



City of Woodland

Meeting Agenda - Final

Planning Commission

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

530-661-5820

Thursday, January 19, 2017

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning 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..

E. Subcommittee Reports

F. Communications from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. 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.

G. Approval of Minutes

[16-865](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 27, 2016 and November 17, 2016.

Attachments: [A - October 27, 2016 Meeting Minutes](#)

[B - November 17, 2016 Meeting Minutes](#)

H. Public Hearing

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

[17-104](#)

SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

DATE: January 19, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)

[17-129](#)

SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: January 19, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan, and
2. Provide comments and input to help inform the work program and project process

Attachments: [1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan](#)
[2 - An Introduction to Form Based Codes](#)

[17-126](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [PLANNING COMMISSION LONG RANGE CALENDAR 1.12.17](#)

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

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 #: 16-865 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 12/12/2016 **In control:** Planning Commission
On agenda: 1/19/2017 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 27, 2016 and November 17, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - October 27, 2016 Meeting Minutes](#)
[B - November 17, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: January 19, 2017

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 27, 2016 and November 17, 2016.

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

ATTACHMENTS:

Attachment A - October 27, 2016 Meeting Minutes

Attachment B - November 17, 2016 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, October 27, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:46 pm.

Staff present:

Stephen Coyle, Deputy Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

Bruce Pollard, Senior Civil Engineer

B. Roll Call

Present 4:

*Vice Chairman Chris Holt, Commissioner Lizarraga, Commissioner Fred Lopez and
Commissioner John Murphy*

Absent 3:

Chairman Kirby Wells, Commissioner Steve Harris and Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

Vice Chairman Holt gave a brief verbal report on his committee activities.

F. Communications from the Public

G. Approval of Minutes

[16-787](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of October 6, 2016.

Attachments: [A - October 6, 2016 Meeting Minutes](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Planning Commission Meeting minutes of October 6, 2016. The motion was carried by following vote:
Ayes: Vice Chairman Holt and Commissioners Lizarraga, Murphy and Lopez*

H. Public Hearing

[16-766](#)

Oakland Pallet Conditional Use Permit: Request for a Conditional Use Permit to allow for the outdoor storage of new and used wood pallets, and the assembly and minor repair of pallets on an existing 9-acre site located at 109 Pioneer Avenue (APN 027-370-023) in the Industrial Zone.

Location: 109 Pioneer Avenue

Applicant/Owner: Sixty Four Holdings, LLC

Environmental Report: CEQA Class 1 Categorical Exemption

APN: 027-370-023

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Approval with Conditions

Attachments: [1 - Conditional Use Permit Resolution & EXH A & B](#)
 [2 - General Application and Plan Set](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Oakland Pallet request of a Conditional Use Permit to allow for the outdoor storage of new and used wood pallets, and the assembly and minor repair of pallets on an existing 9-acre site located at 109 Pioneer Avenue (APN 027-370-023) in the Industrial Zone. The motion was carried by the following vote:
Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy*

[16-664](#)

Spring Lake Specific Plan, Oyang North (PLNG15-00046) - Request to amend the General Plan and Spring Lake Specific Plan and approve a Tentative Subdivision Map (TSM #5091) and a Development Agreement for a 28.5-acre parcel located within the Spring Lake Specific Plan Area.

The General Plan Amendments include:

1. Re-designation and reduction in acreage of the 8.2 acre, R-15/Multifamily (Medium Density Residential) site to 4.6 acres of R-25/Multifamily (High Density Residential); and
2. Re-designation of the 18.8 acre, R-5/Single Family (Low Density Residential) site to 13.9 acres of R-5/Single Family (Low Density Residential) and 7.7 acres of R-8/Single Family (Medium-Low Density

Residential).

The Specific Plan Amendments include:

1. Rezone and reduction in acreage of the 8.2 acre, R-15/Multifamily (15 du/ac) site to 4.6 acres of R-25/Multifamily; and
2. Rezone of the 18.8 acre, R-5/Single Family (5 du/ac) site to 13.9 acres of R-5/Single Family and 7.7 acres of R-8/Single Family (8 du/ac).

Tentative Subdivision Map #5091 will provide 112 single family residential lots and one (1) multi-family parcel, as follows:

1. 13.9 acres of R-5, Single Family - 60 single family lots
2. 7.7 acres of R-8, Single Family - 52 single family lots
3. 4.6 acres of R-25, Multi-family - min. 112 residential units

Location: The subject property (28.5 acres) is located at the southwest corner of East Gibson Road and Harry Lorenzo Avenue (APN 041-070-063). The property is bound by East Gibson Road to the north, Farm Road to the south, Harry Lorenzo Avenue to the east, and State Highway 113 to the west.

Applicant/Owner: Bayless & Hicks (Applicant); Pan Pacific Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum prepared June 2016).

APN: 041-070-063

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Attachments: [1 - Planning Commission Resolution Including a-d](#)
 [2 - Draft Development Agreement](#)
 [3 - CEQA EIR Addendum](#)
 [4 - Project Application and Justification Statement](#)
 [5 - Tentative Subdivision Map Plan Set](#)

A motion was made by Commissioner Lopez and seconded by Commissioner Lizarra to adopt Resolution 16-17, recommending the City Council approve Spring

Lake Specific Plan, Oyang North (PLNG15-00046) A request to amend the General Plan and Spring Lake Specific Plan and approve a Tentative Subdivision Map (TSM #5091) and a Development Agreement for a 28.5-acre parcel located within the Spring Lake Specific Plan Area.

The motion was carried by the following votes:

Ayes: Vice Chairman Holt and Commissioners Lizarraga, Lopez and Murphy

16-789

Spring Lake Specific Plan, Oyang South (PLNG15-00047) - Request to amend the General Plan and Spring Lake Specific Plan, and approve a Tentative Subdivision Map (TSM #5092) and a Development Agreement for a 77.3-acre parcel located within the Spring Lake Specific Plan Area as follows.

The General Plan Amendment includes:

1. Re-designation of the 4.5 acre, R-25/Multifamily (High Density Residential) site and the remaining 64.4 acre, R-3/Single Family (Very Low Density Residential) site to 28.3 acres of R-3/Single Family (Very Low Density Residential) and 49 acres of R-4/Single Family (Low Density Residential).

The Specific Plan Amendment includes:

1. Rezone of the 4.5 acre, R-25/Multifamily (25 du/acre) site and the remaining 64.4 acre, R-3/Single Family (3 du/acre) site to 28.3 acres of R-3/Single Family (3 du/acre) and 49 acres of R-4/Single Family (4 du/acre).

The Tentative Subdivision Map #5092 will provide 250 single family residential lots, as follows:

1. 28.3 acres of R-3, Single Family - 82 single family lots
2. 49 acres of R-4, Single Family - 168 single family lots

Location: The subject property (77.3 acres) is located at the southeast corner of Marston Drive and Harry Lorenzo Avenue (APN 042-030-034). The property is bound by Marston Drive to the north, Road 25A to the south, Harry Lorenzo Avenue to the west, and the Heritage Remainder Area Phase I (Meritage Homes/Mayfair development) residential neighborhood to the east.

Applicant/Owner: Bayless & Hicks (Applicant); Himalaya Development, Inc. (Owner)

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared June 2016).

APN: 042-030-034

Project Planner: Erika Bumgardner, Senior Planner; Cindy Norris,
Principal Planner

Staff Recommendation: Recommend City Council Approval with
Conditions

Attachments: [1 - Planning Commission Resolution including a-d](#)
 [2 - Draft Development Agreement](#)
 [3 - CEQA EIR Addendum](#)
 [4 - Project Application and Justification Statement](#)
 [5 - Tentative Subdivision Map Plan Set](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to adopt resolution PC 16-18 recommending the City Council approve Spring Lake Specific Plan, Oyang South (PLNG15-00047), Request to amend the General Plan and Spring Lake Specific Plan, and approve a Tentative Subdivision Map (TSM #5092) and a Development Agreement for a 77.3-acre parcel located within the Spring Lake Specific Plan Area, including the request to an amendment to Condition of Approval No. 75, requiring the applicant/owner notice and hold a meeting for public input on the traffic plan prior to the project first final map.

The motion was carried by the following votes:

Ayes: Vice Chairman Holt and Commissioners Lizarraga, Lopez and Murphy

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:58 pm.

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.



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, November 17, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:31 pm.

Staff Present:

Cindy Norris, Principal Planner

Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:

Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco

Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and

Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

[16-832](#)

SUBJECT: Appeal of Zoning Interpretation for 352 and 360 West
Kentucky Avenue

DATE: November 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission continue the public
hearing to December 1, 2016, to consider the appeal of a zoning
interpretation made by the Zoning Administrator regarding a

non-conforming industrial use at 352 and 360 West Kentucky Avenue ("Property"), in a Single Family Residential (R-1) zoning district.

A motion was made by Commissioner Lopez and seconded by Commissioner Lizarraga to continue the Appeal of Zoning Interpretation for 352 and 360 West Kentucky Avenue to the regular scheduled Planning Commission December 15, 2016 meeting.

I. Business Items

[16-778](#)

SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

DATE: November 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)

A motion was made by Commissioner Lopez and seconded by Commissioner Harris to continue the Election of Chair and Vice Chair of the Planning Commission Officers to the regular scheduled Planning Commission meeting of December 15, 2016.

J. Staff or Commissioner Comments

K. Adjournment

Meeting adjourned at 6:51 pm.

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 #: 17-104 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 12/20/2016 In control: Planning Commission
On agenda: 1/19/2017 Final action:
Title: SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

DATE: January 19, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Sponsors:

Indexes:

Code sections:

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy Norris, Principal Planner

SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission and Subcommittee Appointments

DATE: January 19, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections;

2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission; and
3. Consider appointments to Planning Commission Subcommittees

BACKGROUND:

The positions of Chair and Vice-Chair are to be elected annually and typically this is done the first meeting in September as stated in the Planning Commission Rules and Regulations, Sections 401, 402 and 403 (Attachment 1). This item has been continued from September to allow all members to be present for voting.

At this same meeting, review and consideration for appointment to the Planning Commission Subcommittees should be considered. Current Subcommittee appointments are as follows:

- General Plan (Ortega-Lampkin, Holt, Lizarraga)
- Zoning Subcommittee (Holt, Lizarraga, Lopez)
- Public Art (Wells, Lopez)
- Design Liaison (Holt)

ATTACHMENTS:

Attachment 1 - Excerpt from the City of Woodland Planning Commission Rules and Regulations for the election of officers.

It is recommended that Commission members be ready a minimum of five minutes prior to the meeting time.

The Planning Commission conducts the business of the City with regard to land use and Zoning matters and as an advisory agency to the City Council. Actions of the Commission can have an impact on the City as well as on those coming before this body for review and determination. It is necessary for meetings to be conducted in a timely and efficient manner.

IV. OFFICERS

- 401. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the first meeting in September by a majority of the Commission.
- 402. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years.
- 403. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

V. DUTIES OF OFFICERS

- 501. The Chairperson shall preside at all meetings. He or she shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or she may present to the Commission such matters as in his or her judgment require attention; and he or she need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission.
- 502. The Chairperson (and the Commission) shall be guided by the Roberts Rules of Order, latest revision, on all questions of procedure and parliamentary law not covered by these rules and regulations.
- 503. At the request of any member of the Commission, the Chairperson shall direct that a written record be made and entered on any questions before the Commission.
- 504. The Chairperson shall exercise firm control and direction during the course of any Commission meeting or hearing. (No member of the Commission or of the general public shall address the Commission until recognized by the Chairperson.)
- 505. The Community Development Director shall exercise general supervision over the business papers and property of the Commission.
- 506. On the absence of the Chairperson, the Vice-Chairperson shall perform all duties of the Chairperson.
- 507. The Commission shall elect a temporary Chairperson from the members present in the event that both the Chairperson and Vice-Chairperson are absent.
- 508. The Commission may designate any of its members to represent its views with respect



Legislation Details (With Text)

File #: 17-129 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 1/11/2017 In control: Planning Commission
On agenda: 1/19/2017 Final action:
Title: SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: January 19, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan, and
2. Provide comments and input to help inform the work program and project process

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan](#)
[2 - An Introduction to Form Based Codes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Stephen Coyle, Deputy Director of Community Development

SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: January 19, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan, and
2. Provide comments and input to help inform the work program and project process

BACKGROUND:

In 2016, the City Council directed staff to develop a work program and initiate action necessary to support possible amendments that continue implementing the vision contained in the 2003 Downtown Specific Plan. The intent will be to consider amendments that better describe in text and graphics the development standards necessary to achieve high quality urban design in both public and private buildings and landscapes and establish a consistent and cohesive district.

PROJECT ANALYSIS:

Staff recommends the review and possible addition of new sections to the Downtown Specific Plan, which will include a review of Chapter 3 - Land Use and Development, Chapter 4- Circulation, Chapter 5 - Infrastructure, Chapter 6 - Design Guidelines, Chapter 7 - Gateway Revitalization, Chapter 8 - Policies and Standards, and Chapter 9 - Actions. Amendments to Chapters 3, 7, 8 and 9 will incorporate both text and graphic design and development of standards that proscribe building form and uses, and Chapter 4 - Circulation will include an update to the 2001 Parking Management Plan. An administrative chapter will be added or incorporated into Chapter 8 that describes the application, permitting, review and appeals processes.

Staff will develop the proposed amendments to the Downtown Specific Plan within its 2017 work plan and beyond as necessary. Sections of certain amendments will require review by the City Attorney and/or private consultants. Staff time, City Attorney fees and any consultant fees will be budgeted through the Capital and General Fund.

Staff has been directed to begin initial amendments to the Downtown Specific Plan, an initial step toward the development of a more comprehensive update to the City's Zoning Code. Staff commenced an analysis of parking demand and supply to address an immediate need in the Downtown and in the Specific Plan. A form or graphic-based coding approach will be used in development of the design standards to better and more simply convey the intent and details.

Staff will provide discussion concerning the proposed Downtown Specific Plan work program to help facilitate the Planning Commission's participation in the amendment process.

RECOMMENDATION:

Staff recommends that the Planning Commission:

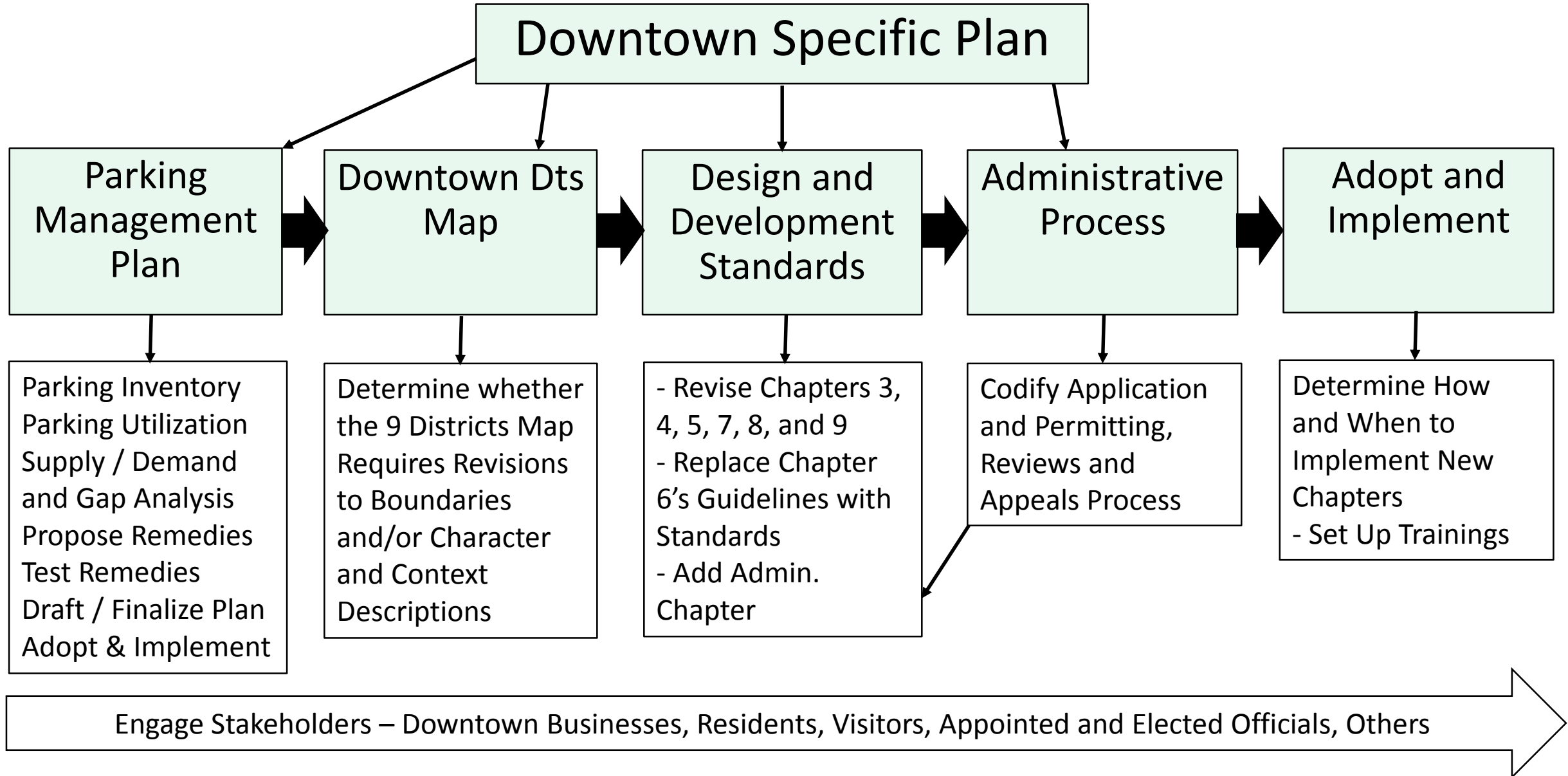
1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan, and
2. Provide comments and input to help inform the work program and project process

ATTACHMENTS:

Attachment 1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan

Attachment 2 - An Introduction to Form Based Codes

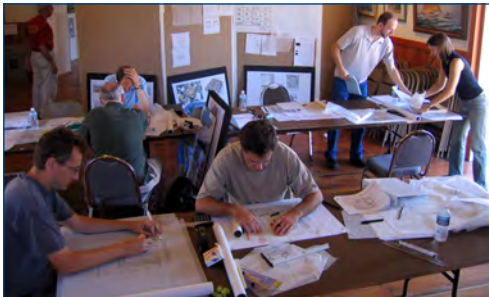
Amendments to the Downtown Specific Plan



An Introduction to Form-Based Codes



Researching People, the Place, and the Processes necessary to identify the desired forms and functions



Creating the Form Based Code with sustainable systems layered into the forms



Applying, Testing, and Refining the Code

Stephen Coyle, AIA LEED CNU
Deputy / Director of Community
City of Woodland, California



Form-Based Codes

Form-based codes are land development regulations that emphasize the future physical form of the built environment, the design and form of buildings and public space, with less emphasis on the uses inside the buildings. Form-Based Codes should integrate sustainability into the form.

Form-based codes regulate land, infrastructure, and building development consistent with general or comprehensive plans. They aim to achieve a specific urban form and to shape a higher quality built environment that integrates rather than separates compatible uses. As a supplement, modification, or replacement to city or county zoning and development ordinances, form-based codes help create a predictable public and/or private realm by controlling or regulating its physical form as well as the building intensities and uses. The codes enable a community's vision by coding desired, specific outcomes appropriate to particular places or zones, from the edge of the natural landscape to the urban center.

Adoptable form-based codes should be compatible with the policy and goal-based city and county general or comprehensive plan formats used in most states. The code elements are similar: The zoning map simply evolves into a regulating plan that defines the boundaries of various urbanized zones, the natural and/or agriculture and future development areas, and the trajectories and connections of major thoroughfares.

The regulating plan identifies allowable uses or the percentage of specific uses within each zone through a legend or matrix, and may describe the permitted development intensities. However, each zone also includes the permitted building types and functions, plus other essential data relative to the public realm such as the types and scale of thoroughfares, plazas, and parks. The point is to increase the range of compatible development choices by defining an appropriate public context or place for each.

In a departure from design guidelines, form-based codes regulate rather recommend or advise, prescribing what's desired or intended rather than proscribing what's prohibited. Instead of controlling building densities only through numbers and formulas such as floor-area-ratios, dwelling units per acre, building height limits, setbacks, and parking formulas, form-based codes may control densities by regulating the total permitted volume of space that could be built, determined, for example, by the total number of floors allowed instead of maximum building heights, build-to lines and setback averaging rather than minimum setbacks, and maximum parking ratios and shared parking tables. The codes may still include conventions such as special-use districts and maximum units per acre.

An Introduction to Form-Based Codes

FORM BASED CODES

Code Scale & Type

The form-based code may be introduced at the scale of the region, the community, neighborhood, or the site, and deployed at the general or comprehensive, sector or community, and specific or precise plan level. The code should encompass land zoning and subdivision regulations, and may include urban design, architectural and landscape standards, street standards, and even sustainability requirements - but not building/life safety codes.

The range and complexity of elements and details are defined by each jurisdiction, from identifying incompatible uses that require separation or other restrictions, to determining whether to limit or constrain architectural expressions or styles.

Code Implementation

The form-based code may be generated from scratch, borrowed and modified from other adopted form-based municipal codes, or adapted from 'open-source' templates or models such as the SmartCode™. If derived externally, form-based codes require local customization or calibration by public and private planners and designers, with adequate jurisdictional and community input to reflect the community's vision.

The code should incorporate comprehensive sustainable systems and elements, and combine time-tested urban forms within the economical, social, aesthetic, and environmental context.

Since the form-based code represents regulations that may not initially include a set of policies or goals, the excellence of development outcomes will be dependent on the qualities of the vision, goals, and objectives described in the region, community, or local plans that the code implements.

continued next page



Outcome of Architectural Standards



Coding for Historic Buildings/Districts



An Introduction to Form-Based Codes

The form-based code may be tested, refined, and adopted using several common methods to introduce, prepare, and integrate the regulations into established zoning and permitting systems. Ultimately, the adoption of form-based code regulations, a legislative act, requires the same type of review as the adoption of any other plan or zoning regulation in California, Arizona, Florida and states with similar statutes: planning commission public hearing(s), recommendation(s) to the local legislative body, and city or county council or board of supervisors' public hearings prior to adoption of the regulations, and the potential environmental review.

Alternative testing and adoption approaches include:

- Pilot projects, focused on a limited area, that may include form-based codes executed in the form of specific plans, special purpose zones, or 'hybrid' codes.
- Specific plans and other limited area codes that may include a form-based code in California and a number of other states that allow a specific plan to include zoning regulations unique to its bounded or defined area that supersede those in the citywide zoning code. However, unlike planned development ordinances that stipulate project-specific standards and densities, the intelligent form-based code facilitates flexibility and choice within a desired range of form and functional rules.
- Special purpose zones within conventional codes that provide a variation to the specific plan or limited area alternative. A jurisdiction may choose to adopt a new form-based zoning regulation by establishing and applying one or more new zones to specific limited areas within the jurisdiction through amendments to an existing conventional code text and property re-zonings. The outcome, a "hybrid code", retains the "conventional" zones and related standards of the existing code in areas that are not rezoned. The integration of form-based code provisions into a more extensive conventional code requires careful attention to the details of linkages or 'bridges' to other standards and procedures in the code.
- Alternative or "parallel optional codes" that consist of incentive-based form-based codes that

a development applicant may choose to apply under instead of the conventional jurisdiction-wide code. The incentives include a more predictable and straightforward development review process for the applicant under the form-based code. The range of possible development types available to them can be more both cost-effective and more marketable than those allowed by the conventional code. For the jurisdiction, the option can result in incrementally better development. However, given the complexity of planning and zoning in states like California, this approach increases the difficulty of administering two codes, and the potential for confusion over the requirements of two systems.

While introducing a new form-based zones into a conventional code could be an effective pilot project in the phased replacement of an existing code, this approach may create public uncertainty about the jurisdiction's commitment to better development. What's more, a code with two different "vocabularies" regarding regulation can be technically confusing to applicants and more difficult to administer. However, this approach may a feasible option for those jurisdictions that wish to move into the field incrementally, or where political support may be tenuous.

Comprehensive replacement of existing code with a form-based code creates the greatest range of opportunities for transforming targeted areas of a jurisdiction while maintaining established character in others. This approach is less expensive in smaller communities than larger, as would be in any conventional planning process, and offers the advantage of making the changes in a regulatory vocabulary employing procedures consistent throughout the code. However, this methodology potentially represents the most complicated, both logistically and politically.

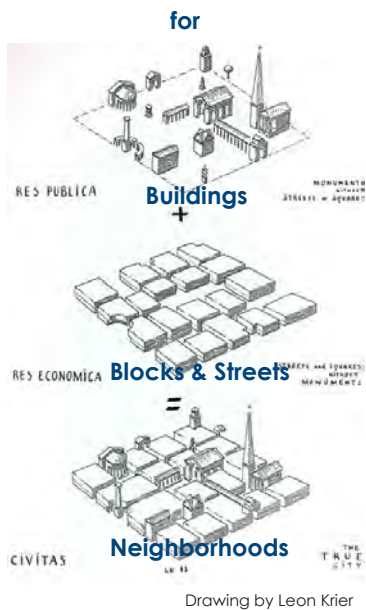
The best-loved communities and neighborhoods throughout the country – where social, environmental, and economic values remain stable over long periods of time, and periodic large-scale redevelopment or reconstruction is generally unnecessary – are places where land uses and sustainability are integrated with a distinct, coherent, and appropriately scaled urban character. A well-designed and implemented form-based code provides an essential means to create or reestablish those kinds of places.

Conventional Zoning

Form Based Coding

THE DIFFERENCES

FORM BASED CODES



Single-Use zoning

makes adjacent, non-integrated places



F.A.R. - dominated, single use codes yield commercial spaces that may be difficult to repurpose as retail spaces shrink



Focusing on use instead of form creates non-walkable subdivisions



Conventional coding by zoning map and text results in "cookie cutter" places



Coding for the car produces a car-oriented environment of underperforming strip centers

Green-oriented mixed-use coding helps create walkable, sustainable places



The right choice of form, character, and uses yields place-making



Focusing on form and sustainable functions make green neighborhoods



Form-based coding by graphics and text produce diverse and adaptable places



Coding for business, pedestrians and cars produces Active Streets





Legislation Details (With Text)

File #: 17-126 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 1/10/2017 In control: Planning Commission
On agenda: 1/19/2017 Final action:
Title: SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Sponsors:

Indexes:

Code sections:

Attachments: [PLANNING COMMISSION LONG RANGE CALENDAR 1.12.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

DATE: January 19, 2017

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818, debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items.

ATTACHMENTS:

Attachment A - Planning Commission Long Range Calendar Prepared January 12, 2017

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

Prepared January 12, 2017

January 19, 2017

Vote for Chair and Vice Chair and Subcommittee Appointments
Downtown Specific Plan Amendment Discussion

February 2, 2017

Accessory Dwelling Unit Ordinance Update (?)

February 16, 2017

General Plan Public Hearing #1 (tentative)
Sacramento Mutual Housing Design Review for Phase II

March 2, 2017

General Plan Public Hearing #2 (tentative)
Parcel Map

FUTURE AGENDA ITEMS AND LONG RANGE PROJECTS:

Public Art
Marijuana Ord
Downtown Specific Plan Update
General Zoning Code Update
Specific Plan 1A

UPCOMING CITY COUNCIL ITEMS (Tentative dates)

January 17, 2017 – General Plan Update and Policy Review
February 7, 2017 Kentucky Avenue Appeal of Planning Commission
March 21, 2017 – General Plan Public Hearing #1
April 4, 2017 – General Plan Public Hearing #2 and final action

HISTORIC PRESERVATION

February 15, 2017 – Downtown Specific Plan Amendment Discussion

WORKSHOPS

CC Affordable Housing Workshop #2 (tbd – 2017?)
Marijuana Ordinance Workshop

PC SUBCOMMITTEES

- **General Plan** (Ortega-Lampkin, Holt, Lizarraga)
- **Zoning Subcommittee** (Holt, Lizarraga, Lopez)
- **Public Art** (Wells, Lopez)
- **Design Liaison** (Holt)