

**APPROVED ACTION MINUTES  
CITY OF WOODLAND  
PLANNING COMMISSION  
THURSDAY, DECEMBER 17, 2009**

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

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Norris; Hanson; Siegel; Morris (City  
Attorney)

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

- Approval of Minutes: **December 3, 2009**

It was moved by Commissioner Wurzel and seconded by Commissioner Sanders that the Planning Commission minutes of December 3, 2009 be approved as written.

AYES:	Commissioners Lopez, Wurzel, Murray, Barzo, Sanders and Gonzalez
NOES:	None
ABSTAINED:	None
ABSENT:	None

- CDD Monthly Status Report:

- Cindy Norris, Principal Planner: She provided updates on the following projects-

- Permits were issued today for the Fitness club.
    - Burger King is in plan check.
    - There has been a number of design review submittals received.
    - The old Senior Center (Jeff Morgan's building) has been finalized.
    - The last of the Centex and Meritage permits have been issued.

- Director's Report:

- Cindy Norris: She reported that the January 7, 2010 meeting has been cancelled due to mandatory furlough and holiday closures.

- **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.
  - Commissioner Murray: She discussed the Tree Foundation board meeting that took place last night. She said that the tree fund has money to spend and had questions about the pond at Farmer’s Central. She said that they have manpower, trees and money available and inquired about Farmer’s Central. She said that she would be the contact person for any potential projects.
  - Commissioner Lopez: He requested that more information be made available regarding LLC companies that come before the Planning Commission. He said that he would like to know who he is working with to determine that there is no conflict of interest.
  - Andy Morris, City Attorney: He said that the Commission can request but not require this information due to due process and that projects should be judged based own merits.
  - Commissioner Sanders: He said that the Commission should avoid this issue unless the applicant volunteers the information.
  - Commissioner Wurzel: He suggested that this issue be agendized for discussion at a future meeting.
  
- **Subcommittee Reports:** None

**PUBLIC HEARING:**

- **Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM #4971)**

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

- Paul Hanson, AICP, Senior Planner: He presented his staff report to the Commissioners.

The Commissioners discussed the proposal.

Commissioner Barzo opened public comment to the Applicant.

- Melanie Matthews, Pioneer Investors, LLC: She spoke in support of the proposal.

The Commissioners discussed the proposal further.

Commissioner Barzo opened public comment.

- Alysa Meyer, Legal Services: She spoke in opposition to the proposed amendment.

Commissioner Barzo closed public comment.

The Commissioners discussed the proposal further, including concerns about the loss of affordable housing and a request by the Commissioners to discuss an “upzone” at the same time as this proposed “downzone”.

It was moved by Commissioner Sanders, and seconded by Commissioner Gonzalez, that the Heidrick Spring Lake Specific Plan Amendment (Rezone) and Tentative Subdivision Map (TSM # 4971) public hearing be continued to the next available Planning Commission meeting date.

AYES:	Commissioners Lopez, Wurzel, Sanders and Gonzalez.
NOES:	Commissioners Murray and Barzo.
ABSTAINED:	None
ABSENT:	None

**NEW BUSINESS:**

- None

**OLD BUSINESS:**

- None

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

Respectfully submitted,

Cindy Norris  
Principal Planner