



City of Woodland

Meeting Agenda - Final

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, August 19, 2015

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-051](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of June 17, 2015.

Attachments: [June 17, 2015 Meeting Minutes.pdf](#)

D. Secretary's Report

E. Public Comment

This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

F. Communications

This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

G. Presentations

H. New Business

[16-069](#)

SUBJECT: General Plan 2035 Update and Progress Report
DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

1) Receive an update and progress report on the General Plan 2035;

and

2) Provide comment for consideration as part of the review process.

Attachments: [1 - February 2013 Staff Report](#)

[2 - Current and New Land Use Correspondence Table](#)

I. Old Business

[16-055](#)

SUBJECT: Clark Field Historical Preservation Award Plaque

DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider making findings to support the awarding of an 8 ½" x 11," bronze plaque (see Exhibit A) to Clark Field, a City owned park site, in recognition of the preservation efforts completed at the park by the Clark Field Restoration Committee.

Attachments: [Exhibit A - Awards Certificate/Plaque Design](#)

J. Adjournment



Legislation Details (With Text)

File #: 16-051 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/4/2015 **In control:** Historic Preservation Commission
On agenda: 8/19/2015 **Final action:**
Title: SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of June 17, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [June 17, 2015 Meeting Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Historic Preservation Commission Minutes

TO: Members of the Woodland Historic Preservation Commission

DATE: August 19, 2015

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of June 17, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:

Attachment A - June 17, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, June 17, 2015

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm

Staff Present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

Chairman Christine Casey, Vice Chairman Cheryl Brookshear, Commissioner Robert Orlins, Commissioner Mark Aulman and Commissioner Tabatha Chavez

C. Approval of Minutes

[14-766](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of April 15, 2015.

Attachments: [April 15, 2015 Draft Meeting Minutes](#)

A motion was made by Commissioner Aulman and seconded by Vice Chairman Brookshear to approve the minutes of April 15, 2015 with the following correction, C., item 14-704, ... made by Commissioner Orlins to ... made by Commissioner Orlins. The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez

D. Secretary's Report

Erika Bumgardner provided comments.

E. Public Comment

No public comments received.

F. Communications

Commissioners Aulman and Orlins provided comments.

G. Presentations

None

H. New Business

None

I. Old Business

[14-789](#)

SUBJECT: 2015 Heritage Home Award Nominations
DATE: June 17, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Heritage Home Awards:

*A motion was made by Commissioner Orlins and seconded by Vice Chairman Brookshear to accept the 2015 Heritage Home Award Nominations of 631 First Street and 10 Toyon Drive. The motion was carried by the following vote:
Ayes Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez*

[14-790](#)

SUBJECT: 2015 Historic Preservation Award Nominations
DATE: June 17, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Historic Preservation Awards:

*A motion was made by Commissioner Aulman and seconded by Commissioner Orlins to accept the 2015 Historical Preservation Award Nominations of 540 Main Street and Clark Field. The motion was carried by the following vote:
Ayes Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez*

J. Adjournment



Legislation Details (With Text)

File #: 16-069 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/12/2015 In control: Historic Preservation Commission
On agenda: 8/19/2015 Final action:
Title: SUBJECT: General Plan 2035 Update and Progress Report
DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Receive an update and progress report on the General Plan 2035; and
- 2) Provide comment for consideration as part of the review process.

Sponsors:

Indexes:

Code sections:

Attachments: [1 - February 2013 Staff Report](#)
[2 - Current and New Land Use Correspondence Table](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission
FROM: Cindy Norris, Principal Planner
SUBJECT: General Plan 2035 Update and Progress Report
DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Receive an update and progress report on the General Plan 2035; and
- 2) Provide comment for consideration as part of the review process.

PROJECT PROPOSAL:

Staff will provide a report to the Historic Preservation Commission on the progress of the General Plan 2035

Update project.

BACKGROUND:

Prior reports contain important and useful background on the history of the General Plan Update process. Those are available online at the City's General Plan Update website.

<http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/default.asp>

The various staff reports, presentation materials, and minutes or notes from all of the General Plan meetings have been posted on the General Plan Update website and may be reviewed for background information.

However, one report in particular, from February 2013 is attached for review, because it provides a good overview of why the City has undertaken a General Plan update, and how the General Plan land use and Zoning function. (Attachment "1")

Development Scenarios Report

The Development Scenarios Report was released on April 14, 2015 and an informational overview was provided to the City Council on the same day. The release of the Development Scenarios Report introduces the second major phase of Woodland General Plan Update process, in which options for the City's physical growth and development through the year 2035 are explored. The Report presented a Draft Land Use Map, proposed General Plan Land Use Designations, and a draft policy framework; as well as four potential development "Scenarios" to illustrate different ways in which Woodland could grow and develop over the planning period.

The selected scenarios, and the amounts and locations of growth that they represent were chosen in response to direction from the Woodland City Council on November 19, 2013. The Council requested evaluation of a draft Preliminary Composite Land Use Map that would develop in response to a "draft" set of triggers governing phasing (location, timing), of new growth. In addition; the City Council requested that the scenarios test a range of growth projections, ranging from the low end of 0.8 percent annual growth in housing units to a high end of 1.7 percent annual growth. On April 7, 2014, the General Plan Steering Committee was asked to review the composite land use map and to provide comments. The final map was then developed.

There are a myriad of development scenarios that could be analyzed for the General Plan Update. Based on Council direction, a reasonable range of development options was identified for testing and analysis. The four scenarios that were examined allow for a better understanding of how key growth policies and thresholds can be modified; and the implications of those choices. All four scenarios use the same base land use plan but assume different rates, patterns, and timing of growth. Each scenario was evaluated for impacts on traffic, infrastructure, public services and the City's fiscal circumstances (or balance sheet).

Key Council Direction November 19, 2013

At the November 19, 2013 meeting, the City Council unanimously provided the following direction for testing and analysis:

1. Confirmed that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update.
2. Recommended that subsequent new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, and Northwest Area.

3. Recommended that alternative growth rates (through 2035) should be analyzed: 180 dwelling units per year (± 0.8 percent annual average or $\pm 4,000$ units over 22 years) and 400 dwelling units per year (± 1.7 percent annual average or $\pm 9,000$ units over 22 years)
4. Direct staff to prepare a preliminary land use map with these assumptions; seek community input including the General Plan Steering Committee and Planning Commission, and return to City Council with a recommended land use map, phasing and trigger language.

Based upon this direction, the General Plan team prepared the four test scenarios that were structured to evaluate in model format the direction provided from Council in November, as well as to test key impacts of development choices.

Other Relevant Efforts

It is noted, that several large City projects are currently underway, such as development of a Cache Creek flood solution and potential rail relocation; the outcome of which could have future impacts on development in the City.

DISCUSSION:

Members of the Woodland community have had and will continue to have opportunity to weigh in on what aspects of the four scenarios they like, what impacts concern them and how they might balance and prioritize different impacts, including the phasing and sequencing of growth. Input from the community at large and from the General Plan Steering Committee on the results of the development scenarios analysis has directly shaped the recommended Preferred Land Use Plan and Development Strategy.

Review Process

Identification of a Preferred Land Use Plan and Development Strategy are essential for the process to move to the next stage, which is the drafting of the General Plan document. The following actions and review have, or will have, occurred in the review of the Development Scenarios leading up to the City Council's final direction on a Preferred Land Use Map and key policies:

1. Release of the Development Scenarios report on April 14, 2015 to the City Council, Planning Commission, Interested Parties, and on the City's Web site with information on public meetings and method by which to submit comments.
2. Presentation of the Scenarios and results of the testing in a series of meetings and workshops for review and discussion as follows:
 - a. Public Workshop on April 27, 2015
 - b. General Plan Steering Committee Meetings (May 11 and June 9, 2015)
 - c. Special Meetings
 - i. Chamber Policy Group (May 29, June 12, 2015)
 - ii. League of Women Voters Annual Dinner (June 8, 2015)
 - iii. Water Rate Advisory Committee (June 3, 2015)
 - iv. Affected property owners (various meetings)
3. Planning Commission Public Meeting(s) (July 16 and July 23).
4. City Council Public Meeting(s) (Late September / October).

Summary of Draft Preferred Land Use Map

The revised land use designations for the Woodland General Plan attempt to achieve the following objectives:

1. *Make the General Plan more general* - The current land use schema is too detailed, not flexible, and approaches regulation in its specificity.
2. *Improve the clarity of the General Plan* - The current land use designations are unclear and wordy. This makes them difficult to interpret and apply.
3. *Modernize the General Plan* - The current land use designations preclude efficient use of land because of restrictions on density and intensity.
4. *Make the General Plan more flexible* - Current land use designations do not facilitate popular types of urban development consistent with trends in the industry, desirable economic development, and the vision statement.

Key differences between the existing and modified land uses include:

- Additional land designated for mixed use development, split into two new categories: Corridor Mixed Use and Downtown Mixed Use
- Consolidation of commercial categories into Neighborhood, Community, and Regional Commercial
- Consolidation of residential categories into Low, Medium, and High Density Residential
- Specific Plans that replace the former Planned Neighborhood designation
- A new Light Industrial Flex Overlay designation for use in corridors

The attached Land Use Crosswalk Table provides a closer look at the relationship between current and proposed General Plan land use designations (Attachment “2”). A summary of key changes is provided in the table.

The proposed Draft Preferred Land Use Map shows a near doubling of Business Park land and a significant increase in Regional Commercial (from what is currently Highway Commercial). The amount of land designated Industrial is proposed to decrease in the new proposed map; most of this change is due to changing designations in the new SP-3 area. “Undesignated” areas and Urban Reserve areas are largely converted to “Specific Plan” to allow in the future more refined land uses to emerge from a subsequent public planning processes. Finally, the proposed land use map shows a significant increase in the land with mixed use designations, due to the introduction of Downtown Mixed Use (DX) and Corridor Mixed Use (CX) and their application in the city’s downtown core and along the East, West Main, and Kentucky corridors. These new designations mostly take the place of former General Commercial and Central Commercial designations, but some other designations are substituted as well.

On the proposed Draft Preferred Land Use Map, most of the developed properties in Woodland are shown with the same or equivalent designation as assigned under the current General Plan. However, refinement to the definitions could result in generally increased density or intensity of development on vacant and underutilized parcels. Areas where developed properties do have modified designations include Kentucky Avenue, East Avenue and portions of Main Street outside of the downtown. Refinements to land use for the area north of I-5 east and west of CR 102 have been provided as well. Modifications include providing broader use and development provisions on key corridors, or where refinement is provided to more accurately reflect the existing development in an area. Clarification of the land use refinements are summarized in the Land Use Crosswalk Table (Attachment “2”).

Three new growth areas identified by the Draft Preferred Land Use Map would require specific plans:

- SP-1 (further subdivided into SP-1A, 1B, and 1C), in the south, also known as the Master Plan Remainder Area, with some additional lands added
- SP-2, in the east, largely comprised of a 900-acre area owned by the City of Woodland and adjacent privately owned land
- SP-3, in the north, north of Kentucky Avenue and west of I-5

All new growth areas identified by the Draft Preferred Land Use Map are located within the Urban Limit Line (ULL), approved by the voters in 2006.

As an on-going part of the General Plan Update process, it is anticipated that there will be further evaluation and refinement of the land use plan and definitions with more discussion occurring on a parcel level.

Next Steps

After the City Council provides final direction to staff, the following next steps will occur:

- Write Draft General Plan
- Community Outreach on the Draft General Plan as the detailed drafting of goals and policies will be undertaken.
- Prepare Draft EIR; complete all necessary technical analysis
- Prepare a Climate Action Plan review and Update, and provide CEQA clearance
- Community outreach on Draft EIR and Draft General Plan
- Prepare Final EIR, Final General Plan and Final Climate Action Plan
- Hearings and adoption

RECOMMENDATION:

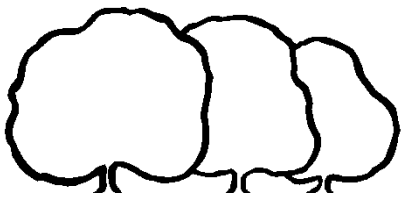
Staff recommends that the Historical Preservation Commission:

- 1) Receive an update and progress report on the General Plan 2035; and
- 2) Provide comment for consideration as part of the review process.

ATTACHMENTS:

Attachment 1 - February 2013 Staff Report

Attachment 2 - Current and New Land Use Correspondence Table



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: February 5, 2013

SUBJECT: City Council Kick-Off Workshop for General Plan Update –
“Woodland General Plan 2035”

Recommendation for Action

Staff recommends that the City Council:

- 1) Receive a report from the General Plan Project Manager, key staff, and consultants on the process and schedule for updating the citywide General Plan through 2035.
- 2) Provide Council input on the “kick-off” questions outlined on page 7 of this report.
- 3) Provide general feedback and comments from Council members for consideration in the process.
- 4) Allow interested members of the public to make comments and ask questions.

Fiscal Impact

The proposed General Plan update is authorized for funding in the Capital Budget in FY 2012/13 in the amount of \$917,000. An additional amount of \$183,000 will be requested in the FY 2013/14 Capital Budget for a total of \$1,100,000. The full fiscal impact associated with the General Plan Update is estimated at \$1.1 million.

Project Budget

The following provides a general breakdown of key expenditure items in the City’s projected budget for the General Plan update:

\$610,000	General Plan Consultant
\$120,000	Transportation Consultant
\$163,800	Professional Project Manager
\$99,400	Key Staff Time
\$60,000	Contingency
\$40,000	Infrastructure Master Plan Updates
\$6,800	Other Planning Assistance
\$1,100,000	TOTAL

An additional \$100,000 will be requested in FY 2013/14 and beyond for update of the City Zoning Ordinance which is anticipated to be one of the first actions necessary for implementation of the General Plan following adoption.

Background

The City Council provided direction to staff in February 2012 to pursue the General Plan update and the framework for that endeavor was put into place by staff throughout the rest of the calendar year. Consulting staff, including a professional project manager, general plan consultant, and transportation consultant were authorized in December 2012 and January 2013. The Update process officially begins with this important “kick-off” workshop with the City Council.

Need for General Plan Update

There are a number of important reasons for the City to be undertaking an update of the General Plan at this time:

- *Growth Rate Cap* -- To evaluate the continued relevance of a 2005 amendment of the General Plan that replaced a pre-existing 2015 population cap of 60,000 with a cap of 5,000 new single family homes through 2020.
- *Permanent Urban Limit Line* -- To integrate the Urban Limit Line approved by the voters in 2006.
- *Economic Reality* – To analyze and accurately reflect the economic downturn and market shifts that have occurred since the last update and to best position the City for economic growth within the region.
- *Revised Flood Mapping and Flood Regulation* – To reflect recently revised Federal flood mapping and address changes in State flood regulations that have occurred.
- *Citywide Level of Service Standards* – To evaluate appropriate levels of service for city services and utilities including streets, parks, fire, police, general government, parking, etc. To contemplate replacing traditional measures of vehicle delay and congestion with more inclusive measures of mobility and person delay.
- *Community Character* – To analyze existing and desired growth patterns, and to evaluate land use reuse, density/intensity, design, and mix.
- *General Changes in Environmental, Fiscal, and Regulatory Conditions* – To reflect changes in all of these conditions in the last decade. Examples include citywide water metering, sewer plant capacity issues, new NPDES requirements, general fund revenue declines, loss of formal redevelopment programs, etc.
- *Sustainability, Greenhouse Gas (GHG) Reduction, and Climate Change* – To address these environmental and policy issues that have emerged since the last General Plan update and that have not been comprehensively addressed in terms of policy or cumulative environmental impact.

- *SB 375 and the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan/ Sustainable Communities Strategy (MTP/SCS)– To evaluate the efficacy of maintaining consistency with regional growth plans that would result in streamlining benefits under the California Environmental Quality Act (CEQA) for local development.*

General Plan Basics

Understanding General Plan law and local land use planning starts with the Federal Constitution. The Tenth Amendment known as the “Reserved Powers Doctrine” defines and separates Federal and state rights. This amendment establishes among other things that powers not specifically granted to the Federal government in the Constitution are reserved by the states. Chief among these is the “police power”. The police power is the power of a governmental entity to restrict private activity to achieve a broad public benefit. In California the police power is used to protect the health, safety, morals, and welfare of the public. The legal basis for all land use regulation is the police power of the City to protect its residents.

The local exercise of police powers in land use regulations has generally been defined by the Courts as very elastic, but not absolute. Local actions must be reasonable related to the police power. Local land use regulations may not contradict constitutional principles like due process, equal protection, and the unlawful taking of property without compensation (Fifth and Fourteenth Amendments) and they must be subordinate to State laws.

State law requires all cities and counties in California to have a General Plan. The General Plan is the constitution of the City. It is the basic land use planning document. It must provide a comprehensive long-term plan for the physical development of land within the City, and should include the area of likely expansion outside of the City known as the “Sphere of Influence”. For Woodland this would include the Urban Limit Line area that falls outside the City limits.

Each General Plan must include a minimum of seven mandatory elements, plus others as deemed appropriate by the jurisdiction:

- Land Use
- Housing (detailed special requirements)
- Open Space
- Safety (detailed special requirements)
- Circulation
- Conservation
- Noise

In the simplest of terms, General Plan are comprised, at a minimum, of a land use exhibit, a circulation and infrastructure exhibit, and policy statements that guide all local land use decisions related to the intensity and geographical arrangement of land uses in a community. All elements of the General Plan must be internally consistent and consistent with one another. All elements are equal and no one element or policy can have primacy over another. Because Woodland incorporated as a “general law” city, State law dictates that the General Plan may be amended no more than four times per year.

With the exception of Housing Elements, State law sets no mandatory requirements for how often a general plan should be updated or how far into the future it should look. Housing Elements, however, must be updated a minimum of every five years and for jurisdictions within the Sacramento Area Council of Governments (SACOG), new legislation (SB 375 of 2008) allows the City to seek an eight year horizon for

the Housing Element due to the recent adoption of a regional Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The City will be seeking an eight-year Housing Element covering the statutory period from January 1, 2013 through October 31, 2021).

Housing Element Update

Under State law, the Housing Element of every city and county must address the provision of a fair share of housing in various income categories. This fair share is established by the State and SACOG, and assigned to the City. It is known as the Regional Housing Needs Allocation (RHNA). The total RHNA for the City is 1,877 units as shown below:

195 units	Extremely Low Income (30% of median or \$23,070 for 2012)
195 units	Very Low Income (50% of median or \$38,450 for 2012)
274 units	Low Income (80% of median or \$61,500 for 2012)
349 units	Moderate Income (120% of median or \$92,300 for 2012)
864 units	Above Moderate Income (>120% of median or >\$92,300)
1,877 units	TOTAL

Note: The applicable (four-person family) median income for Yolo County for 2012 is \$76,900

While the City is not required to develop these units, the City is responsible for ensuring that it has enough available land zoned to accommodate this level of development for the period from January 1, 2013 through October 31, 2021. Under Housing Element requirements, land zoned at 30 dwelling unit per acre (du/ac) or more is considered to be sufficient for future housing affordable to lower-income households.

General Plans and Zoning

The regulation of land use under the General Plan and the regulation of land use under the City Zoning Ordinance are related but different. This is often confusing but the distinction is important. The differences are legal, procedural, and substantive.

General Plans are the primary controlling document in a jurisdiction in terms of the hierarchy of land use controls. A jurisdiction may not legally undertake any land use activity or make any land use decision that is inconsistent with its General Plan (both the maps and the text). The General Plan is typically general by nature, adopted by resolution, and subject to reasonable interpretation by the City Council. As such it is overarching but not regulatory. It establishes population density, building intensity, and the distribution of land use, but it does not directly regulate land use.

Zoning, on the other hand, is regulatory. It implements the General Plan. The zoning ordinance establishes specific, enforceable standards with which development must comply such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies lot-by-lot, whereas the General Plan has a community-wide perspective. Zoning must be consistent with the General Plan. If a property happens to have a zoning designation that is not consistent with the General Plan land use designation, only the General Plan land use designation is enforceable.

As noted at the beginning of this report, the Zoning Ordinance is expected to be one of the first land use ordinances that will be updated following the adoption of the new General Plan. The City will have an opportunity at that time to re-evaluate the type of zoning regulation the City wishes to utilize. The City's current Zoning Ordinance is a traditional style of zoning code that regulates based on separating and segregating land uses, controlling development based on specific type of business or dwelling, and limiting

design through various numeric measurements like floor area ratio, dwellings per acre, height limits, setbacks, parking ratios, etc.

Many communities have realized that this conventional type of zoning control does not always result in a desired outcome and may be viewed by land owners as inflexible and arduous, particularly in downtowns and mixed use areas. As a result some communities are turning to development controls that are based more on performance measures than on land use. Performance zoning or “form-based” codes focuses on the physical form of development (what you see) rather than occupancy (what goes on in the building) with minimum thresholds to protect the health, safety, and welfare of users. These types of regulations focus on the relationship between public and private space, physical character, and on form, scale, and massing.

The City may wish to change the type of zoning code it utilizes to better achieve the community vision articulated in the new General Plan. This is something that can be further explored later in the process, as a General Plan implementation item

Outline of Current General Plan

The City’s current General Plan (adopted in February 1996 and updated in December 2002; Housing Element updated March 2009) is comprised of ten chapters and several appendices as follows:

- Chapter 1: Land Use and Community Design Element
- Chapter 2: Housing Element
- Chapter 3: Transportation and Circulation Element
- Chapter 4: Public Facilities and Services Element
- Chapter 5: Recreational, Educational, and Community Services Element
- Chapter 6: Historic Preservation Element
- Chapter 7: Environmental Resources Element
- Chapter 8: Health and Safety Element
- Chapter 9: Economic Development Element
- Chapter 10: Administration and Implementation Element
- Appendix A: Woodland Area General Plan Urban Development Policy
- Appendix B: Policy Document Glossary
- Appendix C: General Plan/Zoning Consistency Matrix
- Appendix D: Summary of Level of Service Standards

The working assumption for the General Plan update process is that the plan will be updated where necessary and repackaged in a format similar to the existing outline presented above, but with a new emphasis on sustainability.

The current General Plan has a horizon year of 2020 with the exception of the Housing Element which expires October 31, 2013. The updated General Plan will have a horizon year of 2035 (with the exception of the Housing Element, as explained in this report).

Woodland’s General Plan is implemented more specifically in four geographical areas of the City through four adopted Specific Plans:

- Southeast Area Specific Plan (1990)
- Downtown Specific Plan (1993; 2003)

East Street Corridor Specific Plan (1998)
Spring Lake Specific Plan (2001)

Other land use documents such as infrastructure master plans (streets, storm drainage, sewer, water, etc), economic development plans, and service master plans (parks, police, fire, bicycle, etc) are considered implementing documents for the General Plan. They are required under State law to be consistent with the General Plan, but were not adopted as “a part of” the General Plan.

To the extent that the specific plans or other land use documents will need updating as a result of the update of the General Plan, this will be identified as necessary implementation to follow the adoption of the new general Plan.

Key Components of the General Plan Update

The General Plan update will include the following key components:

- Public Outreach (stakeholders, steering committee, website, household survey, workshops)
- Economic, Market, and Fiscal Impact Analysis
- Housing Element Update
- Opportunities and Challenges Report (Background information)
- Community Vision
- Land Use Alternatives
- Preferred Land Use Plan
- Policy Development
- GHG Reduction Evaluation
- EIR Analysis
- Draft Plan Documents (General Plan, CAP, EIR)
- Comments and Responses
- Hearings and Action
- Final Plan Documents

Schedule

The General Plan update is on an 18-month schedule with final action required no later than June 2014. The following working schedule has been developed to accomplish this. Key target dates for important steps in the update process are as follows:

Feb 5, 2013	City Council kick-off workshop
Feb 7/8	Steering Committee start up and Stakeholder interviews
Feb 21	Planning Commission kick-off workshop
Mar 1	CEQA Notice of Preparation (NOP) issued
Mar 7	Community Housing Forum
Mar 21	Community-wide household survey mail-out
Mar 21	Planning Commission meeting on scope of Environmental Impact Report (EIR)
Apr 6	Community workshop on community vision
Apr 3	Community workshop community vision
May 9	Planning Commission hearing and recommendation on draft Housing Element
May 21	City Council hearing and action on draft Housing Element

Jun 11	Combined City Council/Planning Commission workshop on alternative land use plans
Sep 4	Community workshop on preferred land use plan
Sep 5	Planning Commission hearing and action on final Housing Element
Sep 7	Community workshop on preferred land use plan
Sep 17	City Council hearing and adoption of final Housing Element
Oct 10	Combined City Council/Planning Commission workshop on preferred land use plan and policy development
Oct 15	Combined City Council/Planning Commission workshop on preferred land use plan and policy development (if needed)
Feb 20, 2014	Draft General Plan, Climate Action Plan (CAP), and EIR released for public review
Mar 5	Community Workshop on Draft General Plan package
April 7	Comments due on Draft General Plan, CAP, and EIR
May/Jun	Planning Commission hearings and recommendation on General Plan package
Jun	City Council hearings and adoption of General Plan and related documents

The Role of the City Council

The City Council is the decision-making body that leads this important effort. All aspects of the process including the content of the final adopted General Plan will be determined by the Council. Key decision-making points, meetings, hearings, and document release dates that will be important to the Council are provided above. In addition both the City Manager and the Project Manager will provide regular updates to the Council regarding progress on the General Plan update.

City Council Kick-Off Questions

As a part of the kick-off workshop on February 5th, each Council member will be asked to specifically provide input in the following three areas:

Overall Vision -- What are the major challenges and opportunities for Woodland? What is your long-term (2035) vision for Woodland, and how does that differ from the condition of the City today? What aspects of Woodland do you value and want to preserve?

Economic Development – What are your thoughts and ideas on economic development priorities? What long-term strategies you would like the General Plan to explore?

Land Use and Physical Development -- What are the most important considerations relating to the city's physical development? What are your thoughts about any of the following in terms of importance and challenges:

- Downtown commercial revitalization vs. new commercial development in other areas of the City?
- Reuse of existing vacant commercial development vs. new commercial development in other areas of the City
- Industrial development
- Important corridors
- Neighborhood preservation vs. infill
- Community design
- Traffic congestion
- Parking

- Historic preservation
- Mixed use areas
- Opening up new residential areas prior to build-out in Spring Lake

Role of the Planning Commission

The Planning Commission is the City’s panel of lay-person experts on local land use. Their role is to advise the City Council on land use planning, development applications, and all other land use considerations and actions. Planning Commissions are not required under State law but where they exist, they have a statutory role in any General Plan Update process to advise the City Council in the form of recommendations at key decision points. As identified in the schedule provided in this report, the Planning Commission will have a large role in this update process and their input will be relied upon heavily by the City Council.

Stakeholders and Steering Committee

As part of the public outreach program for this effort, Council members and staff have identified approximately 70 community leaders to help start the planning process. Invitations went out the week of January 28, 2013 to a wide cross-section of Stakeholders and potential members for a citizen’s Steering Committee to request participation. Both groups are intended to cover as many local interests as possible. The Stakeholders (approximately 35 community leaders representing broad community interests) will be interviewed by the General Plan consultants on February 7th and 8th. The Steering Committee will be a smaller group (approximately 15 people) that will meet seven or eight times throughout the process. Their first meeting is February 7th. They will act as more of a citizen’s sounding board for the staff and consultant team as ideas and concepts are brought forward for inclusion in the General Plan.

Other Public Outreach

In addition to the Stakeholder interviews, the Steering Committee meetings, and meetings and hearings before the Planning Commission and City Council there will be several other methods and opportunities for the general public, interested landowners, and agencies to become involved in the General Plan update process including:

- General Plan Update website as part of the City’s main website
- Community-wide household survey mailer in March
- Various community workshops as shown in the schedule
- Opportunities to review and comment on various reports and documents

Staff and Consultants

Key players on the General Plan update team include staff and a small group of expert consultants. Under the direction of City Manager Paul Navazio, Community Development Department staff will play a lead role in overseeing the preparation of the General Plan update. Specifically Community Development Director Nick Ponticello and Principal Planner Cindy Norris will be in lead positions. Other city department heads and key division managers will also be involved.

In terms of outside consulting expertise, three key consultant contracts have been (or will be) executed. Heidi Tschudin of Tschudin Consulting Group will serve as the project manager. Her role is to quarterback all

aspects of the update process including the work of staff and other consultants, and to maintain the schedule and budget.

Rajeev Bhatia and Sophie Martin of Dyett and Bhatia, Urban and Regional Planners, will serve as the primary General Plan consultants with the firms of AECOM and Bay Area Economics (BAE) serving as subcontractors. The Bhatia team will undertake the General Plan update including the public outreach process, preparation of all analysis and reports, development of land use alternatives and draft goals and policies, preparation of the Climate Action Plan, preparation of the EIR, and writing and presentation of the draft and final General Plan.

Ron Milam and Bob Grandy of Fehr and Peers Transportation Consultants will also be under contract. Their role is to write the Circulation Element of the General Plan and undertake analysis of the traffic and circulation impacts of the various alternatives.

Gaining a proper understanding of the intersection of land use and transportation is key to reducing greenhouse gases, minimizing air emissions, lowering vehicles miles traveled (VMT), improving community character, increasing multi-modal use of City streets, and supporting vibrant mixed use neighborhoods. All three firms have considerable expertise in this area that will be of great value to the City during the update process.

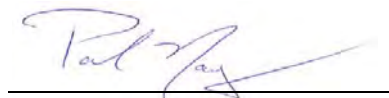
Conclusion

Update of a community’s General Plan is an important effort. The active participation of the City Council, staff, responsible and regulatory agencies, residents, businesses, investors, and land owners is critical to success. It is recommended that the City Council officially start the “Woodland General Plan 2035” update process by taking the actions recommended at the front of this staff report and commence the process described herein.

Prepared by: Heidi Tschudin
General Plan Project Manager

Reviewed by: Cindy A. Norris
Principal Planner

Nicholas J. Ponticello
Community Development Director



Paul Navazio
City Manager

Current and New General Plan Land Use Designation Correspondence Table

<i>Current General Plan Land Use Designations</i>	<i>New General Plan Land Use Designations</i>	<i>Change in Density/Intensity</i>
Residential		
Rural Residential (RR)	N/A (removed)	N/A
Very Low Density Residential (VLDR)	Low Density Residential (LD)	Changed from 1.0-4.0 du/ac for VLDR and 3.0-8.0 du/ac for LDR to 2.0-8.0 du/ac overall
Low Density Residential (LDR)		
Neighborhood Preservation	N/A (removed)	N/A <i>(There will be no change to the Neighborhood Preservation Zoning Designation)</i> Land use will be Low Density Residential from 3.0 – 8.0 du/ac to 2.0 – 8.0 du/ac
Medium-Low Density Residential (MLDR)	Medium Density Residential (MD)	Changed from 5.0-12.0 du/ac for MLDR and 8.0-16.0 du/ac for MDR to 8.1-18.0 du/ac overall
Medium Density Residential (MDR)	Medium Density Residential (MD)	
High Density Residential (HDR)	High Density Residential (HD)	Changed from 16.0-25.0 du/ac to 18.1-30.0 du/ac
Planned Neighborhood	Specific Plan (SP)	Residential density from up to 7.0 du/ac to a range of predicted average densities by SP area
Commercial and Mixed Use Designations		
Commercial/Residential Mixed Use (MU)	Downtown Mixed Use (DX)	Residential density: Changed from 0.0 to 25.0 du/ac to assumed maximum achievable density of 40 du/ac FAR: Changed from 0.6-1.5 to maximum of 2.0
	Corridor Mixed Use (CX)	Residential density: Changed from 0.0 to 25.0 du/ac to 8.1-18.0 du/ac FAR: Changed from 0.6-1.5 to maximum of 1.5
Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Changed from maximum FAR of 0.5 to maximum of 0.35
Central Commercial (CC)	N/A (removed)	N/A
General Commercial (GC)	Community Commercial (CC)	Changed from maximum FAR of 0.8 (and 0.6-1.50 in East Street Corridor) to maximum of 0.35. East Street Corridor now designated CX.
Service Commercial (SC)	N/A (removed)	N/A
Highway Commercial (HC)	Regional Commercial (RC)	Changed from maximum FAR of 0.5 to maximum of 0.45
Business Park (BP)	Business Park (BP)	Changed from maximum FAR of 0.5 to maximum of 0.7
Other Designations		

Agriculture (A)	N/A (removed)	N/A
Urban Reserve (UR)	Urban Reserve (UR)	N/A
N/A	Light Industrial Flex Overlay (LIO)	Allowable FAR specified by the base designation



Legislation Details (With Text)

File #: 16-055 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/5/2015 In control: Historic Preservation Commission
On agenda: 8/19/2015 Final action:
Title: SUBJECT: Clark Field Historical Preservation Award Plaque
DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider making findings to support the awarding of an 8 ½" x 11," bronze plaque (see Exhibit A) to Clark Field, a City owned park site, in recognition of the preservation efforts completed at the park by the Clark Field Restoration Committee.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Awards Certificate/Plaque Design](#)

Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission
FROM: Erika Bumgardner, AICP, Senior Planner

SUBJECT: Clark Field Historical Preservation Award Plaque
DATE: August 19, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider making findings to support the awarding of an 8 ½" x 11," bronze plaque (see **Exhibit A**) to Clark Field, a City owned park site, in recognition of the preservation efforts completed at the park by the Clark Field Restoration Committee.

BACKGROUND AND PROJECT ANALYSIS:

At its June 17, 2015 meeting, the Historical Preservation Commission voted to approve the nomination of Clark Field to receive one of two, 2015 Historical Preservation Awards. The approval was based on the restoration

efforts undertaken, and completed to date by the Clark Field Restoration Committee in partnership with the City of Woodland, to preserve this historic and important community resource.

At the June meeting, Commissioner Orlins requested that a bronze plaque, similar to those awarded to the Heritage Home Award recipients, also be awarded to Clark Field. Bronze plaques have not traditionally been awarded to Historical Preservation Award recipients due to additional and potentially substantial production costs and limited budget allocation. Therefore, the Historical Preservation Commission is being asked to consider this request as a one-time allowance. Future requests would be considered on a case-by case basis.

The Historical Preservation and Heritage Home Award Ceremony budget is approximately \$2,000, provided on an annual basis. Heritage Home plaques cost approximately \$200 each to produce and ship. Most years, between 4 and 5 Heritage Home awards are issued, resulting in an expenditure of approximately \$1,000 for the plaques alone. A portion of the remaining budget goes toward the framed certificates, formal invitations, and ceremony decorations, dessert and beverages.

The cost estimate for an 8 ½" x 11" bronze plaque is \$300. For informational comparison, the cost estimate for a 24" x 18" bronze plaque is \$1,200. Only two homes were selected this year to receive Heritage Home Awards, therefore, sufficient funds remain in the awards budget to purchase an 8 ½" x 11" bronze plaque replication of the paper/framed Preservation Award.

As suggested by Commissioner Chavez at the June meeting, certain findings may be made for this one-time request to ensure fairness in award issuance for all recipients, and which may set the framework for future consideration of paper/framed versus plaque awards.

It is staff's recommendation that the following findings be considered in making a determination for awarding a bronze plaque for Clark Field:

- Whereas, Clark Field is a public (not for profit) facility; and
- Whereas, Clark Field is a public amenity, available to all residents of Woodland for recreational opportunity; and
- Whereas, private funding is not available for acquisition of an honorary plaque; and
- Whereas, sufficient funds are available from the Historical Preservation Award Ceremony Budget to purchase the plaque; and
- Whereas, plaque installation/permanent placement costs and labor shall be the responsibility of the award recipient; and
- Whereas, it was through the efforts of dedicated volunteers that Clark Field has been restored and maintained for the benefit of all of Woodland.

RECOMMENDED ACTION:

Staff recommends that the Historical Preservation Commission review and consider the above recommended findings in their consideration of awarding a bronze plaque to Clark Field as part of the Historical Preservation Award Ceremony and make a motion to approve the plaque on a one-time basis, based on the findings as proposed. (The Commission may wish to modify or amend the proposed findings and take action with amended language.)

ATTACHMENTS:

Attachment - Exhibit A - Awards Certificate/Plaque Design



Historical Preservation Commission Presents This

2015 Preservation Award

to

Clark Field

IN RECOGNITION OF...[Description to follow]

CHAIRPERSON

DATE