

**ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, JULY 19, 2007**

VOTING MEMBERS PRESENT: Wurzel; Dote; Murray; Sanders; Spesert;
Gonzalez

VOTING MEMBERS ABSENT: Barzo

STAFF MEMBERS PRESENT: MacNicholl; Hanson; Stillman;
Grattidge (Consultant)

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

1. Director's Report:
 - a. Robert MacNicholl asked the Commissioners to consider an earlier start time, similar to City Council who meets at 6:00 pm. It will be agendized for a later meeting when all Commissioners are present.
 - Commissioner Sanders: He requested that staff schedule the issue of meeting start-time for discussion, at a later meeting.
 - b. He advised that the Arbors were to be on the agenda tonight, but will need to be continued. The applicant has not yet returned necessary information and it has not gone to the design Subcommittee. When the revised elevations are received, it will be set for the Planning Commission.
 - c. He confirmed that there will be no Planning Commission meetings for the month of August 2007.
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.
 - a. None.
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.
 - a. None
4. Subcommittee Report
 - a. None

PUBLIC HEARING:

5. **Pencin Tentative Parcel Map No. 4923:** A request to adjust parcel lines to legally recognize three (3) existing parcels at 1030 and 1032 Pendegast Street (APN 006-533-05). Application also includes a request for a variance to reduce minimum lot area and lot width for one (1) parcel in the Neighborhood Preservation (N-P) Zone.

Owner/Applicant: Alfred and Gaye Pencin
Environmental Document: Categorical Exemption
Staff Contact: Jimmy A. Stillman, Associate Planner
Recommend Action: Conditional Approval

RECOMMEND APPROVAL

DISCUSSION

- Commissioner Sanders: He asked about the easement and accessing the 4th parcel from this easement.
- Jimmy Stillman: He confirmed that this easement will service the fourth parcel.
- Commissioner Dote: She had questions about the sequence of buildings on this parcel and if parcel 2 is a commercial lot.
- Jimmy Stillman: He confirmed that parcel 2 is not a commercial lot.
- Commissioner Dote: She asked if the request to adjust the parcel lines is for the purpose of sales.
- Jimmy Stillman: He confirmed that the purpose is for parcel sale.
- Commissioner Wurzel: He said that this is a good plan and had no additional questions.
- Commissioner Dote: She reiterated that the purpose of this parcel line adjustment is to sell parcels and build residences.
- Commissioner Murray: She confirmed that the easement will continue to service all 3 lots.
- Commissioner Spesert: He said that he has no opposition to this project.
- Commissioner Gonzalez: She wanted clarification about the use of the easement and what homes will be serviced by it on the map provided.
- Jimmy Stillman: He confirmed that the home in question would continue to use the easement.
- Commissioner Gonzalez: She asked who would be responsible for the cost related to the new fire hydrant.
- Jimmy Stillman: He said that the cost attributed to the new hydrant on this parcel would be the responsibility of the person that caused the change; therefore, the project proponent will be responsible for its cost.

It was moved by Commissioner Wurzel and seconded by Commissioner Gonzalez, and unanimously carried, that the Planning Commission approve the Pencin Tentative Parcel Map # 4923 and Variance, as written and amended by new condition # 7 and new condition # 13 as presented and based on the identified findings of fact, and subject to the identified conditions of approval, by taking the following actions:

- Confirmation of findings of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, minor land division & Class 5, minor alteration in land use limitations.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Determine that the project, as conditioned, is consistent with the Subdivision Ordinance.
- Approve Tentative Parcel Map # 4923 dividing APN: 006-533-15 into 3 parcels as identified on the attached Tentative Parcel Map.
- Approve a Variance to reduce Minimum Lot Size and Lot Width requirements in the Neighborhood Preservation (N-P) Zone.
- Waive Final Parcel Map Requirements pursuant to Section 66428 of the Subdivision Map Act.

NEW BUSINESS:

6. Solara Ranch Design Review: A review of the designs proposed for 94 residential units, within Solara Ranch, in the Springlake Specific Plan, north of Marston Drive, and West of Parkland Avenue.

Owner/Applicant: D. R. Horton
 Environmental Document: Previous EIR (XH99022069)
 Staff Contact: Paul Hanson, Senior Planner
 Brian Grattidge, Staff Consultant
 Recommend Action: Conditional Approval

RECOMMEND APPROVAL

DISCUSSION

- Commissioner Gonzalez: She asked the architect about roof clips.
- Jeff Potts, Architect for Applicant: He explained that the term clip refers to the clipped sides of the roofs or the roof style.
- Commissioner Wurzel: He discussed the elevations that were presented by the Architect.
- Commissioner Dote: She thanked the applicant for providing color maps that indicated the different plots. She said that she liked the garage variations and asked if the development is pre-plotted.
- Jeff Potts, Architect: He confirmed that the development is pre-plotted
- Commissioner Sanders: He asked about plot set-backs. He also said that the roof on Plan 2 (Spanish style) is too complicated and looks odd. He said that it can not be clearly seen in the rendering and that applicant should work with staff on this.
- Commissioner Gonzalez: She said that she liked that the duplexes are not clustered but scattered throughout the development. She asked about affordable housing.

- Jeff Potts, Architect: He said that 10% of the development (or 9 units) are required for affordable housing. Two duplexes will be given to the City as affordable and it is not known at this time which two they are. He said this will be worked out in the affordable housing agreement. He said that the duplexes are intended as affordable.
- Commissioner Spesert: He stated that there was a subcommittee meeting regarding this development where they provided recommended changes to be included. He said that he likes the development.
- Commissioner Murray: She said that she will withhold her comment.
- Commissioner Dote: She said that duplexes are split lots and she is happy with it.
- Commissioner Wurzel: He asked if the porches are big enough for furniture (8 ft. x 6 ft.). He asked to review the furnishing exhibits for sample sizes. He identified that otherwise there could be set-back issues.
- Commissioner Dote: She asked if the Woodland Bungalow was created for the City of Woodland.
- Brian Roberts, Applicant Representative: He confirmed that the applicant took a walking tour of the City looking for design elements and did create the Woodland Bungalow for this City.
- Commissioner Murray: She said that she had an issue with the colors. She said that she did not like the colors but no one else has identified this as a problem.

It was moved by Commissioner Dote and seconded by Commissioner Gonzalez, and unanimously carried, that the Planning Commission approve the Solara Ranch R-5 Design Review by taking the following actions:

- Approve the proposed Solara Ranch R-5 residential development as shown in the Plan Booklet (June 14, 2007), overall site exhibit (lot layout), and color/materials boards, subject to the conditions of approval provided.

There being no further business, the meeting was adjourned at 7:53 PM.

Respectfully submitted,

Barry Munowitch, AICP
Assistant City Manager