

CITY OF WOODLAND  
PLANNING COMMISSION AGENDA  
OCTOBER 21, 2010  
CITY COUNCIL CHAMBERS  
**6:30 PM**

1. Call to order
2. Roll Call
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **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.
6. **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.
7. **Subcommittee Reports:**

**PUBLIC HEARING:** None

8. [Heidrick Ranch Phase II – Development Agreement Amendment, Alternative Phasing of the Final Map, and Modification to the Tentative Map Conditions of Approval](#)

The applicant is requesting that the existing Phase II map be recorded in two phases, providing alternate development agreement language for the affordable units to allow seven to be located on the first phase of the Heidrick Ranch Phase II map, and modifying conditions of approval to reflect the “pay as you go” approach.

Applicant:	Pioneer Investors, LLC – Melanie Mathews
Staff Contact:	Cindy A. Norris, Principal Planner Cindy Gnos, AICP, Contract Planner
Recommended Action:	Recommend Approval to the City Council with condition

9. [Gibson Ogden Investors, LLC – General Plan, Southeast Area Specific Plan, Spring Lake Specific Plan and Bikeway Master Plan Amendments](#)

The applicant is requesting proposed removal from all related documents the proposed future Gibson Road Overpass and proposed Class 1 off-street bike path south of Gibson Road between the Woodland Community College and Pioneer High School and related grade crossings on Farmers Central Road. .

Applicant:	Gibson Ogden Investors, LLC – Melanie Mathews
Owner:	Centex/Pulte Homes
Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Recommend Approval to the City Council

**NEW BUSINESS:**

10. [Standard Pacific Corporation “Parkside at Spring Lake” Design Review](#)  
Design review for 162 R-5 units in “Parkside at Spring Lake”, within the Spring Lake Specific Plan area. The units consist of 142 single-family, and 20 duplex (half-plex) units. Subject property (APN 041-070-43) is located in the Spring Lake Specific Plan area northwest of the intersection of County Road 24A and Matmor Road.

Applicant: Standard Pacific Corporation  
Staff Contact: Paul L. Hanson, AICP, Senior Planner  
Recommended Action: Approval with Conditions

11. [New Woodland Partners General Plan Petition](#)  
The applicant has submitted a petition requesting that the Planning Commission provide a merit review and to make a determination as to whether the applicant may move forward in submitting a formal application for review. The petition is for a General Plan Amendment for Annexation and subsequent Rezone on approximately 22-acres (APN: 027-852-005), just east of the Woodland City Limits, on the south side of Interstate 5, changing the land use designation from Urban Reserve (UR) to Highway Commercial (HC).

Applicant: New Woodland Partners  
Staff Contact: Paul L. Hanson, AICP, Senior Planner  
Recommended Action: Accept Petition

**OLD BUSINESS:** None

10. Adjournment