

ATTACHMENT J

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS, AMENDING TABLE 2.4 OF THE SPRING LAKE SPECIFIC PLAN DESIGN STANDARDS, AND AMENDING THE SPRING LAKE AFFORDABLE HOUSING PLAN FOR THE HERITAGE REMAINDER SPRING LAKE PROJECT TO BE DEVELOPED BY TURN OF THE CENTURY, LLC

WHEREAS, the City of Woodland (“City”) desires to amend the Spring Lake Specific Plan Land Use Designations, Table 2.4 of the Spring Lake Specific Plan Design Standards, and the Spring Lake Affordable Housing Plan for the Heritage Remainder Area Project; and

WHEREAS, the City desires to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Turn of the Century Heritage Remainder Area Project as described in more detail in Exhibit "1" (the "Redesignation Amendment"), modifying the Lot Width Standards for R-4 lots in Table 2.4 of the Spring Lake Specific Plan Design Standards, as described in more detail in Exhibit "2" (the "Lot Width Standards Amendment"), and modifying the Spring Lake Specific Plan Affordable Housing Plan as described in more detail in Exhibit "3" (the "Affordable Housing Plan Amendment") (collectively the “Amendments”); and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on June 5, 2014, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on _____, 2014 to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit "1", to amend Table 2.4 of the Spring Lake Specific Plan Design Standards as described in Exhibit "2", and to amend to Spring Lake Specific Plan Affordable Housing Plan as described in Exhibit “3”, and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Heritage Remainder Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.

3. The City Council hereby finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.
4. The City Council hereby approves the following Amendments:
 - A. the Amendment to the Spring Lake Specific Plan for the Spring Lake Heritage Remainder Project, as described in Exhibit "1";
 - B. the Amendment to Table 2.4 of the Spring Lake Specific Plan Design Standards as described in Exhibit "2"; and
 - C. the Amendment to the Spring Lake Specific Plan Affordable Housing Plan as described in Exhibit "3"

provided that these Amendments shall take effect only upon execution by the City and the owner of the Property of an amendment to the development agreement governing the Property. No final map shall be recorded or approved for the Property in conformance with the Amendments until the Amendments has taken effect pursuant to this paragraph.

PASSED AND ADOPTED by the City Council on _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marlin "Skip" Davies, Mayor

ATTEST:

APPROVED AS TO FORM:

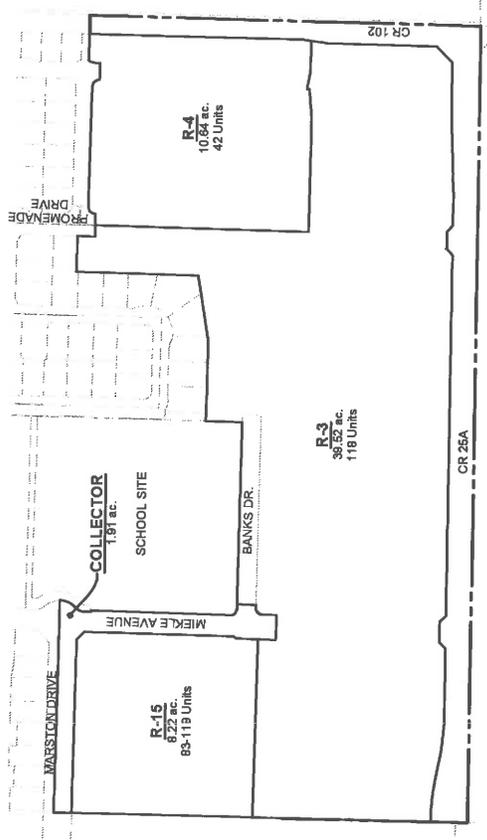
Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

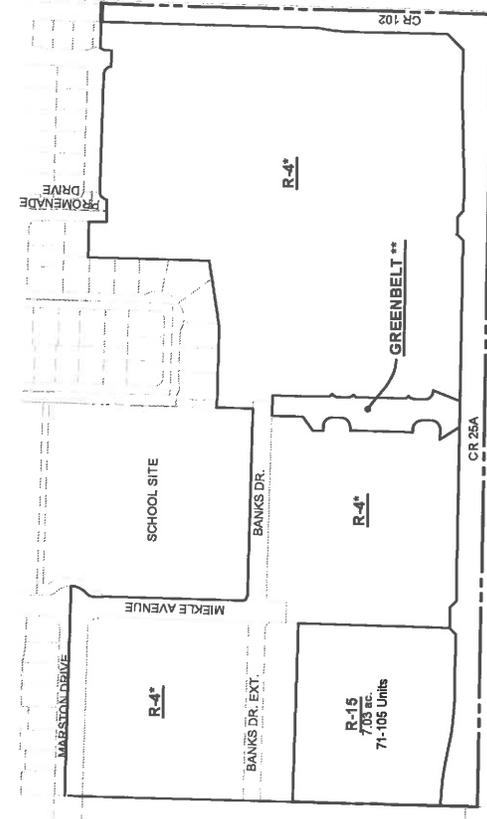
Dated: _____

- Exhibit "1"** - Spring Lake Specific Plan Land Use Amendment Exhibit
Exhibit "2" - Spring Lake Specific Plan Design Standards Table 2.4 Amendment Exhibit
Exhibit "3" - Spring Lake Specific Plan Affordable Housing Plan Amendment Exhibit

EXHIBIT 1



EXISTING SPECIFIC PLAN



PROPOSED SPECIFIC PLAN

* SEE TABLE BELOW FOR UNIT COUNT AND ACREAGE.
 ** GREENBELT ACREAGE (1.36± AC.) INCLUDED IN R-4.

EXISTING LAND USE

LAND USE SUMMARY	AREA	TOTAL UNITS	DENSITY
R-3	38.52 ac.	118	3.00 du/ac.
R-4	10.64 ac.	42	3.95 du/ac.
R-15	8.22 ac.	83-119	10-15 du/ac.
COLLECTOR	1.91 ac.	0	
TOTAL	60.28 ac.	243-278	

PROPOSED LAND USE

LAND USE SUMMARY	AREA	TOTAL UNITS	DENSITY
R-15	7.03 ac.	71-105	10-15 du/ac.
R-4	53.55 ac.	212	3.96 du/ac.
R-4*	7.03 ac.	0	
R-4**	60.58 ac.	283-317	
TOTAL	128.19 ac.	363-422	

NET CHANGE

LAND USE SUMMARY	AREA	TOTAL UNITS
R-15	<118>	<118>
R-4	+42.91	+170
R-4*	<1.91>	<12-14>
R-4**	<1.91>	0
TOTAL	+40.29	40-38



DESIGNED BY: **TABLE**
 DRAWN BY: **SG**
 CHECKED BY: **SG**
 SCALE: **1" = 400'**

DATE: 03/27/14
 JOB NO: 477.90

SHRUBS '20V

City of Woodland
 HERITAGE REMAINDER

Spring Lake Specific Plan
 Specific Plan Amendment
 Heritage Remainder

CITY OF WOODLAND
 CALIFORNIA

0 200 400
 SCALE: 1" = 400'

SHRUBS '20V

City of Woodland
 HERITAGE REMAINDER

Spring Lake Specific Plan
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EXHIBIT 2

**TABLE 2.4
SPRING LAKE SPECIFIC PLAN
Area Requirements for Lots (units = feet)**

Specific Plan Land Use Category (Density)	Front Setback ¹⁰ Minimum from House/Garage	Front Setback Maximum from House	Side Setback ¹⁵ Interior ¹¹ /Street	Rear Yard ¹¹	Front Setback from Porch ¹⁴	Minimum Lot Width	Maximum Height	Block Length ^{9,12}
RESIDENTIAL – DETACHED								
R-3 (1-3 du/ac)	20/22	None	5-10 ¹⁶ /15 ²²	25	15	70	35	±400 to 600 desirable; 980 maximum.
R-4 (>3-4 du/ac)	17/22	22	5/15	20	10	65-55 min²⁷	35	±400 to 600 desirable; 910 maximum
R-5 (>4-5 du/ac)	15/22	22	5/10 ⁸	20 ¹⁷	9	50 min ¹⁹	35	±400 to 600 desirable; 840 maximum
R-8 (6-8 du/ac)	12/20	20	5/10 ⁸	15 ¹⁸	7	40 min ²⁰	35	±400 desirable; 600 maximum
R-15 (10-15 du/ac)	10/20	15	5/10	10	10	35	35 ²⁴	±400 desirable; 500 maximum
R-20 (16-20 du/ac) R-25 (23-25 du/ac)	6/6	10	3.5 ¹ /10	10	6	28	35 ²⁴	400 maximum
RESIDENTIAL – ATTACHED¹³								
R-8 ²	15/20	20	5 ³ /10	20	7	35	35	±400 desirable; 600 maximum
R-15	10/20	15 ⁷	5 ³ /10	20	10	35 ²¹	35 ²⁴	±400 desirable; 500 maximum
R-20 and R-25	10/20	25 ⁷	5 ³ /10	10 ²⁵	10	26 ²⁶	35 ²⁴	400 maximum
RESIDENTIAL – ADJACENT TO GREEN SPACES²³								
Greenbelt Trails	-	-	10	-	-	-	-	-
Other Green Spaces	-	-	15	-	-	-	-	-
NON-RESIDENTIAL								
NC	0 ⁵	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	±400 desirable; 500 maximum.
P/QP	0 ⁵	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	-
RESIDENTIAL – SECOND UNITS (DETACHED)								
Specific Plan Land Use Category	Minimum Separation from Primary Residence		Side Setback Interior/Street	Rear Yard With Alley or No Alley		Maximum Height	Block Length	
Single Family (Detached) Lots	10		5/15	5		30	Not Applicable	
ATTACHED/SEMI-ATTACHED GARAGES²²								
Units with Attached or Semi-attached Alley Access Garage	Garage setback: minimum 3' provided 24' minimum back-out room, counting alley surface. Occupiable space above garage: same standards as principle structure.			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
Units with Semi-Attached Access Garage	Garage setback: 3' rear and side yards			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
<p>1 Allows alternating setbacks of 0 and 3.5 to create 3.5-foot separation between each unit.</p> <p>2 Duplexes/half-plexes are the only allowed attached product in this designation.</p> <p>3 Five (5) feet side interior setback for single story units; 7.5 feet for two story</p> <p>4 Where adjacent to residential, a setback of 10 feet is required.</p> <p>5 Where the sidewalk does not have a landscaping strip, a setback of 8 feet is required.</p> <p>6 Same as interior side, with addition of site triangle (City Code 25.22.20).</p> <p>7 Parking and/or drive area not allowed in this area. Landscaping, open space, plaza, etc, only</p> <p>8 Interior side setback 0 feet for duplexes/half-plexes.</p> <p>9 See Development Regulations.</p> <p>10 Front and side-street setbacks are measured from back-of-walk.</p> <p>11 Detached garages are considered "accessory structures" and allowed within three (3) feet of the interior side and rear property lines.</p> <p>12 Does not apply to cul-de-sacs. Maximum length for cul-de-sacs in R-3, R-4, and R-5 is 650 feet. Maximum length for R-8 and above is 500 feet. Intensive land uses (e.g. schools, parks, multi-family) can not feed onto a cul-de-sac.</p> <p>13 Area requirements assume project facades and street orientation of units to replicate single-family housing. "Garden style" apartment shall utilize area requirements in the City Zoning Ordinance.</p> <p>14 Porches must be usable and must be in scale with the unit.</p> <p>15 A side yard adjacent to a green space would be treated as a corner "street" lot, not an "interior" lot.</p> <p>16 15-foot total between each R-3 unit.</p> <p>17 30 percent of the units may go down to 15 feet.</p> <p>18 50 percent of the units may go down to 12 feet.</p> <p>19 Average of 55-foot width required.</p> <p>20 Average of 45-foot width required.</p> <p>21 27-feet for townhouses.</p> <p>22 Per Specific Plan Amendment #3, Resolution No. 4583, Approved by City Council October 19, 2004.</p> <p>23 Greenbelt Trail is minimum 40', subdivision trail is minimum 25' (yards adjacent to green spaces treated as corner lots, accept when located along a 40' greenbelt trail)</p> <p>24 Building heights can extend above 35' providing the interior ceiling height does not exceed 35' and the roof is designed in a manner acceptable to the Community Development Department.</p> <p>25 Rear garage and 2nd story setback may be reduced to 3' provided a minimum 24' of backup area exist for automobiles. For three story units, either the 2nd or 3rd floor shall maintain a 10' setback.</p> <p>26 Lot width may be reduced to 20' provided additional common area amenities and/or design features are incorporated into the project design, to the satisfaction of the City.</p> <p>27. Average of 65-foot width required</p>								

EXHIBIT 3

On Page 18 under In-Lieu Fees

For detached for-sale Residential Projects ~~of less than 50 units~~ where the City also determines that it is not feasible or suitable for the For-Sale Residential Project to have on-site Affordable Units, the City and Developer may agree to a contribution of in-lieu fees to satisfy the Developer's affordable housing obligation. Only the City may initiate this in-lieu fee option and only where it is demonstrated based on substantial evidence that there is no feasible alternative.

On page 67 under In-Lieu Fees.

For for-sale residential projects ~~of less than 50 units~~ where the City Council determines that it is not feasible or suitable for the for-sale residential project to have on-site affordable units, the City and developer may agree to a contribution of in-lieu fees to satisfy the developer's affordable housing obligation. Only the City may initiate this in-lieu fee option and only where it is demonstrated based on substantial evidence that there is no feasible alternative.