

Date: April 15, 2015 (Wednesday)  
Time: 6:00 p.m.  
Place: City Council Chambers  
350 North Valencia Blvd.  
Woodlake, CA 93286

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, including auxiliary aids, translation requests, or other accommodations, or to be able to access this agenda and documents in the agenda packet, please contact City Hall at 559-564-8055 at least 3 days prior to the meeting.

The full agenda including staff reports and supporting materials are available at City Hall.

- I. CALL TO ORDER & WELCOME
- II. PLEDGE OF ALLEGIANCE
- III. PUBLIC COMMENTS

This portion of the meeting is reserved for persons wishing to address the Planning Commission on items within its jurisdiction but not on this agenda. NOTE: Prior to action by the Planning Commission on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes. The City conducts business in the English language only. If you need interpretative services, you will need to provide your own.

All items on the Consent Agenda are considered to be routine and non-controversial by Planning Commission staff and will be approved by one motion if no member of the Planning Commission or public wishes to comment or ask questions. Items pulled from the Calendar will be considered separately.

- IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS  
Request Approval of the Consent Calendar Action Items (IV.A)

- A. Action: Approval of Minutes of the regular meeting held on January 21, 2015

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: General Plan Amendment 15-01, Zoning Ordinance Amendment 15-01 and Tentative Subdivision Map 15-01, Self-Help Enterprises

VI. OTHER BUSINESS

- A. Information: Items from Staff
- B. Information: Items from Planning Commissioners
- C. Request from Planning Commissioners for Future Agenda Items

VII. ADJOURN

The next scheduled Planning Commission meeting will be held on Wednesday, May 20, 2015 at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

Paul Lira - Vice Chair

Johnny Varela - Commissioner

Joe Perez – Commissioner

Louie Lopez - Commissioner

Vacant - Commissioner

**PRESENT:** Commissioners Lira, Varela & Lopez

**OTHERS:** City Administrator Lara, Secretary Zacarias & Waters

**ABSENT:** Perez

**MEETING CALLED TO ORDER AT 6:00 PM**

**PUBLIC COMMENTS - None**

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV.A)

- A. Action: Approval of Minutes of the regular meeting held on December 17, 2014

**ON A MOTION BY VARELA, SECOND BY LOPEZ IT WAS VOTED TO APPROVE THE MINUTES. APPROVED UNANIMOUSLY.**

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of Parcel Map 14-01, John Biondi  
City Employee Waters reported the following: parcel map 14-01 is coming before the Planning Commission for approval of a parcel split that is required in order to move forward with the construction of 4 single family homes on Valencia. Each home is about 4000 sq. feet, will be required to hook up to city water and sewer services and comply with guidelines set by Caltrans. Commissioner Lira asked if drainage is still an issue. City Administrator Lara stated no, Caltrans has approved the drainage on Valencia. Commissioner Lira asked if sidewalks will be installed. City Administrator Lara stated curb, gutter and sidewalks will be installed on Valencia. Commissioner Varela asked if visitor parking and fencing will be installed. City Administrator Lara stated yes.

**ON A MOTION BY LOPEZ, SECOND BY VARELA IT WAS VOTED TO ADOPT RESOLUTION AND APPROVE PARCEL MAP 14-01, JOHN BIONDI. APPROVED UNANIMOUSLY.**

**REPORTS**

City Clerk Zacarias – reported the dedication ceremony for Mural #2 (Woodlake Botanical Gardens) is Friday, January 30<sup>th</sup> at 10 am. The ceremony will be held in the parking lot in front the mural (previously Steinbachs Meat Locker).

City Administrator Lara – reported the following: mural #3 will be started soon. It will be a tribute to the Woodlake Lions Rodeo. A plaza project is also being discussed; more information will presented as it become available. Bids for the construction of the roundabout are due February 11<sup>th</sup> and construction should begin the first week of April. The South Valencia Project is moving forward. A grant was issued to the City to install sidewalks and crosswalks in front of Castle Rock School. Rite-Aid plans should be submitted this week and the process takes three to four weeks to approve. We hope to see the construction late March or early April. A new Self-Help development of 71 homes will be coming in at Wutchumna and East Naranjo, we hope to have more information to present at the next Planning Commission meeting. Commissioners asked if more apartment complexes were being built near Bravo Village. City Administrator Lara stated no, Bravo Village will be adding 30 units as part of the original project, but no new apartment buildings will be built. The water meter project is also moving forward. Studies have been conducted and the discussion now is that after meters have been installed, each household may be allowed 10,000 gallons of water a month at a rate of \$37.00. If the household exceeds that allotted amount, a rate will be charged for each additional gallon. The rate for this has not been determined.

Meeting adjourned at 6:20 pm.

Respectfully submitted,

Irene Zacarias  
Planning Commissioner Secretary

# City of Woodlake

## AGENDA ITEM

April 15, 2015

Prepared by Greg Collins

## SUBJECT:

Action: Adoption of Resolutions: General Plan Amendment 15-01, Zoning Ordinance Amendment 15-02 and Tentative Subdivision Map 15-03, Self-Help Enterprises

## DISCUSSION:

That the Woodlake Planning Commission considers and approves the planning requests listed below. A staff report and environmental document has been prepared on these requests, termed "the project" under the California Environmental Quality Act.

Said actions and recommendations for these planning requests are detailed below.

**A. Pass Resolution No. 15-01** amending the Woodlake General Plan from low density residential to medium density residential (see Exhibit A, General Plan Amendment 15-01); and amending the Woodlake Zoning Ordinance reclassifying approximately 14.48 acres from the R-1-7 and UR districts to the PD- R-1-7 (single family residential, planned development) overlay district.

**B. Pass Resolution No. 15-02** approving Tentative Subdivision Map 15-01 subject to the following conditions:

1. The applicant shall enter into a Subdivision Agreement with the City of Woodlake prior to the recordation of the final subdivision map.
2. The applicant shall construct said subdivision consistent with Exhibit A, the subdivision map.
3. That Self-Help Enterprises comply with the city engineer's attached conditions.
4. Self-Help Enterprises shall provide plot plans and elevation drawings for the homes to be constructed in the subdivision. The following building design standards shall be required within Subdivision 15-01.
  - a. Double-frontage homes will be constructed on all corner lots in the subdivision.
  - b. Interior lots shall construct garages 10 feet behind the face of the home.
5. A 5-foot parkway shall be installed along all internal streets as well as along Wutchumna Avenue. The parkway shall only be planted with city-approved street trees. Two bubblers shall be provided for each tree.

6. That the developer be required to install front yard landscaping, and side yard landscaping for corner lots, on all lots within the subdivision. Said landscaping and irrigation plans shall be reviewed and approved by the city planner.
7. The applicant shall submit a grading and drainage plan to the city engineer for review and approval.
8. A 6-foot block wall shall be installed along the west property line of the subdivision, as well as around the south and 1/2 of the east lot line of Lot B - storm pond lot, and the north lot line of lot no. 1.
9. The applicant shall comply with the recommendations of the Woodlake Fire District pertaining to the location of fire hydrants.
10. The applicant shall construct improvements, including curbs, gutters, sidewalks, and streets consistent with Woodlake's improvement standards.
11. The applicant shall dedicate all street rights-of-way to the City of Woodlake as a certificate on the final subdivision map.
12. All sewer, water and storm drainage improvements shall be installed consistent with the Woodlake improvement standards.
13. The applicant shall form a landscaping and lighting district. The city engineer and city administrator shall determine the improvements that will be maintained by this district.
14. The subdivider shall pay all fees and charges associated with the recordation of the final subdivision map. The final subdivision map shall include the following:
  15. Street lights shall be installed at locations specified by the City Engineer. The streetlights shall be a decorative streetlight recommended by Southern California Edison Company.
16. All on-site utility lines and poles shall be placed underground.

**C. Pass Resolution No. 15-03 approving Density Bonus 15-01.**

The applicant, Self-Help Enterprises, is requesting review and approval of four planning requests:

1. A general plan amendment, "low density residential" to "medium density residential";
2. A zoning ordinance amendment, R-1-7 (single family residential, one unit per 7,000 square feet) and UR (urban reserve) to PD/R-1-7 (planned development, single family residential, one unit per 7,000 square feet);
3. a tentative subdivision map to create 70 residential lots and three non-residential lots that will be used as a park, storm drainage basin and pedestrian pass-through; and
4. a density bonus, granting a 25 percent density bonus to the proposed subdivision as well developer incentives, which include reduced lot widths and average lot sizes.

The subject property is situated in the north part of Woodlake, located on the southeast corner of Wutchumna Avenue and State Highway 245 (Valencia Boulevard). Over the last three decades the subject property was utilized as an orange grove, however, the trees were removed about three years ago.

State Highway 245 runs along the west side of the property. This highway contains a row of mature date palms that line the entire length of the property. The property is bounded on three sides by residential property and the north side by vacant land.

A negative declaration has been prepared on the project, which encompasses all four planning applications. This environmental document indicates that the project will not have an adverse impact on the environment.

A public notice has been published in the local newspaper indicating that the document is available for review and comment. In addition, a copy of the negative declaration has been distributed to local agencies and organizations and interested parties for review and comment.

A detailed discussion of each planning application is provided below.

#### General Plan Amendment 15-01

The subject territory is designated low density residential by the Land Use Element of the Woodlake General Plan. The Plan permits up to five dwelling units per acre, or 14 persons per acre. As proposed, the proposed project could exceed this density figure and for this reason, staff is recommending that the general plan be amended to redesignate the subject property to medium density residential, which allows up to 15 units per acre.

General Plan Amendment 15-01 will serve to implement many of the policies and action programs of the Woodlake Housing Element. Generally small residential lots support more affordable housing that then in turn becomes affordable to low- to moderate-income households.

#### Zoning Ordinance Amendment 15-01

To implement General Plan Amendment 15-01, the subject property needs to be rezoned to a district that is consistent with the medium density residential designation. Staff has concluded that the appropriate zone is the R-1-7 (single family residential, one unit per 7,000 square feet) district combined with the Planned Development (PD) overlay district. The R-1-7 district permits up to 6 units per gross acre. With a density bonus (discussed later in this report) of up to 25 percent (as per Section 65915-65918 of the Government Code), the project could have a density of up to 7.5 units per acre. The Planned Development overlay district grants the sub-divider design flexibility as it pertains to lot size, street width, and setback distances. Using the overlay district, the sub-divider can be more creative in the design of the subdivision.

#### Density Bonus 15-01

Chapter 17.58 of the Woodlake Zoning Ordinance outlines the requirements for a developer to receive a Density Bonus as per Sections 65915-65918 of the California

Government Code. Chapter 17.58 states: "that when an applicant seeks a density bonus for a housing development the density bonus requirements are triggered when the residential development sets aside at least 20 percent of the total units as affordable to low-income households; or at least 10 percent of the total units as affordable to very low-income households; or at least 50 percent of the units for occupancy by "qualifying residents" (senior citizens)".

Chapter 17.58 also indicates that development concessions or incentives may be provided by the City of Woodlake including, a reduction in site development standards or a modification of zoning code requirements (including a reduction in setbacks, square footage requirements, or parking spaces; or architectural design requirements which exceed the minimum building standards).

A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 30 years.

As per Chapter 17.58 of the Zoning Ordinance, Self-Help Enterprises has applied for a density bonus of 25 percent. In other words, instead of an average lot size of 7,500 square feet under the PD-R-1-7 district, a density bonus would permit an average lot size of 5,625 square feet. Self-Help is proposing a 70-lot subdivision that has an average lot size 6,665 square feet.

### Tentative Subdivision Map

Self-Help Enterprises is proposing a 70-lot single family residential subdivision that will also include three specialized lots - Lot-A, a half-acre centrally located park; Lot-B, a half-acre pocket park/storm drainage retention pond; and Lot-C, a pedestrian access way. The subdivision is designed using a grid pattern with streets running east/west and north/south. Vehicular access is provided at two locations along Wutchumna Avenue; a pedestrian access point from Valencia Boulevard.

A half-acre park is centrally located to the proposed lots. This park will be generally used for passive recreation. A small portion of the site will be used as a tot lot. Parking will not be permitted around the park in order to ensure that persons in the subdivision walk to the park and that person from outside the subdivision are not driving to the park for recreational opportunities.

The pocket park/storm drainage retention pond is situated at the lowest elevation on the property - the southwest corner of the subject site. Most of the storm water runoff will be directed to this location.

The average lot size will be approximately 6,665 square feet; the smallest lot will be 5,000 square feet and the largest will be 8,527 square feet.

The width of the subdivision's roadways will vary in width from 32 feet to 36 feet curb to curb. Wutchumna Avenue, which is the only city street that will provide access to the subject property, will be widened on the south side of the avenue. Valencia Boulevard (SR 245) will not be widened because the city wishes to protect the mature palm trees that line the east side of the subject site from being removed. As a condition of approval, Self-Help will be required to install a curve-linear

sidewalk just east of the palm trees so that pedestrians can walk and ride along the east side of Valencia Boulevard. This sidewalk system will tie into the subdivision's sidewalk system through a pedestrian pass-through located about midpoint on the property's west boundary.

The applicant is proposing a 5-foot parkway that will be lined with street trees. These trees will serve to improve the aesthetics of the subdivision and reduce the ambient temperature throughout the subdivision.

### Conclusion

Staff is recommending approval of the above planning requests based on the following findings:

1. The subject territory is within the Woodlake's city limits.
2. The subject property is bounded on three sides by residential development.
3. The subject property is within the service area of the Woodlake Fire District.
4. The property is within Woodlake's sewer, water and storm drainage master plan service areas.
5. A negative declaration was approved indicating that the project would not have an adverse impact on the environment.
6. The redesignation and rezoning of the subject property will not have an adverse impact on the public's health and safety.
7. The proposed subdivision along with the density bonus serves to implement many of the policies and objectives of the Woodlake Housing Element.

### **BACKGROUND**

Applicant: Self-Help Enterprises

Location:

The subject territory is located on the north side of Woodlake. The subject property is located on the east side of State Highway 216 generally situated between Wutchumna and Sierra Avenues in Woodlake. The APN for the subject site is APN 061-020-034, containing 14.48 acres.

Request:

The applicant is seeking approval of four planning requests. They are:

1. Amend the Woodlake General Plan to redesignate the subject territory from the "low density residential" to "medium density residential" designation. This amendment will permit the developer to increase the residential density on the project site by increasing the number of developable lots.
2. Amend the Woodlake Zoning Ordinance, reclassifying approximately 14.48 acres from the R-1-7 (single family residential, one unit per 7,000 square feet) and UR (urban reserve) districts to the PD- R-1-7 (single family residential, planned

development) overlay district. The Planned Development overlay district grants the sub-divider design flexibility as it pertains to lot size, street width, and setback distances. Using the overlay district, the sub-divider can be more creative in the design of the subdivision.

3. Approval of a Density Bonus consistent with Sections 65915-65918 of the California Government Code and Chapter 17.58 of the Woodlake Zoning Ordinance which states: "that when an applicant seeks a density bonus for a housing development the density bonus requirements are triggered when the residential development sets aside at least 20 percent of the total units as affordable to low-income households; or at least 10 percent of the total units as affordable to very low-income households; or at least 50 percent of the units for occupancy by "qualifying residents" (senior citizens)".

4. Approval of the tentative subdivision map for a 70-lot single family residential subdivision that will also include three specialized lots - Lot-A, a half-acre centrally located park; Lot-B, a half-acre pocket park/storm drainage retention pond; and Lot-C, a pedestrian access way.

Sewer:

Sewer is available to the subject territory from Wutchumna Avenue.

Water:

Water is available to the subject territory from Wutchumna Avenue.

Road Improvements:

The applicant is proposing to widen the south side of Wutchumna Avenue and install sidewalk, landscaping/irrigation and a 6-foot block wall along the east side of Valencia Boulevard.

Storm Drainage:

Storm water will be retained on site. Most of the storm water runoff will be retained on Lot B - a park/pond facility located in the southwest corner of the subject property.

Zone:

The subject territory is zoned R-1-7 and UR. The applicant is requesting to rezone the entire subject site to the R-1-7 zone and combine it with the Planned Development (PD) overlay district. Surrounding zone classifications are as follows:

North: R-1-7 (single family residential, one unit per 7,000 square feet) and A-1 (agriculture)

South: R-1-7 and R-2 (multi-family residential, one unit 3,000 square feet)

West: R-1-7 (single family residential, one unit per 7,000 square feet)

East: R-1-7 (single family residential, one unit per 7,000 square feet)

General Plan:

The Woodlake Land Use Element designates the subject territory as low density

residential. The Circulation Element designates State Highway 216 as an arterial roadway.

Land Use:

The subject site is currently vacant. Surrounding land uses are as follows:

North: rural residences and vacant land  
South: Single-family dwelling and apartments  
East: single family dwelling  
West: single family dwellings

Access:

Wutchumna Avenue will provide access to the site: a paved two-lane road with a right of way of 50 feet.

Services:

Police protection is provided by the City of Woodlake and fire protection by the Woodlake Fire District.

CEQA:

As proposed, the project will not have a significant impact on the environment. A negative declaration has been prepared on this project.

**RESOLUTION NO. 15 -01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING GENERAL PLAN AMENDMENT 15-01 AND ZONING ORDINANCE AMENDMENT 15-01, CITY OF WOODLAKE**

WHEREAS, the Self-Help Enterprises is wishing to consider approval of a general plan amendment and zoning ordinance amendment - on property located on the southeast corner of Valencia Boulevard (SH 245) and Wutchumna Avenue,

WHEREAS, the APN for the subject property is APNs 061-020-034, containing 14.48 acres, and

WHEREAS, the Self-Help Enterprises is requesting (1) an amendment to the Woodlake General Plan to redesignate the subject territory from the "low density residential" designation to the "medium density residential" designation, and (2) an amendment to the Woodlake Zoning Ordinance to reclassify the subject property from the R-1-7 (single family residential, one unit per 7,000 square feet) and UR (urban reserve) districts to the PD- R-1-7 (single family residential, one unit per 7,000 square feet, planned development) overlay district, and

WHEREAS, the subject site is currently fallow but as recently as three years ago contained citrus, and

WHEREAS, the subject property is inside the city limits of Woodlake and will be served by city services and infrastructure, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting of April 15, 2015, and

WHEREAS, the Planning Department has prepared a staff report on the aforementioned planning requests, and

WHEREAS, the Planning Commission held a public hearing on the planning requests, reviewed the staff report and negative declaration, and accepted public testimony, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating these amendments to the general plan and zoning ordinance:

1. The property is inside Woodlake's sphere of influence and urban development boundary line.
2. Upon receiving approval of the aforementioned amendments, the applicant is wishing to subdivide the subject property into 70 single family residential lots.
3. A negative declaration has been prepared on the project indicating that it will not have an adverse impact on the environment.
5. The project will not have an adverse impact on the public's health, safety or welfare.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01 to the Woodlake City Council.

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Woodlake Planning Commission on the 15th day of April, 2015, by the following role call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**RESOLUTION NO. 15 -02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING TENTATIVE SUBDIVISION MAP 15-01, SELF-HELP ENTERPRISES**

WHEREAS, the Self-Help Enterprises is requesting a tentative subdivision map to subdivide 14.48 acres into 70 residential lots and three special lots - a pedestrian access lot, a park and a storm drainage pond, and

WHEREAS, the APN for the subject property is APNs 061-020-034, containing 14.48 acres, and

WHEREAS, the subject site is currently fallow but as recently as three years ago contained citrus, and

WHEREAS, the subject property is inside the city limits of Woodlake and will be served by city services and infrastructure, and

WHEREAS, the Woodlake Subdivision Committee met to review the proposed tentative subdivision and provide recommended conditions to the Planning Commission, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting of April 15, 2015, and

WHEREAS, the Planning Department has prepared a staff report on the aforementioned tentative subdivision map, and

WHEREAS, the Planning Commission held a public hearing on the subdivision map, reviewed the staff report and negative declaration, and accepted public testimony, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented determined the following findings were relevant in evaluating the proposed tentative subdivision map.

1. The property is inside Woodlake's sphere of influence and urban development boundary line.
2. A negative declaration has been prepared on the project indicating that it will not have an adverse impact on the environment.

3. The project will not have an adverse impact on the public's health, safety or welfare.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of Tentative Subdivision Map 15-01 to the Woodlake City Council subject to the following conditions:

1. The applicant shall enter into a Subdivision Agreement with the City of Woodlake prior to the recordation of the final subdivision map.

2. The applicant shall construct said subdivision consistent with Exhibit A, the subdivision map.

3. That Self-Help Enterprises comply with the city engineer's attached conditions.

4. Self-Help Enterprises shall provide plot plans and elevation drawings for the homes to be constructed in the subdivision. The following building design standards shall be required within Subdivision 15-01.

a. Double-frontage homes will be constructed on all corner lots in the subdivision.

b. Interior lots shall construct garages 10 feet behind the face of the home.

5. A 5-foot parkway shall be installed along all internal streets as well as along Wutchumna Avenue. The parkway shall only be planted with city-approved street trees. Two bubblers shall be provided for each tree.

6. That the developer be required to install front yard landscaping, and side yard landscaping for corner lots, on all lots within the subdivision. Said landscaping and irrigation plans shall be reviewed and approved by the city planner.

7. The applicant shall submit a grading and drainage plan to the city engineer for review and approval.

8. A 6-foot block wall shall be installed along the west property line of the subdivision, as well as around the south and 1/2 of the east lot line of Lot B - storm pond lot, and the north lot line of lot no. 1.

9. The applicant shall comply with the recommendations of the Woodlake Fire District pertaining to the location of fire hydrants.

10. The applicant shall construct improvements, including curbs, gutters, sidewalks, and streets consistent with Woodlake's improvement standards.
11. The applicant shall dedicate all street rights-of-way to the City of Woodlake as a certificate on the final subdivision map.
12. All sewer, water and storm drainage improvements shall be installed consistent with the Woodlake improvement standards.
13. The applicant shall form a landscaping and lighting district. The city engineer and city administrator shall determine the improvements that will be maintained by this district.
14. The subdivider shall pay all fees and charges associated with the recordation of the final subdivision map. The final subdivision map shall include the following:
  15. Street lights shall be installed at locations specified by the City Engineer. The streetlights shall be a decorative streetlight recommended by Southern California Edison Company.
16. All on-site utility lines and poles shall be placed underground.

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Woodlake Planning Commission on the 15th day of April, 2015, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**RESOLUTION NO. 15 -03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING A DENSITY BONUS FOR SELF-HELP ENTERPRISES FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF VALENCIA BOULEVARD (SH 245) AND WUTCHUMNA AVENUE IN WOODLAKE**

WHEREAS, Self-Help Enterprises, 8445 W. Elowin Court, Visalia, Ca. 93291, has applied for a Density Bonus for a single-family residential subdivision project, containing 14.48 acres, and

WHEREAS, the subject property is located on the southeast corner of Valencia Boulevard and Wutchumna Avenue in Woodlake (the APN is 060-020-034), and

WHEREAS, the subject parcel is zoned PD (planned development)/ R-1-7 (single family residential, one unit per 7,000 square feet) and permits a density of 6.2 residential units per acre, and

WHEREAS, the actual residential density proposed by Self-Help subdivision is 6.63 net density units per acre; or 4.9 gross density units per acre; and

WHEREAS, a request for a density bonus of 25 percent above the density permitted under the R-1-7 (single family residential, one unit per 7,000 square feet) zone district, has been applied for consistent with Section 65915 of the State Government Code (Density Bonus Law), and

WHEREAS, the number of proposed lots by Self-Help Enterprises is consistent with the R-1-7 district subject to the Commission's approval of a density bonus, which is consistent with Section 65915 of the State Government Code, and

WHEREAS, the project meets the criteria outlined in the State's Density Bonus Law in regards to the percentage of units that are affordable to lower-income households and the time period for which the units will remain affordable, and

WHEREAS, the applicant, Self-Help Enterprises, is proposing that the single-family homes constructed within the subdivision will be purchased by lower-income households and that the affordability covenant for this project will be in place for 30 years, and

WHEREAS, most, if not all, households purchasing homes in the proposed subdivision will be utilizing Woodlake's First Time Homebuyers program funds (provided by CDBG and HOME), which is only available to lower-income households, and

WHEREAS, households using First Time Homebuyer funds can receive up to \$50,000 towards the purchase of a home in the proposed subdivision with the balance of the money owed being financed over 30 years, and

WHEREAS, the Planning Commission reviewed the report prepared by planning staff on the Self-Help density bonus application and found that the application was consistent with the regulations contained in Sections 65915 to 65918 of the State Government Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented determined the following findings were relevant in evaluating this application for a Density Bonus.

1. That the density bonus is consistent with the Woodlake General Plan, Housing Element.

2. The project will not have a significant impact on the environment and a negative declaration has been prepared on the proposed subdivision along with the density bonus.

3. The project will not have an adverse impact on the health, safety or welfare of the neighborhood or community.

4. The project is consistent with the State's Density Bonus Law as detailed in Section 65915 of the State Government Code.

BE IT FURTHER RESOLVED, that the City Planning Commission hereby recommends approval of Density Bonus 15-03 to the Woodlake City Council. The foregoing resolution was adopted upon a motion of Commission member \_\_\_\_\_, second by Commission member \_\_\_\_\_ at a regular meeting of the City of Woodlake Planning Commission on the April 15, 2015, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Clerk