



City of Woodland

Meeting Agenda

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, July 17, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-284](#) Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of May 15, 2014 and June 5, 2014.

Attachments: [Attachment 1 Minutes from May 15 meeting.pdf](#)
[Attachment 2 Minutes from June 5 meeting.pdf](#)

D. Directors Report

This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

E. Public Comment

This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

F. Communications

Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

G. Subcommittee Reports

H. Public Hearing

[14-277](#) Zoning Amendment to Allow Cottage Food Operations in Residential Areas

Attachments: [Attachment 1 Planning Commission Resolution and Exhibit A Ordinance Amen](#)
[Attachment 2 Cottage Food Operations Fact Sheet.docx](#)

[14-258](#)

Bruce Dumars Public Art Proposal

Attachments: [Attachment A - Dumars Public Art Proposal.pdf](#)

- I. **New Business**
- J. **Old Business**
- K. **Adjournment**

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 14-284 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/8/2014 **In control:** Planning Commission
On agenda: 8/21/2014 **Final action:** 8/21/2014
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of May 15, 2014 and June 5, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [5 15 14 Meeting Minutes.pdf](#)
[6 5 14 Meeting Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 21, 2014

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of May 15, 2014 and June 5, 2014.

STAFF CONTACT: Cindy Norris, Principal Planner

RECOMMENDATION:

Staff recommends that the Planning Commission:

Attachments:

1. May 15, 2014 Meeting Minutes
2. June 5, 2014 Meeting Minutes

This record is currently unavailable.

This record is currently unavailable.



Legislation Details (With Text)

File #: 14-277 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 7/7/2014 In control: Planning Commission
On agenda: 8/21/2014 Final action: 8/21/2014
Title: Zoning Amendment for Home Occupation to Allow Cottage Food Operations in Residential Areas
Sponsors:
Indexes:
Code sections:
Attachments: [Attachment 1 Planning Commission Resolution and Exhibit A Ordinance Amendment](#)
[Attachment 2 Cottage Food Operations Fact Sheet.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Zoning Amendment for Home Occupation to Allow Cottage Food Operations in Residential Areas; the City of Woodland is recommending amendments to Section 25-21-45 of the Woodland Municipal Code to allow Cottage Food Operations to operate within residentially zoned areas within the city, consistent with California law and State Assembly Bill 1616, as a component of the city's existing Home Occupations Ordinance.

Location: Residentially zoned areas throughout the City of Woodland.

Applicant/Owner: City of Woodland

Environmental Report: Categorical Exemption

Project Planner: Erika Bumgardner, Associate Planner

James Beggs, Planning Intern

Staff Recommendation: Recommend City Council Approval

Report For: Planning Commission Public Hearing - August 21, 2014

General Plan Designation: All Residential Land Use Categories

Current Zoning: All Residential Zones (R-1, R-2, N-P, CBD, ESD)

Specific Plan Designation: n/a

Pending/Potential Action

Staff recommends that the Planning Commission take action on the following:

- 1) Receive the staff report;
- 2) Conduct the public hearing; and
- 3) Adopt Resolution No. PC 14- ____ recommending City Council approval of the attached Ordinance amending Sections 25-3-10, 25-21-45 and Table 1 of the Woodland Municipal Code allowing Cottage Food Operations to operate within residentially zoned areas within the city as a component of the city's existing Home Occupations Ordinance.

Background

Assembly Bill (AB) 1616 was signed into law by Governor Brown on September 21, 2012, and became effective on January 1, 2013. The law allows individuals to prepare and/or package certain non-potentially hazardous foods in private-home kitchens referred to as "cottage food operations" (CFOs). AB 1616 limits cities' authority of CFOs by mandating non-discretionary approval and allowing only certain reasonable standards and requirements concerning spacing and concentration, traffic control, parking, and noise control to be adopted. Please see Attachment 2 Cottage Food Operations Fact Sheet.

As defined by the California Health and Safety Code, a "cottage food operation" means an enterprise that has not more than fifty thousand dollars (\$50,000) in gross annual sales and is operated by a cottage food operator and not more than one *full-time equivalent* cottage food employee, not including a family member or

household member of the cottage food operator, within the registered or permitted area of a private home where cottage food products are prepared or packaged for direct or indirect sale to consumers.

Project Proposal

Consistent with California Assembly Bill 1616, the City recommends the addition of Cottage Food Operations as a component of the existing Home Occupations Ordinance, Section 25-21-45 of the Woodland Municipal Code (Attachment 1, Exhibit A). The proposed amendment will modify and add language allowing “non-potentially hazardous” or “low risk” food production, as established by the California Department of Public Health (Attachment 2, CFOs Fact Sheet), to occur in a private residence.

The amended ordinance includes language allowing one assisting, full-time equivalent employee (in addition to the permanent residents of the home) to be employed by the CFO. The CFO use will be added to Table 1 - Residential Land Use Table, of the city’s Zoning Ordinance as an allowed “accessory use, incidental to the principal use.” CFOs shall be defined under Article 3, *Definitions*, of the Zoning Ordinance.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and State Planning Law. One method of public notice was used:

- A one-eight page legal notice was published in the Woodland Daily Democrat ten days prior to the public hearing.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, July 11, 2014.

Environmental Review

Pursuant to the California Environmental Quality Act (“CEQA”), the proposed ordinance amendment is exempt from CEQA review per Section 15061 (b)(3), which applies to projects that will not have a significant effect on the environment. The proposed zoning ordinance amendment provides an update of existing regulations for consistency with state requirements and provides minor substantive changes that are limited in scope and will not result in environmental impacts. The proposed amendment provides further clarification of “home occupations,” including the addition of Cottage Food Operations as consistent with the nature and intent of the existing Home Occupations Ordinance. No new or substantial impacts are anticipated as a result of the zoning amendment.

Staff Analysis

The proposed amendment adds Cottage Food Operations as an allowed use, incidental to the primary use of the home, within residentially zoned areas, citywide. This new category will allow home kitchens to make and sell non-potentially hazardous foods out of a home kitchen. The addition of CFOs as an allowed, “incidental” use within residentially zoned areas of the city is consistent with the purpose and intent of the existing Home Occupations Ordinance. Home occupations are identified as providing the following community benefits:

- Support opportunities for alternative employment forms that are nurturing to a family environment by allowed one or both parents to remain home during the day;
- Increase the number of people at home during the day, which improves neighborhood safety;
- Act as "incubators" for small business, which leads to increased commercial activity as businesses grow; and
- Encourage telecommuting, thereby minimizing traffic congestion and air pollution.

AB 1616 creates a two-tier cottage food operator registration and permitting system to be enforced by local county or city environmental health agencies for: 1) “Class A” cottage food operators, which include those operations that sell prepared foods directly to the public (at the home where the cottage food operation is located or at a community event); and 2) “Class B” cottage food operators, which include those operations that sell prepared foods either indirectly through restaurants and stores or both directly to the public as well as indirectly to the public via sale to retail food facilities such as restaurants and markets. There are different requirements for “Class A” and “Class B” cottage food operations. “Class A” cottage food operations must submit a completed self-certification checklist approved by the Yolo County Environmental Health Services (YCEHS) when they submit their registration application. “Class B” operations must submit a permit application and be inspected prior to obtaining a permit from YCEHS. All cottage food operations must be registered or permitted by YCEHS before commencing business and before the city shall issue a business license.

All cottage food operators will have to meet specified requirements pursuant to the California Health and Safety Code related to preparing foods that are on the approved food list, completing a food processor training course within three months of registering, implementing sanitary operations, creating state and federal compliant labels, and operating within established gross annual sales limits.

Yolo County Environmental Health Services may inspect the permitted or registered area of the private home in which the cottage food operation prepares, handles, or stores food (1) prior to issuing a permit to “Class B” CFOs and (2) on the basis of a consumer complaint where there is reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation or that the cottage food operation has violated provisions of law related to cottage food operations.

Cottage food operations are not allowed to manufacture potentially hazardous foods, acidified foods, or low acid canned food products that would support the growth of botulism if not properly prepared. These foods, as well as other foods not on the approved foods list, are regulated by the California Department of Public Health (CDPH). The enactment of AB 1616 provides cottage food operators with the opportunity to operate a small scale food business. Once the cottage food operation exceeds the gross sales volume established in the law, they must move their operations to a commercial processing facility and register with the CDPH under the Processed Food Registration Program.

The addition of CFOs to the existing home occupations ordinance will broaden the list of allowed home occupations to include food preparation, recognizing the home as a viable location for CFOs, and ensuring the compatibility of proposed CFOs with the surrounding neighborhood.

The proposed zoning amendment will bring the city's zoning ordinance into compliance with AB 1616 and will clarify the zoning approval process for CFOs; aligning CFO performance standards with those of "home occupations." Like permitted home occupations, CFOs will be subject to performance criteria to ensure their operation is compatible with surrounding residential uses, including (not limited to):

- That the proposed operation is an accessory use of the home, incidental and subordinate to its use for residential purposes;
- That there are no visible structural design modifications to the exterior of the home which would indicate a business use;
- That vehicles related to the home occupation shall be restricted to standard noncommercial cars, trucks, and vans;
- That deliveries other than standard parcel services are prohibited; and
- That the CFO does not pose a health hazard or nuisance violation consistent with city code and with the provision of Yolo County Environmental Health Services.

General Plan Consistency

The General Plan promotes Home Occupations and seeks to encourage small businesses and community coherence, as long as it reflects or enhances the character of the surrounding neighborhood and does not result in significant negative effects. To this purpose, the General Plan has an adopted policy to allow Home Occupations in residential areas. The clarification of Home Occupations and the addition of Cottage Food Operations furthers the goals of the General Plan by allowing expanded and compatible uses in residential areas.

Amendments and Zone Changes

Article 29 of the Zoning Regulations commencing with Section 25-29-01 addresses zoning changes. The Planning Commission shall hold a public hearing on any such proposed rezoning. Notice of the time and place of said hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least ten (10) calendar days prior to the hearing. After the public hearing, the Planning Commission shall render its decision in the form of a written recommendation to the City Council. If, from the facts presented at the public hearing, the Commission is satisfied that the proposed change conforms to the General Plan, the Commission may recommend such change to the City Council.

Appeal

Any party adversely affected by the decision, the City Council, an individual city council member, or the city

manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within ten days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A) (part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Summary

Staff recommends the addition of Cottage Food Operations as a component of the existing Home Occupations Ordinance, Section 25-21-45 of the Woodland Municipal Code. The project was determined to be exempt from CEQA (Section 15061 (b)(3)).

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1: Move that the Planning Commission

- 1) Receive the staff report;
- 2) Conduct the public hearing; and
- 3) Adopt Resolution No. PC 14- ____ recommending City Council approval of the attached Ordinance amending Sections 25-3-10, 25-21-45 and Table 1 of the Woodland Municipal Code allowing Cottage Food Operations to operate within residentially zoned areas within the city, as a component of the city's Home Occupations Ordinance.

Attachments:

Attachment 1: Planning Commission Resolution - Ordinance Amendment

Exhibit A: Ordinance Amendment including: Amended Home Occupations Ordinance (Section 25-21-45); Table 1 - Residential Land Use Table; and Article 3 - Definitions (Section 25-3-10)

Attachment 2: Cottage Foods Operations Fact Sheet

RESOLUTION NO. PC 14-01

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF AN ORDINANCE AMENDING TABLE 1 –
RESIDENTIAL LAND USES, AND SECTIONS 25-3-10 AND 25-21-45 OF
THE WOODLAND MUNICIPAL CODE TO ADD COTTAGE FOOD
OPERATIONS TO THE LIST OF PERMITTED USES IN THE A-1, R-1,
R-2, N-P, CBD, ESD ZONES, AS A COMPONENT OF THE EXISTING
HOME OCCUPATIONS ORDINANCE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 17, 2014, to review and consider recommending to the City Council approval of the proposed Ordinance to amend Table 1 and Section 25-21-45 of the Woodland Municipal Code, to permit Cottage Food Operations in the A-1, R-1, R-2, N-P, CBD, ESD Zones; and

WHEREAS, the City of Woodland's Zoning Ordinance provides that the City shall allow home occupations in residential designations; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed ordinance amendment is exempt from CEQA review per Section 15061 (b)(3), which applies to projects that will not have a significant effect on the environment; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Woodland Municipal Code are in general conformance with the Woodland General Plan which seeks to encourage small businesses and community coherence; and

WHEREAS, Assembly Bill (AB) 1616 was signed into law by Governor Brown on September 21, 2012 allowing individuals to prepare and/or package certain non-potentially hazardous foods in private-home kitchens referred to as "cottage food operations" (CFOs); and

WHEREAS, AB 1616 limits cities' authority of CFOs by mandating non-discretionary approval and allowing only certain reasonable standards and requirements concerning spacing and concentration, traffic control, parking, and noise control to be adopted; and

WHEREAS, staff recommends the addition of Cottage Food Operations as a component of the existing Home Occupations Ordinance to bring the city's municipal code into compliance with AB1616; and

WHEREAS, the addition of Cottage Food Operations furthers the goals of the General Plan by allowing expanded and compatible uses in residential areas; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council approve of the proposed Ordinance to amend Table 1 and Sections 25-3-10 and 25-21-45 of the Woodland Municipal Code to add Cottage Food Operations as a component of the existing Home Occupations Ordinance. The proposed Ordinance is attached hereto as Exhibit A and incorporated by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of July, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING SECTIONS 25-3-10, 25-21-45 AND TABLE 1 OF THE
WOODLAND MUNICIPAL CODE RELATING TO HOME OCCUPATIONS**

WHEREAS, various federal and state laws partially restrict the City of Woodland's ability to regulate Cottage Food Organizations; and

WHEREAS, despite these restrictions, the City has the ability to regulate all Cottage Food Organizations for certain reasonable standards and requirements concerning spacing and concentration, traffic control, parking, and noise control; and

WHEREAS, the City desires to amend its Home Occupations ordinance to ensure its regulations comply with applicable federal and state law pertaining to Cottage Food Operations while preserving local control to the extent possible; and

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Recitals. The above recitals are incorporated as though set forth in this section.

Section 2. Amendment. Sections 25-3-10, 25-21-45 and Table 1 of the Woodland Municipal Code are hereby amended to read in full as set forth in the attached Exhibits "A," "B," and "C" incorporated by this reference.

Section 3. Severability. If any provision or clause of this ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

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PASSED AND ADOPTED by the City Council of the City of Woodland this ____ day of _____, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marlin “Skip” Davies, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara Ueda, City Attorney

EXHIBIT A

Sec. 25-21-45. Home Occupations and Cottage Food Operations.

(a)

Findings of Fact.

(1)

Home Occupations and Cottage Food Operations (CFOs) provide the following benefits:

(A)

Support opportunities for alternative employment forms that are nurturing to a family environment by allowing one or both parents to remain home during the day;

(B)

Increase the number of people at home during the day, which improves neighborhood safety;

(C)

Act as "incubators" for small business, which leads to increased commercial activity as businesses grow; and

(D)

Encourage telecommuting, thereby minimizing traffic congestion and air pollution.

(b)

Statement of Purpose. It is the purpose of this section to recognize the home as a viable location for some occupations and to ensure the compatibility of home occupations and CFO's with the surrounding neighborhood.

(c)

Definition. Home Occupation. "Home occupation: means any accessory use conducted within a dwelling, accessory building or private recreation area (such as a pool or tennis court) and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential zone of which it is a part".

Definition. Cottage Food Operations.* "Cottage food operation" means an enterprise that has not more than fifty thousand dollars (\$50,000) in gross annual sales and is operated by a cottage food operator and not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where cottage food products are prepared or packaged for direct or indirect sale to

consumers, as defined and may be amended by the California Department of Public Health, Section 113758 of the Health and Safety Code.

* For the purpose of this Article, Cottage Food Operations shall be considered a Home Occupation. The term Home Occupation shall also mean Cottage Food Operations.

(d)

Performance Standards. No business registration (license) shall be granted for any home occupation business located in the A-1 zone, any residential zone, or in any residence unless the conduct and operation of the proposed business meets each of the criteria listed below. Business license applications will be reviewed by the city Community Development Director for their compatibility with the residential zone in which they will be located.

(1)

Accessory Use Only. The use of the dwelling for home occupation shall be clearly incidental and subordinate to its use for residential purposes. There shall be no outward appearance of the home occupation. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property; provided, that the area does not exceed twenty-five percent of the total livable area or five hundred square feet (including inside storage areas), whichever is less.

(2)

Structural or Design Modifications. There shall be no external alteration of appearance to the dwelling or accessory structure in which a home occupation is conducted which would indicate a business use. Garage conversions are prohibited.

(3)

Number of Home Occupations. In no cases shall more than two home occupations be conducted on a single site, and where there are two permitted, the limitations of this section shall apply to the combined uses.

(4)

Owner Approval. Renters must obtain written approval of the property owner prior to operating a home occupation. This written approval shall be submitted with the business license application. The home occupation business shall terminate upon withdrawal of said approval by the property owner.

(5)

Employees. Only the actual residents of the dwelling unit and one assisting fulltime equivalent employee shall engage in the home occupation. In no event may more than one part-time employee be working at any one time.

(6)

Clients/Patrons. The combined number of clients/patrons that can attend the residence is limited to no more than one per hour, with a maximum of eight per day.

(7)

Hours of Operation. Home occupation businesses may only ~~shall~~ be conducted between the hours of 8:00 A.M. to 8:00 P.M., seven days per week. No patrons shall be received outside of these hours.

(8)

Number of Vehicles. Vehicles related to the home occupation shall be restricted to standard noncommercial cars, trucks, and vans (one ton or less).

(9)

Advertising on Vehicles. Not more than one vehicle advertising a home occupation shall be permitted.

(10)

Deliveries. Deliveries other than standard parcel services are prohibited entirely as incompatible within residential zones.

(11)

Signs. Signs shall be prohibited in association with home occupations.

(12)

Storage. Storage of materials, goods, supplies or equipment related to the operation of a home occupation in excess of what would be considered normal for the zone is prohibited. Storage shall not be visible. Storage must be enclosed within a building. Storage must comply with the current edition of the Uniform Building Code and Uniform Fire Code.

(13)

Showrooms. Showrooms or other display arrangements shall be prohibited.

(14)

Equipment. No mechanical equipment shall be used that creates visible or audible interference in line voltage outside the dwelling unit or that creates noise, odor, glare, smoke, dust or hazardous conditions not normally associated with residential uses.

(15)

Health Hazards. No home occupation shall be detrimental to the public health, safety or welfare. Such prohibited uses include those which involve the use of hazardous materials and uses which entail the harboring, training or raising of animals.

(16)

Nuisances. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odor, electrical interference or

visual blight, and/or which constitutes a nuisance as defined by the city's nuisance ordinance.

(17)

Access for Inspection Purposes. The city may, at all reasonable times during regular business hours, enter the premises for the purpose of inspection to determine whether or not the home occupation is in compliance with the conditions of this section.

(18)

Other Applicable Regulations. Home occupations shall comply with provisions of health code requirements, relevant uniform building codes, applicable regulations of the Alcohol, Tobacco, and Firearms Division of the Federal Department of Treasury, and all other applicable federal, state or local regulations.

(19)

The proposed home occupation must not put more strain on utilities than is allowed for in residential units or zoned area.

(20)

A Cottage Food Operation shall obtain an annual registration or annual permit to operate through Yolo County Environmental Health Services prior to commencing operations. Yolo County Environmental Health Services shall review for compliance with the provision of state law related to cottage food operations as described below and as subject to periodic amendment by the state:

(1) A "Class A" cottage food operation is a cottage food operation that may engage only in direct sales of cottage food products from the cottage food operation or other direct sales venues described in paragraph (4) of subdivision (b).

(2) A "Class B" cottage food operation is a cottage food operation that may engage in both direct sales and indirect sales of cottage food products from the cottage food operation, from direct sales venues described in paragraph (4) of subdivision (b), from offsite events, or from a third-party retail food facility described in paragraph (5) of subdivision (b).

(b) For purposes of this section, the following definitions shall apply:

(1) "Cottage food employee" means an individual, paid or volunteer, who is involved in the preparation, packaging, handling, and storage

of a cottage food product, or otherwise works for the cottage food operation. An employee does not include an immediate family member or household member of the cottage food operator.

(2) "Cottage food operator" means an individual who operates a cottage food operation in his or her private home and is the owner of the cottage food operation.

(3) "Cottage food products" means nonpotentially hazardous foods, including foods that are limited to and described in Section 114365.5 of the State of California Health and Safety Code and that are prepared for sale in the kitchen of a cottage food operation.

This list of nonpotentially hazardous foods shall include, but not be limited to, all of the following:

- (1) Baked goods without cream, custard, or meat fillings, such as breads, biscuits, churros, cookies, pastries, and tortillas.
- (2) Candy, such as brittle and toffee.
- (3) Chocolate-covered nonperishable foods, such as nuts and dried fruit.
- (4) Dried fruit.
- (5) Dried pasta.
- (6) Dry baking mixes.
- (7) Fruit pies, fruit empanadas, and fruit tamales.
- (8) Granola, cereals, and trail mixes.
- (9) Herb blends and dried mole paste.
- (10) Honey and sweet sorghum syrup.
- (11) Jams, jellies, preserves, and fruit butter that comply with the standard described in Part 150 of Title 21 of the Code of Federal Regulations.
- (12) Nut mixes and nut butters.
- (13) Popcorn.
- (14) Vinegar and mustard.
- (15) Roasted coffee and dried tea.
- (16) Waffle cones and pizelles.
- (17) Seasoning Salts

(4) "Direct sale" means a transaction between a cottage food operation operator and a consumer, where the consumer purchases the cottage food product directly from the cottage food operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the cottage food operation.

(5) "Indirect sale" means an interaction between a cottage food operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the cottage food operation from a third-party retailer that holds a valid permit issued pursuant to Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

(6) "Private home" means a dwelling, including an apartment or other leased space, where individuals reside.

(7) "Registered or permitted area" means the portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

(8) All definitions are per section California Health and Safety Code Section 113758 and are subject to amendment by the State.

(e)

Exemptions. Day care facilities for twelve or less persons shall be exempted from this section.

(f)

Prohibited Uses. A home shall not be used for the following: (1) the use of hazardous materials of a type or quantity not normally associated with residential uses; (2) uses which entail the harboring, training, or raising of animals; (3) fortunetelling, tattoo parlors and massage parlors; (4) automobile related activities, including auto repair except for personal vehicles; (5) funeral homes; and (6) small engine repair, including lawn mowers and chainsaws. Woodworking shall be confined to noncommercial, hobby-type related activities.

(g)

Fees. Applicants for new or renewed home occupations/business licenses shall pay all appropriate fees pursuant to the city fee schedule.

(h)

Penalties. Any violation of the provisions of this section shall be subject to enforcement under the applicable provisions of the city's nuisance ordinance.

(Amended during the March 2009 supplement)

(Amended in February 2014)

EXHIBIT B

Article 4. Residential Land Use Table.

Sec. 25-4-01. Purpose.

Sec. 25-4-10. Table 1—Permitted uses.

Sec. 25-4-20. Special conditions.

Sec. 25-4-01. Purpose.

The purpose of the residential land use table is to designate the residential uses permitted within each zone, subject to the development standards for such uses set forth in the articles describing those zones.

(Amended during the March 2009 supplement.)

Sec. 25-4-10. Table 1—Permitted uses.

To determine in which zone a specific use is allowed:

- (1) Find the use in the left-hand column;
- (2) Read across the table until either a "letter" or an "x" appears in one of the columns;
- (3) If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in [Section 25-4-20](#)
- (4) If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in [Section 25-4-20](#)
- (5) If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column;
- (6) The planning commission shall interpret the appropriate zone for any land use not specifically listed in the Table, based on a finding of consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone;
- (7) Overlay zones are not included in table.

(Amended during the March 2009 supplement.)

Table 1

Residential Land Uses

Uses	Zone												
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I
Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use.	x	x	x	x	x	x		m		n			
Apartments and multiple-family dwellings					a	p		m	d	n	d		
Bed and breakfast inns					k			m	d	n	d	x	
Boarding and rooming houses					a	b		m	b	n			
Businesses and uses prohibited by state or federal law													
Churches	d		d	d	d	d		m	d	n	d	d	
Day care centers			d	d	d	d	d	m	d	n	d	d	d
Duplexes			c	x	x	x		m	l	n	l		
Emergency shelter						d				n			
Family day care homes/max of 14 children			x	x	x	x		x		n			
Family day care homes with more than 14 children			d	d	d	d				n			
Foster homes, residential care homes			b	b	b	b				n			
Deep lot developments				g	g					n			
Home occupations/ <u>Cottage Food Operations</u>	e		e	e	e	e		e		n			
Mobile homes on permanent foundations	h		h	h	h	h		h		n			
Mobile home parks	h		h	h	h	h				n			
Nursing and convalescent homes					a	d			d	n			
Public and private schools	d		d	d	d	d		m	d	n	d	d	d
Residence for a caretaker or watchman	i								i	n	i	i	i
Second-dwelling unit			f	f	f	f				n			

Single-family dwellings	x		x	x	x	x		m	l	n	l		
Split lot duplexes			c	x	x	x		m	l	n	l		
Supportive housing	q	q	q	q	q	q	q	q		q	q	q	q
Temporary tract offices	j		j	j	j	j				n			
Transitional housing	q	q	q	q	q	q	q	q		q	q	q	q

(Ord. No. 1513, § 5(exh. A), 12-15-09; Ord. No. 1547, § 5, 3-5-2013)

Sec. 25-4-20. Special conditions.

The following special conditions apply to those land uses indicated by corresponding letter in Table 1:

- a. Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;
- b. Conditional use permit required if for more than six guests or persons;
- c. Permitted on corner lots only. Each entrance must front on a separate street;
- d. Conditional use permit required;
- e. Accessory use, incidental to principal use; **Subject to Section 25-21-45, Home Occupations**
- f. Second dwelling units are permitted subject to the following standards and conditions:
 1. The second dwelling unit shall be architecturally compatible as to style, size, mass, color and materials and the primary dwelling,
 2. The size of a detached second dwelling unit is limited to a maximum of six hundred square feet for lots under eight thousand square feet, a maximum of one thousand square feet for lots over eight thousand,
 3. An attached second dwelling unit may not exceed thirty percent of the floor area of the primary unit excluding any garage,
 4. The second dwelling unit shall meet all setbacks that apply to other dwellings built in the residential or combined residential zone,
 5. Accessory buildings on a lot that do not meet the setback requirements for a main building on the lot may not be converted to a second dwelling unit,
 6. The project will provide two off-street parking spaces to city standards for the primary residence and one parking space for each bedroom in the second dwelling unit,
 7. The building converge for the site may not exceed fifty percent,
 8. The subject lot shall be at least the minimum width and area required within the zone or for the underlying residential zone in a combined zoning district,
 9. No more than forty percent of the front yard setback may be paved for parking,
 10. Any detached second dwelling unit shall be no taller than fifteen feet,

11. Any detached second dwelling unit shall be no closer than ten feet to the primary dwelling,
 12. One of the dwelling units must be occupied by the owner of the property. If the owner ceases to reside on the site then one of the dwelling units shall be vacated and remain vacant in the absence of an owner occupant. The applicant shall sign an enforceable agreement with the city of Woodland to abide with this requirement,
 13. Applications for second dwelling units are subject to staff level site and design review and their commensurate fees,
 14. Any application for a second dwelling unit that does not meet the standards specific to this section may apply for a conditional use permit to construct a second dwelling unit,
 15. Failure to comply with any part of this section shall be a violation of law and punishable by fine;
- g. Conditional use permit subject to [Section 25-21-30](#)
 - h. Subject to [Section 25-21-50](#)
 - i. Residence must be located in the building of the use. If use is open storage that has no buildings a mobile home is permitted;
 - j. Office must be converted to residences when sales activity ceases;
 - k. Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);
 - l. Zoning administrator permit required;
 - m. Refer to downtown specific plan and the Land Use Area Matrix contained in [Article 14.5](#)
 - n. Refer to East Street Corridor specific plan;
 - o. Refer to East Street Corridor specific plan;
 - p. Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required.
 - q. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

(Amended during the March 2009 supplement.)

(Ord. No. 1547, § 5, 3-5-2013)

EXHIBIT C

Article 3. Definitions.

Sec. 25-3-10. Definitions.

Sec. 25-3-20. Interpretation.

Sec. 25-3-10. Definitions.

For the purpose of this chapter, certain terms and words are herewith defined as follows:

"Accessory building" means a detached building located on the same lot with the principal (main) building, the use of which is normally incidental and entirely secondary to that of the principal building.

"Adult bookstore" means a building or portion thereof with a retail sales use having a substantial or significant portion of its stock books, magazines or other periodicals which are distinguished or characterized by their emphasis on matter explicitly depicting, describing or relating to "specified sexual activities."

"Adult motion picture theater" means a building or portion thereof or area, enclosed or open, used for the presentation to the public of motion pictures distinguished or characterized by an emphasis on matters explicitly depicting, describing or relating to "specified sexual activities."

"Agent of owner" means any person who can show written proof that he is acting for the property owner.

"Alley" means a public thoroughfare less than thirty feet in width, which affords only a secondary means of access to abutting property.

"Appeal board" means the city council shall be the "appeal board" for appeals from the decisions of the planning commission.

"Auto dismantling and wrecking establishments" means the business of dismantling or wrecking of used motor vehicles or trailers and sale of parts.

"Basement" means a story partly or wholly underground. See "Story."

"Boarding or rooming house" means a dwelling where rooms are rented to paying guests, who may be provided with meals. The term boarding house shall include rooming house.

"Building" means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or property.

Building, Height of. "Height of building" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the top most point of the roof excluding chimneys, elevators, ventilation and air conditioning equipment, and parapet walls.

"City council" means the city council of the city of Woodland.

"Commission" means the planning commission of the city of Woodland.

"Condominium" means real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a multi-unit building on the real property.

"Construction office (job shack)" means a temporary structure or trailer placed on or adjacent to a project site for the duration of construction. May include a construction materials yard.

"Cottage Food Operation" means an enterprise that has not more than fifty thousand dollars (\$50,000) in gross annual sales and is operated by a cottage food operator and not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where cottage food products are prepared or packaged for direct or indirect sale to consumers, as defined and may be amended by the California Department of Public Health, Section 113758 of the Health and Safety Code.

"Court" means an open unoccupied space, on the same lot with a building or buildings and bounded on two or more sides by such building or buildings.

"Day care center" means a facility licensed to regularly provide care, protection and supervision in a facility which is not the provider's home.

"Density" means the ratio between dwelling units and land, expressed as the number of dwelling units per acre, or as square feet of land required per dwelling unit.

"Density bonus" means a density increase not to exceed twenty-five percent over the otherwise allowable residential density in that zone. See [Section 25-21-25](#).

"Department" means the community development department.

"Director" means the community development director.

District. See "Zone."

"Dwelling" means any building or portion thereof designed or used exclusively for residential occupancy.

Dwelling, Duplex. "Duplex dwelling" means a building designed for occupancy by two families living independently of each other located on a single parcel of land.

Dwelling, Multiple-Family. "Multiple-family dwelling" means a building or portion thereof designed for occupancy by three or more families living independently of each other located on a single parcel of land.

Dwelling, Single-Family Attached. "Single-family attached dwelling," means a dwelling unit designed exclusively for occupancy by one family and attached to one or more similar units located on separate parcels of land. See "Split lot duplex."

Dwelling, Single-Family Detached. "Single-family detached dwelling" means a detached building designed exclusively for occupancy by one family.

"Dwelling unit" means one or more rooms and a single kitchen area designed for occupancy by one family for living and sleeping purposes.

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

"Factory-built home" means a residential building constructed in conformance with the state of California Factory-Built Housing Code. A factory-built home shall not be deemed to include a mobile home or manufactured home as defined in this section.

"Family" means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.

Floor Area, Gross. "Gross floor area" means the total interior floor area of all stories of a building or structure, including basements, as well as above ground stories, interior balconies and mezzanines.

Floor Area, Net. "Net floor area" means the total interior floor area of all stories of a building or structure, excluding corridors, hallways, stairways, balconies, breezeways, elevators, restrooms, closets, vaults, garages, carports, and other similar space used by all occupants of a building rather than by any individual occupant.

"Foster home" means a facility licensed to regularly provide care, protection and supervision to children in the licensee's home on a twenty-four hour basis for varying periods of time. See "Residential care home."

"Frontage" means the property line of a site abutting on a street.

Frontage, Lot or Parcel. "Lot of parcel frontage" means the portion of property that abuts one side of a public street which allows primary access to the property. The public street frontage for residential lots fronting on a curved street, or on the curved portion of a cul-de-sac street, shall be measured along a chord located twenty feet from the edge of the street right-of-way, provided that the frontage at the street right-of-way is not less than forty feet. Two-car garages shall be required for all units measuring the minimum lot width at the setback.

Garage, Repair. "Repair garage" means a building, or portion thereof used for the commercial repair maintenance or painting of motor vehicles.

"Garage or Yard Sale" means a sale conducted from any location on the premises of a residence in any kind of residential zone for the purpose of permitting occupants of that residence to dispose of their personal property accumulated during the course of ordinary residential living to sell the same to the public.

"Gross acreage" means the gross area of a parcel of land measured to the center lines of abutting streets or alleys.

"Guest house" means living quarters within an accessory building for use by temporary guests of the occupants of the premises, having no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling.

Halfplex. See "Split lot duplex."

"Home occupation" means any accessory use conducted entirely within a dwelling, accessory building or swimming pool, and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential zone of which it is part. (See [Section 25-21-45](#)).

"Hospital" means a facility staffed and equipped to provide various types of hospital care, which is licensed under the provisions of Section 238 or 237, respectively of Title 17 of the California Administrative Code, or amendments thereto.

"Hotel or motel" means a building or portion thereof or a group of attached or detached buildings containing individual guest rooms or suites where lodging is provided for transients for compensation.

"Junk or salvage yard" means a site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, excepting an auto dismantling and wrecking establishment as defined in this section.

"Landscaping" means plantings, including trees, shrubs, lawn, flowers, and ground covers, suitably designed, selected, installed and maintained. May include rock, fountains, pools, screens, walls, fences, benches, walkways, and concrete plazas.

"Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

"Lot" means a parcel of land shown on a subdivision map, parcel map or record of survey map or described by metes and bounds and recorded in the office of the county recorder of Yolo County, and/or a building site in one ownership having an area for a building or buildings, together with such yards, open spaces, or width, and lot areas as are required by this chapter, and have frontage upon a public street, road or highway (other than an alley), unless otherwise approved.

"Lot area" means the total horizontal net area within the lot lines of a lot or parcel exclusive of streets, highways, roads, and alleys.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five degrees.

"Lot coverage" means the area of a lot occupied by buildings. It shall not include fences, walls, hedges, swimming pools, or uncovered patios.

"Lot depth" means the horizontal distance between the front and rear lot lines measured on the longitudinal center line.

Lot, Flag. "Flag lot" means a lot so shaped and designed that the main building site area does not have street frontage, but is connected to the street by a strip of land which is used for access purposes.

Lot, Interior. "Interior lot" means a lot other than a corner lot.

Lot, Key. "Key lot" means the first interior lot to the rear or a reversed corner lot.

Lot Line, Front. "Front lot line" means in the case of an interior lot, a line separating the lot from the street right-of-way. In the case of a corner lot, the owner may choose which street he shall designate as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line or, in the case of an irregular or triangular shaped lot, a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot Line, Side. "Side lot line" means any lot boundary line not a front lot line or a rear lot line.

Lot, Reversed Corner. "Reversed corner lot" means a corner lot the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, Through. "Through lot" means a lot having frontage on two parallel or approximately parallel streets.

"Lot width" means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear property lines.

Manufactured Home. For purposes of this chapter, a "manufactured home" is the same as a mobile home as defined in this section.

"Mini mart" means a convenience store which sells snacks, groceries, personal items, and personal services typically associated with the sale of gasoline and/or sale of alcoholic beverages and open fourteen to twenty-four hours a day. Building size typically range between one thousand five hundred square feet and five thousand square feet.

"Mini-storage/warehouse facility" means a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

"Mixed-use commercial/residential development" means a development that involves structures that include both residential and retail and/or office uses. A mixed-use commercial/residential development shall only be permitted if there are no residential units located on the ground floor.

"Mobile home" means a transportable structure built on a chassis for future movement, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and intended for occupancy by one family. No such structure shall be deemed to be a mobile home which is less than eight feet in width for a single section, and not less than thirty-two feet in length for at least one section.

"Mobile home park" means a facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable state laws for the accommodation of occupied mobile homes.

"Nonconforming building" means a building or structure or portion thereof lawfully existing at the time of the adoption of this chapter, and which does not conform to the applicable regulations of this chapter.

Includes any building or structure or portion thereof lawfully existing in an area annexed to the city at the time of such annexation, and which does not conform to the applicable regulations of this chapter.

"Nonconforming use" means a use which lawfully occupies a building or land at the time of the adoption of this chapter, and which does not conform to the applicable regulations of this chapter. Includes any use which lawfully occupies any building or land in an area annexed to the city at the time of such annexation, and which does not conform to the applicable regulations of this chapter.

"Nursing and convalescent home" means a facility providing bed care, or chronic or convalescent care for persons who by reason of illness, physical infirmity, or age are unable to properly care for themselves. A facility shall be deemed to be a nursing and convalescent home for the purpose of this chapter, notwithstanding the designation applied to the facility by the operator, or any federal, state or local regulatory agency, such as hospital or rest home, so long as the facility provides care as herein described, and does not qualify as a hospital as defined in this section.

"Occupant load" means as defined and determined in Chapter 33, Uniform Building Code.

"Parking area" means a permanently surfaced open area, other than a street or alley, used for the parking of motor vehicles, either free, for compensation, or as an accommodation for resident, clients, or customers. See [Article 23](#).

"Parking space" means a permanently surfaced space, directly accessible to a driveway, street, or alley, exclusive of access, driveways, ramps or maneuvering areas, designed or used for the parking of one motor vehicle. See [Article 23](#).

"Permitted uses" means and includes principal, conditional and accessory uses.

"Plan lines" means officially established right-of-way lines for future streets or for the extension or widening of existing streets within which the construction of structures is prohibited.

"Planned development (PUD)" means an integrated development consisting of a building or group of buildings situated on a site in such a manner that each unit may be sold separately from all other units, and where all owners of units may also own an interest in recreation facilities, parking facilities, open space, or any combination thereof along with appurtenant facilities.

"Public and quasi-public uses" means these include such uses as cemeteries, corporation yards, fire stations, hospitals, parks, public utility distribution sub-stations, communication equipment buildings, etc.

"Recreational vehicle" means a motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy with a living area of less than two hundred twenty square feet excluding built-in equipment.

"Regional retail center" means a regional-oriented retail shopping center at least twenty acres in size and located adjacent to an interstate freeway.

"Residential care home" means a state authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four hour basis.

"Roadside stand" means a temporary structure designed or used for the display or sale of agricultural products.

Shelter, Fallout. "Fallout shelter" means a structure or portion of a structure intended to provide protection to human life during periods of danger to human life and nuclear fallout, air raids, storms, or other emergencies.

Signs. See [Article 24](#).

"Specified sexual activities" means:

- (a) The display or manipulation of human genitals in a state of sexual stimulation or arousal;
- (b) Acts of human masturbation, sexual intercourse or sodomy; or
- (c) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

"Split lot duplex" means a dwelling unit designed exclusively for occupancy by one family and attached to one other similar unit located on separate parcels of land. See "Dwelling, single-family attached."

"Stable" means a detached accessory building for the shelter of horses or other hoofed animals.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the ceiling or roof above it. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

"Street" means a public thoroughfare thirty feet or more in width, other than an alley, which affords the principal means of access to abutting property.

"Structural alterations" means any change in the supporting members of a building or structure such as bearing walls, columns, beams, girders or rafters.

"Structure" means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including swimming pools, but not including fences or walls used as fences seventy-two inches in height or lower.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Target population" means adults with low-income having one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act, and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

"Temporary tract office" means a temporary sales office located on the site of a new development, usually in a model home, and operated until sales are completed.

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Travel Trailer. See "Recreational vehicle."

"Travel trailer park" means a facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable state laws, for the accommodation of travel trailers, motor homes and recreational vehicles on a temporary basis.

"Truck Terminal" means a facility for the loading and/or unloading of fuel, food products, materials or merchandise, and may include the fueling, repair, service, and temporary storage of trucks and trailers.

"Use" means the purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, or enlarged.

Use, Accessory. "Accessory use" means a use incidental and accessory to the principal use of a lot or building located on the same lot.

Use, Conditional. "Conditional use" means a use which may be suitable only in specific locations in a zoning district or only if such use is designed or laid out on the site in a particular manner.

"Use permit" means a permit approved by the planning commission for any use listed as a conditional use in that zone.

Use Permit, Minor. "Minor use permit" means a permit approved by the zoning administrator.

Use, Principal Permitted. "Principal permitted use" means a permitted use not requiring a conditional use permit in that zone.

"Yard" means an open space other than a court on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yard, Front. "Front yard" means a yard extending across the full width of the lot measured between the front property line and the nearest vertical support or wall of the main building.

Yard, Rear. "Rear yard" means a yard extending across the full width of the lot measured between the rear property line and the nearest vertical support or wall of the main building.

Yard, Side. "Side yard" means a yard extending from the front yard to the rear yard measured between the side lot line and the nearest vertical support or wall of the main building.

"Zone" means a portion of the territory of the city within which certain uniform regulations and requirements, or various combinations thereof apply, pursuant to the provisions of this chapter.

"Zoning administrator" means the officer designated to perform the duties and exercise the powers of the zoning administrator as set forth in this chapter or the designated representative of such officer.

"Zoning administrator permit" means a minor conditional use permit approved by the zoning administrator.

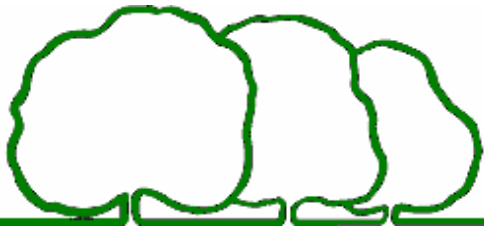
(Amended during the March 2009 supplement.)

(Ord. No. 1547, § 4, 3-5-2013)

Sec. 25-3-20. Interpretation.

Notwithstanding the foregoing, the definitions above shall be interpreted as provided in [Article 30](#).

(Amended during the March 2009 supplement.)



City of Woodland

Community Development Department
300 First Street, Woodland, CA 95695
530-661-5820

Cottage Food Operations Fact Sheet

On September 21, 2012, Governor Brown signed the California Homemade Food Act into law. This law amends the California Health and Safety Code to create a new category of food facility operation, which unlike other food facilities, can be operated out of a home kitchen, and will be implemented on January 1, 2013.

This new category, known as a Cottage Food Operation (CFO), will allow home kitchens to make and sell non-potentially hazardous foods. Non-potentially hazardous foods are foods that are unlikely to grow harmful bacteria or other toxic microorganisms at room temperature.

Cottage Foods

The California Department of Public Health (CDPH) has established a list of approved foods that meet the definition as “non-potentially hazardous.” Additional foods may be added and removed through a 30-day process. The list of current approved foods includes the following:

- Baked goods without cream, custard or meat fillings (bread, churros, cookies, pastries, tortillas, etc.)
- Candy, including chocolate covered nuts and dried fruit
- Dried fruit and pasta
- Dry baking mixes, granolas, cereals, and trail mixes
- Fruit pies, fruit empanadas, and fruit tamales
- Honey, jams, jellies and fruit butters
- Nut mixes, nut butters and popcorn
- Vinegar and mustards
- Roasted coffee and dried tea
- Waffle cones and pizelles
- Seasoned Salt

Registration/Permitting

CFOs are required to obtain an annual registration or annual permit to operate through Yolo County Environmental Health Services. These permits can be found at www.yolocounty.org/Index.aspx?page=112

CFOs may sell directly and/or indirectly to the public, depending on their class of operation.

- *Class A* CFOs may sell cottage foods directly from their homes, certified farmers' markets, bake sales, and community events. Class A operations will be required to complete a self-certification form and obtain an annual registration from Yolo County Environmental Health Services.
- *Class B* CFOs will be required to obtain an annual permit from Yolo County Environmental Health Services and will be inspected annually. In addition to direct sales from home, they are also permitted to sell cottage foods indirectly from local shops, restaurants and other third party sales.

Additionally, a cottage food operator must complete a Food Processor Course administered by the CDPH within three months of obtaining a registration or permit. More information can be found at www.cdph.ca.gov/programs/pages/fdbcottagefood.aspx

Frequently Asked Questions

What is meant by “direct sale” of cottage food? “Direct sale” means a transaction between a CFO operator* and a consumer*, where the consumer purchases the cottage food product directly from the CFO.

What is meant by “indirect sale” of cottage food? “Indirect sale” means an interaction within the state of California between a *CFO, a *third-party retailer, and a *consumer, where the consumer purchases cottage food products made by the CFO from a third-party retailer that holds a valid permit issued by the local environmental health agency in their jurisdiction.

*All sales must occur within the state of California

What are limitations on Internet sales and delivery of cottage food products? A cottage food operator may advertise as well as accept orders and payments via Internet or phone. However, a CFO must deliver (in person) to the customer. A CFO may not deliver any CFO products via US Mail, UPS, FedEx or using any other third-party delivery service. A cottage food operator may not introduce a CFO product into interstate commerce.

Is special training or certification required to make cottage foods? A person who prepares or packages cottage food products must complete a food processor course approved by CDPH within three months of being registered or permitted and every three years during operation.

Where can a complaint be filed about a cottage food operation or cottage food product?

A complaint can be filed at the CDPH toll-free complaint line: 1-800-495-3232.

What are CFO operational requirements?

All CFOs must comply with the following:

- No domestic activity in kitchen during cottage food preparation
- No infants, small children, or pets in kitchen during cottage food preparation
- Kitchen equipment and utensils kept clean and in good repair
- All food contact surfaces and utensils washed, rinsed, and sanitized before each use
- All food preparation and storage areas free of rodents and insects
- No smoking in kitchen area during preparation or processing of cottage food
- A person with a contagious illness shall refrain from preparing or packaging cottage food products
- Proper hand-washing shall be completed prior to any food preparation or packaging
- Water used in the preparation of cottage food products must be potable
- Cottage food preparation activities include:
 - Washing, rinsing, and sanitizing of any equipment used in food preparation
 - Washing and sanitizing hands and arms
 - Water used as an ingredient of cottage food

Planning/Zoning

While CFO's may operate out of a private dwelling, they are required to meet zoning and planning criteria, which can include issues concerning parking, nuisances, deliveries, density as well as other standards.

- The City of Woodland classifies CFO's as a Home Occupation business and therefore, any CFO must meet the Home-Occupation Performance Criteria in order to conduct a Home Occupation business.
- A business license is only active once all the permit requirements of Yolo County Environmental Health are satisfied.



Legislation Details (With Text)

File #: 14-258 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 7/1/2014 In control: Planning Commission
On agenda: 8/21/2014 Final action: 8/21/2014
Title: Bruce Dumars Public Art Proposal
Sponsors:
Indexes:
Code sections:
Attachments: [Attachment A - Dumars Public Art Proposal.pdf](#)

Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Paul L Hanson, AICP, Senior Planner.
SUBJECT: The Bruce Dumars Public Art Proposal for 201 East Street
DATE: August 21, 2014

RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed public art for the Dumars Commercial Building located at 201 East Street.

PROJECT PROPOSAL:

Mr. Dumars' public art proposal is to create and display birds perching upon the windmill standing in the courtyard of the new commercial building. **(See Attachment A - Public Art Concept)**. Mr. Dumars has enlisted the help of his father-in-law, artist, Jack Cooper to prepare the artwork.

Artist: Jack Cooper of West Sacramento. Mr. Cooper was the featured artist at the downtown Blue Wing Galley during the month of May (See attached article). Mr. Cooper's art proposal is to fabricate a series of

birds, an owl, hawk, and vulture, and perch the birds on the windmill. These birds are whimsical in design and they are there to keep an eye on East Street.

Materials and installation: The sculpture will be fabricated from metal and left unpainted to acquire an aesthetically appealing patina. The height of each bird is between 1 to 2 feet tall and installed on the windmill.

BACKGROUND:

On April 9, 2008, the applicant, Mr. Bruce Dumars applied for site plan and design review for a commercial building at 201 East Street. In staff's review and final approval of the project, the applicant was informed of the public art requirement per the City's Community Design Standards:

Incorporate public art into the development of all commercial and industrial projects. Public art is subject to the review of the Planning Commission or other such body established by the City Council.

REVIEW

In reviewing public art for commercial and industrial projects, the Commission will need to determine whether the proposed artwork complies with the Community Design Standard's requirement for providing public art. The proposed public art concept should be reviewed for appropriateness with the location, architecture of the building and the scale and materials used. Assuring the highest quality of aesthetic experience for the citizens of Woodland is the primary criterion for approving of public art.

RECOMMENDATION:

Staff is recommending that the Planning Commission review the proposed public art and consider making one of the following motions:

RECOMMENDED ACTION:

MOTION #1 I move to approve the public art proposal from Bruce Dumars subject to the following findings:

Findings

- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the commercial development and;
- The public art proposal was reviewed the Woodland Planning Commission

MOTION #2 I move to deny the public art proposal from Bruce Dumars subject to the following findings:

Findings

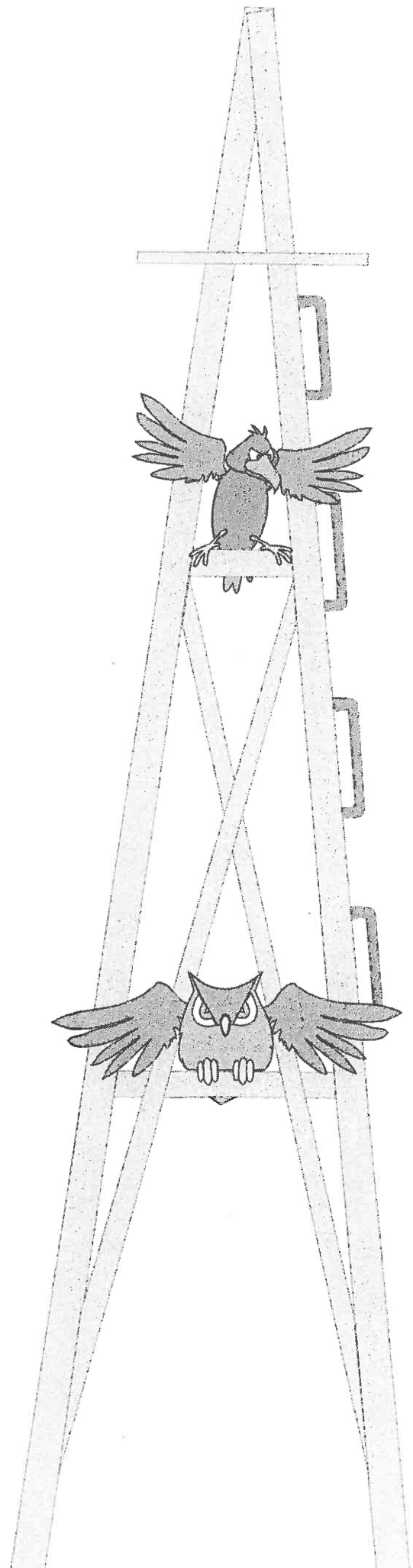
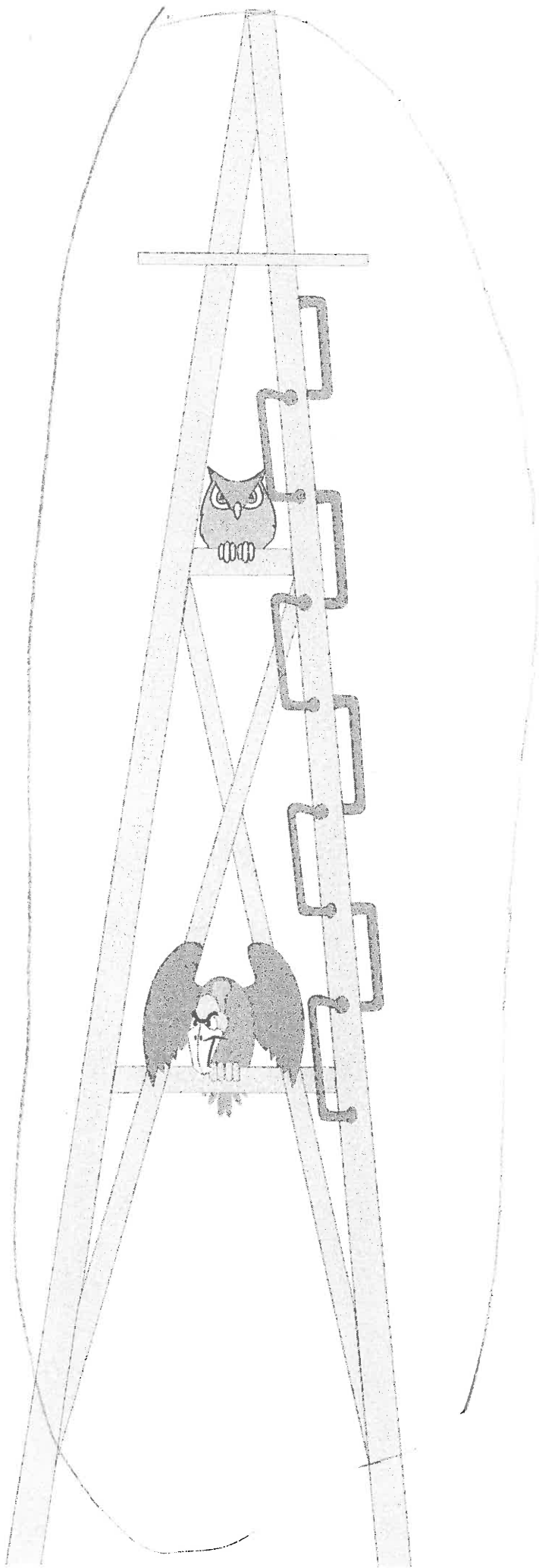
- (Specify)

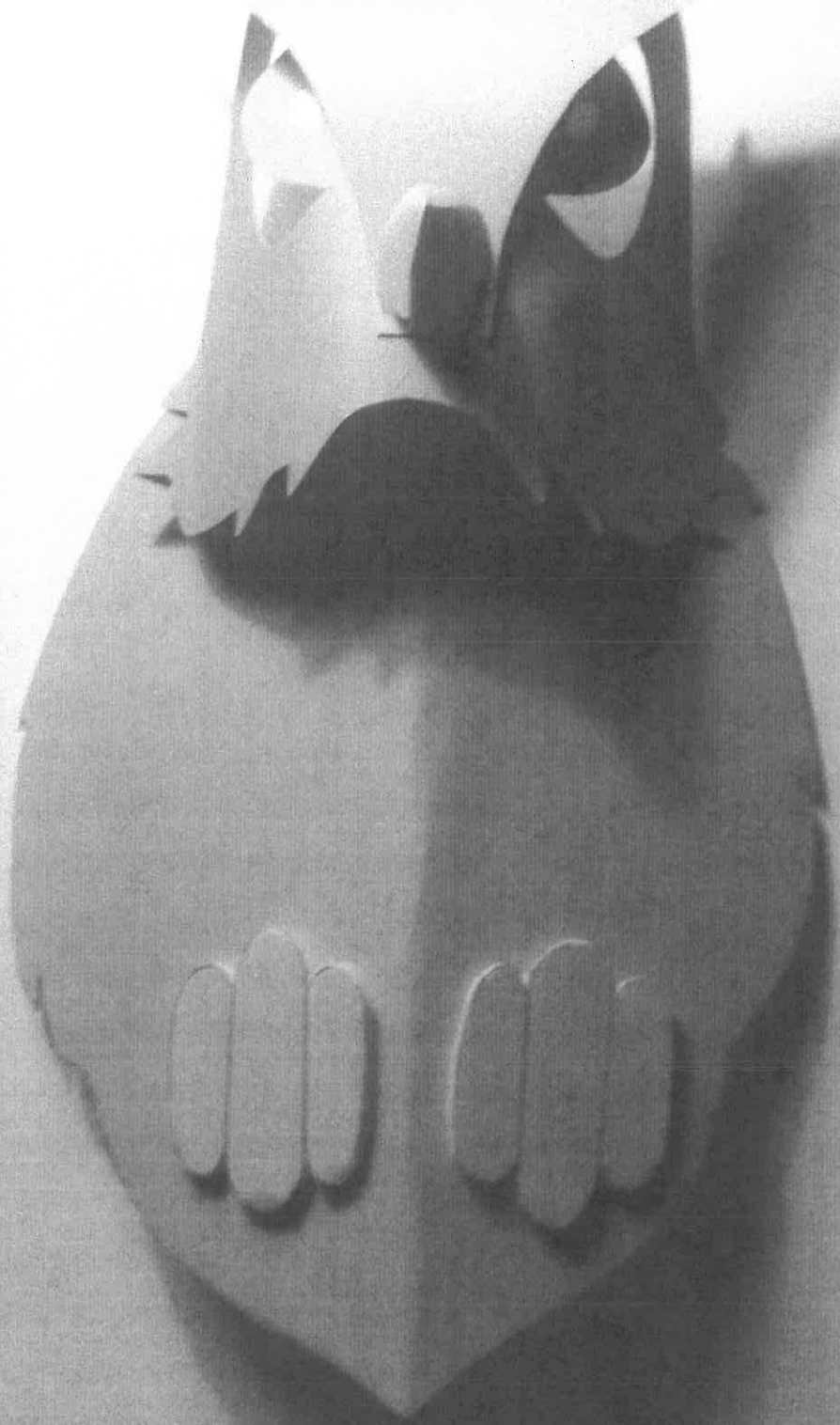
Attachment

A. Bruce Dumars Art Proposal Packet

ATTACHMENT A

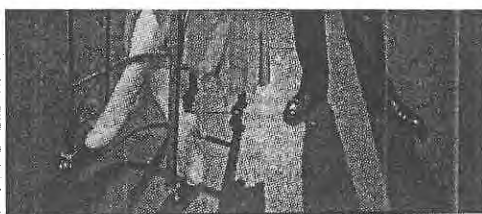






Dorothy (Petra Favorite), lights off a dragon-lady audiences will love to hate (Eva Barry), and hooks up with a lively paper clip salesman, Jimmy (Seth Rogers). In the end it takes a rich nutty jazz baby" like Muzzy (Debrah Hammond) to unravel

Arriaga, with music direction by James Glica-Hernandez. Tickets are available at 666-9617 or www.woodland-operahouse.org. Reserved tickets are \$25 adults, \$23 seniors 62+ & students, \$12 children 17 and under. Balcony \$15 children \$7.



Millie finds a job in NYC and meets the man of her dreams, paper clip salesman Jimmy, in a scene from "Thoroughly Modern Millie," opening Friday, May 2, at the Woodland Opera House.

COURTESY PHOTO

parking are free. The main stage will include the Kick-N-60's band with local lead guitarist, Mark Crawford, Woodland's own Trick Roper/ Whip Master James Barrera, The Putah Creek Crawdads and Ballet Folklorico de Beamer.

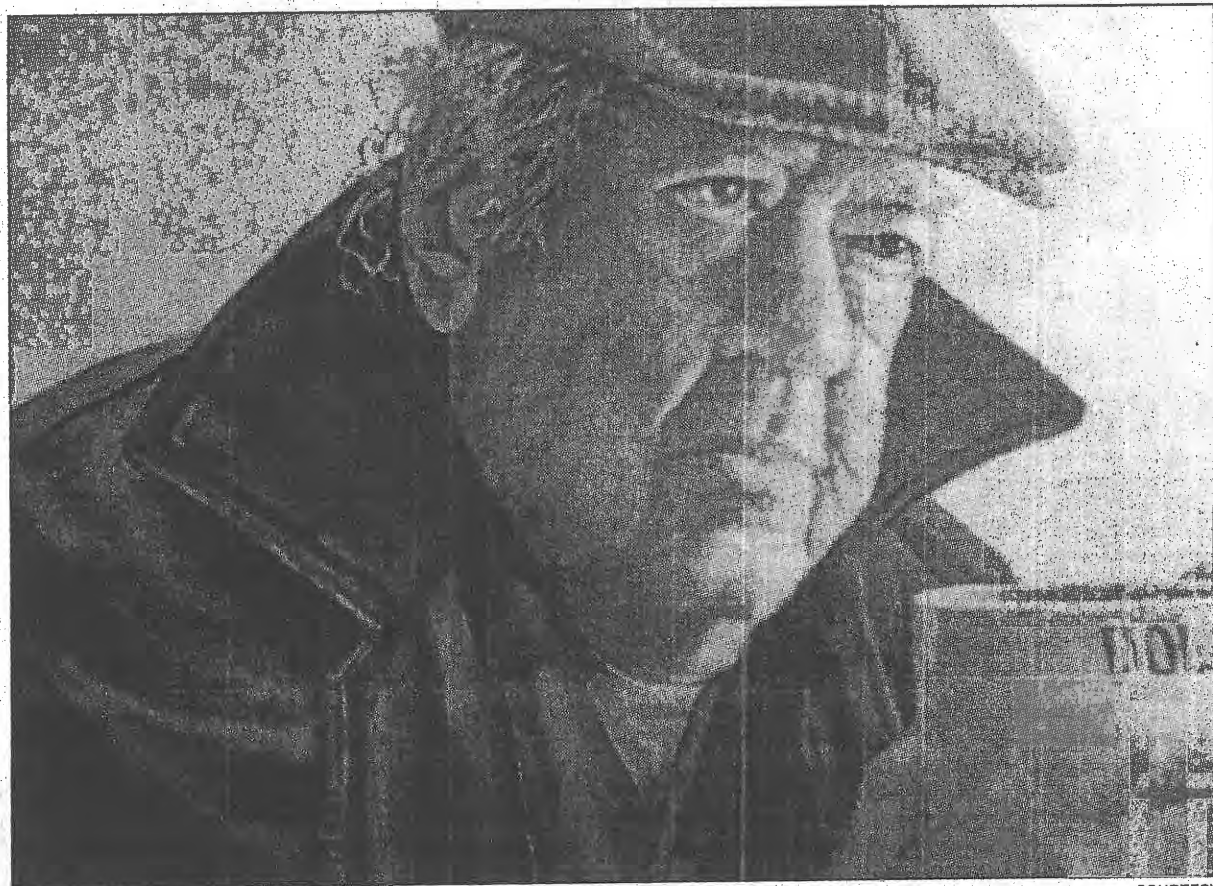
Saturday and Sunday, May 17 and 18. The Flying Needles Quilters Guild is hosting their annual quilt show at the Woodland Fairgrounds, 1250 E. Gum Ave. Times are Saturday from 10 a.m. to 5 p.m. and Sunday from 10 a.m. to 3 p.m. Admission is \$6 per day. The annual show offers quilters the opportunity to display their work to the public and gives the community a chance to see the new and exciting directions quilt making is taking, as new techniques, fabric and materials become available in the marketplace and are used in quilts.

Saturday, May 17. The second annual Woodland Schools Foundation Golf Tournament will be at the Yolo Fliers Club. Kenny's Bar & Grill is sponsoring the tournament and the dinner and dance that will follow at the bar, with music by Superlicious '80s Party Band. Check in for the tournament at 10:30 a.m. at Yolo Fliers Club, 17980 County Road 94B, Woodland. The format is four-person scramble. Green fees are \$100 per player. The fee includes the dinner and dance at Kenny's Bar & Grill, 721 East Street, Woodland. Additional dinners are \$20 each. Hole sponsorships are \$100. The tournament is limited to 144 players, with the entry deadline on May 3. Send checks, payable to the Woodland Schools Foundation, to 404 W. Casa Linda Drive, Woodland, CA 95695. If you have questions, please contact event organizer Freddie Garcia, 723-2059.

Friday, May 30, 5 p.m. Country 4 Coaches with headliner Steve Holy will be at the Yolo County Fairgrounds on Friday, May 30. Doors open at 5 p.m. Advance tickets are \$20 per person and will soon be available at the Yolo County Fairgrounds Box Office, WJUSD high schools and middle schools, National Town & Valley Properties, Inc. and online at www.brownpapertickets.com. Tickets at door are \$35, parking \$5. Food and drinks will be available for purchase. The Foundation is seeking additional sponsors for this event. Please visit www.woodlandschoolsfoundation.org for more information.

BLUE WING SHOWING

Work of Jack Cooper featured



COURTESY

A self portrait of West Sacramento artist Jack Cooper, who will be showing his work at Blue Wing Gallery in Woodland.

You're never too old to create, and you're never too old to live your dreams, regardless of what anyone tells you.

Nobody embodies this idea better than Jack Cooper, a 90-year-old West Sacramento man who creates artwork along with many other items from wooden toys to 3-D items.

"I am happy I have my hands available and my mind clear," he said. "I can explore those areas I haven't explored before; I am only

sad I haven't learned to tap dance."

A First Friday Artwalk reception will be held Friday evening at the Gallery on Main Street in downtown Woodland.

Cooper's love of exploring life through creativity started early. He taught himself how to draw. He would also create wood cutting boards for his mother including a pig cutting board that was based on a cartoon. Once, when in the sixth grade, his parents left

him at home and he took a flashlight and projected Crazy Cat onto the wall. He penciled the cat onto the projected wall. Cooper laughed recently when he recalled the story and how he was in big trouble for penciling it on the wall.

Cooper worked in education and developing adaptive toys. He always found a way to incorporate his creativity in his professional and personal life.

"I happened to have a good wife that allowed me

to explore," he said. "I was married for 70 years to the same wife. I am proud of it. She allowed me to create while she did all the work. She was my best critic."

He doesn't create his masterpieces with just watercolors or oil-based paints, however. Jack's medium of choice: A computer with Corel Draw.

Cooper will have his art on display for the month of May at Blue Wing Gallery. It will be his first gallery show.

CHICANO ART

Air Force artwork displayed at Gallery 625







