



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 1, 2021
6:30 PM

Please Note: The numerical order of items on this agenda is for the 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. SPECIAL COMMENT:

PLEASE NOTE: The July 1, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review the Long Range Calendar

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

I. PUBLIC HEARING

2. SUBJECT: Zoning Amendment to consider Specialty Retail and Tasting Rooms in all districts of the Downtown Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. 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.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: July 1, 2021
ITEM #: E.1
SUBJECT: Long Range Calendar

Staff RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review the Long Range Calendar

Attachments:

1. PLANNING COMMISSION LONG RANGE CALENDAR 6.4.2021

PLANNING COMMISSION LONG RANGE CALENDAR
Items subject to removal and/or rescheduling
June 23, 2021

REGULAR MEETING ITEMS

July 1, 2021	Regular Meeting
Downtown Zone Amendment; request to allow wine tasting	Public Hearing
July 15, 2021	Regular Meeting
Prudler/Lennar Homes Design Review	New Business
August 5, 2021	Regular Meeting
Housing Element	Public Hearing

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

1755 E. Beamer Tentative Parcel Map
Proposed Zoning Amendment to Consider Cannabis Dispensaries (August?)
Comprehensive Zoning Ordinance Update (Sept/October)



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: July 1, 2021
ITEM #: I.2
SUBJECT: Zoning Amendment to consider Specialty Retail and Tasting Rooms in all districts of the Downtown Specific Plan

Recommendation for Action: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

Staff Contact:

Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.org

Report in Brief:

The City has received a request by applicant J.D. Morgan Revocable Trust to amend the Downtown Specific Plan to conditionally allow specialty retail and a tasting room in District C of the Downtown Specific Plan. In response, Staff evaluated each of the five Downtown Specific Plan districts to determine compatibility with the proposed tasting room land use to identify what amendments could be considered to add some level of flexibility to the existing policy document to support downtown businesses. The proposed Specific Plan amendments would respond to increased desire to further provide a variety of shopping, dining, and entertainment opportunities in the City Downtown.

Background:

The Woodland Downtown Specific Plan was originally adopted in 1993 to facilitate the maintenance and development of a vibrant Downtown area that provides a variety of shopping, dining, and entertainment opportunities. Due to its age the Specific Plan is slated to be incorporated into the zoning code as part of the City overall Comprehensive Zoning Update. While the City is looking at potentially expanding uses and flexibility in the Downtown as part of the Comprehensive Zoning Update, the planning division has been approached by business such as J.D. Morgan to address some of these changes in the interim as a way to support local businesses in the Downtown.

The Downtown Plan area incorporates the central core of the City of Woodland bounded approximately by Cleveland Street on the west, North Street on the north, East Street on the east, and Lincoln Avenue on the south. Currently, the area encompassed by the plan is divided into Districts A, B, C, D, and E (See Attachment 3) with each district having unique characteristics related to form, use, and historic significance.

District A - Main Street. This district covers the Main Street corridor and adjacent land that has a strong relation to Main Street. Due to the length and diverse opportunities within this district, it was divided further into four smaller areas referred to as Districts A1, A2, A3, and A4.

District B – Government Center. This district is centered along Court Street and includes City Hall, the County Courthouse and County administrative buildings, and the main library.

District C - Transition District. The land in this district serves as a transition between the Downtown and

adjacent residential areas. The Transition District is dominated by office uses in converted residential structures, residential, some light industrial and institutional uses.

District D - Mixed Use District. This area, located on the north side of Lincoln Avenue, includes a diverse mix of land uses, including light industrial, office, residential, and institutional uses.

District E - Gateway. District E predominantly consists of light industrial uses and underutilized/vacant land.

Staff evaluated each of the five Downtown Specific Plan districts to determine compatibility with the proposed tasting room land use to identify what amendments could be considered to add some level of flexibility to the existing policy document to support downtown businesses.

Discussion:

As previously stated, the applicant approached the City with a request to utilize a building owned by J.D. Morgan 2017 Revocable Trust to market and sell locally sourced and produced wines under the owner's label. The property is located at 630 Lincoln Avenue and formerly was used as a social club for many years. The project applicant has stated the proposed tasting room will operate as an accessory use to the proposed retail sales of wine and specialty food. As part of the tasting experience, the business may serve limited appetizers or food, however the principal use of the business would be retail sales.

The property is currently located within the Downtown Specific Plan, District C. This district currently does allow restaurants serving beer and wine requiring type 41 Alcohol Beverage Control (ABC) license if they meet specific outlined performance standards, but does not currently allow specialty retail and/or tasting rooms.

When evaluating the current Downtown Specific Plan land use table it was found that all the districts but one (District A) currently do not allow "winetasting." "Retail stores and shops" are permitted in all districts except District C.

In District A, winetasting is currently a conditionally allowed use with review required through a Conditional Use Permit process including public noticing and a public hearing before the City Planning Commission. Districts B, C, D, and E do not presently permit "winetasting."

When evaluating restaurants that can serve beer and wine it was found that all of the Districts except District C allow the use with no additional performance standards. The use is conditionally allowed in District C if all performance standards are met.

Table 1. Existing Requirements for Restaurants in the Downtown Specific Plan Area

Land Use	Districts				
	A	B	C	D	E
Restaurants	I	I	O	I	I
Winetasting	C				
I - Allowed use					
O - Allowed use if consistent with Performance Standards					
C - Requires Review through a Conditional Use Permit					

Process					
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Upon assessment of existing and historic uses in District C, staff found that a Specialty Retail land use including the sales of Artisan Food and Beverages could complement other uses found in this district. Staff recommend that Specialty Retail be considered as a conditionally allowed use with a Zoning Administrator Permit in District C, which will allow conditions of approval to be placed on the use as needed to address any potential impacts to potentially sensitive adjacent uses. For instance a Zoning Administrator Permit would allow for conditions on outdoor uses or amplified music and hours of operation as appropriate. In all other Districts generally located away from residential and sensitive uses, Specialty Retail is recommended as a permitted use.

Staff have used the below definitions to facilitate the evaluation process:

Restaurant: A place that provides food and beverage services to patrons who order and are served while seated and pay after eating. Take-out service may also be provided.

Wine bar: A business with a primary function of selling wine for consumption on site.

Tasting Room: A retail sales facility where customers may taste and purchase beverage and food products grown and/or processed on the site. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and /or other food and beverage products.

Specialty Retail: A retail sales facility with a primary function of selling goods made in a traditional or non-mechanized way including artisan food and beverages.

General Retail: A retail sales facility with a primary function of the sale of general goods for use or consumption.

Staff is further recommending that "winetasting" be modified to "tasting room" and that tasting rooms be allowed in each district as an accessory use to artisan food and beverage retail sales, however, similar to Specialty Retail, the use would be considered as a conditionally allowed use with a Zoning Administrator Permit in District C and as a permitted use in all other districts, as outlined in Table 2 below.

Proposed Amendments

The following is an overview of proposed Specific Plan amendments to allow for tasting room land use throughout the Downtown Specific Plan Area.

Table 2. Existing and Proposed Requirements for Tasting Rooms in the Downtown Specific Plan Area

Land Use	Districts				
	A	B	C	D	E
Specialty Retail (Including Artisan Food and Beverage Retail Sales)	■	■	Z	■	■
Winetasting Tasting Room (As an accessory use to	CO	O	Z	O	O

Artisan Food and Beverage Retail Sales)					
A - Allowed use					
O - Allowed use if consistent with developed Performance Standards					
Z - Requires Review through a staff-level Zoning Administrator Permit Process					
C - Requires Review through a Conditional Use Permit Process					

Proposed Performance Standards for Tasting Rooms

Consistent with the intent of the Downtown Specific Plan to enhance the responsiveness of the City to new desired uses, while still protecting the future of the Downtown and potential sensitive land uses, the below list of performance standards are proposed for consideration of tasting room uses:

- Outdoor dining and seating shall be conducted as an accessory use to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant space.
- All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City.
- Outdoor dining and seating shall comply with all applicable adopted City design standards and guidelines.
- No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way. Outdoor dining and seating shall remain clear of litter at all times.
- The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishments, or commercial use. Hours of operation are limited to the hours of 8:00 am and 10:00 pm. If open later than 10:00 pm requires a Zoning Administrator Permit.
- Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code.
- Will be accessory to retail sales facility
- Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.
- Any outdoor events would be subject to Special Event permit.
- Music subject to City Noise Ordinance Requirements.

District A

Staff Recommendation: Specialty Retail as a considered allowed use and Tasting rooms as a considered allowed use as long as outlined Performance Standards are met.

Analysis: District A predominantly consists of land uses along Woodland's Main Street which provide a variety of amenities and commercial uses. Existing land uses are within close proximity to other similar uses and have similar needs for parking and access. Due to its unique characteristics associated with the downtown core, staff recommends consideration of tasting rooms as an allowed use in District A as long as proposed uses meet outlined Performance Standards.

District B

Staff Recommendation: Specialty Retail as a considered allowed use and Tasting rooms as a considered allowed use as long as outlined Performance Standards are met.

Analysis: District B is identified as the Government Center of the Downtown Specific Plan and primarily consists of a number of historic structures. The Downtown Specific Plan identifies a vision for this district which includes a continuation of the existing theme by blending new buildings with its surrounding to create stronger links between the government buildings southward toward City Hall and the Main Street corridor. With the unique identity present in this district, staff recommends consideration of tasting rooms as an allowed use in District B as long as proposed uses meet outlined Performance Standards .

District C

Staff Recommendation: Specialty Retail and Tasting rooms considered as a conditionally allowed use with a discretionary Zoning Administrator Permit.

Analysis: District C serves as a transition between central downtown's business district, and the single family communities to the north and south. Occupants here are small business offices, operating out of old properties built originally as homes. District C has a wide variety of single family homes, duplexes, and a multi-tenant development. Due to its predominant character as a transition district, staff found that it is possible that some locations may require special consideration best handled through a staff-level Zoning Administrator Permit process which would allow for public consultation and a staff level public hearing.

District D

Staff Recommendation: Specialty Retail as a considered allowed use and Tasting rooms as a considered allowed use as long as outlined Performance Standards are met.

Analysis: District D has a diverse mixture of land uses including residential, commercial, industrial, and institutional uses. The City envisions the consolidation of the uses into more distinct single use blocks. For instance, the eastern side of the District has a mixture of incompatible uses such as industrial and residential uses. Due to the mixture of uses in this district and unique conditions, staff recommends consideration of tasting rooms as an allowed use in District D as long as proposed uses meet outlined Performance Standards.

District E

Staff Recommendation: Specialty Retail as a considered allowed use and Tasting rooms as a considered allowed use as long as outlined Performance Standards are met.

Analysis: District E is identified as the Mill District in the Downtown Specific Plan and consists of a variety of mixed and light industrial uses. Due to the mixture of uses in this district and unique conditions, staff recommends consideration of tasting rooms as an allowed use in District E as long as proposed uses meet outlined Performance Standards.

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. Two methods of public notice will be used:

- A one-fourth page legal notice was published in the Woodland Daily Democrat ten days prior to the public hearing.
- Notices were mailed to all property owners within a 300 foot radius of 630 Lincoln Avenue.

Environmental Review

The proposed zoning amendment is Categorically Exempt from CEQA (Section 15061 (b) (3)). The proposed zoning ordinance amendment provides an update of existing regulations in response to increased desire to further provide a variety of shopping, dining, and entertainment opportunities in the City Downtown. The proposed amendment is consistent with the intent of the Downtown Specific Plan and the City 2035 General Plan. No new or substantial impacts are anticipated as a result of the zoning amendment.

Staff Analysis

General Plan Consistency

The General Plan provides for the continued rejuvenation of Downtown Woodland as a vibrant mixed-use district that encourages continued rehabilitation of historic buildings that will help ensure that Downtown retains its unique character. The General Plan further has adopted policies to maintain the Downtown as an established area to create a vibrant city center with a diverse mix of offices, housing, theaters, retail stores, professional services, and restaurants that serve residents, employees, and night-time entertainment populations. Below is an outline of 2035 General Plan policies which relate to the City Downtown Mixed Use zone district and to the proposed use:

Policy 2.A.4 Downtown. Promote Downtown Woodland as the city's sole civic, cultural, entertainment, and central business district that serves as the primary specialty-retail and dining, entertainment, office, arts, and government center. Support new mixed-use development in the Downtown with an emphasis on retail, entertainment, and other active uses at the ground level and residential and office uses on upper levels along Main Street. In addition, allow ground floor office uses on side streets.

Policy 2.H.11 Local Goods and Products. Encourage the sale of local goods, foods, and products that showcase Woodland's historic and emerging industries.

Amendments and Zone Changes

Chapter 17 of the Zoning Regulations commencing with Section 17.140 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.

Conclusion:

Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution
2. Amendments to Downtown Specific Plan Table
3. Chapter 8-Polices and Standards with Proposed Amendments

RESOLUTION NO. PC 21-02

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO
THE WOODLAND DOWNTOWN SPECIFIC PLAN TO
CONDITIONALLY ALLOW SPECIALTY RETAIL AND TASTING ROOMS AS AN
ACCESSORY USE IN DISTRICTS A, B, C, D, AND E.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 1, 2021, to review and consider recommending to the City Council approval of a request from JDM Morgan Revocable Trust for an amendment to the Woodland Downtown Specific Plan to conditionally allow Specialty Retail and Tasting Rooms as an accessory use in Districts A, B, C, D, and E of the Specific Plan; and

WHEREAS, proposed amendments to the City Downtown Specific Plan are outlined in attached **Exhibit “A”**; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed ordinance amendment 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 Downtown Specific Plan are in general conformance with the Woodland General Plan which seeks to provide a variety of shopping, dining, and entertainment opportunities in the City Downtown; and

WHEREAS, establishing formal guidelines, standards, and procedures for tasting rooms, in the Woodland Downtown Specific Plan Area, is in the public interest and will positively contribute to the general welfare, vitality, and safety of the City; 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 City Council approval of a Zoning Amendment amending Table 8-1 Land Use Matrix of the Downtown Specific Plan to conditionally allow “Specialty Retail (Including Artisan Food and Beverage Retail Sales)” and “Tasting Room (As accessory to Artisan Food and Beverage Retail Sales)” in Districts A, B, C, D, E of the Specific Plan as provided in the attached table.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 1st day of July 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Exhibit “A” – Table of Proposed Text Amendments to Downtown Specific Plan

Exhibit A

Amendments to Downtown Specific Plan (Planning Commission July 1, 2021)

Page Number	Recommended Changes
Page 8-11	Add new land use matrix symbol “ Z ” for land uses that will require review through a City Zoning Administrator Permit application.
Page 8-11	Standards for new land use matrix symbol “ Z ”.
Page 8-12	Change Winetasting to Tasting Room (Accessory to artisan food and beverage retail sales) in Table 8-1.
Page 8-12	Amendments to Table 8-1 Land Use Matrix as follows: Add Land Use: Specialty Retail (Including Artisan Food and Beverage Retail Sales) ▪ District A: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District B: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District C: “Z” symbol added; Specialty Retail is recommended to be conditionally permitted with a Zoning Administrator Permit. ▪ District D: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District E: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district.
Page 8-13	Amendments to Table 8-1 Land Use Matrix as follows: Land Use: Tasting Room (Accessory to artisan food and beverage retail sales) ▪ District A: symbol changed from “C” to “O”; tasting room is recommended to be permitted with outlined performance standards ▪ District B: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards ▪ District C: “Z” symbol added; Tasting rooms are recommended to be conditionally permitted with a Zoning Administrator Permit.

	▪ District D: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards ▪ District E: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards
Page 8-19	Include Tasting Room as a land use outlined under section 8.5 Performance Standards.
Page 8-19	Add Performance Standards under Tasting Room land use as follows: ▪ Outdoor dining and seating shall be conducted as an accessory use to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant space. ▪ All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City. ▪ Outdoor dining and seating shall comply with all applicable adopted City design standards and guidelines. ▪ No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way. Outdoor dining and seating shall remain clear of litter at all times. ▪ The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishments, or commercial use. Hours of operation are limited to the hours of 8:00 am and 10:00 pm. If open later than 10:00 pm requires a Zoning Administrator Permit. ▪ Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code. ▪ Will be accessory to retail sales facility ▪ Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products. ▪ Any outdoor events would be subject to Special Event

	permit. ▪ Music subject to City Noise Ordinance Requirements.
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Amendments to Downtown Specific Plan
(Planning Commission July 1, 2021)

Page Number	Recommended Changes
Page 8-11	Add new land use matrix symbol “ Z ” for land uses that will require review through a City Zoning Administrator Permit application.
Page 8-11	Standards for new land use matrix symbol “ Z ”.
Page 8-12	Change Winetasting to Tasting Room (Accessory to Artisan Food and Beverage Retail Sales) in Table 8-1.
Page 8-12	Amendments to Table 8-1 Land Use Matrix as follows: Add Land Use: Specialty Retail (Including Artisan Food and Beverage Retail Sales) ▪ District A: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District B: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District C: “Z” symbol added; Specialty Retail is recommended to be conditionally permitted with a Zoning Administrator Permit. ▪ District D: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district. ▪ District E: ■ symbol added; Specialty Retail is recommended to be an allowed use in this district.
Page 8-13	Amendments to Table 8-1 Land Use Matrix as follows: Land Use: Tasting Room (Accessory to artisan food and beverage retail sales) ▪ District A: symbol changed from “C” to “O”; tasting room is recommended to be permitted with outlined performance standards ▪ District B: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards ▪ District C: “Z” symbol added; Tasting rooms are recommended to be conditionally permitted with a Zoning Administrator Permit.

	▪ District D: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards ▪ District E: “O” symbol added; Tasting rooms are recommended to be permitted with outlined performance standards
Page 8-19	Include Tasting Room as a land use outlined under section 8.5 Performance Standards.
Page 8-19	Add Performance Standards under Tasting Room land use as follows: ▪ Outdoor dining and seating shall be conducted as an accessory use to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant space. ▪ All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City. ▪ Outdoor dining and seating shall comply with all applicable adopted City design standards and guidelines. ▪ No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way. Outdoor dining and seating shall remain clear of litter at all times. ▪ The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishments, or commercial use. Hours of operation are limited to the hours of 8:00 am and 10:00 pm. If open later than 10:00 pm requires a Zoning Administrator Permit. ▪ Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code. ▪ Will be accessory to retail sales facility ▪ Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products. ▪ Any outdoor events would be subject to Special Event permit. ▪ Music subject to City Noise Ordinance Requirements.

City of Woodland
Downtown Specific Plan
Chapter 8: Policies and Standards | Amended Text
July 1, 2021

8. Policies and Standards



8.3 ALLOWED LAND USES

Table 8-1 shows the land use matrix that will be used by the City in determining appropriate land uses within the Downtown. The matrix uses three symbols to indicate whether a use is allowed, conditionally allowed, or subject to a CUP process. If a land use is not listed on the matrix, the use is not permitted within the Downtown area. The Community Development Director will determine which category best fits a given use if questions arise.

To determine if a land use is allowed in a district, the following steps will be taken:

1. Find the closest land use type in the left hand column of the matrix (land uses are grouped by categories) and then find the appropriate district on the matrix (in what area is the site located, see Figure 3-3, "Downtown Districts" for locations). Where the row and column meet will be a cell that contains either a "■," a "○," a "Z," a "C," or a blank space.
2. If a "■" appears in the cell, that land use type is an **allowed use** in that district. Development can proceed subject to the project meeting the other requirements specified in this Specific Plan and other applicable City requirements and permits.
3. If a "○" appears, the land use is a **conditionally allowed**

use Uses with this designation have previously been required to go through a CUP process. To enhance the responsiveness of the City while still protecting the future of the Downtown, a set of performance standards has been developed, and is included in Section 8.5, "Performance Standards." Projects in this category will be reviewed by the Zoning Administrator to determine if the project meets the appropriate performance standards, complies with the other requirements of this Specific Plan and applicable City regulations, and does not pose any design or operational features that would require warrant further public review. If acceptable, the project can proceed like an allowed use, with no CUP required. A CUP may be required if the performance standards cannot be met, the applicant does not concur with the requirements presented, or the Zoning Administrator determines that further review is required.

4. Some uses possess locational, use, structural, traffic, or operating characteristics requiring special consideration best handled through a Zoning Administrator Permit (ZAP) in order to be compatible with neighboring properties. These uses, noted with a "Z" must go through a Zoning Administrator Permit process which allows for public

**consultation and if needed a
staff level public hearing.**

- 4.5. Some uses have unique or significant siting issues that are best handled through a CUP process. These uses, noted with a "C," must go through a CUP process. Adult-oriented uses are subject to the CUP process and the requirements found in Section 25-21-75 of City of Woodland Zoning Ordinance.
- 5.6. If no symbol appears in a cell, the use is not allowed in that district.

Table 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Commercial - Auto-Related					
Auto rental or lease agency (with vehicle storage)	C			○	
Auto rental or lease agency (office only)	■	■	■	■	■
Auto parts and accessory store, auto sound	○			■	
Auto and truck service stations	C				
Auto and truck service stations with mini mart					
Auto - minor service and repair (including automobile glass)	C			C	
Auto-lube shop	○			○	
Auto - major service and repair (engine/transmission overhaul)				C	
Auto sales, new (including RV, trailer, and motorcycle)	C				
Auto sales, used (associated with a new auto dealership) (including RV, trailer, and motorcycle)	C				
Auto sales, used, (including RV, trailer, and motorcycle)					
Commercial - Retail					
Antique stores	■			■	
Drug stores and pharmacies	■			■	
Food and grocery stores	○			○	
Gasoline sales (as a secondary use to another use)					
Gift shops, curio	■	■		■	■
Hardware stores	■			■	
Liquor sales	C			C	
Mini-marts	C				
Retail stores and shops (not otherwise listed)	■	■		■	■
Shopping centers (neighborhood scale)	C				
Variety stores	■			■	
Specialty Retail (Including Artisan Food and Beverage Retail Sales)	■	■	Z	■	■
Wine Tasting Room (As accessory to Artisan Food and Beverage Retail Sales)	C ○	○	Z	○	○
Commercial - Service					
Bail Bonds		C		C	

- The use of flags, pennants, streamers, or similar devices is prohibited.

Commercial – Retail Commercial – Service

Food and Grocery Stores/Mini-Markets

- Designs shall reflect a pedestrian orientation (no front parking lot).
- Deliveries shall be restricted to between 7:00 am and 9:00 pm.
- Loading docks shall be screened from view from a public right-of-way.
- New gasoline sales are not allowed.
- No drive-up or drive-thru facilities are allowed.
- Liquor sales will require a CUP process.

Cafes, Coffee Shops, and Restaurants

- Hours of operations are limited to between 5:00 am and 10:30 pm.
- Seating shall be limited to inside the main structure or outside on the sides of the main structure facing a public roadway.
- Adequate parking shall be demonstrated to avoid spillover parking in residential areas.

Tasting Room

- Outdoor dining and seating shall be conducted as an accessory use

to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant space.

- All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City.
- Outdoor dining and seating shall comply with all applicable adopted city design standards and guidelines.
- No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way. Outdoor dining and seating shall remain clear of litter at all times.
- The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishment, or commercial use.
- Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code.
- Will be accessory to retail sales facility
- Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.
- Any other events would be subject to Special Event permit.

- **Music subject to City Noise Ordinance Requirements (City of Woodland Municipal Code Section 9.28.090)**

Drive Thru (Financial Institutions)

- New drive thru must be located so that the transaction windows/areas are not located adjacent to or face directly towards a public right-of-way (does not include alleys).
- Speaker boxes for drive thru shall be directed away from nearby residential or office uses.
- Queing for drive thru facilities may not block required parking or drive aisles.

Commercial – Entertainment

- Entertainment uses with a high proportion of evening patronage should work with nearby commercial/office/industrial property owners/tenants to work out reciprocal parking arrangements instead of building substantial new parking. Adequate parking must be demonstrated for the use.
- The business owner shall submit a security plan to the City prior to occupancy for uses with occupancies (capacity) greater than 100 persons.
- Noise levels at the property line shall be within the limits of the City's Noise Ordinance.

- Service or sale of alcoholic beverages will require approval of a CUP for the use.

Commercial – Miscellaneous

Heating and Air Conditioning Sales, Service, and Supply Plumbing Sales, Service, and Supply

- The storage of repair equipment and supplies must be screened from public view.
- Loading docks and storage areas for company vehicles must be screened from public view.
- All repairs must be conducted within an enclosed structure.
- No work bays are allowed to open out onto a public street (not including alleys)

Produce Stands, Christmas Tree Lots, and Other Seasonal Uses

- Produce stands and similar temporary booths that are part of a City-sponsored Farmers' Markets are subject to a temporary use permit, and are exempt from these provisions.
- These uses are subject to a temporary use permit. Only a permanent stand would require a CUP application.

Industrial

- The storage of equipment and supplies must be screened from public view using a structural component that is compatible with the main structure.