

- Posting of the City Council agenda.
- Properly noticed Public Hearing, adoption of appropriate Resolutions and introduction of Ordinance at the April 1, 2008 meeting

Recommendation for Action

Staff recommends the City Council adopt Ordinance _____ amending the Municipal Code and Zoning Map to change the zoning for the 14.47 acres of Assessor's Parcel Number 027-800-08 to duplex residential.

Prepared by: Sue Vannucci, Director of
Administrative Services and City Clerk

Mark G. Deven
City Manager

Attachment: Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE WOODLAND MUNICIPAL CODE AND ZONING MAP TO
CHANGE THE ZONING FROM MULTIPLE FAMILY (RM/PD) TO DUPLEX
RESIDENTIAL (R-2/PD), RELATING TO THE OGDEN-GIBSON DEVELOPMENT
FOR APN 027-80-008**

The City Council of the City of Woodland, State of California, does hereby ordain as follows:

Section 1. Purpose. The purpose of this ordinance is to amend the Zoning Map of Woodland Municipal Code for the 14.47 acre parcel identified as (APN 027-80-008) located at the northwest corner of Gibson Road and Ogden Avenue, east of the Gibson shopping center, and north of Gibson Road.

Section 2. Authority. The City of Woodland has authority to adopt this ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution.

Section 3. Findings. The City Council hereby finds and declares:

1. The City has prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act and determined that the land use change and potential environmental impacts associated with development associated with the project are fully mitigated through the adoption and implementation of identified mitigation measures, and therefore, will not have a significant effect on the environment; and
2. The proposed zoning change is consistent with the goals and policies of the General Plan and shall allow for the development of innovative mix of single family and small lot courtyard development and will be compatible with existing surrounding development ; and
3. The project shall meet all regulatory requirements of the Zoning Ordinance, including the use of the Planned Development Overlay Zone to allow flexibility and innovation of development; and
4. The development shall meet the entitlements and conditions and regulatory requirements of the Southeast Area Specific Plan;
5. A legally noticed public hearing on the project was held before the Planning Commission on February 21, 2008 and March 6, 2008 in order to receive input and testimony;
6. A legally noticed public hearing on the project was held before the City Council on April, 1, 2008 in order to receive public testimony.

Section 4. Amendment. The Zoning Map of the Woodland Municipal Code shall be amended as shown on Exhibit A:

Section 5. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2008.

AYES:
NOES
ABSENT:
ABSTAIN:

DAVID M. FLORY, MAYOR

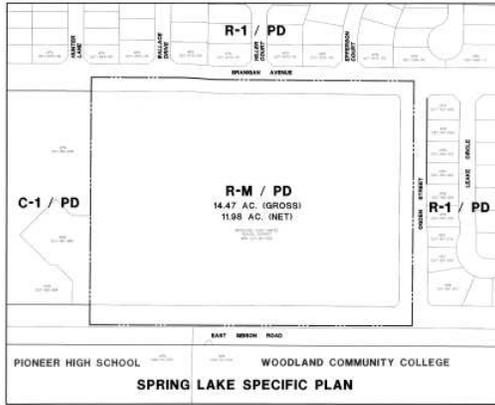
ATTEST:

APPROVED AS TO FORM:

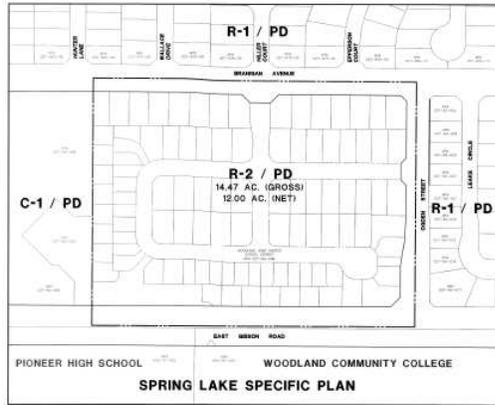
SUE VANNUCCI, CITY CLERK

ANN M. SIPRELLE
CITY ATTORNEY

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EXISTING ZONING



PROPOSED REZONING

ZONING SUMMARY - OGDEN / GIBSON

EXISTING ZONING	AREA		PROPOSED REZONE	AREA	AREA	
	GROSS	NET			GROSS	NET
R-M / PD (MULTI-FAMILY RES.)	14.47 AC.	11.98 AC.	R-2 / PD (SINGLE FAMILY RES.)	14.47 AC.	12.00 AC.	14.47 AC.



REVISED 1/29/08
SUBDIVISION MAP # 4879

SCALE: 1" = 100'

SOUTHEAST AREA SPECIFIC PLAN
REZONE EXHIBIT
OGDEN / GIBSON VESTING TENTATIVE MAP
OGDEN / GIBSON ENGINEERS, INC. - CALIFORNIA LICENSE # 45188

DATE: 1/29/08

SHEET
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PROJECT NO.: 041.00