



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 15, 2009

SUBJECT: Ordinance to Rezone Farm Credit West Property

Report in Brief

The Council has previously reviewed this item at their December 1st meeting at which time the Public Hearing was held without receipt of public comment. At this meeting Council adopted Resolution 5065, "A Resolution Adopting the Negative Declaration", and Resolution 5066, "A Resolution Amending the General Plan and Land Use Exhibit".

Staff recommends that City Council adopt Ordinance _____ to rezone the Farm Credit West Property located on the west side of Pioneer Avenue, just north of Springlake Court from Highway Commercial to General Commercial.

Background

This requested land use is consistent with another use adjacent to that site. The item has gone before the Planning Commission and is recommended for approval. Considerations to that previous approval of land use are consistent with this recommendation to amend the zoning.

Discussion

The requested amendment from Highway Commercial (C-H) use to General Commercial (C-2) is considered a minor change to the current land use designation. This site is considered to be less beneficial as a C-H site and would likely not be best utilized in that zoning designation. As this is an infill property of 2.06 acres it would be less likely to be developed as a C-H site as well.

Fiscal Impact

There is no adverse fiscal impact on City funds in association with the recommended action. Given the current underutilization of the site, the potential fiscal impact would be the generation of additional property tax if the site is improved as proposed.

Public Contact

Posting of the City Council agenda and the public hearing conducted during the November 17 Council meeting. No comments were heard at the public hearing.

Recommendation for Action

Staff recommends that City Council adopt Ordinance _____ to rezone the Farm Credit West Property located on the west side of Pioneer Avenue, just north of Springlake Court from Highway Commercial to General Commercial.

Prepared by: Sue Vannucci, Director of
Administrative Services

Mark G. Deven
City Manager

Attachment: Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE REZONING OF THE FARM CREDIT WEST PROPERTY**

WHEREAS, on November 5, 2009, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing and recommended that the City Council of the City of Woodland (“City Council”) approve a change of zone from Highway Commercial (C-H) to General Commercial (C-2) (“Change of Zone”) for two parcels of real property located in the City of Woodland, California, which collectively consist of 2.36 acres and are more commonly known as Assessor’s Parcel Numbers 066-040-29 and 066-050-10, as shown on Exhibit A attached hereto and incorporated herein by this reference (collectively, the “Farm Credit West Property”); and

WHEREAS, the Planning Commission based its recommendation to approve the Change of Zone on the findings set forth below and the proposed adoption of a Negative Declaration in compliance with the California Environmental Quality Act; and

WHEREAS, on December 1, 2009, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone was comprehensively reviewed; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council adopted the Negative Declaration and the General Plan Amendment prepared for the Change of Zone.

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

1. **Designation of Farm Credit West Property.** The City Council hereby approves the Planning Commission’s recommendation and designates the Farm Credit West Property to be within the C-2 Zone, as that zone is described in Article 15 of Chapter 25 of the Woodland Municipal Code.

2. **Purpose.** Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds that this Ordinance promotes the public health, safety and welfare of the community because: (i) the Change of Zone assists with the facilitation of the infill development of the Farm Credit West Property, which encourages a comprehensive range of retail, service and other commercial uses in the City that provide goods and services to meet the diverse needs of Woodland’s residents and businesses while preserving areas already designated as open space; (ii) the Farm Credit West Property is an infill site located adjacent to land that has already been developed in a manner that is complementary to the Change of Zone; and (iii) the Farm Credit West Property would otherwise remain vacant or underutilized given its current land use designations and site constraints if the Change of Zone is not implemented, and such use would not be in the best interest of the public health, safety and general welfare of the community.

3. **Findings.** Pursuant to Woodland Municipal Code section 25-29-10 and based on the entire record before the City Council, including all written and oral evidence presented, the City Council hereby finds that the Ordinance is in conformance with the Woodland General Plan because: (i) the Change of Zone promotes General Plan Policy 1.A.6 by promoting infill development and reuse of underutilized parcels in a manner compatible with the character of the surrounding neighborhood; and (ii) the Change of Zone is in compliance with General Plan Policy 1.E.2 because it allows for commercial development near highway entrances to Woodland in a manner that does not detract from the Central Commercial core of Woodland.

4. **Rezoning.** The Planning Director shall modify the Official Zoning Map of the City of Woodland in accordance with this Ordinance to indicate thereon the zoning applicable to the Farm Credit West Property.

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 AND ADOPTED~~ this _____ day of _____, 2009 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTENTIONS:

Marlin H. "Skip" Davies, Mayor

ATTEST:

APPROVED AS TO FORM:

Sue Vannucci, City Clerk



Andrew Morris, City Attorney

Dated: _____

Exhibit:

A –Legal Description of the Farm Credit West Property

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Parcel "B" of Lot Line Adjustment, recorded September 5, 2003, Instrument No. 2003-0054955-00, Yolo County Records, and described as follows:

Being a portion of the Northeast one-quarter of Section 33, T. 10N., R. 2E., M.D.M., more particularly described as follows:

Commencing at the East one-quarter of said Section 33, thence Northerly along the East line of Section 33, North 00° 20' 50" East, 1,621.19 feet to the true point of beginning of herein described parcel of land; thence from said true point of beginning, leaving said East line of Section 33, North 89° 34' 10" West, 248.62 feet; thence North 00° 25' 50" East, 413.79 feet; thence South 89° 33' 54" East, 247.90 feet to a point on the East line of said Section 33; thence Southerly along said East line, South 00° 20' 50" West, 413.77 feet to the true point of beginning.

Excepting therefrom unto Forrest Emil Storz and Emil Kurt Storz, as their separate property, their successors and assigns, all oil, gas, minerals and other hydrocarbon substances lying in, on or under the property as reserved in Deed recorded September 20, 1984 in Book 1666 of Official Records, Page 751, Yolo County Records, without the right of surface entry.

Note: As an appurtenance to the land herein described, the following should be included on the Deed or Deed of Trust to be recorded. This appurtenance is shown for information purposes only and is not to be construed as a part of this report.

Parcel Two:

An access easement and sign easement, appurtenant to Parcel One described above, as granted by, and more particularly described in, that certain "Easement Grant Deed", recorded September 5, 2003, Instrument No. 2003-0054957-00, Yolo County Records.

APN: 066-040-029-000, 066-050-010-000