APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, JUNE 7, 2007

VOTING MEMBERS PRESENT: Wurzel; Sanders; Barzo; Murray; Dote

VOTING MEMBERS ABSENT: Gonzalez; Spesert

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

The meeting was called to order at 7:04 PM.

1. Director's Report:

- a. He advised that the General Plan (Housing Element Analysis) state deadline is June 2008. RFPs are being prepared.
- b. He advised that a new City Manager, Mark Deven, has been hired. Recruitment is underway for the Assistance City Manager.
- c. He said that the City Center Lofts Draft EIR will be completed next week.
- d. He said that the Four Seasons project is moving forward and communication to applicant being prepared.
- e. He made a request that Planning Commission members call or email Bob MacNicholl when they are to be absent from a Planning Commission Meeting.
- 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.
 - Commissioner Dote: She asked for status of the land swap with the school district.
 - Robert MacNicholl, Planning Manager: He indicated that the applicant is making changes and has not submitted yet. He said that the deadline is 2008.
 - <u>Commissioner Dote:</u> She asked if staff has forwarded the deadline information to the school district.
 - Robert MacNicholl: He said that the deadline came from the school district.
 - <u>Commissioner Murray:</u> No comment.
 - Commissioner Wurzel: No comment.

- <u>Commissioner Sanders:</u> He discussed landscape strips and to look at old designs from 2-5 years back and photos. He requested that staff enhance efforts to match paint used on walls to cover graffiti.
- <u>Commissioner Barzo:</u> He asked for an update on the Lincoln home.
- Robert MacNicholl: He said that 210 Lincoln has a lawsuit pending and is communicating with attorneys. He also said that an application was received at the counter last week. He said that the building department and the applicant met to discuss putting the home on a foundation and set-back requirements. The use now is not the same and appears to be more feasible.
- <u>Commissioner Barzo:</u> He asked about the fence around this property and is concerned about teenagers getting in and getting hurt. He also asked about the Shell service station and the wild landscaping there.
- Robert MacNicholl: He said that there are a number of issues about this property and getting the submittals needed but the City is working on it.
- 4. Subcommittee Reports.
 - a. None

PUBLIC HEARING:

a. None

NEW BUSINESS:

- <u>Commissioner Wurzel</u>: He said that wished to amend agenda to move item No. 10 (Request to Close Pedestrian Opening in the Spring Lake Specific Planning Area) to the place of agenda item No. 8 to accommodate the members of the public present to provide comment.
- <u>Commissioner Barzo</u>: He took a count of the members of the public present for agenda item No. 10.
- <u>Commissioner Dote</u>: She asked the members of the public if it is known if others are coming later for item No. 10. Since there appears to be none, she said that she is ok with moving this agenda item up.

It was moved by Commissioner Wurzel and seconded by Commissioner Murray, and unanimously carried, that the Planning Commission approves to move agenda item No. 10 (Request to Close Pedestrian Opening in the Spring Lake Specific Planning Area) to agenda item No. 8.

5. Request to Close Pedestrian Opening in the Spring Lake Specific Planning Area: Community Development staff received a petition from 17 residents of Briscoe Court in the Spring Lake Specific Planning Area requesting that the pedestrian opening that the end of the cul-de-sac be closed. Subject pedestrian

opening is within the sound wall along County Road 102 located in the Spring Lake Specific Plan area.

Staff Contact: Paul L. Hanson, AICP, Senior Planner

Environmental Document: Prior Certified EIR

Recommended Action: Review the petition, receive public input,

and provide staff with direction

DISCUSSION

- <u>Commissioner Wurzel</u>: He said that it is imporant that the community comes
 together so the Commission may consider their comments. He suggests that Staff
 further investigate the cost range for block walls versus iron gates. He said that it
 would be up to City Council to decide who would pick up the cost. He recommends a
 further review into closure options.
- <u>Commissioner Dote</u>: She is very concerned about non-disclosure issue as well as the kids. She questioned how many others are not being advised in Spring Lake. She said she recommends something removable so they have the flexibility to remove later if needed as at some point, thre will be pedestrian crossing across County Road 102 also.
- <u>Commissioner Murray</u>: She said that the public wanted access so that they will not have to go all the way around to get out. She said the City needs to look into cost. She said that she likes the gate and building a wall is very final. She said that a gate is more feasable for changes later.
- <u>Commissioner Dote</u>: She said that a gate could be locked permanently so not open for general use and only accessed by emergency vehicles. She suggests low grating for pets also.
- <u>Commissioner Sanders</u>: He said that he is against closure at all as it is a disservice to the people in the long run. Regarding the non-disclosure, he said that the openings were always planned and a Spring Lake gated community was not wanted. He is not in favor of closure.
- <u>Commissioner Barzo</u>: He said the Spring Lake vision was an opening. He said now there is Target and Costco bringing more traffic to CR102. He said the problems were not intended and he recommends the closure of all four openings with gates. He said that they need to protect the kids as traffic is increases. He summarized the Planning Commission recommendations as follows:

Iron Gate: Commissioners Dote, Murray and Barzo

Further review: Commissioner Wurzel No Closure: Commissioner Sanders

- Robert MacNicholl: He said that Staff will put together a proposal based on the Planning Commission recommendations.
- <u>Commissioner Wurzel</u>: He asked that Staff outline the next steps in the planning process for the public present.

- Robert MacNicholl: He said that if they close less than 2 openings, it would not be in concurrance with the plan and may involve a plan amendment. He said that they need to balance safety and plan adherence.
- <u>Commissioner Wurzel</u>: He outlined the Planning Commission and City Council process for the public. He explained that it will include an action by City Council. He said that the expense will require a funding mechanism.
- <u>Commissioner Dote</u>: She asked that Staff consider easement access between the homes.
- 6. **Centex Homes Beeghly Ranch R-15 Design Review:** Design review for 71 R-15 units (Lot D) and 11 units (Lot G) in Centex Homes Beeghley Ranch in the Spring Lake Specific Plan area. This is a residential condominium project, featuring attached, for-sale units in a townhouse-style development. Subject properties, Lot D is located on Marsten Avenue between H Street and Parkland Avenue and Lot G on Stewart Circle, adjacent to Parkland Avenue and East Heritage Parkway.

Owner: Centex Homes, Douglas Pautsch Staff Contact: Paul L. Hanson, AICP, Senior Planner

Environmental Document: Prior Certified EIR
Recommended Action: Conditional Approval

RECOMMEND CONTINUANCE

It was moved by Commissioner Sanders and seconded by Commissioner Wurzel, and unanimously carried, that the Planning Commission continues the Centex Homes "Arbors" site plan and design review to the first available Planning Commission meeting date in July 2007.

7. **R.W. Hertel & Sons, Inc Parkside at Springlake 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 126 single-family, and 36 duplex 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.

Owner: R.W. Hertel & Sons, Inc

Staff Contact: Paul L. Hanson, AICP, Senior Planner

Environmental Document: Prior Certified EIR
Recommended Action: Conditional Approval

RECOMMEND APPROVAL

It was moved by Commissioner Sanders and seconded by Commissioner Murray, and unanimously carried, that the Planning Commission approve the Parkside at Spring Lake Phase 1 R-5 residential development as shown in the Plan Booklet (lot layout, elevations, and floor plans), and color/materials boards, subject to conditions of approval provided.

There being no further business, the meeting was adjourned at 9:43 PM.

Respectfully submitted,

Robert MacNicholl Planning Manager