APPROVED ACTION MINUTES CITY OF WOODLAND PLANNING COMMISSION THURSDAY, JANUARY 21, 2010

VOTING MEMBERS PRESENT: Lopez; Wurzel; Murray; Barzo; Gonzalez

VOTING MEMBERS ABSENT: Sanders

STAFF MEMBERS PRESENT: Norris; Hanson; Siegel

The meeting was called to order at 7:00 PM.

• Approval of Minutes: **December 17, 2009**

It was moved by Commissioner Murray and seconded by Commissioner Wurzel that the Planning Commission minutes of December 17, 2009 be approved as written.

AYES: Commissioners Lopez, Wurzel, Murray, Barzo, and

Gonzalez

NOES: None ABSTAINED: None

ABSENT: Commissioner Sanders

- Director's Report:
 - <u>Cindy Norris</u>: She reported that future agendas will include Farm Credit West design review and a Walmart design revision.
- 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.
 - None
- 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 item a Commission member would like to have discussed at a future Commission meeting.
 - None

- Subcommittee Reports:
 - None

PUBLIC HEARING:

• Continuation of Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM #4971) from the December 17, 2009 Planning Commission Meeting.

This item was continued from the December 17, 2009 Planning Commission meeting. The Applicant is proposing an amendment to the Spring Lake Specific Plan Land Use Map, rezoning ±5.14 acres within Spring Lake Specific Planning Area from R-25 (23-25 dwelling units per acre) to R-8 (6-8 dwelling units per acre). The applicant also requests approval of a Tentative Subdivision Map No. 4971 to subdivide the property into 37 single-family lots (APN 042-533-01).

Applicant: Pioneer Investors, LLC, Tom Lumbrazo

Environmental Document: Prior EIR

Staff Contact: Paul Hanson, AICP, Senior Planner

Recommended Action: Conditional Approval

• <u>Paul Hanson, AICP, Senior Planner</u>: He presented his staff report to the Commissioners.

The Commissioners discussed the proposal.

Commissioner Barzo opened public comment to the Applicant.

• Tom Lumbrazo, Pioneer Investors, LLC: He spoke in support of the proposal.

Commissioner Barzo opened public comment.

- <u>Alysa Meyer, Legal Services</u>: She spoke in support of the proposal if all conditions, including revision to Condition No. 8, are approved. Otherwise, she requested that this item be postponed for 2 weeks to determine if the property is available for purchase.
- <u>Luke Watkins</u>: He spoke in support of the proposal.
- Dave Taormino, Pioneer Investors, LLC: He spoke in support of the proposal.
- Wendy Harder, Sacramento Mutual Housing Association: She spoke in opposition of the proposal and indicated that their agency is currently interested in purchasing this R-25 property.
- <u>Bill Strang, Pioneer Investors, LLC</u>: He spoke in support of the proposal.

- Dan Jackson, Resident: He spoke in support of the proposal.
- <u>Bobby Harris, Resident</u>: He spoke in opposition of the proposal.

Commissioner Barzo closed public comment.

The Commissioners discussed the proposal further.

It was moved by Commissioner Murray, and seconded by Commissioner Wurzel, that the Planning Commission make a recommendation to the City Council for the approval of the Pioneer Investor's Spring Lake Specific Plan Amendment (Rezone) and the Heidrick Ranch Phase 1A and 1B Tentative Subdivision Map No. 4971, including the amendments to Conditions 3 and 8, based on the identified Findings of Fact and subject to the identified Conditions of Approval by taking the following actions:

- Adopt the attached Resolution No. ____ approving the CEQA EIR addendum together with the previously certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act;
- Adopt the attached Resolution No. ____ amending the Spring Lake Specific Plan land use designations in accordance with the proposed Pioneer Investor – Heidrick 1A & 1B project;
- Adopt the proposed findings for approval of the EIR addendum, Tentative Subdivision Map No. 4971, and rezone as presented in the Findings of Fact as presented in this Staff Report; and
- Approve the Tentative Subdivision Map (TSM # 4971) dated 7/27/09 in accordance with the "Conditions of Approval" as presented in this Staff Report.

AYES: Commissioners Wurzel, Murray, Barzo and Gonzalez

NOES: Commissioners Lopez

ABSTAINED: None

ABSENT: Commissioner Sanders

NEW BUSINESS:

Update by Mark Cocke, Senior Civil Engineer, regarding FEMA and the City's flood model.

• <u>Mark Cocke, Senior Civil Engineer:</u> He presented his informational report to the Commissioners.

The Commissioners received the report and discussed.

OLD BUSINESS:

None

There being no further business, the meeting was adjourned at 8:29 PM.

Respectfully submitted,

Cindy Norris Principal Planner

PC MINUTES 01/21/10