

RESOLUTION NO. 7555

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE PARKSIDE 3 PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in May of 2017, the City of Woodland (“City”) adopted its 2035 General Plan, and when applicable can be amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 2-5), which designates that certain real property consisting of one parcel located in the City of Woodland, California, which comprise approximately 3.5 acres and is more commonly known as Yolo County Assessor’s Parcel Number 041-243-002 (“Parkside 3 Property”) as Low Density Residential (LDR); and

WHEREAS, the applicant, CalAtlanticGroup, Inc (Lennar Corporation), filed Planning Application # PLNG 18-00070, requesting that the General Plan Land Use Diagram be amended to re-designate 3.5 acres of the Parkside 3 Property from Low Density Residential (1-8 dwelling units per acre) to Medium Density Residential (8.1 to 19 dwelling units per acre); and

WHEREAS, on August 20, 2020, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted (6 Ayes and 1 No) to recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on September 1, 2020 the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted Addendum #18 to the Turn of the Century Specific Plan Environmental Impact Report for the Parkside 3 Project; and

WHEREAS, this will be the first amendment of the General Plan in the calendar year 2020; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Map and Land Use Designation of the Parkside 3 Project as depicted in Exhibit - GPA1, attached hereto and incorporated herein by this reference, and as follows:

a) Re-designation of the 3.5 acre, R-8/Single Family (Low Density Residential) site to R-15/Multi-family (Medium Density Residential) APN 041-243-002.

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Economic Development Element of the General Plan in that it allows for economic development within the City while maintaining orderly and well-planned for steady growth to prevent urban sprawl.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 2.A.6 as the City supports residential development that allows a land use mix and diversity of incomes, and Policy 2.A.6 as the City encourages infill development to promote pedestrian and bicycle use and increase housing diversity, and Policy 2.C.1 that promotes compact development patterns.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted Addendum #18 to the Turn of the Century Specific Plan Environmental Impact Report for the Parkside 3 Project.

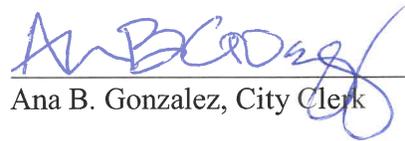
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 1st day of September, 2020, by the following vote:

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None
ABSENT: None
ABSTAIN: None



Rich Lansburgh, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

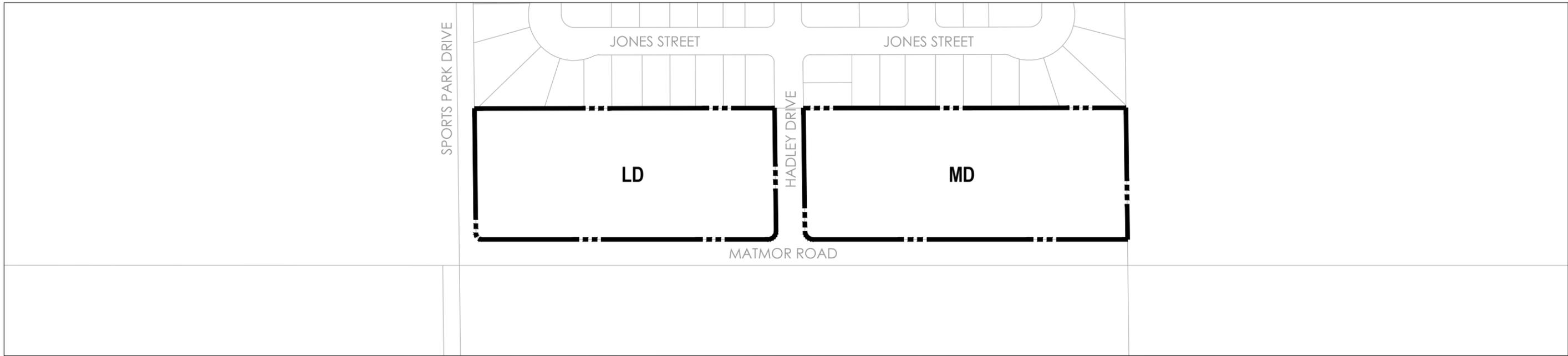
APPROVED AS TO FORM:



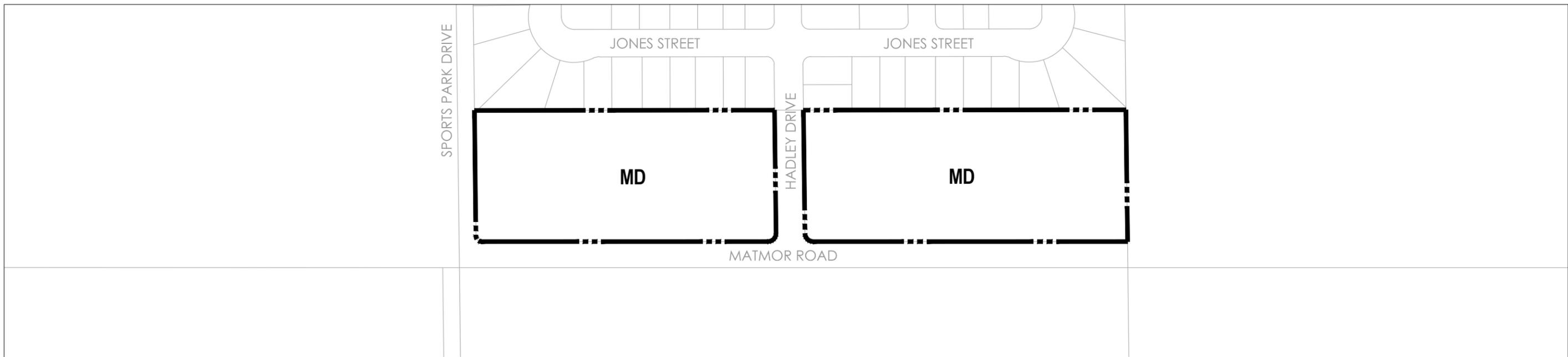
Kara K. Ueda, City Attorney

Exhibit GPA1 - General Plan Land Use Amendment Diagram

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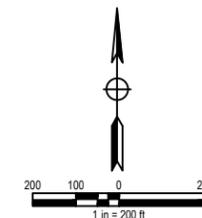
EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
MD	MEDIUM DENSITY RESIDENTIAL	3.8± Ac	7.3± Ac	+3.5± Ac
LD	LOW DENSITY RESIDENTIAL	3.5± Ac	0.0± Ac	-3.5± Ac



PARKSIDE

GENERAL PLAN AMENDMENT

SHEET 1 OF 1

AUGUST 6, 2018



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