



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

November 16, 2023
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. 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 Planning Commission on any item other than those listed on this 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 Chair 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of October 19, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of October 19, 2023.

H. PUBLIC HEARING

2. SUBJECT: 514-518 Main Street (Diggs Building) - Downtown National Registered Historic District Façade Alteration/Restoration Request

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action to approve the proposed facade Alteration/Restoration Request at 514-518 Main Street within the Downtown National Registered Historic District.

I. BUSINESS ITEMS

3. SUBJECT: Armfield-Lemen Avenue Neighborhood Framework Study

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a report concerning the Armfield-Lemen Avenue Neighborhood Framework Plan

J. STAFF OR COMMISSIONER COMMENTS

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 24hours 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: November 16, 2023
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of October 19, 2023

SUBJECT: Planning Commission Meeting Minutes of October 19, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of October 19, 2023.

Prepared by: Erika Bumgardner, Principal Planner

Attachments:

1. October 19, 2023 Planning Commission Minutes DRAFT
2. Smith Comments CZC Update
3. McLaughlin Comments CZC Update

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, October 19, 2023

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:31 PM

B. ROLL CALL

Commission Members Present: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Vice-Chairperson Fred Lopez, Planning Commission Member Jim Smith, Planning Commission Member Michael McLaughlin

Absent: Planning Commission Member Greg Ortiz, Planning Commission Member Steve Harris

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Holt

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members.

F. COMMUNICATIONS FROM THE PUBLIC

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G. APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes of October 5, 2023

On a motion by Commissioner Smith, seconded by Commissioner Holt, Planning Commissioners received, approved and adopted the Planning Commission Meeting Minutes of October 19, 2023.

Ayes: Members Holt, Lizarraga, Lopez, McLaughlin, Smith

Noes: None

Absent: Members Harris and Ortiz

H. PUBLIC HEARING

2. SUBJECT: Citywide Annexation

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No. PC23-_____ (Attachment 1), recommending City Council take the following actions regarding the annexation of 764 acres into the City of Woodland:

- Adopt Rezoning for the Northeast Industrial, Pirmi, Barnard, Westucky, and Sports Park Annexation Areas.
- Initiate annexation of approximately 764 acres into the City of Woodland with associated Conditions of Approval.
- Approve a Development Agreement by and between the City and each of the following property owners within the Northeast Industrial Annexation Area, including: California Compass Logistics Center, LLC, Knaggs Commercial Properties Company, L.P., Three M-K Investors, LLC, and Netaj, LLC and Woodland/Spreckles Industrial Business Park LLC

On a motion by Commissioner Holt, seconded by Vice-Chairperson Lopez, Planning Commission members voted to recommend City Council approval of all actions associated with the Citywide Annexation.

Ayes: Commissioners Holt, Lizarraga, Lopez, McLaughlin, Smith

Noes: None

Absent: Commissioners Harris and Ortiz

I. BUSINESS ITEMS

3. SUBJECT: Comprehensive Zoning Code Workshop

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Planning Commission members received and provided feedback on a staff presentation of the Public Review Draft Comprehensive Zoning Code. No formal action was taken. Written comments/questions provided by Commissioners McLaughlin and Smith attached.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 08:42 PM.

Notes on Zoning Update for Oct. 18, 2023 from Jim Smith

Please recognize these are questions and observations. I'm only giving my observations and not putting any "line in the sand," so to speak. I'm open for greater clarification and explanation.

Jim Smith

Guiding Principles and Objectives for the Comprehensive Code Update:

No. 6: Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.

To me this language is code for exercising "white privilege" and minimizing minority home ownership. Couldn't you just borrow from the Neighborhood Preservation Zone description of stabilizing "and protecting the established diverse character of older, predominately residential neighborhoods where a mix of housing types exist."?

No. 8: Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.

To me no amount of tree planting and preservation will diminish the rapidity of climate change. Tree planting is to be encouraged, yes, but there also needs to be emphasis on use of recycled materials in housing development, home-based energy generation and recycling of water as well as low-water landscape design.

No. 9.: Respect the existing community fabric and groundwork while reflecting current best practices in evaluation of uses, activities, and development patterns.

I have no specific problem with this but what is a true definition of "existing community fabric"? That's vague and also again, relates to No. 6, in that it promotes white homeownership and minimizes minority home ownership. And, yes, I know this the intention, but think of it from the perspective of brown and black people.

No. 10: Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts as well as residential into commercial districts.

I have no problem with the overall intent of this statement. However, I believe it needs to include some aspect governing safety for residential homeowners. Putting a "commercial use" microchip manufacturer within a residential zone might look good, but that manufacturer is going to generate increased traffic, water use and necessitate more power, which means more power lines, etc.

Residential Zones/Zoning Regulations

I have no specific comments other than the lot sizes seem too large for today's generation. I don't want to be like one of my fellow commissioners and rewrite lot sizes, but I do think that that large front- or backyards are unnecessary. I think there needs to be more flexibility in the number of lots per acre to provide for a greater mix of housing sizes within a given area. My issue, I think, is that you're allowing 8 units an acre under low-density residential and this increases housing costs. My personal preference (given the success of the David Snow developments) is that "Low-Density Residential" should be between 20 and 25 units an acre (although this may be too much). Given that you also have Residential Low-Medium and Residential Medium zones, perhaps forgo the entire concept of Low-Density Residential.

However, given there is so little low-density single-family residential remaining within the city the zoning area I don't know how you could add any additional "higher density" residential.

I do, however, feel the County Fair Mall site should be designated as a special area of some type to encourage Missing Middle Housing. I note that it is designated Mixed Use under the new zoning map and I think that's a good thing, but I think the city should work on some incentive program that favors housing over commercial.

Regarding setbacks: I think given the changing nature of families, which are smaller, the requirement that a front-yard and side-yard setbacks are excessive. It appears that in general you want each home to have 20 feet of front-yard space, probably for trees, etc. But I think that's too much for a single-family home in a low-density residential area. I don't see too many people using their front yards these days, other than for gardens and California landscaping, which minimizes the use of trees and instead focuses on pollinators and minimizes the use of grass.

I do like the Downtown designations of DX-1, DX-2, DX-3 and DX-4. I think they are very well thought out and work well.

Comprehensive Code Features

No. 9.: Provides design standards and criteria that apply to specific uses such as alcohol, auto services, bed and breakfast, bee keeping, emergency shelters, mobile vendors, and temporary uses, etc. 10. Identifies height, setbacks, coverage, and other development standards that apply to each district.

I have no problem with most of this, but why the necessity to include “bee keeping?” I would speculate there are more people keeping chickens in their backyards than bees or rabbits? Shouldn’t they be included as well? Perhaps something like, “beekeeping, raising chickens and other small-scale, backyard activities for fun, personal use and modest revenue.” How detailed do we want to be? All this being said, I am reading Page 156 and am curious why the limitations on backyard poultry, rabbits, etc. I get the “crowing” part, but am still confused why bees are better than small animals.

Code highlights and key changes

The final sentence reads: Development standards and design standards were assessed, taking into consideration limited resources, such as land and water, while also taking into account environmental and climate considerations, as well as housing and jobs, in order to allow for a resilient and prepared community to face 2050 and beyond.

The phrase “to face 2050 and beyond” is vague. I would recommend modifying it to read: “...community through the year 2050 and beyond.”

Zoning and General Plan Map Amendment Discussion

Reflects the existing regional commercial wave park use.

I have no issue with this but shouldn’t there be some way of recognizing that someone else may want to build a “wave park”? Designating a specific site seems to imply that there is no further room for a competitive facility.

General Notes based on Zoning maps

1. Neighborhood Preservation Zone seems very limited and could have to change should the city grow larger. Should it be expanded farther west beyond West Street?

2. South of Maxwell Avenue to E. Gibson Road and south of East Gibson Road to the Heritage Parkway extension are shown as “white” or seemingly outside the city limits. Don’t they fall under the Urban Limit Line? Shouldn’t this area be identified as being off limits for building? What I’m concerned about is if these areas will at some point in the future be included as part of the Southeast Area Development Area, which would allow single-family residences in a flood zone.
3. Division II: “Districts and Regulations” is shown in the Zoning Guide but it is listed as “Zone Regulations” in the actual document. This is confusing.
4. Yolo County Fairgrounds is shown as “Residential Low” it should be rezoned to be state land.
5. Considering that the Zoning Code is looking out to 2050 and beyond, shouldn’t the new Woodland Research and Technology Park be included in this document? Or is the zoning for that area already part of this revised document?

General Site Standards

Page 1:

C. No 3: Why “over 30 inches” in height?

Page 2:

D. No. 2: One definition of “appurtenant” is accessory, but you’ve already used accessory in the sentence. Suggest word “adjacent” or put Appurtenant in the definitions section.

No. 5: “setback” in this usage is two words “set back”.

No. 5a. “setback’ in this usage is correct.

No. 10a. “Why not say no accessory structures will be constructed in the front half of the lot, as referenced in No. 4.

Page 7

No. 2. B.i.: “set back” should be two words in this usage.

Page 8

No. 7. a. Incomplete sentence: “Rear and interior side”

Page 10

J. a. “setback” is two words in this usage “set back”

Page 11

J. b. What does “minimum maintenance” mean?

Page 17

G. 1.d “barbecue” is the preferred spelling of “barbeque,” which could mean an event rather than a “device.”

Page 18

H. 2. Do the “water efficient plants,” indeed, does water use in the Zoning document comply with the new state standards that call for a 12% reduction of water use in Woodland by 2035, from 232 gallons per day (used in 2020)? I presume so, but perhaps there should be a statement to this effect?

Page 19.

No. 8: I think there is a word missing in the final line. “preserve existing trees to the extent possible.” Perhaps you need to add the word “fullest extent possible.”

Page 22.

No. 16. Trees. I’m not arguing against trees, but it seems to me the protocols you are setting up are not consistent with “California landscaping,” which could be more low-lying, low-water-use shrubs and pollinating plants other than trees. Perhaps a statement to the effect, that property owners who want to landscape without trees, should (or will) make a contribution for tree planting at a public facility as you have elsewhere in this section? It also seems you’re adding to the overall cost of a home when you are requiring “tree minimums.”

Page 27.

No. 3. “Pedestrian Scale Lighting. Pedestrian-scaled lighting, less than 15-feet in height, shall be used to illuminate areas used for pedestrian circulation. Bollards may be used as well.”

To my knowledge Bollards don’t emit light. I don’t have objection to their use, but I’m wondering why they are showing up under the “lighting” section.

Page 37.

D. “Inoperable Vehicles. In addition to the standards of Woodland Municipal Code Section 9.04.030, Acts Constituting a Nuisance, the following standards apply to inoperable vehicles. 1. Residential Districts. Inoperable vehicles in residential districts shall not be visible from the public right-of-way. Inoperable vehicles may only be stored on non-permeable surfaces in residential garages, or rear or side yards. Inoperable vehicles shall be limited to one per lot.

Can a few words be added after “residential garages” to the effect of “or permanent, enclosed structure”? My point being that not all residences need have garages in the future.

Page 167.

Community Gardens. I think this is a wonderful idea. But you have a problem in that you don’t specify where community gardens can occur. And based on your

residential zoning standards you don't allow for adequate space to provide for a community garden. Low-density residential, as well as medium- and higher-density residential sites are all precluded because you provide for setbacks and other property geared toward housing and landscaping. Unless you designate space in a new development for a community garden, I don't see how you'll have any incentive to have a garden constructed. I don't know if this is possible, but perhaps a section of a community park can be given over to a community garden. I'm specifically thinking of the new southeast area, where there are some great parks, but they all seem very large.

Page 176.

I have no issue with any of this, but have you checked with legal counsel to determine if this is constitutionally permissible?

Page 184.

Hookah Lounges. I think this shows innovative thinking on the city's park. One recommendation, however, is to add "cigar lounge" as part of the language since there is an established audience for "cigar smoking" within Yolo County.

Page 184.

Regarding live/work units, simply make sure you're consistent with "live/work" vs. "live-work."

Page 191.

Regarding "mobile vendors." No problems with the limitations but there's no provision for the use of "mobile vendors" during "special events." I'm specifically thinking of the Woodland Farmer's Market, as well as the First Sunday of the month closure of First Street between Bush and Main Street, both of which feature more than one mobile vendor. I don't see any provision to allow those; other than the "special event" permit. So, perhaps this is enough.

Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023.

Comments and questions reference specific divisions (div), page numbers (pg), and illustrations in the CZC. Where a specific suggested amendment is made, it is indicated by the code (AM) followed by suggested additions as *italicized* typeface whereas suggested amendment deletions are made as ~~strike-through~~ typeface.

A huge thanks to staff, fellow commissioners, and anyone who reads this. I invite your comments at: michael.mclaughlin@cityofwoodland.org

Executive Summary

- **Your property rights are being impinged upon.** Much of contemporary zoning codes (which are regulations to the City's constitution, our General Plan) exact value from property owners and invade privacy. Zones, building and uses are often arbitrary, capricious; should not be settled by underfunded, overworked planning departments.
- While there are some good updates and creating thinking employed by staff in the CZC, many zoning tools (such as wonky, inexhaustive "uses") **deprive neighbors of their rights to development and use their investments and savings; are also a means to segregate by class**, exclude property owners and residents by non-egalitarian means, and preclude property owners from deciding their own land use matters by strict land use tools.
- Harmful tools include limiting natural economic activity, such as housing production. **Onerous requirements include: parking minimums, limits on density and height, minimum lot size, lot coverage, and FAR requirements, as well as other reviews, guidelines, and discretionary processes** created to pre-empt you from doing anything that does not conform to a specific, mostly eurocentric cultural pattern of living.
- I reject these tools and want to remove three of them in order to reduce the impartial tyranny zoning imposes on Woodlanders: **lot coverage, setbacks, and parking.**
- Require **parking to be a minimum of zero** everywhere, based on the uses and data
- **Permit Townhomes, Quadplexes, and Live/Work units in all residential zones** and any comparable mixed-use zone ministerially; deemed to not exceed the density on any lot.
- Combine the Commercial Mixed-Use zones to **fewer zones** that allows for the most potential, expand such corridors, and Permit of ZAP every non-noxious and non-addictive use, and then let the market and public process work.
- Much of the zoning map is a patchwork of existing neighborhoods and uses created through the imprecise bludgeon of zoning requiring discretionary, expensive, time-consuming permits. **The more we can combine and simplify the zoning code, and not attempt to "preserve" the existing, but enhance the freedom and flexibility, the better off we all are as Woodlanders--**and the more visionary and economically vibrant we will develop as compared to Davis or other median-sized and growing municipalities.

ZONING REFERENCE	Michael McLaughlin COMMENTS/QUESTIONS
Div. 1, pg. 5: Parcels Containing Two or More Zones. 1. For parcels containing two or more zones, the location of the zoning district boundary shall be determined by the Director. 2. For parcels containing two or more zones, the applicable regulations for each zone shall apply.	The government serves the people, not the other way around. A parcel containing two or more zones should be annexed to the zone which allows the property owner to enjoy the highest and most use, as the property owner determines, based on advice by the Director.
Div. 1, pg. 10: Determining Lot Coverage	Remove the provisions of lot coverage (and private open space) entirely. (AM): Determining Lot Coverage. Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage.
Div. 1, pg. 15: MAPS Zoning Maps and Historic Register	Should this also include the State historic register?

Div. 2, pg. 1:

- A. **Low-Density Residential (R-L).** The R-L zone is intended to accommodate primarily low-density housing with private yards and private parking to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. The R-L zone implements areas of the Low Density Residential General Plan land use designation.
- B. **Neighborhood Preservation (NP).** The purpose of the NP zone is to stabilize and protect the established diverse character of older, predominately residential neighborhoods, where a mix of housing types and other uses exist. These areas are along the fringes of the Downtown zones and are characterized by homes generally constructed prior to 1940. This zone is intended to be applied to those areas designated Low Density Residential in the General Plan. This zone is intended to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.
- C. **Residential Low-Medium (R-LM).** The R-LM zone is intended to provide a variety of housing types where a compatible mixture of low and medium density housing will provide a suitable environment for family living; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. The R-LM zone implements areas of the Medium-Low-Medium Density Residential General Plan land use designation.
- D. **Residential Medium (R-M).** The R-M zone is intended to provide residential areas which can accommodate a suitable mixture of more intensive land uses, including multiple-unit dwellings, community facilities, and limited commercial and office uses compatible with the surrounding area. The R-M zone also accommodates a range of detached and attached housing types including triplexes, fourplexes, and townhomes. The R-M zone implements the Medium Density Residential General Plan land use designation.
- E. **Residential High (R-H).** The R-H zone is intended to accommodate a mix of higher density multi-unit development types including rowhouses and stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities. Multi-story structures are intended to include centrally located parking in order to provide urban intensity at locations within easy walking distance to transit, recreation, and community facilities. In addition, ancillary commercial uses as well as medical and professional offices may be allowed when found to be compatible with the surrounding neighborhood. The R-H zone implements the High Density Residential General Plan land use designation.

Why does the reference to adequate “light, air, privacy, and open space” only show up in R-L, NP and RLM zones?

For whom is a zone “stabilized” and “protected” when low density residential and older housing stock is frozen in time?

What is the fundamental difference between the R-LM zone and other zones, and how is this “family living” different from other types of uses?

Why are all of the R-M and R-H areas in high traffic, existing multifamily neighborhoods?

Why do none of these zones reference general plan objectives such as walking and transit, except in the R-H area, of which is the smallest zoned area?

Div. 1

Table 17.24.030-1: Development Standards – Residential Zones

Standard	R-L	N-P	R-LM	R-M	R-H
Density and Lot Standards					
Density (units/acre)	1- 8	1- 8	5-15	8.1-19.9	20-40
Lot Area (sq. ft.)					
Corner Lot	Min. 6,000				
Interior Lot	Min. 5,000	Min. 5,000	Min. 5,000		
Small Lot Subdivision	Min. 3,000	Min. 3,000	Min. 3,000	n/a	n/a
Lot Width (ft.)					
Corner Lot	Min. 60	Min. 60	Min. 60	n/a	n/a
Interior Lot	Min. 50	Min. 50	Min. 50	n/a	n/a
Small Lot Subdivision (see Section 17.56.040)	Min. 32	Min. 32	Min. 32	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%

What is the average lot size in R1 / R-L / N-P neighborhoods?

Lot coverage and minimum lot sizes (and lot coverage, and floor area ratio) force property owners to lose value on their lots and are arbitrary tools created to exclude housing types that actual serve lower income peoples and people of different cultural backgrounds.

(AM): Max. Lot Coverage to 100% for all zones.

Building Form and Placement Standards

Max. Building Height (ft.)	30	40	30	40; 30 within 40 feet of an R-L, N-P or R-LM zone	45; 30 within 40 ft of an R-L, N-P or R-LM zone
Min. Setbacks (ft.)					
Front, Primary Structure	20 (A)	20 (A)	20 (A)	15	15
Front, Garage	20	20	20	n/a	n/a
Street Side	15	15	10	10	10
Interior Side	5	5	5	5; 10 when abutting R-L or N-P	5, 10 when abutting R-L or N-P
Rear	20	20	20	10; 15 when abutting R-L or N-P	10; 15 when abutting R-L or N-P
Alley	4 (B)	4 (B)	4 (B)	4 (B)	4 (B)
Small Lot Subdivision	See Section 17.56.040				

Height: Can we just allow a max at 40ft, except RH at 45? It doesn't make a lot of sense to have NP 40 and other places somehow not.

Setbacks are additional tools to choke value from land. They might be desirable to some, but not all. Currently ADU and SB 9 law requires units to be built at 4' rear/side setbacks – we should permit additional dwellings over crab grass to sprout up.

(AM): Front, Primary Structure: 5, Street Side: 5, Rear: 5

Div. 3, pg.

Division III: Citywide Standards

Table 17.64.020.D-1: Accessory Structure Setbacks

Eave Height at Point Closest to Property Line	Minimum Setback from Interior Side or Rear Property Line
Less than 9 feet	3 feet
At least 9 feet but less than 10 feet	4 feet
At least 10 feet but less than 11 feet	5 feet
At least 11 feet but less than 12 feet	6 feet
12 to 16 feet (subject to review)	7 feet



Low Density Residential (LD)

The Low Density Residential designation primarily accommodates low density detached single-family residential units on individual lots with private yards and private parking. Some attached housing types such as duplexes and secondary units are also permitted. With conditional review, allow for the consideration of up to four (4) units on a lot in appropriate locations, based on density, exemplary design, and site compatibility assessment (in no case to exceed 8 dwelling units per acre).

Development Standards:

- Density from 1.0 to 8.0 dwelling units per gross acre

Urban Form Characteristics

- Range of single-family housing types and designs
- Housing that is oriented toward the street
- Buildings with attractive architectural features such as front porches, articulated facades, dormers, trim and moldings, and high-quality building materials
- Street design that allows bicycles and motor vehicles to share space on traffic-calmed streets
- Landscaped, pedestrian-oriented sidewalks with attractive lighting, large canopy trees, and sufficient width to provide a comfortable pedestrian experience
- Services, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Energy efficient and water efficient design, including landscaping
- Pitched and varied rooflines

From General Plan

Our General Plan is already stagnant and must reflect the post COVID reality. We must permit up to four units on a lot by right, as the State ADU Laws and SB 9 laws already require in "Single Family" residential neighborhoods.

<table><tr><th colspan="7">Residential Uses</th></tr><tr><td colspan="7">Single-Family</td></tr><tr><td>Detached</td><td>P</td><td>P</td><td>P</td><td>—</td><td>—</td><td></td></tr><tr><td>Attached</td><td>P</td><td>P</td><td>P</td><td>—</td><td>—</td><td></td></tr><tr><td>Duplex</td><td>P</td><td>P</td><td>P</td><td>—</td><td>—</td><td></td></tr><tr><td>SB 9 Project</td><td>P</td><td>P</td><td>P</td><td>—</td><td>—</td><td>See Subdivision Ordinance and Section 17.84.380, Two-Unit Projects</td></tr><tr><td>Small Lot Subdivision</td><td>C</td><td>C</td><td>A</td><td>P</td><td>P</td><td></td></tr><tr><td>Multi-Unit Dwelling</td><td>—</td><td>—</td><td>A</td><td>P</td><td>P</td><td></td></tr><tr><td>Accessory Dwelling Unit</td><td colspan="6">See Section 17.84.030, Accessory Dwelling Units</td></tr><tr><td>Family Day Care</td><td colspan="6"></td></tr></table>	Residential Uses							Single-Family							Detached	P	P	P	—	—		Attached	P	P	P	—	—		Duplex	P	P	P	—	—		SB 9 Project	P	P	P	—	—	See Subdivision Ordinance and Section 17.84.380, Two-Unit Projects	Small Lot Subdivision	C	C	A	P	P		Multi-Unit Dwelling	—	—	A	P	P		Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units						Family Day Care							Do the single-family attached units include townhomes, which can be built as 3 units or more attached? (AM): Add townhomes, four-unit dwellings (quadplexes) ministerially permitted, and multi-family units conditionally or with ZAP. This would give property owners more options and allow an actual expression of community character to be implemented rather than arbitrarily restricting uses to expensive, limiting, unsustainable housing types. re ADUs: Why are none of these listed as permitted by right, when in fact they are? Recommend we list these as being permitted with a note that directs people to the municode.
Residential Uses																																																																							
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Live/Work	—	—	A	A	P	See Chapter 17.84.230, Live/Work																																																																	
Small Lot Subdivision Standards	Really nice consideration, I liked the existing cottage courts on College. What is the total number of units that can result on a small lot subdivision? Can these illustrations be given scale dimensions, for illustrative purposes?																																																																						

Table 17.24.020-1: Use Regulations – Residential Zones

Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed						
Commercial Uses						
Eating and Drinking Establishments						
Restaurant, Limited Counter Service/Fast Casual Food (no drive-through)	—	—	—	A ¹	A ¹	
Tasting Room	—	—	—	A ¹	A ¹	See Section 17.84.060, Alcoholic Beverage Sales
Lodging						
Bed and Breakfast	—	C	—	A	A	See Section 17.84.100, Bed and Breakfast Lodging
Short-Term Rental	—	—	—	—	—	See Section 17.84.330, Short-Term Rental
Office Uses						
Business, Professional, and Technology	—	—	—	A ¹	P ¹	
Medical and Dental Offices	—	—	—	C	—	
Personal Services						
General Personal Services	—	—	—	A ¹	P ¹	See Section 17.84.290, Personal Services
Instructional Services	—	—	—	A ¹	P ¹	See Section 17.84.290, Personal Services
Massage Establishments	—	—	—	A ¹	A ¹	See Section 17.84.290, Personal Services and Section 5.20, Massage Establishments
Recreation, Fitness, and Entertainment						
Indoor Sports and Recreation, Small-Scale	—	—	—	C	C ¹	
Indoor Entertainment Facility	—	—	—	—	—	
Outdoor Sports and Recreation Facility	C	C	C	C	—	
Retail						
Residential Limited Retail	A	A	A	A	—	See Section 17.84.320, Residential Limited Retail

How does limiting commercial uses comport with the general plan's concept to have more amenities available in walkable distances to residents?

The Residential Limited Retail allowed everywhere is a good place to start.

Why is the City limiting all short-term rentals? By doing so it does not actually limit these establishments (there are plenty of rentals listed on Airbnb) but rather forces these lodgings to the black market. They should be permitted though potentially taxed (see NYC)



Medium Density Residential (MD)

The Medium Density Residential designation accommodates a range of attached and detached housing types, including small-lot subdivisions, duplexes, triplexes, zero-lot-line developments, townhouses, walk-up apartments and condominiums with private open space, and multi-unit structures with common open space areas and amenities. In addition, medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

Development Standards

- Density from 8.1 to 19.9 dwelling units per gross acre

Urban Form Characteristics

- Building mass broken into smaller units, possibly including some one-story elements
- Alleys or central parking courts that allow a more continuous street frontage and uninterrupted sidewalks
- Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees
- Services, transit, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Sufficient outdoor privacy for each unit (i.e., patios and decks)
- Functional and accessible interior site open space that may include a community garden
- Easily identified and sheltered entrances to units
- Energy and water efficient design, including landscaping
- Parking sited off the primary access street and screened with landscaping
- Street design that allows bicycles and pedestrians to share space on traffic-calmed streets
- Attractive landscaping, including larger trees
- Range of housing types and designs
- Pitched and varied rooflines
- Recreation areas for children
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment

From the General Plan

What percentage of residential zoning does this receive (RLM / RM) in the updated zoning code?

Why are we not allowing this type of land use everywhere, with the option restrict lots by CC&Rs as the owners decide?

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	Additional Regulations
"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed								
Residential Uses								
Single-Family								
Detached	—	A	A ¹	A	—	—	—	
Attached	—	A	A ¹	A	—	—	—	
Duplex	—	A	—	A	—	—	—	
Small Lot Subdivision	P	P	A ¹	A	—	A ²	—	
Multi-Unit Dwelling	P	P	P ¹	P	—	P ²	P	
Family Day Care								
Small	P	P	P	P	—	P	P	
Large	P	A	—	A	—	—	—	
Live/Work	P ²	P	P ¹	A	A	A	P	See Section 17.84.230, Live/Work
Manufactured Home Park	—	C	—	—	—	—	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings
Residential Care Facilities								
Small	P	P	P	P	—	—	A	
Large	A	A	P	A	—	—	—	

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Why are ADUs not listed?
They are required as required to be permitted in mixed use zones.

(AM): Live/Work permitted in all zones

Mixed Use Zones – Development Standards

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17.32.030 Development Standards

Table 17.32.030-1, Development Standards – Mixed-Use Zones establishes the development standards for the Mixed-Use zones. Letters refer to subsections that directly follow the table.

Table 17.32.030-1: Development Standards – Mixed-Use Zones

Standard	CMU-WM CMU-E, and CMU-F	CMU-A	CMU-K	CCMU	NMU
Intensity and Lot Standards					
Density (du/ac)	Min. 20, Max. 40	Min. 20, Max. 40	Min. 20, Max. 40	Min. 15, Max. 30	Min. 20, Max. 40
FAR of Residential and Non-residential Combined	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.7 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.5
Max. Lot Coverage	70%	70%	60%	60%	60%
Building Form and Placement Standards					
Building Height					
Max. Height	55 ft. (B)	45ft. (B)	55 ft. (B)	55 ft. (B)	45 ft.(B)

Max lot coverage should be removed or amended to 95%.

Division II: Zone Regulations

Table 17.32.030-1: Development Standards – Mixed-Use Zones

Standard	CMU-WM CMU-E, and CMU-F	CMU-A	CMU-K	CCMU	NMU
<i>Min. Height on Corner Sites</i>	Min. 2 stories required on all corner parcels	—	Min. 2 stories required on all corner parcels	—	—
Minimum Setbacks					
<i>Front</i>	10 ft. (C)(D)	10ft. (C)(D)	10 ft. (C)(D)	15 ft. (C)(D)	20 ft.(D)
<i>Interior Side Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			5 ft.	5 ft.
<i>Street Side Setback</i>	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft.(D)
<i>Rear Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			10 ft.	10 ft.
Open Space Standards					
Min. Common or Private Open Space (Residential)	48 sq. ft. per unit	48 sq. ft. per unit	48sq. ft. per unit	48 sq. ft. per unit	48 sq. ft. per unit

- A. **Additional FAR.** Additional FAR may be granted for uses that offer significant community benefits. Eligible benefits include but are not limited to the provision of public open space and the promotion of transit accessibility. The additional development capacity and nature of community benefits shall be determined through an Agreement between the City and Applicant.

Setbacks: Amended as above, to 5', or 0' as appropriate.

The “Open Space” standards would give people a 4' by 4' space – hardly worth requiring when developers would either offer more or none.

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	Additional Regulations
P = Permitted; *A* = Zoning Administrator Permit (ZAP) required; *C* = Conditional Use Permit (CUP) required; *—* = Not Allowed								
Liquor Sales as Accessory Use, Large	A	A	A	C	C	A	—	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
Nursery and Garden Center	P	P	P	A	P	P	P	
Pawn Shop	A	A	A	—	A	—	—	
Secondhand/Consignment Store	P	P	P	P	—	P	P	
Smoke Shop	A	A	—	—	A	—	—	See Section 17.84.350, Smoke Shops
Public/Institutional Uses								
College and Trade School	P	P	P	P	P	P	—	
Community and Religious Assembly	A	A	A	A	A	A	A	
Community Garden	—	—	A	A	—	—	A	See Section 17.84.130, Community Gardens
Cultural Facility	P ⁷	P ⁷	P	P ⁷	P ⁷	—	P ⁷	
Day Care Center	A	A	A	C	C	A	A	See Section 17.84.150, Day Care Centers, Family Day cares and Residential Care Facilities
Emergency Shelter	P	P	P	P	P	P	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
Government Buildings	P	P	P	P	—	P	—	
Hospitals and Clinics								
Hospital	C	C	C	—	—	—	—	
Skilled Nursing Facility	A	A	A	A	—	—	—	
Clinic	A	A	A	A	—	A	A	

Why is there so much variation in the uses? Why can't we just allow everything, other than noxious or addictive substances?

17.56.020 Single-Family and Duplex Design Standards

- A. **Applicability.** This section applies to single-family and duplex development in all zones.
- B. **Building Orientation.** All street-facing dwelling units must have the primary entrance facing or within 30 degrees of a public right-of-way or internal walkway.
- C. **Façade Articulation.**
1. No building facade may extend in a continuous plane for more than 15 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.
 2. All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

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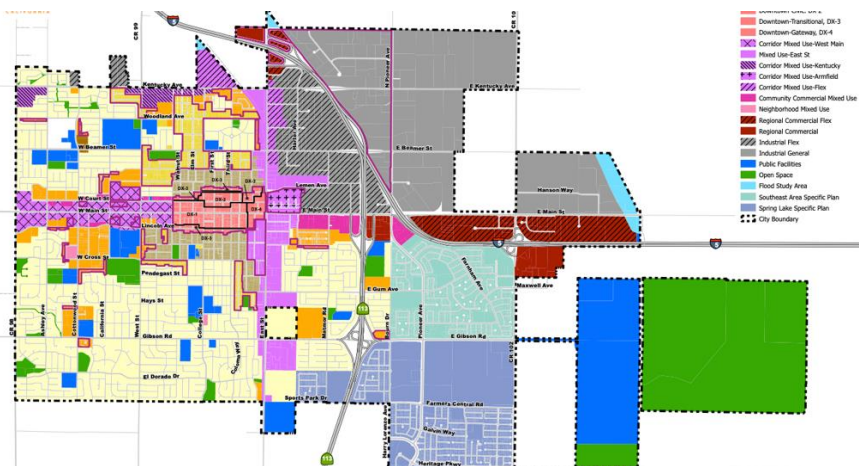
Division II: Zone Regulations

3. Facades facing a right-of-way shall be treated with an equal level of detail and articulation as the front elevation and shall incorporate a minimum of two of the following façade articulation measures:
- a. At least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to wood, glass, brick, metal spandrel, cement board siding, or tile.
 - b. Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.
 - c. A break in the façade plane of a minimum of six inches in depth that is applied to at least 10 vertical feet of the façade.
 - d. Other additional architectural enhancements to the first floor of the primary entrance and below so as to create a human scale to the building. Examples include entryway hardscape, door design, handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

I am curious to know how we arrived at these specific articulation measurements.

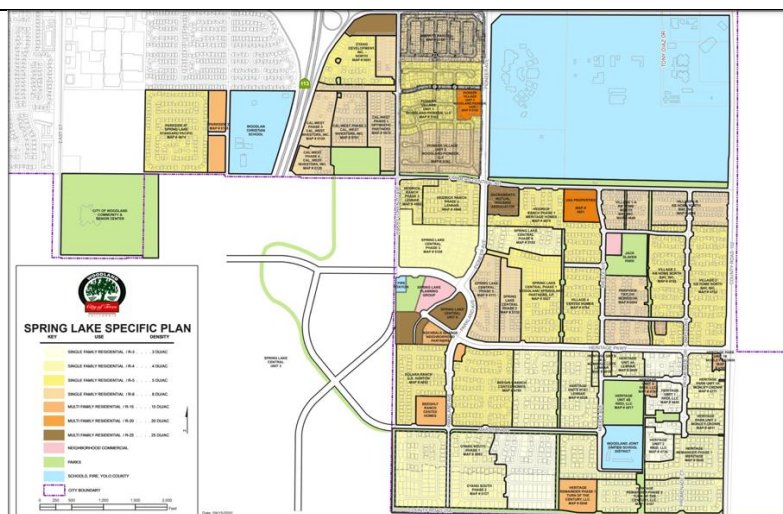
Is this going to reduce architectural ability and impose specific, though arbitrary, projections, breaks, windows and building plane variations?

We should focus on health and building safety rather than attempting to employ objective standards that are overly prescriptive.



Right now, the Corridor Mixed Use appears to completely avoid the L-R areas.

Propose that City staff look at additional mixed use corridors, such as on Gibson (the entire corridor should be mixed use) and from Pendegast to El Eldorado on West,



How much of these planned development areas would also fall into the “low density residential” category when analyzed in terms of du/ac?

Can we put a table of zones" according to their percentage of Woodland's total land use designation, as they are designated by the General Plan?

Human Resources Dedicated to Zoning

How much staff time is spent between different land use planning functions? How much of this time is spent interpreting or applying zoning code as a unit of hours per month?



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: November 16, 2023
ITEM #: H.2
SUBJECT: 514-518 Main Street (Diggs Building) - Downtown
National Registered Historic District Façade
Alteration/Restoration Request

Recommendation for Action: Staff recommends that the Planning Commission take action to approve the proposed Façade Alteration/Restoration Request at 514-518 Main Street within the Downtown National Registered Historic District.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

The purpose of this report is to provide information regarding the revised proposal for the restoration/redevelopment of the building located at 514-518 Main Street. The building has recently been purchased by a new owner, Kasra Holding, LLC, who desires to keep the current façade facing Main Street relatively the same with minor alterations to the north and south façade to facilitate the orderly circulation and use of the building for redevelopment with street and lower level commercial and residential on the second level of the building. The subject building is known locally as the “Diggs” building and is located on the south side of Main Street between College and First Streets. This block is located in the A2 District (Downtown Core) of the Downtown Specific Plan. The A2 District is considered to be the heart of the downtown area. The uses along this portion of Main Street primarily consist of one to three-story structures housing a mix of retail housing and office uses.

The building will house a mix of uses, with the larger first-floor area (on the east side) allocated to a “food court” space for up to four kiosks with a central dining area. The smaller first-floor area at 514 Main Street will be used as the main entrance to the second-floor residential and lower-level arcade. The second floor will be redeveloped to have five housing units with a mix of one and two bedrooms. The lower basement level will be allocated to an entertainment arcade.

The Planning Commission reviewed the previous alteration/ restoration proposal at the March 16, 2023 meeting and provided direction to staff to continue working with the applicant on the floor plan as it relates to the façade and proposed alterations. Additionally, commissioners expressed a desire to see more integration of architectural design elements from the north facade to the south facade for continuity.

After receiving direction from the commission, Planning staff arranged a site visit with the applicant and representatives from other City departments including, building, fire and development engineering to evaluate the scope of restoration that is needed and identify any other constraints to the redevelopment of the building for the proposed uses. It was noted by City Fire that the building sustained extensive damage during a fire at the northeast corner of the building and would need to be fully reconstructed in some areas. The building is currently boarded with a mural covering the fire-damaged area. Additionally, it was noted that the existing brick walls were deteriorating and would need to be assessed for further structural integrity and seismic retrofit.

The revised plans presented by the owner address a number of issues such as the fire restoration and structural integrity by making modifications to the floorplan to use historical circulation patterns and minimize the removal of existing stairwell openings, decorative columns and window placement. Additionally, the applicant worked with Planning to maintain open views into the building from Main Street, restore historic elements such as the damaged transom windows and enhance the architectural character of the building.

The south façade of the building has relatively no architectural features (see Attached elevations), and the proposed alterations are needed to conform to the California Building Code and California Fire Code requirements for means of egress from the proposed second-floor residential housing units. The proposed windows on the south façade will match architecturally to the windows on the north face and are designed to be reminiscent of vintage double-hung windows with detailed molding and sashing. Planning will work with the applicant to add decorative light fixtures on either side of the main doors for additional lighting in the alleyway. Circulation in and out of the building will be improved with additional windows and man-doors installed at the back of the building and potentially add architectural interest to the alley-facing façade, thus activating the alleyway. Proposed improvements include (see also Attached Alteration Planset):

- Add twelve additional windows to the south alley-facing façade to facilitate residential units on the second floor and to increase light and air into the back of the building.
- Add banding and stucco plant-on detailing around the second-story windows to match the front/north façade.
- The south façade will have stucco that matches the smooth texture stucco on the front façade.
- Replace existing storefront windows like for like with energy-efficient dual pane clear glass.
- The entirety of the building will be seismically retrofitted, fully sprinklered, and fully accessible, in compliance with all current building code requirements.

New design elements in the revised plans:

- Preserve transom windows and restore with similar textured glass to match the historic character.
- Original staircase to the lower basement level
- Replicate the banding from the north to the south façade of the building
- Dedicated entryway off Main Street for the residential units
- Preserve interior architectural columns
- Relocate the ADA lift away from Main Street windows
- New updated paint with a lighter color palette
- Integrated trash enclosure
- Eliminate existing openings on the south façade to be replaced by new openings that align with interior tenant improvements.
- Improved internal floorplan layout to increase efficiencies, minimizing the number of man-doors on the south building façade

A majority of the structures in this district are zero lot lines and directly front onto Main Street. Nearly all parking for these structures is shared parking opportunities throughout the downtown area with some limited dedicated parking accessed off the alleys. (Attached Historic District Map).

The project has been submitted as a staff-level Design Review with a proposed environmental Categorical Exemption. A more detailed description of the proposed use has been provided by the

project architect, AA Architects, and is included in the Attached Alterations Planset for the Commission's review.

Site History (514-518 Main Street):

Survey information indicates that the building dates to approximately 1873 although the window placard states 1890. The building may originally have been part of the Freeman Block, constructed in 1973 by Woodland founder, Frank Freeman. Around 1885, Marshall Diggs bought two sections of the block and a few years later hired local contractor Harrison Ervin to either remodel them or construct a new building. The result was a two-story building with a "dramatic" stepped parapet and arched windows. Diggs used the building to expand the hardware business originally founded by Freeman. When he left Woodland for Sacramento a few years later, the hardware business continued in this location. It was followed by a buggy and harness shop and a grocery store. In a photo from 1981, the building was occupied by Foys Toys with a large mural on the upper, altered façade.

In 2012, a seismic upgrade was done to the exterior façade of the building, providing an update to the building reminiscent of its original design, removing the second story wall and four pairs of six over six windows and replacing it with two center arches with two rectangular window shapes. Transom windows were revealed above the storefronts and colored tile was added on the lower level at the base of the storefront.

Historic Resources Inventory Summary:

This brick and stucco building has two stories and a stepped concrete parapet that becomes an upper story level with two oversized symmetrical arched windows flanked by pairs of two over two sashed windows. The storefront has large display windows and two recessed entrances, both with double swinging doors and transoms. The storefront might be a remnant of the 1920s or 1930s, but the upper portion of the front façade was redesigned in 2012 with the large arched windows and geometric detailing seen on the building in its current state today.

The building is within the National Register District Boundaries but is not a contributing building. City surveys, conducted in 1982 and again in 1996, state that; "The building is part of the original downtown central business district. However, due to significant façade alterations, the building was deemed ineligible for national, state, or local listing as a historically significant building. Still, the building does add some level of historical integrity and/or architectural qualities that make the historic district significant."

Review of Proposed Changes:

Woodland Municipal Code Chapter 15.24, Historical Landmarks, Districts, and Resources requires the review and approval of any exterior modifications, alterations, additions, and proposed demolitions of any designated landmark, or any structure within a designated historical district by the Planning Commission. Upon application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal.

The following is an evaluation of those criteria with regard to the proposed project.

Section 15.24.040.D.1: *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area.*

The building located at 514-518 Main Street has undergone serious façade alterations. None of the original exterior detailing has been preserved in the process of past remodels. The original façade was demolished and the building was stuccoed over during the urban renewal period before a more

recent cosmetic remodel. Due to these changes, this building lacks historical architectural significance. According to the State of California Resources Agency, the subject building is listed as ineligible for the National Register, California Register, or Local designation. However, the building is located within a National Register District. Prior to the historic downtown district designation, the building was already considered a “noncontributing” resource due to the degree to which it had been altered, but is still a prominent building and façade in the downtown and based on the more substantial nature of the proposed alterations, the City’s Municipal Code requires review by the Planning Commission for overall conformance and contribution to the broader downtown historic district. Although a majority of the requested alterations to the building are being proposed for the south alley-facing façade, the aim is to have a consistent architectural design and to encourage the upgrade and active engagement of our alleyways in the downtown for use in commerce, housing, and patrons of historic downtown Woodland.

Section 15.24.040.D.2: *The relationship of the exterior architecture features of the structure to the rest of the structure and to the surrounding area.*

Although Woodland’s historic downtown contains many different architectural styles, the Diggs building in its current state at 514-518 Main Street does not reflect any one specific architectural style used by the Department of Parks and Recreation when reviewing/evaluating the status of Historic Structures. According to the State of California, the Department of Parks and Recreation (Resource Agency), which provides written documentation for Woodland’s “Historic Structures Inventory”, the subject building lacks historical significance due to serious alterations.

The owner intends to retain the remaining architectural detailing from the 1920s, such as the transom windows and inset doorways. Additionally, the applicant will continue the pattern of renovation that was added in 2012 to the south-facing alleyway façade.

Staff supports the proposed changes to 514-518 Main Street on the basis that the remodel incorporates elements found on the existing north façade. The proposed changes to 514-518 Main Street will improve the quality and viability of downtown by retrofitting the building to support additional residential units on the second floor.

Section 15.24.040.D.3: *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant.*

The owner has worked with architect AA Architects, to generate the proposed elevations with a majority of the work proposed for the south-facing façade. Careful consideration was taken with the proposed design to support the end multitenant use, so the Diggs building will once again be a usable space.

As stated above, the front façade will keep its stucco wall finish, and the south-facing wall will be designed to match the existing smooth stucco finish. The window retrofit will install non-tinted energy-efficient glass and utilize the existing metal frames painted to match the proposed color palette.

Section 15.24.040.D.4: *Plans for structures that have little or no historical value or plans for new construction for their compatibility with surrounding structures.*

The proposed design utilizes similar detailing, as the north façade. The design, though a departure from the original building design of the late 1800s, still reflects the scale, pattern, and height of existing buildings along the streetscape and will create a visually appealing addition and focal point on the block. Seismic and accessibility upgrades will improve the overall structural integrity of the

building.

Section 15.24.040.D.5: *Conformance with guidelines and standards adopted by the commission;*

The Planning Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. Staff finds that this renovation will result in a significant improvement to this block on Main Street and further, will result in a building that has been structurally improved to allow its continued use for future tenants.

Section 15.24.040.D.6: *Conformance with Woodland area General Plan.*

Applicable Woodland 2035 General Plan Policies:

Policy 6.H.1 states that the city shall “support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.”

Policy 2.H.2 states that the city shall “encourage contextually appropriate building and façade improvement to promote Downtown as a pedestrian-oriented retail and services area.”

Policy 2.H.4 speaks to a “streamlined review and permitting process for all building improvements within the Downtown.”

Staff finds that the proposed façade changes will enhance the Historic Downtown by incorporating elements found on existing historic structures, through adherence to existing patterns, scale, and height of existing façade, and through reinvestment into the entire structure to allow for meaningful reuse of this significantly sized and prominently located building in the heart of downtown. The proposed improvements will likely spur additional downtown structural and façade improvements to other surrounding buildings and encourage additional economic activity on Main Street.

Environmental Review:

The project as proposed qualifies as a Class 31 Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The purpose of The Secretary of Interior's Standards and Guidelines is to provide a framework and guidance for decision-making about work or changes to a historic property. As described above, the building itself is deemed ineligible for historical designation due to the extent of facade alterations. However, as a potential contributor to the historic district, the remaining character-defining features of the building are being preserved in line with the applicable Secretary of Interior's Standards for Restoration and Rehabilitation, specifically:

- Changes to a property that has acquired historic significance in its own right will be retained and preserved (e.g. lower level of the front façade dating from, the 1920s/1930s).
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will

be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The historical character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Additionally, the project qualifies as a Class 1, "Existing Facilities," Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion:

The owners of 514-518 Main Street have submitted elevations for façade enhancements to an existing structure. Staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Historic Preservation Commission evaluates structures within the Historic District. Due to numerous serious façade alterations, 514-518 Main Street in its current state has no historical significance other than the fact that it is within the Historic District. Staff finds that the proposed renovations will further contribute to the National Register District, and significantly improve the viability of the Historic Downtown and the Diggs building. The Downtown Specific Plan states that it is the goal of the City to "revitalize the heart of the City, through preservation of historic structures and rehabilitation of structures within the historic district."

Therefore, Staff recommends that the Planning Commission take action to approve the proposed façade Alteration/Restoration Request at 514-518 Main Street within the Downtown National Registered Historic District.

Prepared by: Megan Meier, Senior Planner

Attachments:

1. Resolution
2. Planning Application
3. Revised Plans _514-518 Main St
4. Historic Downtown District Map

RESOLUTION NO. PC 23-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND CERTIFICATE OF APPROVAL FOR THE DIGGS
BUILDING HISTORICAL PRESERVATION ALTERATION REQUEST**

WHEREAS, the applicant, Kasra Holding, LLC, filed Planning Application # PLNG 22-00066, proposing an exterior alteration and renovation to the “Diggs Building” located at 514-518 Main Street (APN:006-561-006); within the State Registered Historic District in Downtown Woodland, to include new windows, doors, architectural features, and stucco to the south façade, and window upgrades to the north façade;and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), The project as proposed qualifies as a Class 31 Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation, provides the following: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Additionally, the project qualifies as a Class 1, “Existing Facilities,” Categorical Exemption from the California Environmental Quality Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.; and

WHEREAS, the Planning Commission has reviewed all plans and documents regarding the proposed alteration, in relation to the Secretary of the Interior Standards for alterations within the State Registered Historic District; 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 make the above findings, determinations, and recommendations with respect to the proposed project and recommends the approval of the proposed Alteration Request.

PASSED APPROVED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 16th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

General Application Form

1. OWNER/APPLICANT

Property Owner:

Kasra Holding

Mailing Address:

514 & 518 Main street woodland

City State Zip Code:

CA 95776

Phone Number:

530-400-9370

E-mail Address:

farhan.shirkhodaei@yahoo.com

Project Applicant:

AAA DESIGN / M. MUSAWI

Mailing Address:

3911 ANNADALE LANE # 03

City State Zip Code:

CA 95821

Phone Number:

916-578-7219

E-mail Address:

aaarchitects5@gmail.com

2. PROJECT DESCRIPTION

Project Name:

Tenant Improvement

Total Acres or Square Feet:

0.18 acre

General Plan Land Use Designation:

R2, A2, A4 AND S2

Existing Zoning:

Storefront Retail/Office

Site Address or Location:

514 & 518 MAIN STREET, WOODLAND, CA 95

Assessor's Parcel Number(s):

006-561-006-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

MIX USED

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☐ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☒ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

AAA DESIGN

Applicant

Date

08/09/2022

Applicant

Date

KASRA HOLDING

Legal Owner

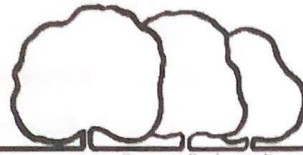
Date

08/09/2022

Legal Owner

Date

DEPARTMENT USE ONLY		
Entitlement Type		
☐ Zoning Administrator Permit (ZAP)	☐ Zoning Amendment	☐ Sign Plan
☐ Conditional Use Permit (CUP)	☐ Zone Interpretation	☐ Tentative Parcel Map
☐ CUP/PUD/ZAP Modification	☐ Design Review	☐ Tentative Subdivision Map
☐ Annexation Application	☐ Site Plan Review	☐ Amendment to Tentative Map
☐ Lot Line Adjustment	☐ General Plan Petition	☐ Variance
☐ Lot Merger	☐ General Plan Amendment	☐ Other: _____
Is this request related to another development? ☐ Yes ☐ No Explain: _____		
Intake		
Amount Paid: _____		
Amount Owed: _____		
Logged by: _____ Date: _____		
Planner: _____ Date: _____		
Project No: _____		



City of Woodland

Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-3820 fax (530) 496-0832

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s). The Letter of Agency must be notarized.

Date: 07/27/2022

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☐ Zoning Amendment	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☐ Conditional Use Permit	☐ Planned Development
☐ Site Plan Review	☒ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☐	Other:	

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: AAA DESIGN / M. MUSAWI Phone: 916-578-7219
Applicant's Address: 3911 ANNADALE LANE #3, SACRAMENTO CA 95821
The subject property is located at: 514-518 MAIN STREET, WOODLAND, CA 95695
Assessors Parcel Number: 006-561-006-000
Kayvan D. Haddadan
Signature of Owner(s) of Record (must be an original signature)
Print Legal Owner(s) of Record Name
729 Sunrise Ave #611 Roseville, CA 95661
Address of Legal Owner (attach title report) Phone: 415 786 6192
E-mail Owner(s) of Record: Kayvanh@APDSS.com

State of California)

) ss.

County of Yolo)

On 7-28-2022, before me, Brian Agnell, personally appeared
Kayran D. Haddadan

☐ Personally know to me ☒ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Brian Agnell
Signature of Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

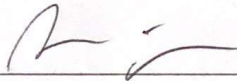
On 7-28-22 before me, Brian Thomas Agnell, notary public
(insert name and title of the officer)

personally appeared Kayvan Huddedan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

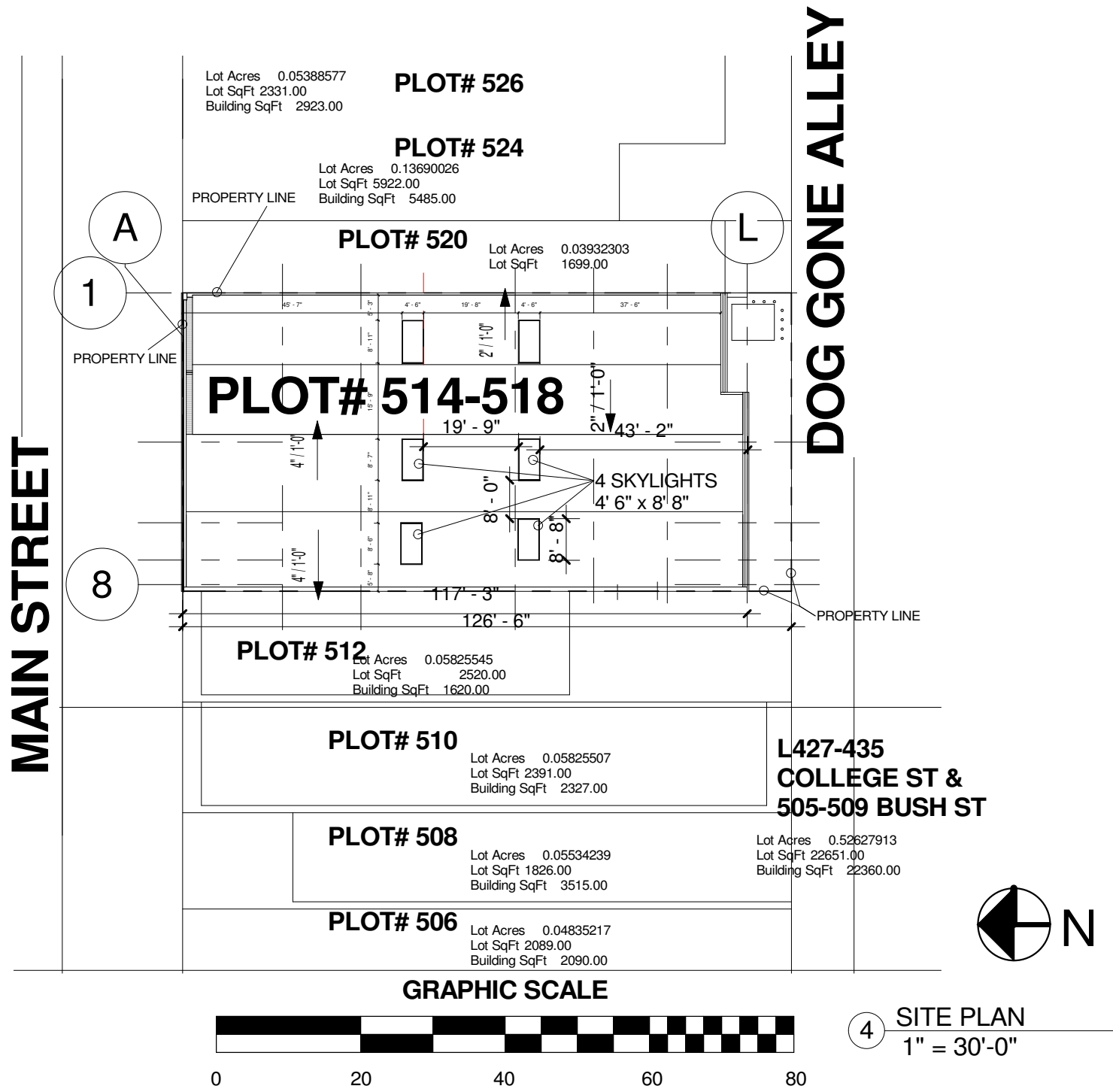


(Seal)





NORTH / REAR SIDE
PERSPECTIVE



SOUTH / FRONT SIDE
PERSPECTIVE

TENANT IMPROVEMENT FOR PROPERTY ADDRESS 514 & 518 MAIN STREET, WOODLAND, CA 95405

MEP SCOPE OF WORK:

MECHANICAL, ELECTRICAL AND PLUMBING WORK FOR RESIDENTIAL AND COMMERCIAL HVAC, POWER AND LIGHT, WASTE, GAS, COLD AND HOT WATER SHALL BE SUPPLIED AND INSTALL BY CONTRACTOR PER M.E.P PLANS.

Gross Area/ Basement			
Name	Area	Occupancy	Occupancy
B- Lift	69 SF	U	300
B- Stair-01	194 SF	U	300
B- Arcade	3323 SF	A4	150
Grand total:	3587 SF		

Net Area/ Basement	
Name	Area
8- Arcade	3363 SF
Store	113 SF
Grand total	3477 SF

Gross Area/ 2 nd Level			
Name	Area	Occupancy	Occupancy Factor.
F2- Flat 02	1328 SF	R2	200
F2- Flat 03	987 SF	R2	200
F2- Flat 04	1029 SF	R2	200
F2- Flat 05	1148 SF	R2	200
F2- Garbage	69 SF	U	300
F2- Lift 02	58 SF	U	300
F2- Lobby	924 SF	R2	200
F2- Service Rm	43 SF	U	300
F2- Shaft	150 SF		
F2- Stair 02	205 SF	R2	200
F2- Stair 04	247 SF	R2	200
F2-Flat 01	996 SF	R2	200
Grand total	7184 SF		

Gross Area/ 1st Level			
Name	Area	Occupancy	Occupancy Factor.
10- Fountain.	31 SF	U	300
10- Stage	202 SF	A2	200
B-Stair 02	87 SF	R2	200
F1 - Lift	76 SF	U	300
F1 - Ice cream shop	95 SF	A2	200
F1- Food preparation lobby	389 SF	A2	200
F1- Food Prepare 02	333 SF	A2	200
F1- Food prepare 03	320 SF	A2	200
F1- Food prepare 04	333 SF	A2	200
F1- Grabage	176 SF	U	300
F1- JANITOR	47 SF	U	300
F1- Lobby	206 SF	A2	200
F1- Men's toilet	210 SF	U	300
F1- Office	78 SF	B	100
F1- Services Lobby	158 SF	A2	200
F1- Stair 01	161 SF	A4	300
F1- Stair 02	87 SF	R2	200
F1- Unix toilet	30 SF	U	300
F1- Walk in	401 SF	S2	300
F1- Women's Toilet	356 SF	U	300
F- Foot court sitting	2901 SF	A2	25 TABLES 4 EA
F- Lift 02	60 SF	U	300
Grand total	6739 SF		

Net Area / 1 st Level			
Name	Area	Occupancy	Occupancy factor
7-Food prepare 04	3318 SF	A2	
Exit lobby	135 SF	U	
F1- Garbage	129 SF	U	
F1- Lift	61 SF	U	
F1- Men's Toilet	98 SF	U	
F1- Office	71 SF	B	
F1- Services lobby	180 SF		
F1- stair 3	58 SF		
F1- Stair 04	73 SF		
F1- Toilet 01	19 SF		
F1- Walk in 01	69 SF		
F1- Walk in 02	69 SF		
F1- Walk in 03	69 SF		
F1- Walk in 04	69 SF		
F1-- ADA Toilet	46 SF	R2	
Food Court 01	539 SF		
Food Court 02	217 SF		
Food Court 03	213 SF		
Food Court 04	271 SF		
Hallway	91 SF		
ICE Cream shop	155 SF		
Room	193 SF		
Toilet 01	30 SF		
Toilet 02	28 SF		
Toilet 03	28 SF		
Toilet 04	61 SF		
Unix labour toilet	26 SF		
WOMEN TOILET	130 SF		
Grand total	6446 SF		

Net Area/ 2nd Level	
Name	Area
1- Bath	59 SF
1- Bedroom	131 SF
1- Bedroom	158 SF
1- closet	7 SF
1- Kit	248 SF
1- Living	328 SF
1- Luandary.	49 SF
1- WH.	21 SF
1- closet	12 SF
3- Bedroom	284 SF
3- Bath.	74 SF
3- Lobby.	200 SF
3- Luandary.	38 SF
3- Store.	17 SF
3-WH.	18 SF
4- Bath.	75 SF
4- Luandary.	38 SF
4- Bath.	56 SF
4-Bedroom	269 SF
4-Living	509 SF
5- Store	19 SF
5-Bedroom	289 SF
5-Living	443 SF
5- Luandary	55 SF
5-WH.	65 SF
6- Mech. Shaft	23 SF
6- Sitting	310 SF
BED O.	121 SF
BED RO.	125 SF
Closet	17 SF
closet	8 SF
closet	7 SF
KITCHEN	174 SF
LAUNDRY	56 SF
Shaft	123 SF
WH	34 SF
Grand total	4459 SF

TENANT IMPROVEMENT PROJECT ADDRESS: 514 & 518 MAIN STREET, WOODLAND, CA 95405

DESIGN:
AAA DESIGN Inc

STRUCTURAL:
US BUILDING ENGINEERING Inc

MEP:
PIVOT ENGINEERING Inc

SEPARATE / DEFERRED SUBMITALS

SEPARATE APPLICATIONS / PERMITS BY OTHERS.

- 1- FIRE SPRINKLER SYSTEM
- 2- FIRE ALARM
- 3- OFF SITE IMPROVEMENT & REPAIR
- 4- ELECTRICAL, MECHANICAL & PLUMBING WORKS.
- 5- FINAL ADDRESSING.
- 6- UPSS STD-4C COMPLIANT MAILBOX SYSTEM.
- 7- ELEVATORS.
- 8- GARBAGE SHUT.
- 9- THE FURNITURE FOR SPACES ON THE BASEMENT (ARCADE) AND 1ST LEVEL FLOOR PLAN (FOOD COURT) ARE CORE AND SHELL. TENANT SHOULD DUBMIT A SEPRATE PERMIT FOR THAT.

Sheet Index	
Sheet Number	Sheet Name
G 000	COVER SHEET
G 001	EXISTING FLOOR PLANS & ELEVATIONS.
G 002	CONTEXTUAL MAP
CA 02	CODE CALCULATION
A 101	BASEMENT PLAN
A 102	FIRST FLOOR
A 103	SECOND FLOOR
A 201	(N) NORTH ELEVATION
A 202	(N) SOUTH ELEVATIONS
A 401	SECTIONS

GENERAL NOTES:

GENERAL REQUIREMENTS:

1. ALL WORK SHALL MEET REQUIREMENTS OF BUILDING CONSIDER THESE REQUIREMENTS AS PART OF THESE PLANS.
2. VERIFY DIMENSIONS AND CONDITIONS AT SITE. NOTIFY ENGINEER OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH WORK.
3. REFER UNCLER INFORMATION ON THESE DRAWINGS TO THE ENGINEER FOR INTERPRETATION BEFORE PROCEEDING WITH WORK.
- 4- DESIGN AND FURNISH SHORING, BRACING, PROTECTIVE FENCES AND CANOPIES AS REQUIRED TO SAFELY EXECUTE WORK. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION ARE THE CONTRACTOR'S RESPONSIBILITY.
5. SPREAD OUT MATERIALS PLACED ON STRUCTURE. DO NOT EXCEED DESIGN LIVE LOAD.
6. NOTES AND TYPICAL DETAILS APPLY IN ADDITION TO ALL OTHER REQUIREMENTS.

Note.

The 2019 CMC, CPC, CBC, by State of California and local jurisdiction are applicable to this project.

This project must meet all criteria and mandates for these City adopted codes of the most current code:
a. 2022 California Building Code
b. 2022 California Plumbing Code
c. 2022 California Mechanical Code
d. 2022 California Electrical Code
e. 2022 Building Energy Efficiency Standards
f. 2022 California Green Building Code
g. The code of the City of Woodland

Note:

The deferred submittals that are not a part of the initial permit application are listed below :

- Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.

- Due to limited alley access to the residential living space on the second floor, a standpipe shall be installed with the FDC on the north side of the building

- Property will need separate recycle, and compost/green waste bins to service all uses on site

- Please submit plans for the trash enclosure design and location. Additional containers to this already heavily scavenged area would only attract more scavenging and illegal dumping.

PROJECT INFORMATION

SCOPE OF WORK : TENENAT IMPROVEMENT

PROJECT CONSTRUCTION VALUE: \$ 1,500,000

YEAR BUILT : 1873

CONSTRUCTION TYPE : V-B

FIRST OCCUPIED : BEFORE 13 MARCH 1991

PROJECT ADDRESS: 514-518 MAIN STREET
WOODLAND , CA 95695

OWNER : KASRA INVESTMENT
A.P.N. : 006-561-006-000
LEGAL DESCRIPTION :

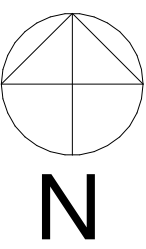
ZONE : C2
LOT AREA : 7,804 S.F. 0.1792 ACRE
BUILDING HEIGHT : 36'-5"
NUBER OF STORIES : 2 STORIES & BASEMENT (S2,A2,A4 & R2)
SPRINKLER SYSTEM : WITH SPRINKLER SYSTEM
TYPE OF CONSTRUCTION : TYPE V-A
FLOOR AREA : 18,397 SF

BUILDING FOOTPRINT AREA : 7,176 SF
LOT COVERAGE : 99.50%
REQ'D PARKING SPACE: 0 SF
PROPOSED PARKING SPACE: 0 SF
LANDSCAPE AREA : 0 SF
OCCUPANCIES : FOOD COURT (A-2), RESIDENTIAL MULTI-UNIT (R-2),
NUMBER OF UNITS : 5 UNITES
RESIDENTIAL TYPES : 1- 1 NO. 1 BEDROOMS MOBILITY &
2- 1 NO. 1 BEDROOM COMMUNICATION ADAPTED
3- 3 NOS. 2 BEDROOMS ADAPTED

OPEN SPACE REQ'D : 0
OPEN SPACE PROVIDED : 0



514 & 518 main street
woodland



VICINITY



2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com



No.	Description	Date
2	Revision 02	9/ 4/ 2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

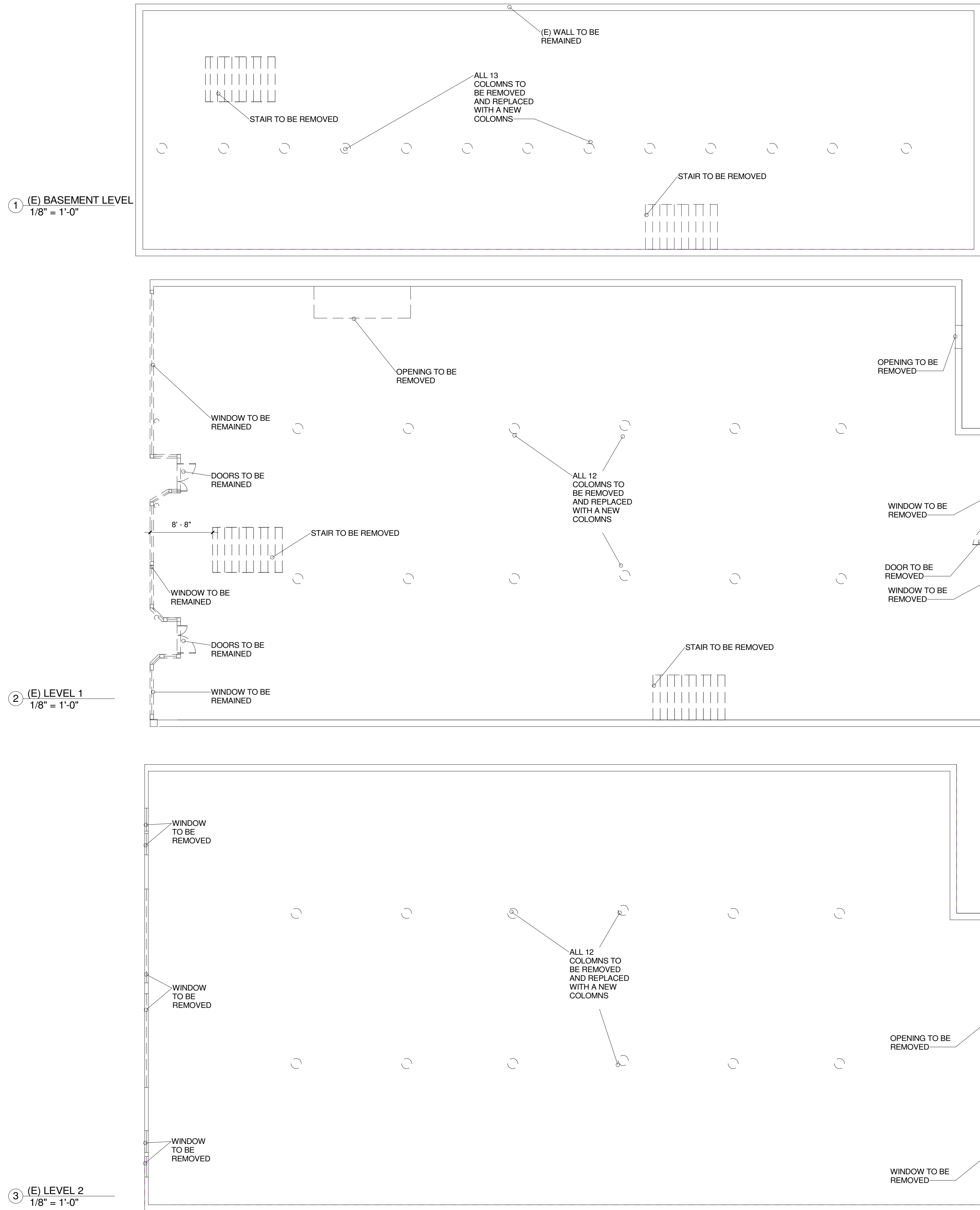
HISTORICAL
TENANT
IMPROVEMENT

COVER SHEET

Project number	AAA22.1019
Date	09/04/2023
Drawn by	M. MUSAWI
Checked by	M. MUSAWI

G 000

Scale



2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com



No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

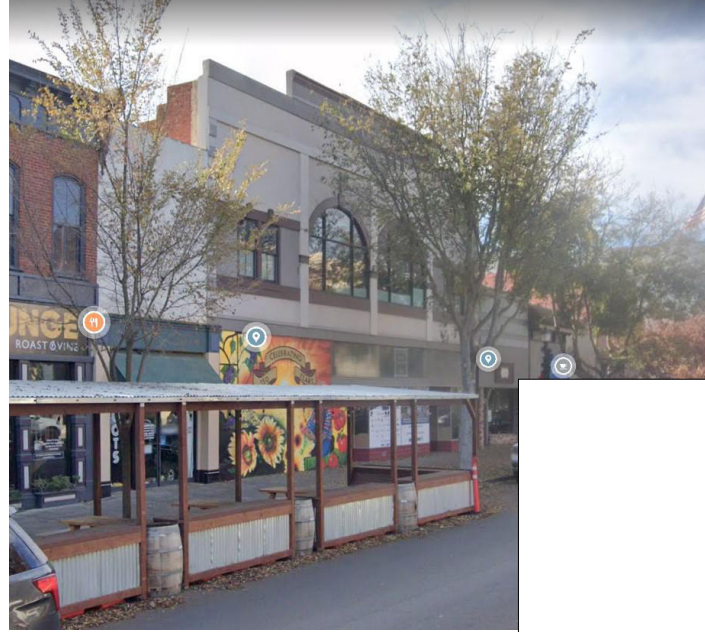
514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

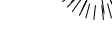
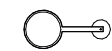
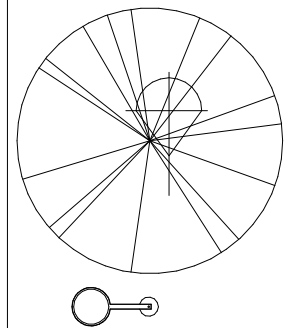
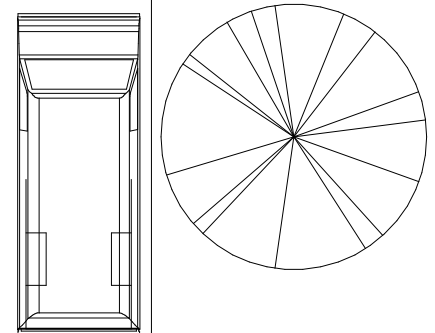
HISTORICAL TENANT IMPROVEMENT

EXISTING FLOOR PLANS & ELEVATIONS	
Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker
G 001	
Scale	

PICTURE 02

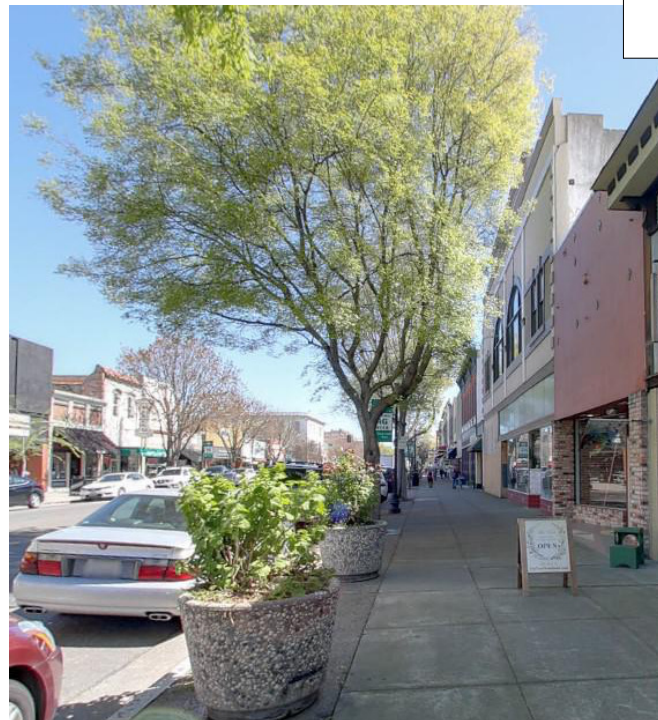


PICTURE 02



PICTURE 01

PICTURE 01



Lot Acres 0.05388577
Lot SqFt 2331.00
Building SqFt 2923.00

PLOT# 526

PLOT# 524

Lot Acres 0.13690026
Lot SqFt 5922.00
Building SqFt 5485.00

PLOT# 520

Lot Acres 0.03932303
Lot SqFt 1699.00

PLOT# 514-518

PLOT#

Lot Acres 0.05825545
Lot SqFt 2520.00
Building SqFt 1620.00

PLOT#

Lot Acres 0.05825507
Lot SqFt 2391.00
Building SqFt 2327.00

PLOT# 508

Lot Acres 0.05534239
Lot SqFt 1826.00
Building SqFt 3515.00

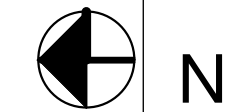
DOG GONE ALLEY

523 BUSH ST

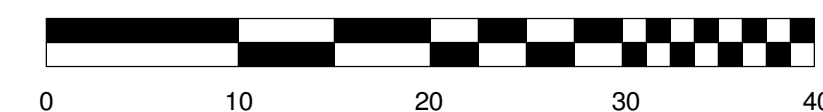
Lot Acres 0.31877898
Lot SqFt .00

L427-435
COLLEGE ST &
505-509 BUSH ST

Lot Acres 0.52627913
Lot SqFt 22651.00
Building SqFt 22360.00



GRAPHIC SCALE



2020 HURELY WAY SACRAMENTO
www.aaarchitectsa.com



No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

CONTEXTUAL
MAP

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

G 002

Scale

Gross Area/ Basement			
Name	Area	Occupancy	Occupancy
B- Lift	69 SF	U	300
B- Stair-01	194 SF	U	300
B-- Arcade	3323 SF	A4	150
Grand total: 3	3587 SF		

Net Area/ Basement	
Name	Area
8- Arcade	3363 SF
Store	113 SF
Grand total	3477 SF

Gross Area/ 1st Level			
Name	Area	Occupancy	Occupancy Factor.
10- Fountain.	31 SF	U	300
10- Stage	202 SF	A2	200
B-Stair 02	87 SF	R2	200
F1 - Lift	76 SF	U	300
F1- - Ice cream shop	95 SF	A2	200
F1- Food preparation lobby	389 SF	A2	200
F1- Food Prepare 02	333 SF	A2	200
F1- Food prepare 03	320 SF	A2	200
F1- Food prepare 04	333 SF	A2	200
F1- Grabage	176 SF	U	300
F1- JANITOR	47 SF	U	300
F1- Lobby	206 SF	A2	200
F1- Men's toilet	210 SF	U	300
F1- Office	78 SF	B	100
F1- Services Lobby	158 SF	A2	200
F1- Stair 01	161 SF	A4	300
F1- Stair 02	87 SF	R2	200
F1- Unix toilet	30 SF	U	300
F1-Walk in	401 SF	S2	300
F1- Women's Toilet	356 SF	U	300
F- Foot court sitting	2901 SF	A2	25 TABLES 4 EA
F- Lift 02	60 SF	U	300
Grand total	6739 SF		

Net Area / 1 st Level			
Name	Area	Occupancy	Occupancy factor

7-Food prepare 04	3318 SF	A2	
Exit lobby	135 SF	U	
F1- Garbage	129 SF	U	
F1- Lift	61 SF	U	
F1- Men's Toilet	98 SF	U	
F1- Office	71 SF	B	
F1- Services lobby	180 SF		
F1- stair 3	58 SF		
F1- Stair 04	73 SF		
F1- Toilet 01	19 SF		
F1- Walk in 01	69 SF		
F1- Walk in 02	69 SF		
F1- Walk in 03	69 SF		
F1- Walk in 04	69 SF		
F1-- ADA Toilet	46 SF	R2	
Food Court 01	539 SF		
Food Court 02	217 SF		
Food Court 03	213 SF		
Food Court 04	271 SF		
Hallway	91 SF		
ICE Cream shop	155 SF		
Room	193 SF		
Toilet 01	30 SF		
Toilet 02	28 SF		
Toilet 03	28 SF		
Toilet 04	61 SF		
Unix labour toilet	26 SF		
WOMEN TOLILET	130 SF		
Grand total	6446 SF		

Gross Area/ 2 nd Level			
Name	Area	Occupancy	Occupancy Factor.
F2- Flat 02	1328 SF	R2	200
F2- Flat 03	987 SF	R2	200
F2- Flat 04	1029 SF	R2	200
F2- Flat 05	1148 SF	R2	200
F2- Garbage	69 SF	U	300
F2- Lift 02	58 SF	U	300
F2- Lobby	924 SF	R2	200
F2- Service Rm	43 SF	U	300
F2- Shaft	150 SF		
F2- Stair 02	205 SF	R2	200
F2- Stair 04	247 SF	R2	200
F2--Flat 01	996 SF	R2	200
Grand total	7184 SF		

Net Area/ 2nd Level	
Name	Area

1- Bath	59 SF
1- Bedroom	131 SF
1- Bedroom	158 SF
1- closet	7 SF
1- Kit	248 SF
1- Living	328 SF
1- Luandary.	49 SF
1- WH.	21 SF
1-closet	12 SF
3- Bedroom	284 SF
3-Bath.	74 SF
3-Lobby.	200 SF
3-Luandary.	38 SF
3-Store.	17 SF
3-WH.	18 SF
4- Bath.	75 SF
4- Luandary.	38 SF
4-Bath.	56 SF
4-Bedroom	269 SF
4-Living	509 SF
5- Store	19 SF
5-Bedroom	289 SF
5-Living	443 SF
5-Luandary	55 SF
5-WH.	65 SF
6- Mech. Shaft	23 SF
6- Sitting	310 SF
BED O.	121 SF
BED RO.	125 SF
Closet	17 SF
closet	8 SF
closet	7 SF
KITCHEN	174 SF
LAUNDRY	56 SF
Shaft	123 SF
WH	34 SF
Grand total	4459 SF

FLOOR	OCCUPANCY	W.C		LAVOTAORY		URINALS	ADA W.C	FOUNTAIN	OTHER
		MEN'S	WOMEN	MEN'S	WOMEN				
Basement & 1st floor	150	2	4	1	1	1		1	Services sink

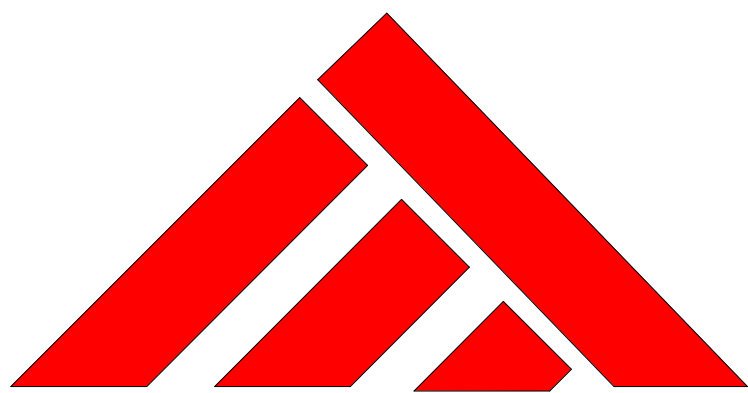
A-2 Assembly occupancy: restaurants, pubs, lounges, nightclubs and banquet halls	W.C		URINALS	LAVATORY		—	DRAINING FOUNTAIN	OTHERS
	Male	Female	Male	Male	Female		1:1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
	1: 1-50 2: 51-150 3: 151-300 4: 301-400	1: 1-25 2: 26-50 3: 51-100 4: 101-200 5: 201-300 6: 301-400 8: 401-600	1: 1-200 2: 201-300 3: 301-400 4: 401-600	1: 1-150 2: 151-200 3: 201-400	1: 1-150 2: 151-200 4: 201-400			
	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each 125 females.		Over 600, add 1 fixture for each additional 300 males.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females			Over 750, add 1 fixture for each additional 500 persons.	

FLOOR	OCCUPANCY TYPE	OCCUPANCY LOADS	NUMBER OF EXITS	TRAVEL DISTANCE		TRAVEL DISTANCE PROVIDED	MINI EXIT WIDTH	MINI STAIR WIDTH	COMMENTS
				without sprinkler	with sprinkler				
BASEMENT A4	A4	10	2	200 ft	250 ft	Travel 1= 98 ft	44 inches	44 inches	Complied
BASEMENT S2	S2	2	2	300 ft	400 ft	Travel 2= 74 ft	44 inches	44 inches	
GROUND FLOOR SITTING AREA A2	A2	76	3	200 ft	250 ft	Travel 5= 71 ft Travel 5= 71 ft	44 inches		
GROUND FLOOR COMMERCIAL KITECHEN A2	A2	7	3	200 ft	250 ft	Travel 4= 114 ft	44 inches		
FIRST FLOOR RESIDENTIAL R2	R2	15	2	200 ft	250 ft	Travel 3= 149 ft Travel 7= 158 ft	44 inches	44 inches	

1- Basement net area					
Name	Area	Level	Occupancy	Occupancy factors	Occupancy loads

8- Arcade	3363 SF	Basement	A4	5 person for each line x 2	10
Store	113 SF	Basement			
Grand total	3477 SF				

OCCUPANCY	AREA	OCCUPANCY FACTOR	OCCUPANCY LOADS
A2 SITTING	2, 242 SF	30 tables with 4 person each	120
A2 COMMERCIAL KITECHEN	1, 596 SF	200 SF	7
A2 WAITING	289 SF		
A4 ARCADE	2082 SF	boiling 5 for each line	10
R2	4,737 SF	5 flat each 3	15
S2	1,039 SF	300 SF	2
S1	562 SF	300 SF	1
U	3,224 SF	300 SF	11
TOTAL	15,771 SF		166



AAA Design

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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

CODE
CALCULATION

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

CA 01

Scale



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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

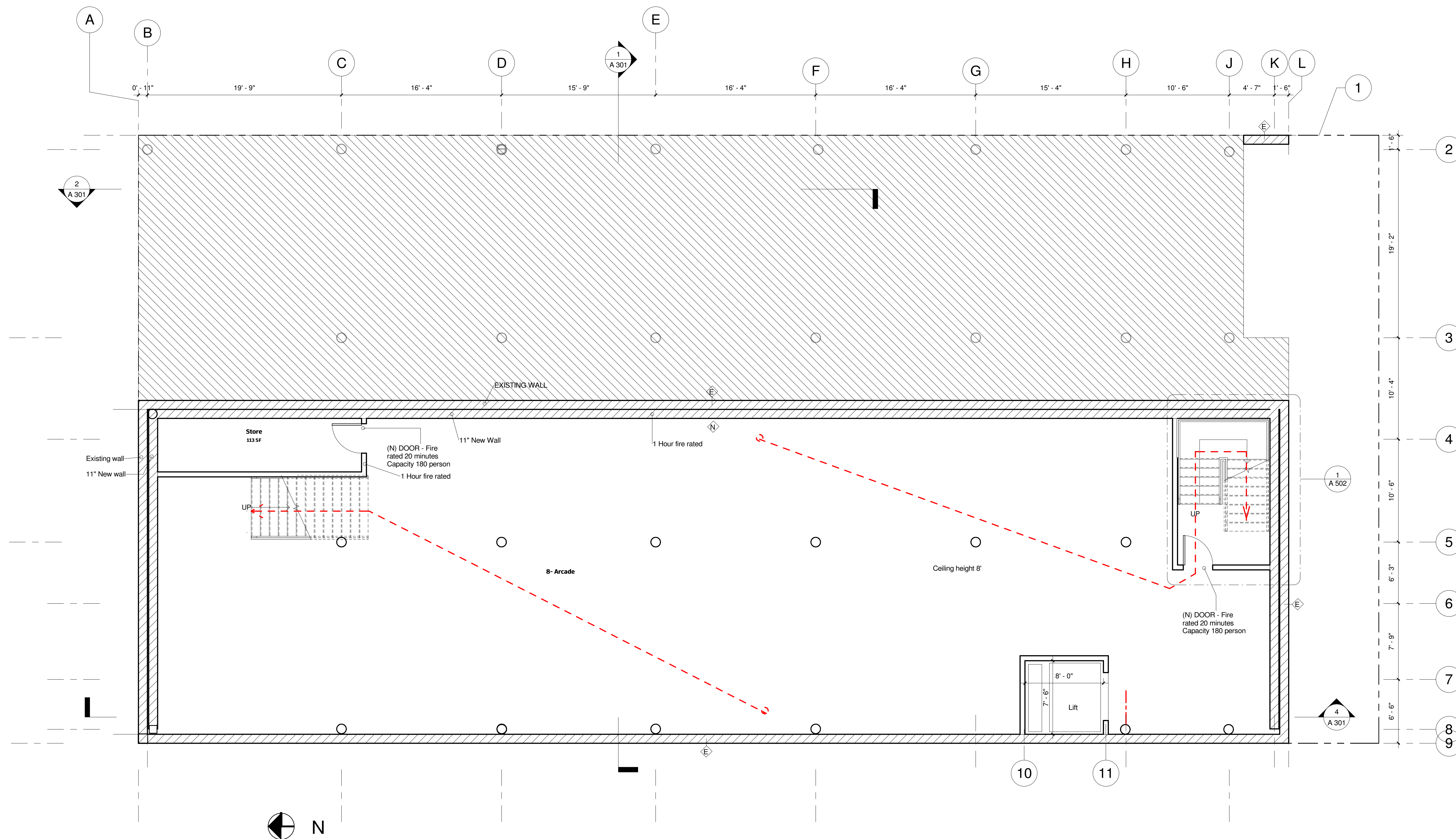
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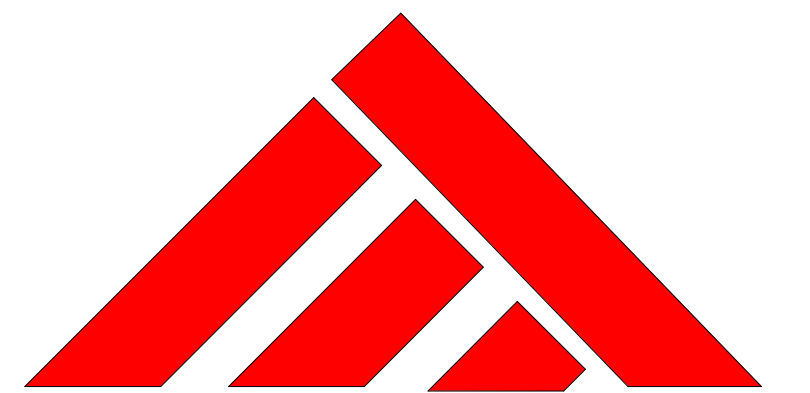
BASEMENT PLAN

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

A 101

Scale





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APN (ASSESSOR'S PARCEL NUMBER):
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TENANT
IMPROVEMENT

FIRST FLOOR

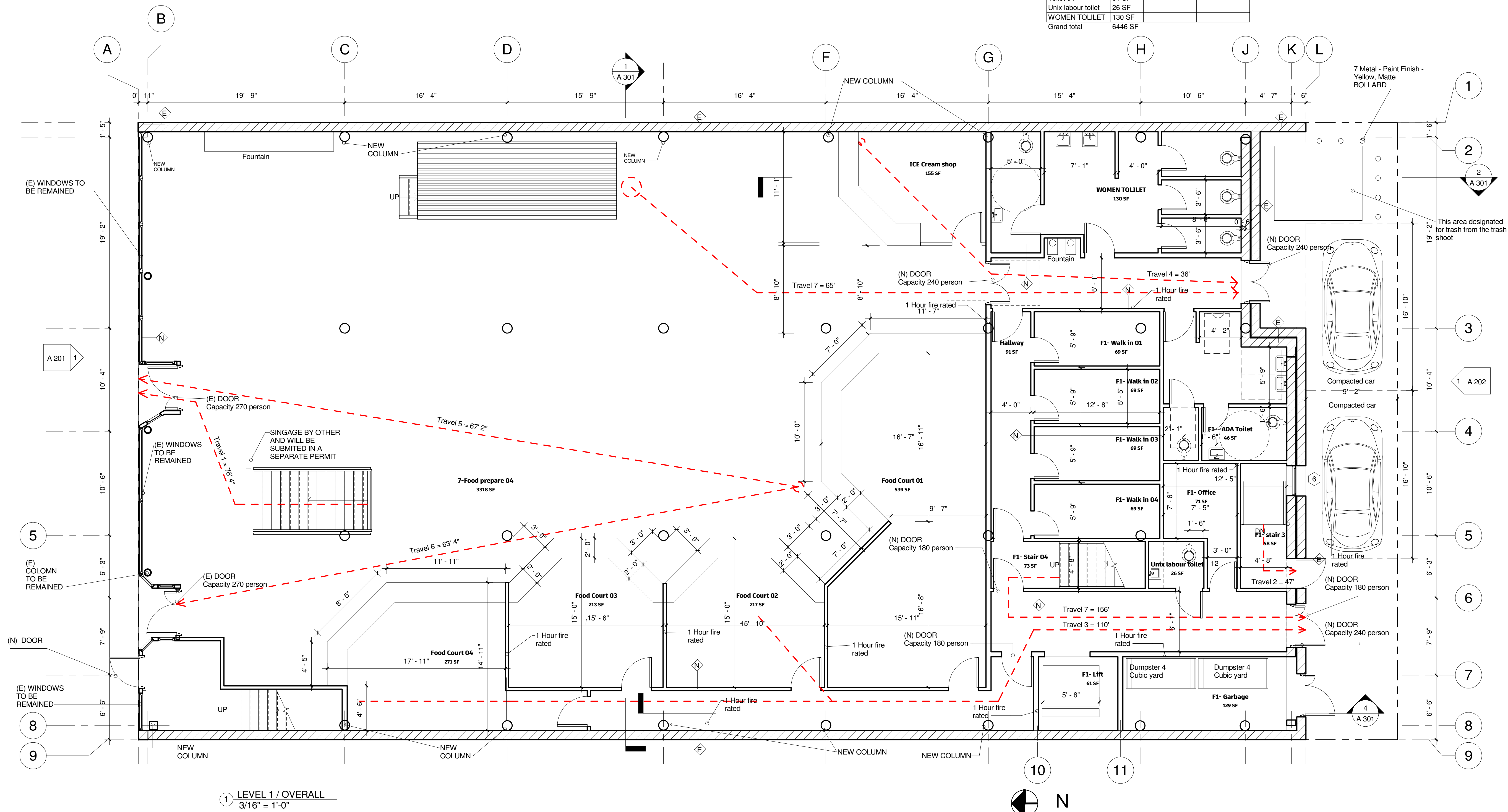
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Date	09/04/2023
Drawn by	M. Musawi
Checked by	M. Musawi

A 102

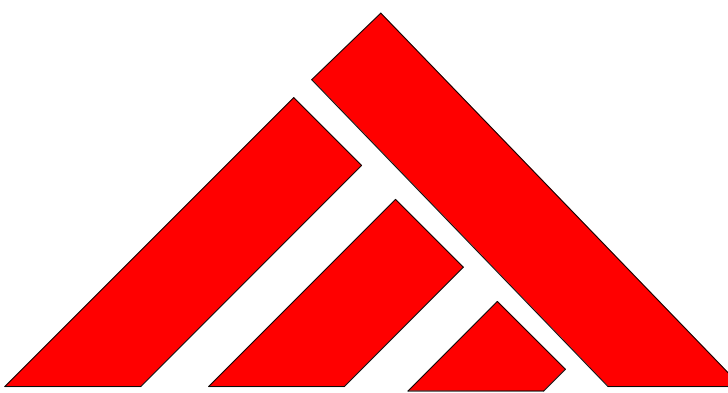
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Net Area / 1st Level			
Name	Area	Occupancy	Occupancy factor
7-Food prepare 04	3318 SF	A2	
Exit lobby	135 SF	U	
F1- Garbage	129 SF	U	
F1- Lift	61 SF	U	
F1- Men's Toilet	98 SF	U	
F1- Office	71 SF	B	
F1- Services lobby	180 SF		
F1- stair 3	58 SF		
F1- Stair 04	73 SF		
F1- Toilet 01	19 SF		
F1- Walk in 01	69 SF		
F1- Walk in 02	69 SF		
F1- Walk in 03	69 SF		
F1- Walk in 04	69 SF		
F1- ADA Toilet	46 SF	R2	
Food Court 01	539 SF		
Food Court 02	217 SF		
Food Court 03	213 SF		
Food Court 04	271 SF		
Hallway	91 SF		
ICE Cream shop	155 SF		
Room	193 SF		
Toilet 01	30 SF		
Toilet 02	28 SF		
Toilet 03	28 SF		
Toilet 04	61 SF		
Unix labour toilet	26 SF		
WOMEN TOILET	130 SF		
Grand total	6446 SF		

Gross Area/ 1st Level			
Name	Area	Occupancy	Occupancy Factor
10- Fountain.	31 SF	U	300
10- Stage	202 SF	A2	200
B-Stair 02	87 SF	R2	200
F1- Lift	76 SF	U	300
F1- Ice cream shop	95 SF	A2	200
F1- Food preparation lobby	389 SF	A2	200
F1- Food Prepare 02	333 SF	A2	200
F1- Food prepare 03	320 SF	A2	200
F1- Food prepare 04	333 SF	A2	200
F1- Grabage	176 SF	U	300
F1- JANITOR	47 SF	U	300
F1- Lobby	206 SF	A2	200
F1- Men's toilet	210 SF	U	300
F1- Office	78 SF	B	100
F1- Services Lobby	158 SF	A2	200
F1- Stair 01	161 SF	A4	300
F1- Stair 02	87 SF	R2	200
F1- Unix toilet	30 SF	U	300
F1- Walk in	401 SF	S2	300
F1- Women's Toilet	356 SF	U	300
F- Foot court sitting	2901 SF	A2	25 TABLES 4 EA
F- Lift 02	60 SF	U	300
Grand total	6739 SF		



1 LEVEL 1 / OVERALL
3/16" = 1'-0"



AAA Design

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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

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HISTORICAL
TENANT
IMPROVEMENT

SECOND
FLOOR

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

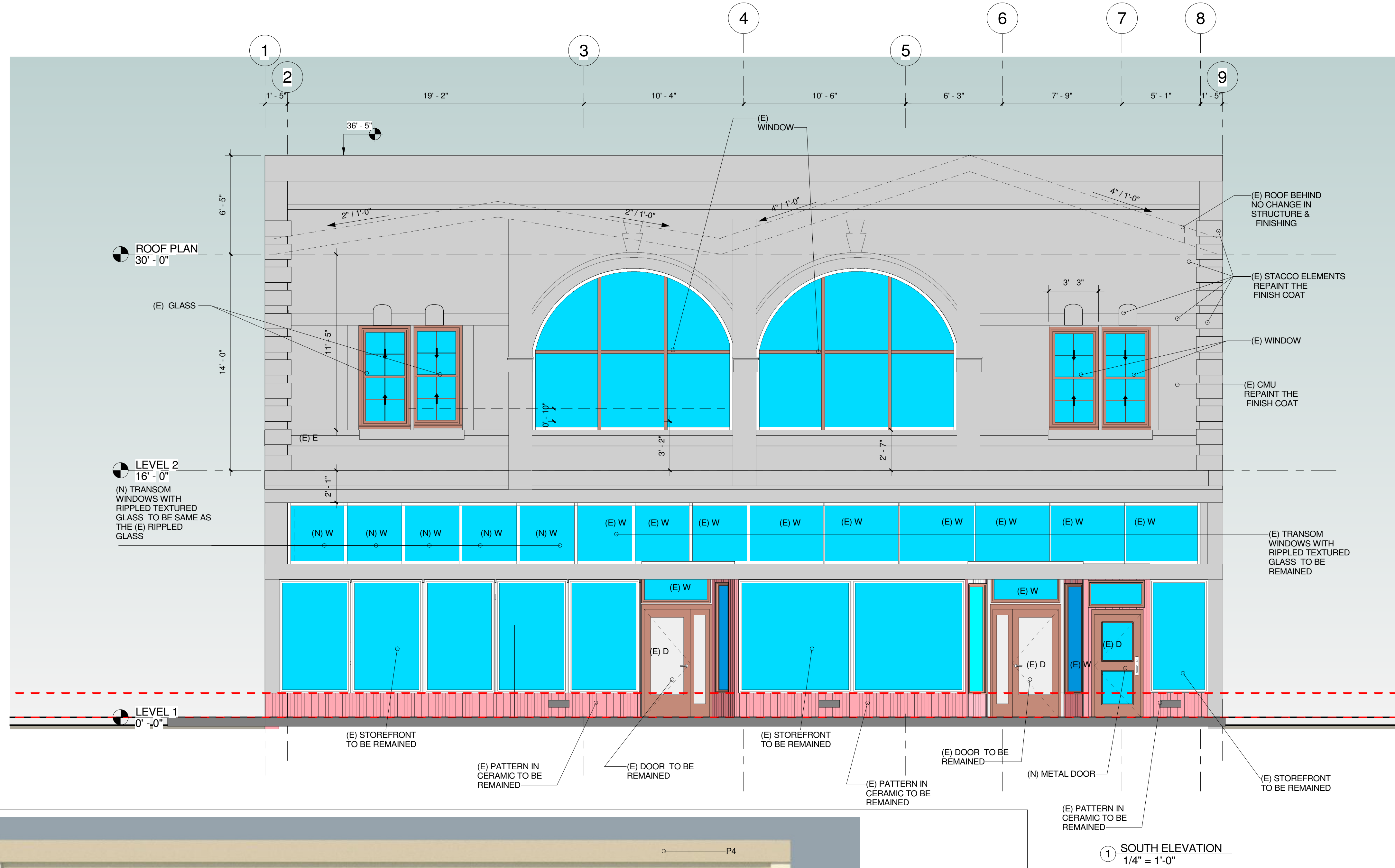
A 103

Scale

Net Area/ 2nd Level	
Name	Area
1- Bath	59 SF
1- Bedroom	131 SF
1- Bedroom	158 SF
1- closet	7 SF
1- Kit	248 SF
1- Living	328 SF
1- Luandary.	49 SF
1- WH.	21 SF
1-closet	12 SF
3- Bedroom	284 SF
3-Bath.	74 SF
3-Lobby.	200 SF
3-Luandary.	38 SF
3-Store.	17 SF
3-WH.	18 SF
4- Bath.	75 SF
4- Luandary.	38 SF
4-Bath.	56 SF
4-Bedroom	269 SF
4-Living	509 SF
5- Store	19 SF
5-Bedroom	289 SF
5-Living	443 SF
5-Luandary	55 SF
5-WH.	65 SF
6- Mech. Shaft	23 SF
6- Sitting	310 SF
BED O.	121 SF
BED RO.	125 SF
Closet	17 SF
closet	8 SF
closet	7 SF
KITCHEN	174 SF
LAUNDRY	56 SF
Shaft	123 SF
WH	34 SF
Grand total	4459 SF

Gross Area/ 2 nd Level			
Name	Area	Occupancy	Occupancy Factor.
F2- Flat 02	1328 SF	R2	200
F2- Flat 03	987 SF	R2	200
F2- Flat 04	1029 SF	R2	200
F2- Flat 05	1148 SF	R2	200
F2- Garbage	69 SF	U	300
F2- Lift 02	58 SF	U	300
F2- Lobby	924 SF	R2	200
F2- Service Rm	43 SF	U	300
F2- Shaft	150 SF		
F2- Stair 02	205 SF	R2	200
F2- Stair 04	247 SF	R2	200
F2-Flat 01	996 SF	R2	200
Grand total	7184 SF		

1 LEVEL 2/ OVERALL
3/16" = 1'-0"



*** ALL DETAILES AND ELEMENTS IN SOUTH ELEVATION TO BE REMAINED

*** ELEVATION SHALL BE REPAINTED, COLOR PALLET AS PER THE COLOR MENTIONED AND PER CLIENT AND WOODLAND APPROVAL.

LEGEND:

- (E) W : EXISTING WINDOW TO BE REMAINED
- (N) W : NEW WINDOW
- (N) W-2 : SINGLE HUNG WINDOW
- (E) D : EXISTING DOOR
- (N) D : NEW DOOR



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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

HISTORICAL
TENANT
IMPROVEMENT

(N) SOUTH
ELEVATIONS

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

A 201

Scale



PAINT COLOR PALLET INDEX, THE FINAL COLOR SELECTION PER CLIENT AND WOODLAND CITY APPROVAL:

P1: LIGHT BEIGE COLOR, SW 6693 /LILY BY Sherwin-Williams OR ANY EQAUL EQUIVALENT.

SW 6693
Lily

P2: WHITE COLOR, SW 7757 HIGH REFLECTION WHITE BY Sherwin-Williams OR ANY EQAUL EQUIVALENT.

SW 7757
High Reflective
White

P3: BROWN COLOR, SW 6125 CRAFT PAPER Sherwin-Williams OR ANY EQAUL EQUIVALENT.

SW 6125
Craft Paper

P4: BEIGE COLOR SW 6129 RESTRAINED GOLD Sherwin-Williams OR ANY EQAUL EQUIVALENT.

SW 6129
Restrained
Gold

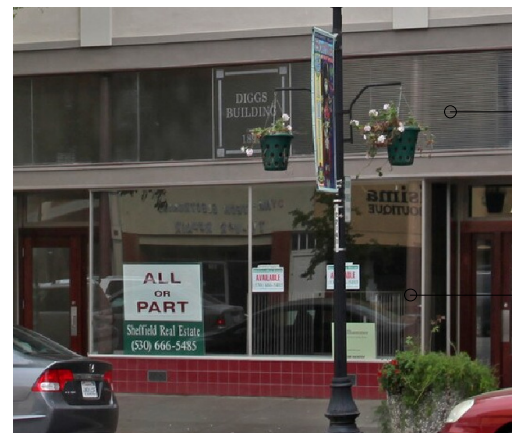
SOUTH ELEVATION _ MATERIAL
LEGEND

1 SOUTH ELEVATION
1/4" = 1'-0"

A SAMPLE OF THE METAL DOOR AND STORFRONT

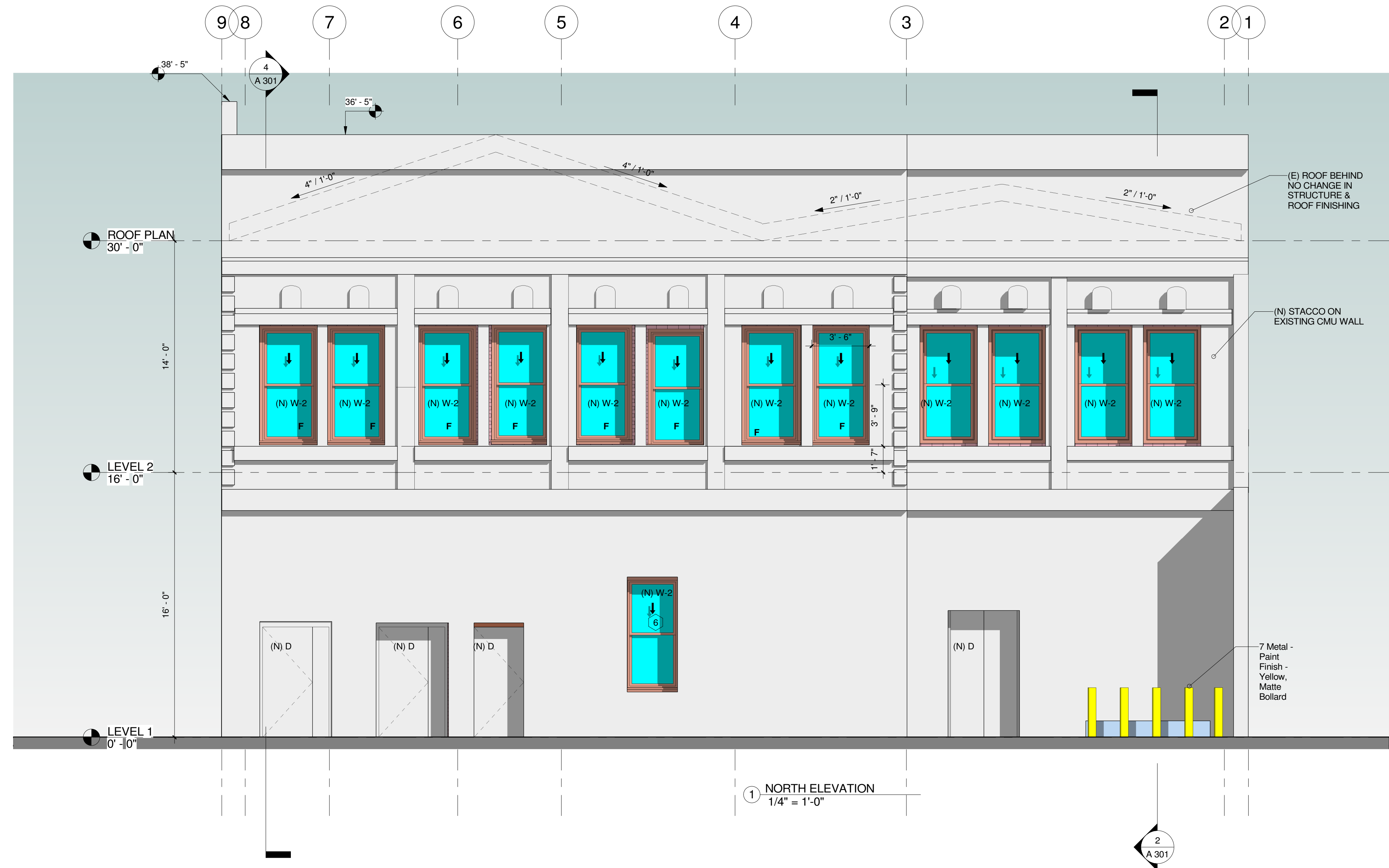


HOLLOW METAL DOOR –
FLUSH COMMERCIAL
STEEL DOOR,
MANUFACTURE:
TRUDDOR OR OR SAME
EQUIVALENT,
TO BE USED IN THE REAR
/ NORHT SIDE ELEVATION



(E) STOREFRONT AND
RIPPLED TEXTURED
GLASS TO BE REMAINED
PER WOODLOAND CITY
AND FIRE CODE
REQUIREMENTS.

RIPPLED
TEXTURED
GLASS
STOREFRONT



LEGEND:
(E) W : EXISTING WINDOW TO BE REMAINED
(N) W : NEW WINDOW
(N) W-2 : SINGLE HUNG WINDOW
(E) D : EXISTING DOOR
(N) D : NEW DOOR



PAINT COLOR PALETTE INDEX THE FINAL COLOR SELECTION PER CLIENT AND WDLAND CITY APPROVAL:

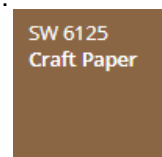
P1: LIGHT BEIGE COLOR, SW 6693 LILY BY Sherwin-Williams OR ANY EQAUL EQUIVALENT.



P2: WHITE COLOR, SW 7757 HIGH REFLECTION WHITE BY Sherwin-Williams OR ANY EQAUL EQUIVALENT.

SW 7757
High Reflective
White

P3: BROWN COLOR, SW 6125 CRAFT PAPER Sherwin-Williams OR ANY EQAUL EQUIVALENT.



P4: BEIGE COLOR SW 6129 RESTRAINED GOLD Sherwin-Williams OR ANY EQAUL EQUIVALENT.



NORHT ELEVATION_MATERIAL SAMPLE LEGEND



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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
006-561-006-000

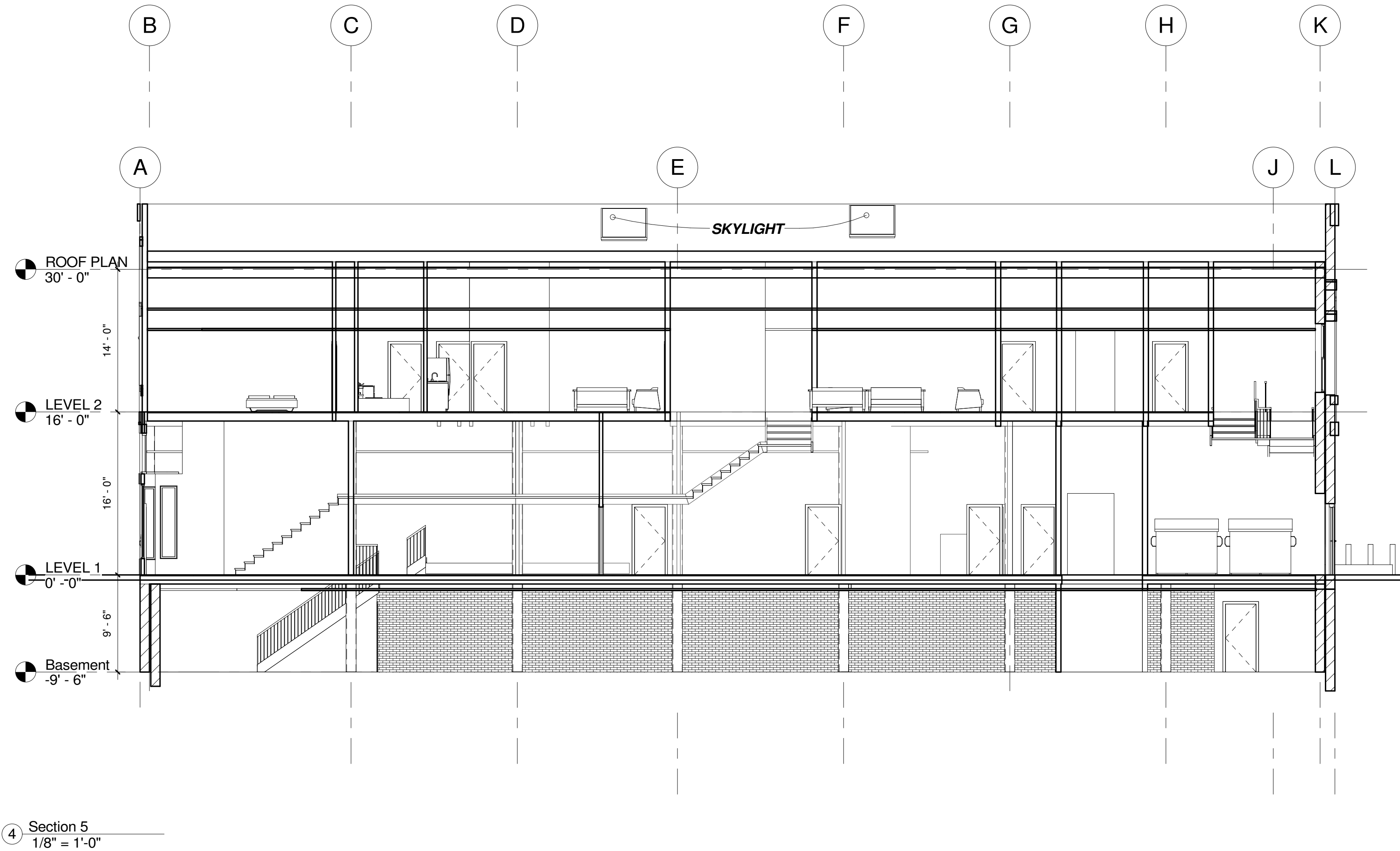
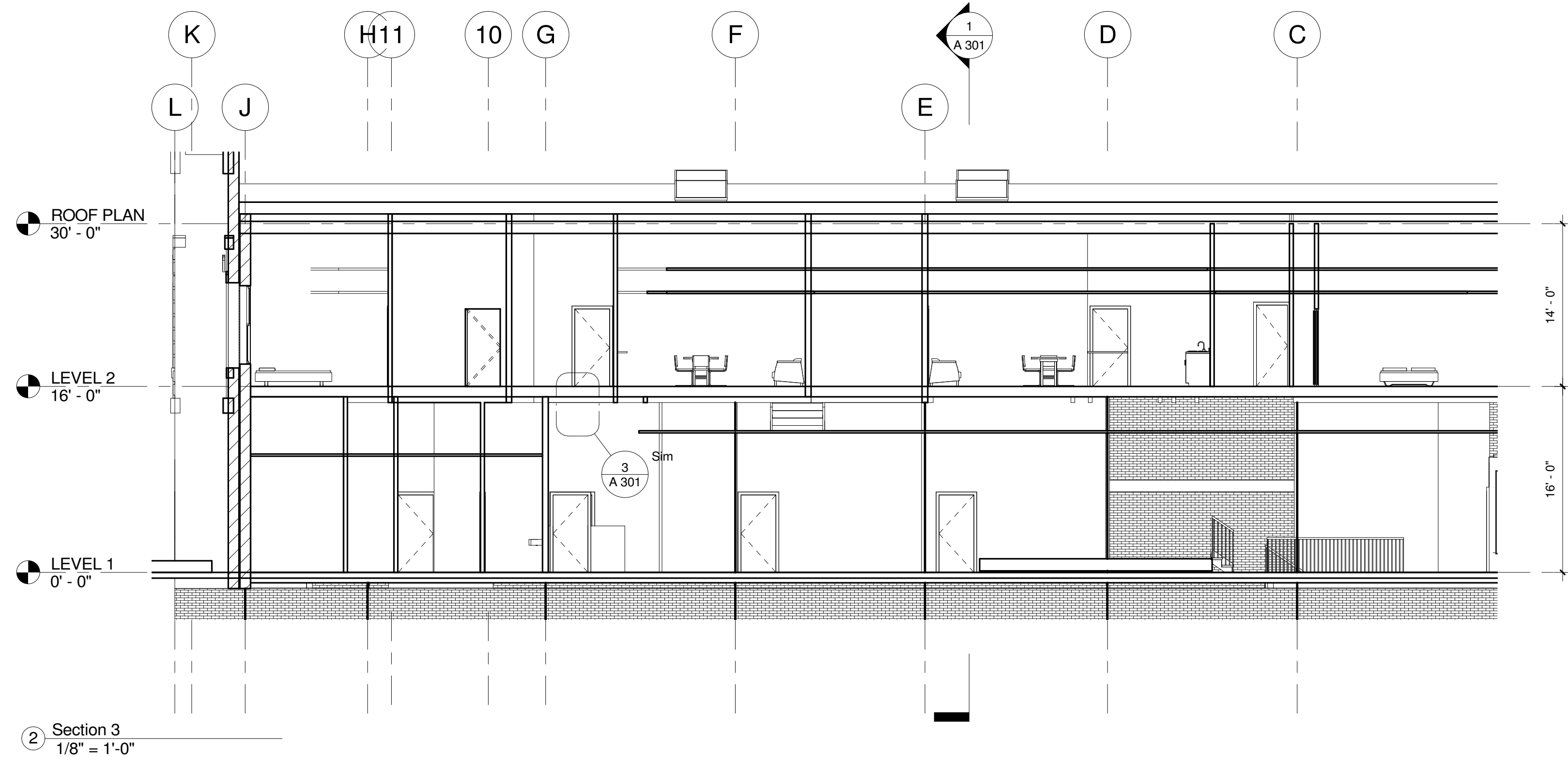
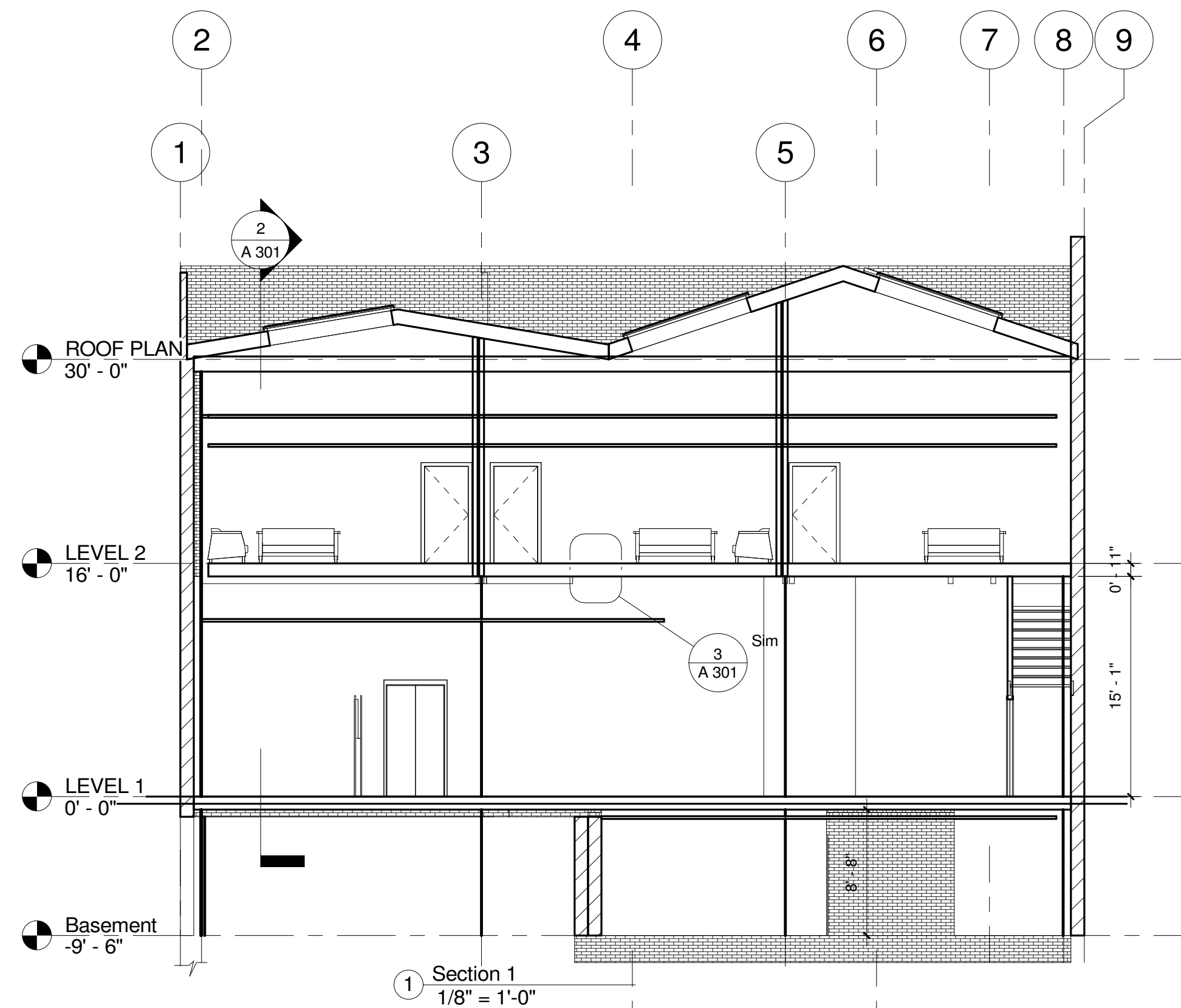
**HISTORICAL
TENANT
IMPROVEMENT**

**(N) NORTH
ELEVATION**

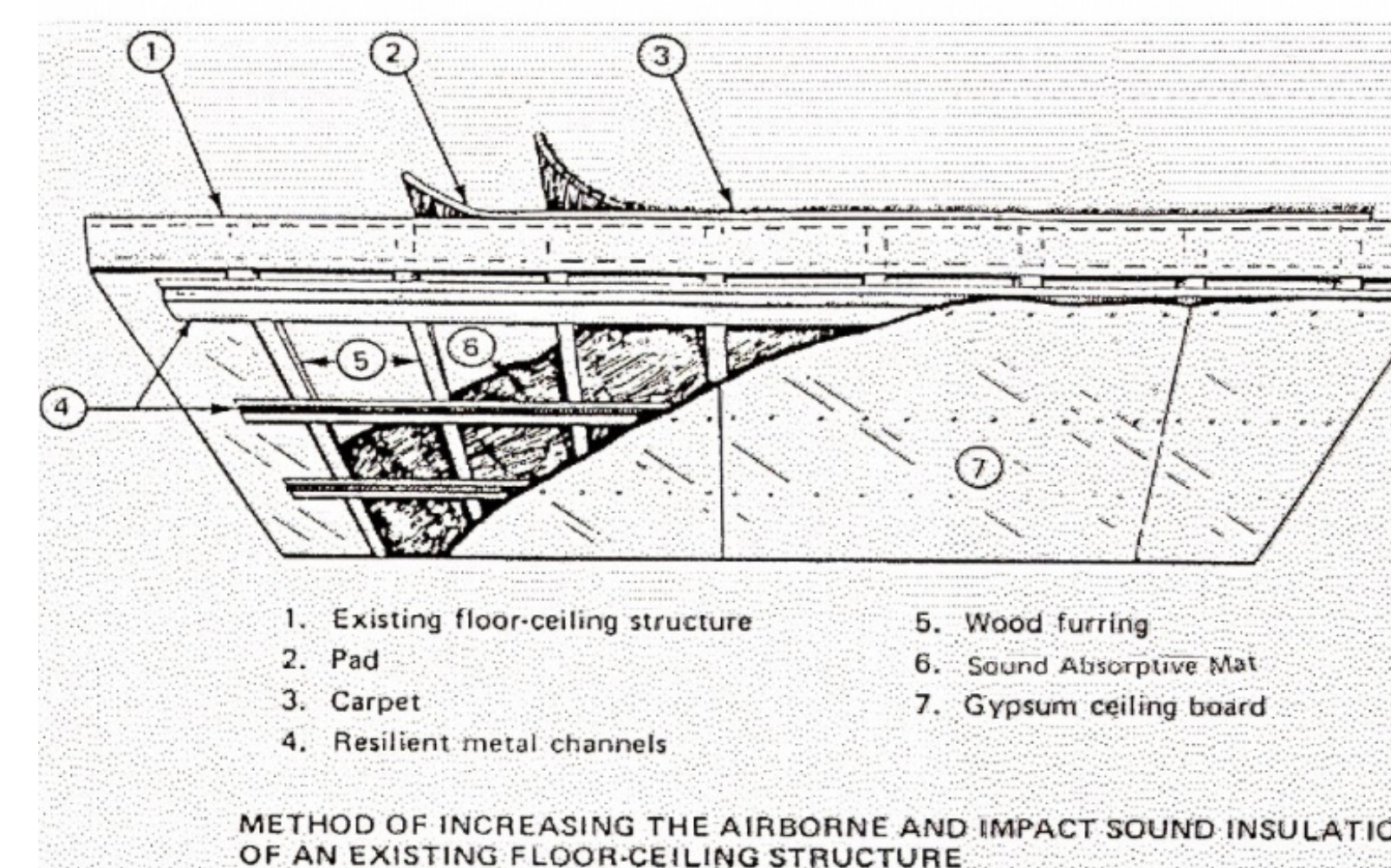
Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
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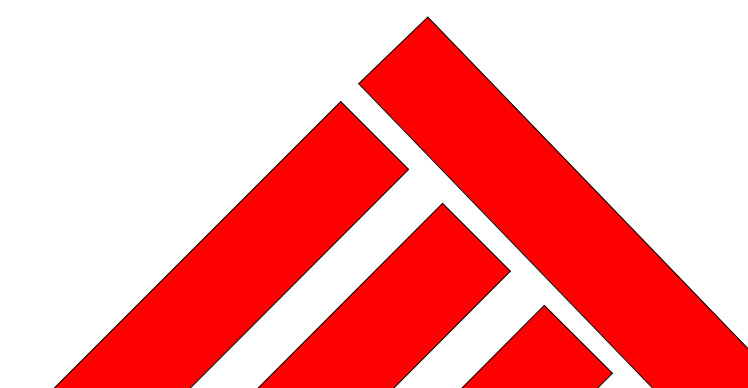
Scale	
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ACOUSTICAL DETAILS



Acoustic Details between level 1 & level 2
 @ Food Preparation Space



AAA Design

2020 HURELY WAY SACRAMENTO
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No.	Description	Date
2	Revision 02	9/4/2023

OWNER : KASRA INVESTMENT

514-518 MAIN STREET
 WOODLAND , CA 95695

APN (ASSESSOR'S PARCEL NUMBER):
 006-561-006-000

**HISTORICAL
 TENANT
 IMPROVEMENT**

SECTIONS

Project number	AAA22.1019
Date	09/04/2023
Drawn by	Author
Checked by	Checker

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Scale

Placed on Nat'l Registry

6.22.99

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

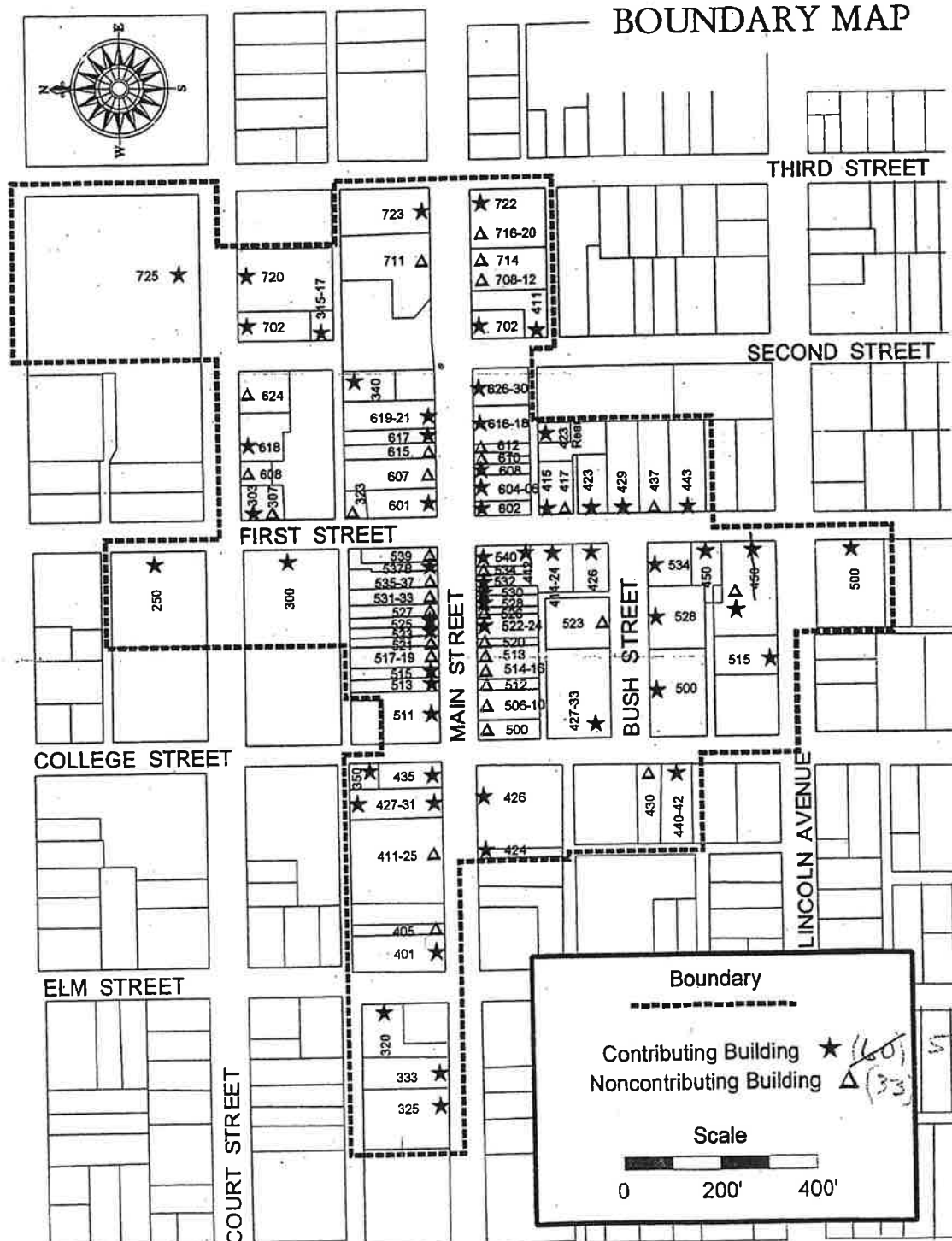
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 55

Downtown Woodland Historic District
name of property

Yolo Co., CA

county and State





TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: November 16, 2023
ITEM #: I.3
SUBJECT: Armfield-Lemen Avenue Neighborhood Framework Study

Recommendation for Action: Staff recommends that the Planning Commission receive a report concerning the Armfield-Lemen Avenue Neighborhood Framework Plan

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911; cindy.norris@cityofwoodland.org

Report in Brief: On October 17, 2023, the City Council adopted Resolution No. _____ accepting the Armfield-Lemen Avenue Neighborhood Framework Study as providing a foundation to assist in guiding future public and private reinvestment in the Armfield-Lemen Avenue neighborhood area. A copy of the October 17, 2023 City Council report is attached.

The purpose of the Armfield Lemen Neighborhood Framework Study is to provide information to guide and incentivize future growth and investment in the Armfield/Lemen Ave neighborhood. The study was prepared after evaluating existing conditions, conducting public outreach, preparing a market and financial feasibility analysis, and evaluating access and infrastructure considerations to ultimately assist in redevelopment of the area. Conceptual plans to illustrate possible scenarios for future development in the area were prepared to help visualize what is possible, given underlying zoning and regulatory requirements. While the study provides an idea of what is possible, new development in the area will be evaluated for conformance to the General Plan policies and zoning standards at the time a development proposal is submitted to the City for entitlement review. The Comprehensive Zoning Code update includes a proposed Corridor Mixed Use zone for the Armfield area that is consistent with the vision articulated in the study.

The Yolo County Housing Authority was a participant in the project and the concept plan supports their efforts to redevelop their site. The YCH's planned redevelopment of their current 132 HUD units to create a mixed income neighborhood, (both affordable and market rate), is moving forward and will provide a catalyst to future development in the area. The conceptual plan has provided a base from which YCH can seek interested development partnerships to help plan and execute redevelopment efforts.

Conclusion: Staff recommends that the Planning Commission receive a report concerning the Armfield-Lemen Avenue Neighborhood Framework Plan

Prepared by: Cindy Norris, Principal Planner

Attachments:

1. City Council SR CivicClerk 10.17.23



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 17, 2023
ITEM #: H.12
SUBJECT: Armfield-Lemen Avenue Neighborhood Framework Study

Recommendation for Action: Staff recommends that the City Council receive a presentation and approve Resolution No. _____, accepting the Armfield/Lemen Neighborhood Framework Study as providing a foundation to assist in guiding future public and private reinvestment in the Armfield/Lemen Avenue neighborhood area.

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

On February 1, 2022, the City Council approved Resolution No. 7849, to appropriate \$234,750 in the State Grant Fund (Fund 325) for the Regional Early Action Planning (REAP) grant project, CIP #22-12, and authorized the City Manager to execute a Memorandum of Understanding (MOU) with SACOG for the REAP grant and to execute a professional services agreement with Opticos Design for the same amount. The MOU is a third-party agreement between SACOG, the City and Opticos Design. SACOG funded the contract and reimbursed the City for invoices received from the consultant.

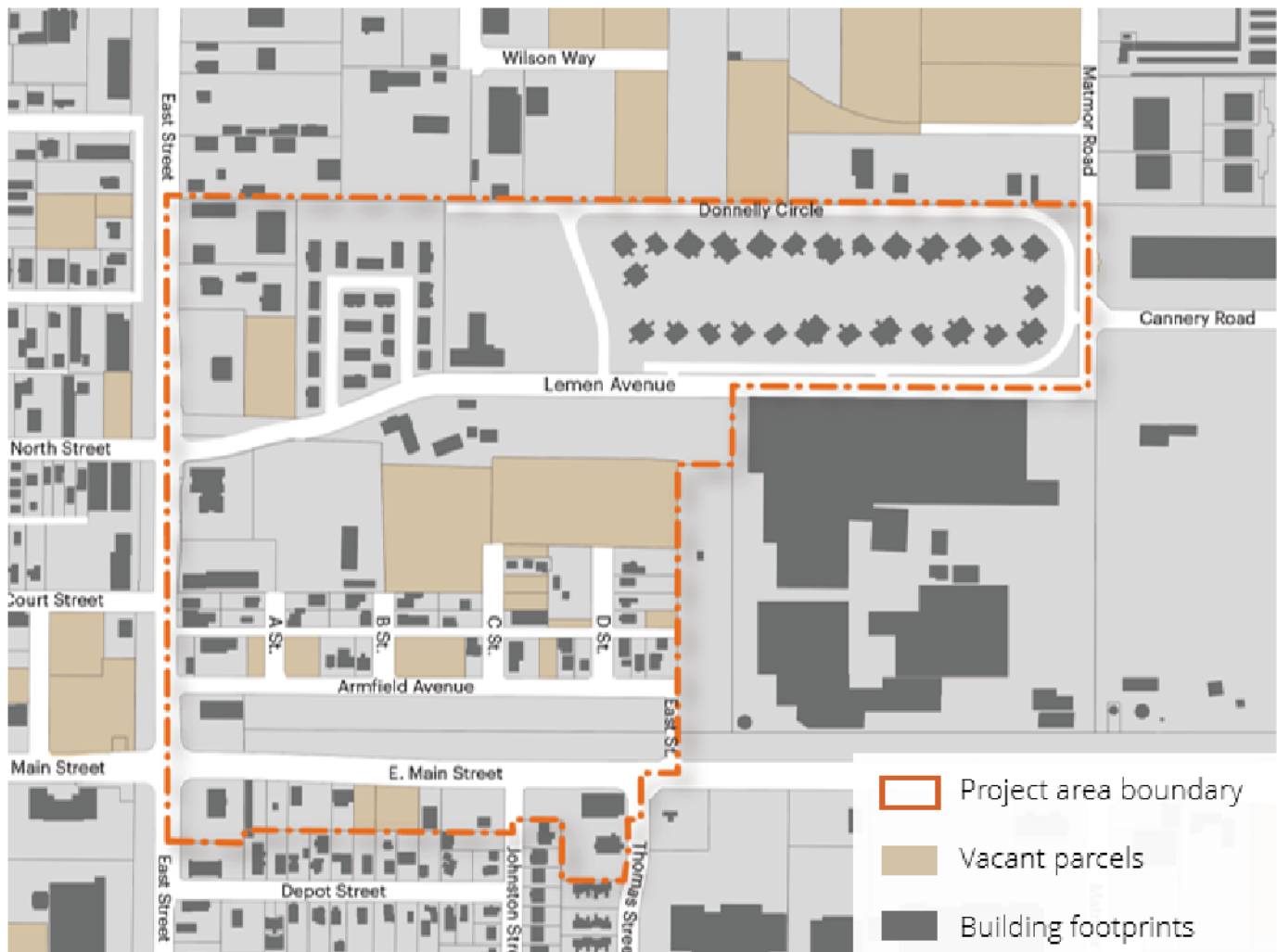
Report in Brief:

The purpose of the Armfield Lemen Neighborhood Framework Study is to provide information to guide and incentivize future growth and investment in the Armfield/Lemen Ave neighborhood. The study was prepared after evaluating existing conditions, conducting public outreach, preparing a market and financial feasibility analysis, and evaluating access and infrastructure considerations to ultimately assist in redevelopment of the area. Conceptual plans to illustrate possible scenarios for future development in the area were prepared to help visualize what is possible, given underlying zoning and regulatory requirements. The Yolo County Housing Authority was an active participant in the project and is advancing efforts to redevelop their property.

Background:

Project Site and Description:

The entire neighborhood Plan Area is approximately 75 acres and includes the Armfield neighborhood, Yolo County Housing (YCH) properties, and parcels south of Main Street. The project area is located east of East Street and north and south of East Main Street to Thomas Street. Existing uses in the area include predominantly lower density residential, light industrial, and commercial uses. There is also a significant amount of vacant or underdeveloped property in the area. The current zoning is Corridor Mixed Use - East Street, which allows residential development between 20 and 40 dwelling units per acre as well as single or mixed-use developments.



11

Review Process to Date:

The project was initiated in February of 2022. Early steps involved preparation of an existing conditions analysis and a residential market analysis. On August 3, 2022, the project team held a series of five stakeholder discussion meetings, followed by Workshop #1 held that same evening at the Community and Senior Center. The stakeholder meetings and workshop were well attended. Attendees were asked a series of questions and, using interactive exercises, were asked to share their thoughts. Exercise 1 asked participants, "What do you like about the neighborhood and what is working", as well as, "What do you not like and think can be improved"? "What are the issues?" Exercise 2 asked participants to share their ideas for the neighborhood. Examples of comments include; removing barriers to building housing; fixing vacancies within Armfield, providing safer pedestrian crosswalks and sidewalks, continuing C Street to Main St, and repairing streets. A variety of housing types were suggested, including entry level housing, duplex, triplex, with emphasis on senior housing and mixed use. Suggested community uses include a park and a community/recreation center.

What we heard

What do you like about the neighborhood? What seems to be working well?

- Close to downtown
- Small businesses
- Quiet, peaceful neighborhood
- Tight family-like community

What do you not like, and think can be improved? What are the issues?

- Not enough housing, no affordable housing
- Vacant rail tracks parcel unsafe
- Homelessness is an issue
- Crime, drug use, vandalism at certain locations
- Isolated from downtown
- Speeding on Leman Ave.

Ideas from Workshop 1

Built Environment		New Uses	Short-Term + Long-Term Goals	
Repair streets	Extend Thomas or Johnson St across Main St	Senior housing	Address homelessness	Pilot projects on large parcels
Sidewalk + alley improvements	Safer pedestrian crosswalks	Mixed-use (small scale)	Address drug use, illegal activity	Fix vacancies in Armfield
Connect C Street to Main Street	Railroad parcel improved	Attainable housing	Remove barriers to building housing including permit costs, clearer development standards	

Following public input, the city, YCH, and Opticos undertook a series of analyses to consider different development options that could occur based on market feasibility. Based on a residential market analysis prepared by Zimmerman Volk Associates, there is a significant demand and need for more housing in the Woodland area.

Following the analysis and development of an illustrative concept plan, the team held a second community Workshop #2 on July 19, 2023, to share the results with the community. Approximately 30 individuals attended Workshop #2. Following the workshop, the final study was prepared.

The study provides a conceptual scenario plan that addresses improved connectivity within the development area and suggested key infrastructure improvements. While this plan provides an idea of what is possible, new development in the area will be evaluated for conformance to General Plan policies and zoning standards at the time a development proposal is submitted to the City for entitlement review. The Comprehensive Zoning code update includes a proposed Corridor Mixed Use zone for the Armfield and Lemen Avenue areas that is consistent with the vision articulated through this planning study.

At Workshop #2 in July, residents asked why past planning efforts in the area have not had any appreciable change or effect on the area. A key driver for change in any neighborhood is often a significant catalyst project and/or public investment. It is hoped that the proposed redevelopment as part of the YCH site will help serve as such a catalyst. Additionally, the City will pursue infrastructure grant funds from state and federal sources to help support investments in public infrastructure that help encourage additional private investment in the area.

Discussion:

Project Results and Next Steps:

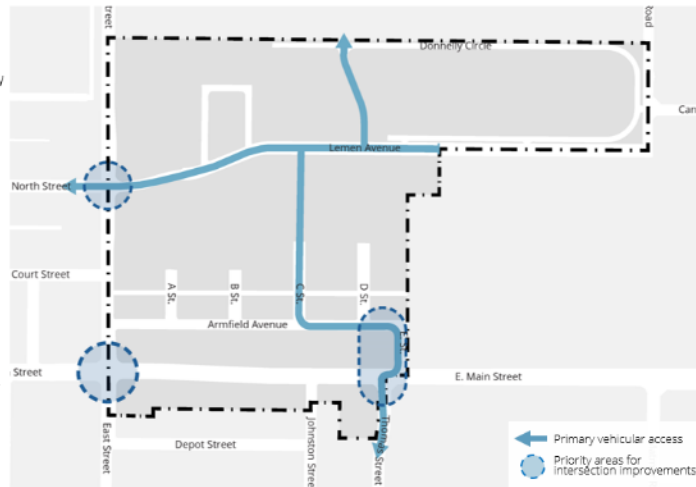
It is acknowledged that this effort will not result in a precise or specific plan. Rather, the exercise has

allowed the City engage with residents and businesses within the area to discuss opportunities and constraints as well as needed changes to public infrastructure to help facilitate new investment in the area aligned with goals for creating more cohesive and livable neighborhoods.

Development Considerations

Connectivity and Emergency Access

- Provide through-access to Lemen Ave. from E. Main St. by extending C Street. This access is important to service new development along Lemen Ave. Note Lemen Ave. may not connect to Matmor Rd. in the future.
- Plan intersection improvements at key entrances to the site, including the re-alignment of internal streets as needed.
- Provide bicycle/pedestrian enhancements on streets adjacent to the project area.
- Follow the City's Street Master Plan for streetscape improvements.



The plan also illustrates potential public and community improvements that will be required based on General Plan policies. As for example, park acreage is required for new development. Importantly, the study will provide a basis to enable the city to apply for grant funding for infrastructure improvements.

In summary, the Framework study does the following:

- Sets a vision for a safer and more walkable neighborhood with improved street connectivity and emergency access.
- Addresses neighborhood needs and helps envision future development potential.
- Illustrates improved public spaces and amenities and envisions new parks and increased tree canopy.
- Envisions a mix of housing choices including workforce, senior, and mixed income housing opportunities.
- Illustrates development potential in order to attract investment from local developers.
- Positions the city better to apply for infrastructure grants.

The YCH's planned redevelopment of their current 132 HUD units to create a mixed income neighborhood, (both affordable and market rate), is moving forward and will provide a catalyst to future development in the area. The conceptual plan has provided a base from which YCH can seek development partnerships to help plan and execute redevelopment efforts.

Providing greater housing variety at attainable price points will help first time homebuyers, provide workforce housing, facilitate aging in place, and provide rental income opportunities to existing property owners. Further, more housing in the area means more households, which helps support neighborhoods serving retail, services, and amenities.

Market Feasibility Results

The Residential Market Analysis by Zimmerman Volk Associates identified that the Woodland residential market is strong, particularly for multi-family housing. The Plan Area can capture a significant portion of the projected housing demand.

Neighborhood Framework Study

The Study will be adopted via Resolution in order to support the concepts identified in the proposed Plan Area including the proposed access connections. However, it is acknowledged that development in the Plan Area will be entirely subject to all regulations and ordinances in place at the time of entitlement review.



Environmental Review

The study will not result in a final entitlement or precise plan. Rather, the study provides an illustrative evaluation that shows potential build-out scenarios. Future actual development may look quite different and will be subject to existing zoning and regulations. Any future actions that occur in the Plan Area will be subject to all rules and regulations and analysis that would be required in accordance with all codes and ordinances.

Conclusion:

Staff recommends that the City Council receive a presentation and approve Resolution No. _____, accepting the Armfield/Lemen Neighborhood Framework Study as providing a foundation to assist in guiding future public and private reinvestment in the Armfield/Lemen Avenue neighborhood area.

Prepared by: Cindy Norris, Principal Planner

Reviewed by: Brent Meyer, Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution Accepting Armfield - Lemen Neigh Framwork Study
2. CC FINAL Plan_PPTSlides

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING THE ARMFIELD-LEMEN AVENUE NEIGHBORHOOD
FRAMEWORK STUDY AS PROVIDING A FOUNDATION TO GUIDE FUTURE
GROWTH IN THE ARMFIELD-LEMEN AVENUE NEIGHBORHOOD**

WHEREAS, the City applied for and received funding from SACOG under their Regional Early Action Planning (REAP) Grant Program; and

WHEREAS, The City Council appropriated \$234,750 in State Grant funding (Fund 325) to the Armfield – Lemen Avenue REAP Grant Project, CIP #22-12; and

WHEREAS, the City desired to prepare a neighborhood framework study for the Armfield – Lemen Avenue neighborhood using this grant funding; and

WHEREAS, using SACOG’s bench of consultants staff selected Opticos Design to perform this planning work; and

WHEREAS, this neighborhood framework study will provide information to guide and incentivize future public and private reinvestment in the Armfield/Lemen Ave neighborhood thereby helping implement requirements of the Housing Element Policy C9 - Invest in Low Resource Areas; and

WHEREAS, this neighborhood framework study will provide a basis for which the City may apply for future infrastructure improvement grants; and

WHEREAS, the City held stakeholder meetings and two workshops, on August 3, 2022 and July 19, 2023, to obtain input and review concept ideas with property owners and residents in the project area; and

WHEREAS, notice was provided to all property owners and interested parties of the City Council meeting of October 17, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council approves the Resolution accepting the Armfield-Lemen Avenue Neighborhood Framework Study as providing a foundation to assist in guiding future public and private reinvestment in the Armfield/Lemen Avenue neighborhood

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



Armfield-Lemen Avenue Neighborhood Framework Study

Woodland, CA
September 2023



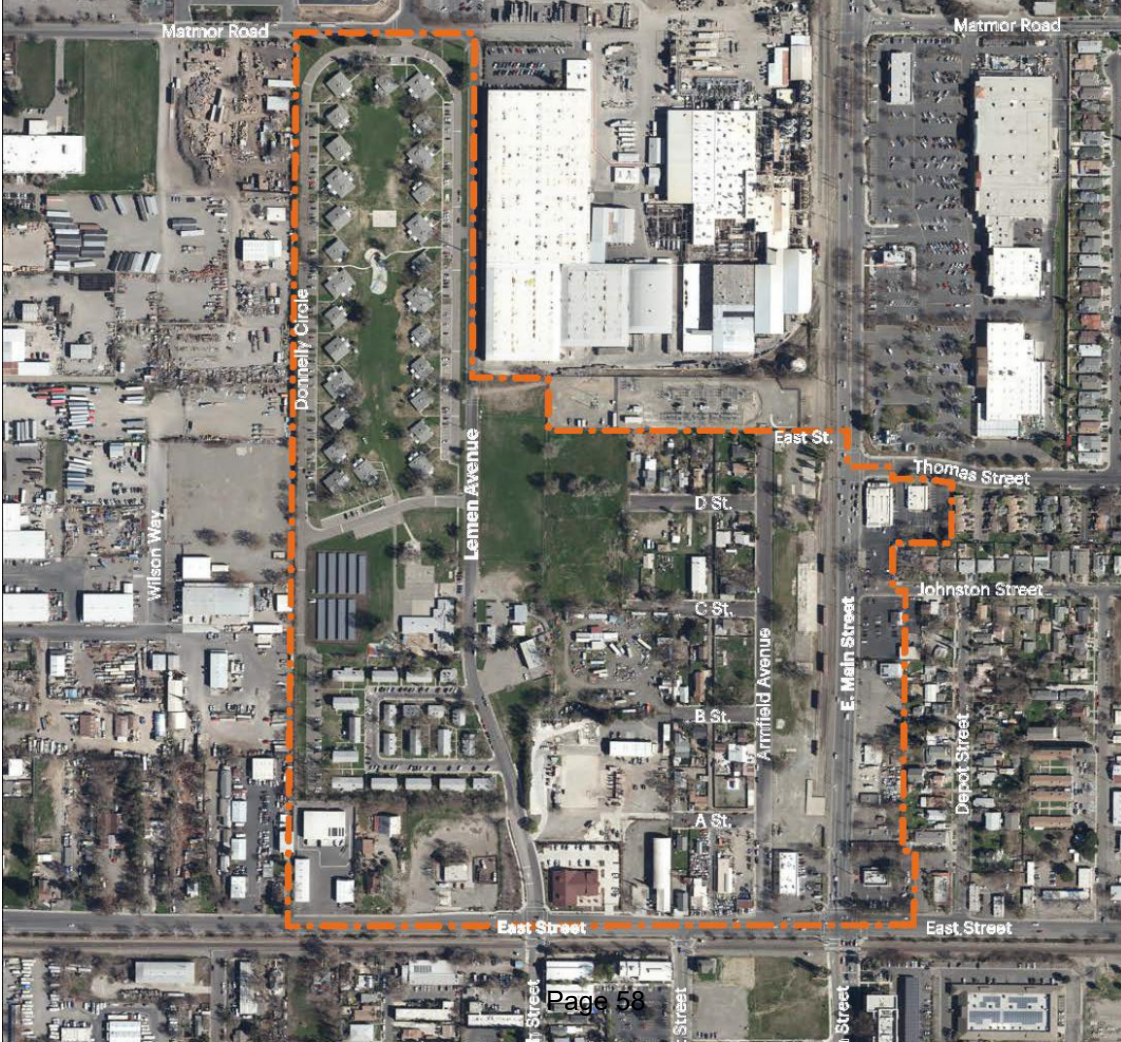
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Purpose of the Neighborhood Framework Study	01
Background and Existing Conditions Summary	02
What We Heard from the Community	03
Development Considerations	04
Framework Concepts	05
Additional Resources	06



01 Purpose of the Neighborhood Framework Study

For more information, please refer to the [Project Webpage](https://cityofwoodland.org/1363/ArmfieldLemen-Avenue-Neighborhood-Framework)
<https://cityofwoodland.org/1363/ArmfieldLemen-Avenue-Neighborhood-Framework>



What is the Neighborhood Framework?

A design and planning effort to evaluate options and opportunities for future development in the project area

What will the framework do?

- Develop a conceptual design to guide future development and prioritize infrastructure improvements
- Seek community feedback at two public workshops
- Inform future planning decisions
- Enable the city to apply for grant funding for infrastructure and other improvements

How is this project being funded?

- Woodland won a Regional Early Action Planning (REAP) grant from the Sacramento Area Council of Governments (SACOG)
- No city General Funds are being used for the study

What is the role of YCH?

- Yolo County Housing Authority (YCH) are a major property owner within the project area
- YCH plans to redevelop its existing housing, which can be a catalyst to jump start investment in the neighborhood

Key Policy Considerations

The Neighborhood Framework acts on housing-related policies stated in the City of Woodland General Plan 2035 and the Housing Element

Relevant General Plan 2035 goals

- Goal 2.A: Growth and Change
- Goal 2.B: Greenfield Development
- Goal 2.C: Smart Growth, Sustainability, and Regional Coordination
- Goal 2.D: Economic Development
- Goal 2.E: Pattern and Scale
- Goal 2.F: Distinctive and Memorable Places
- Goal 2.G: Existing Neighborhoods
- Goal 2.I: Mixed-Use Corridors

Relationship to the 6th Cycle Housing Element

- This study helps to address the need for adding diverse housing at various income levels as described in the Housing Element. Several priority housing sites identified in the Housing Element are included in the project area
- This study reflects the City's goals to enhance housing and improve living conditions for residents
- This study aims to create a mixed-income neighborhood with a range of housing types attainable to middle-income households

Mixed-Income Neighborhood

The Neighborhood Framework explores the concept of the project area transforming over time into a mixed-income neighborhood

What is a Mixed Income Neighborhood?

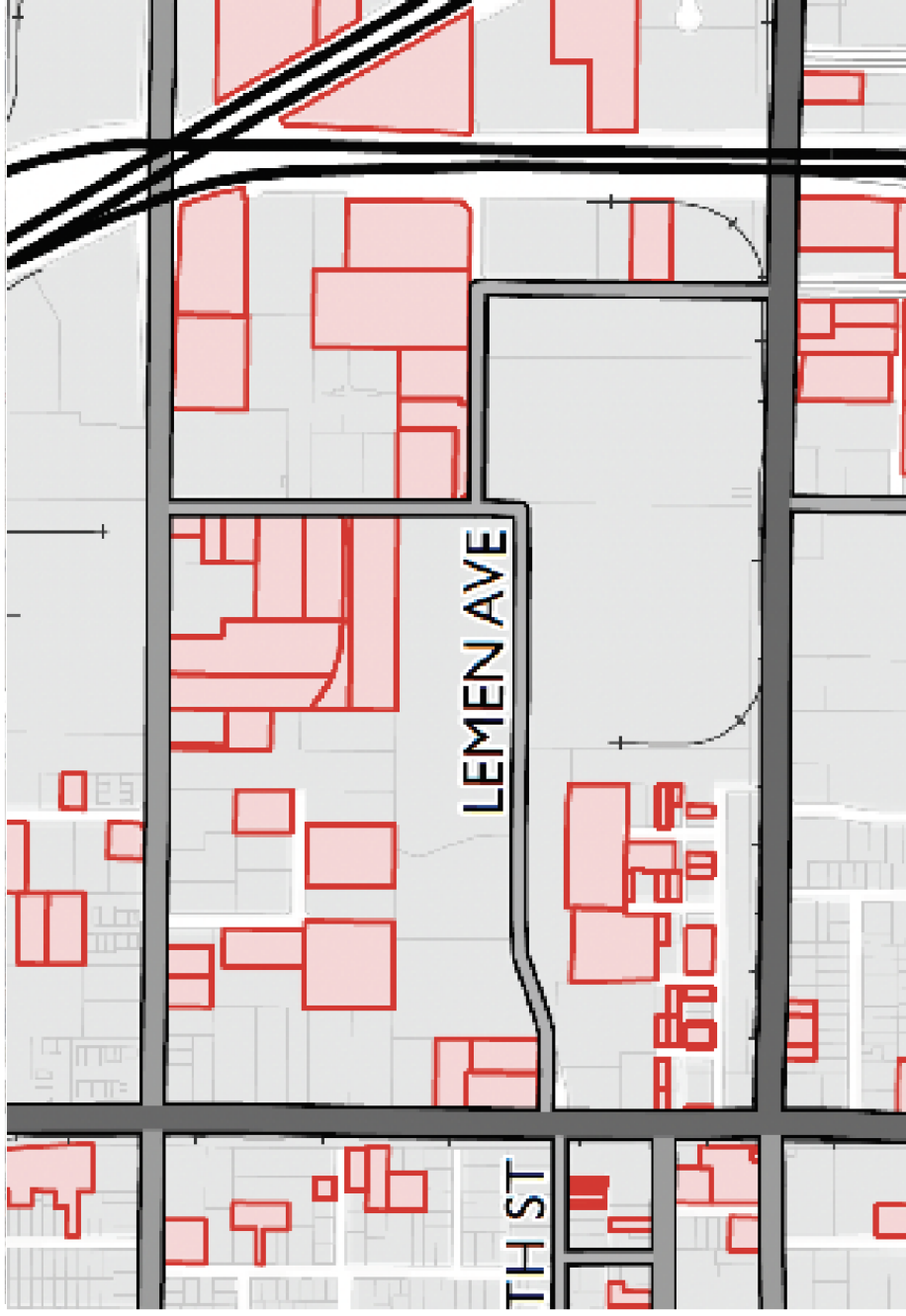
- The idea behind a mixed-income neighborhood is to allow for a variety of housing options, both rental and for-sale, within the same neighborhood.
- The intent is for “affordable” and “attainable” (market-rate) units to be visually indistinguishable.
- Thinking about the neighborhood cohesively instead of as individual development projects allows for better design of public amenities such as parks, and for planning future infrastructure investments.

What are the benefits?

- Mixed-income developments allow more residents to live healthy and prosperous lives in safe and stable neighborhoods.
- Greater housing variety at attainable price points will help first-time home buyers, seniors; allow aging-in-place, and provide rental income opportunities to existing land or property owners.
- More housing means more households, which help support neighborhood-serving retail, services and amenities.

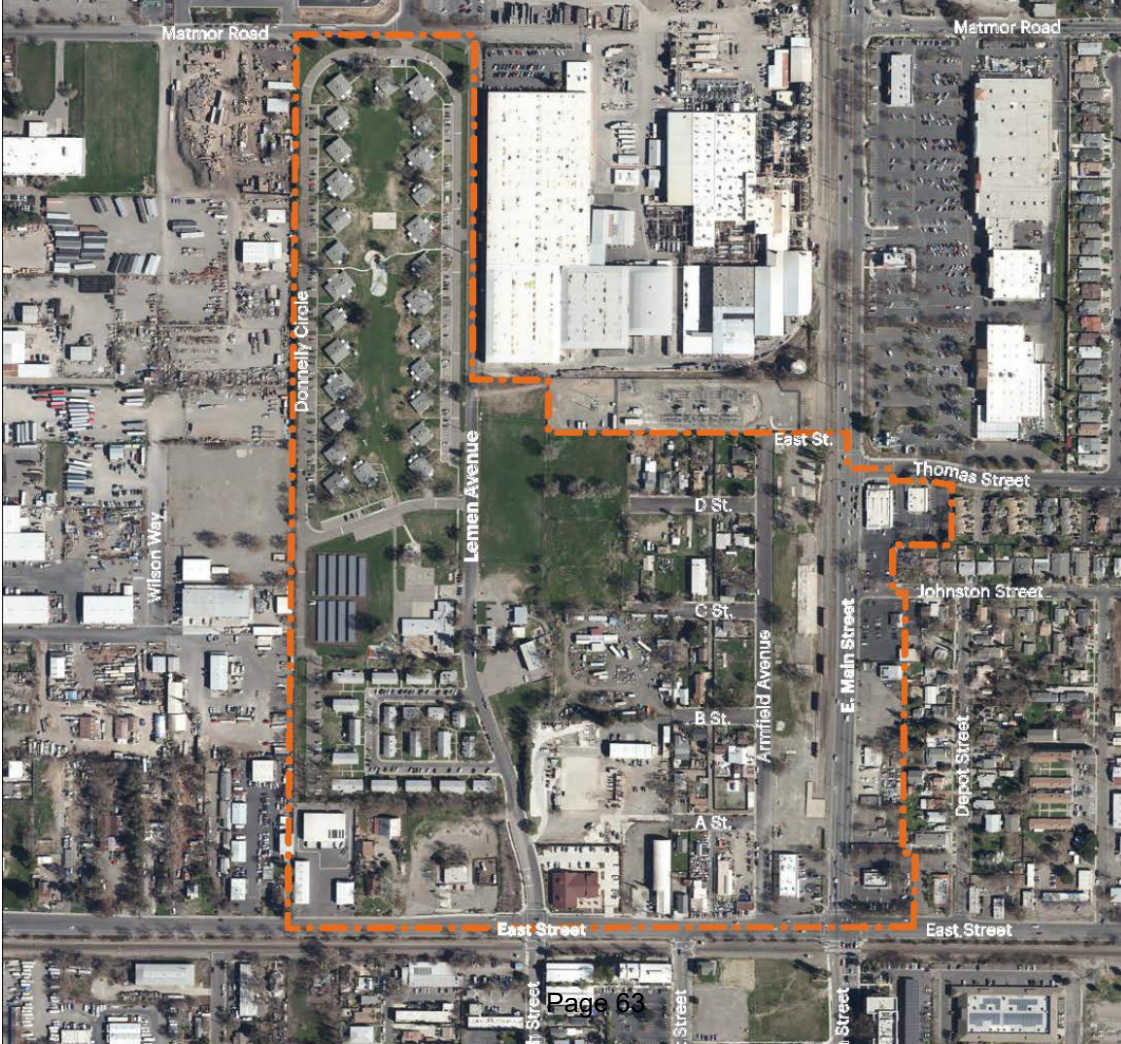
Opportunity Sites

- **Section 2.2 of General Plan 2035** identified Opportunity Sites that include vacant and underutilized parcels where the value of the improvements on the property is less than the value of the underlying land.
- The Opportunity Sites can be redeveloped to support new housing and/or jobs.
- Several Opportunity Sites lie within the project area.



02 Background and Existing Conditions Summary

For more information, please refer to the
Existing Conditions Analysis
<https://cityofwoodland.org/DocumentCenter/View/8227/Final-Existing-Conditions-Analysis-and-Design-Principles-7222022>



Plan Area

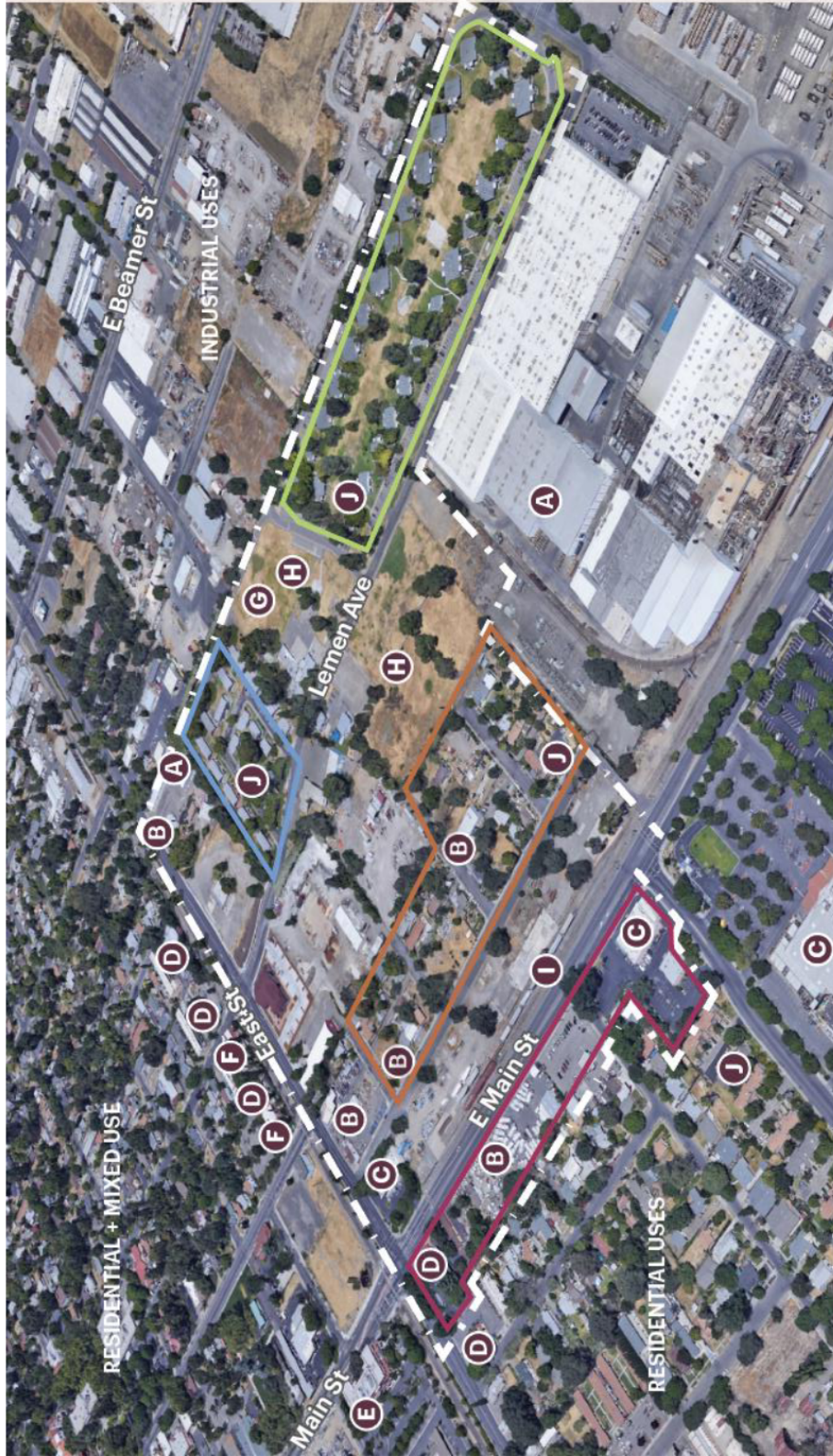
Key Facts

- The Plan area is 75 acres and includes Armfield, Yolo County Housing (YCH) properties and parcels south of E Main St.
- Bounded by East St and E Main St, located ½ mile from downtown
- Existing uses include residential, mixed-use and commercial
- Current 132 YCH units are to be redeveloped (without displacing current residents)
- Current zoning is CMU-E, allowing 20-40 du/ac. General Plan land use is Corridor Mixed Use

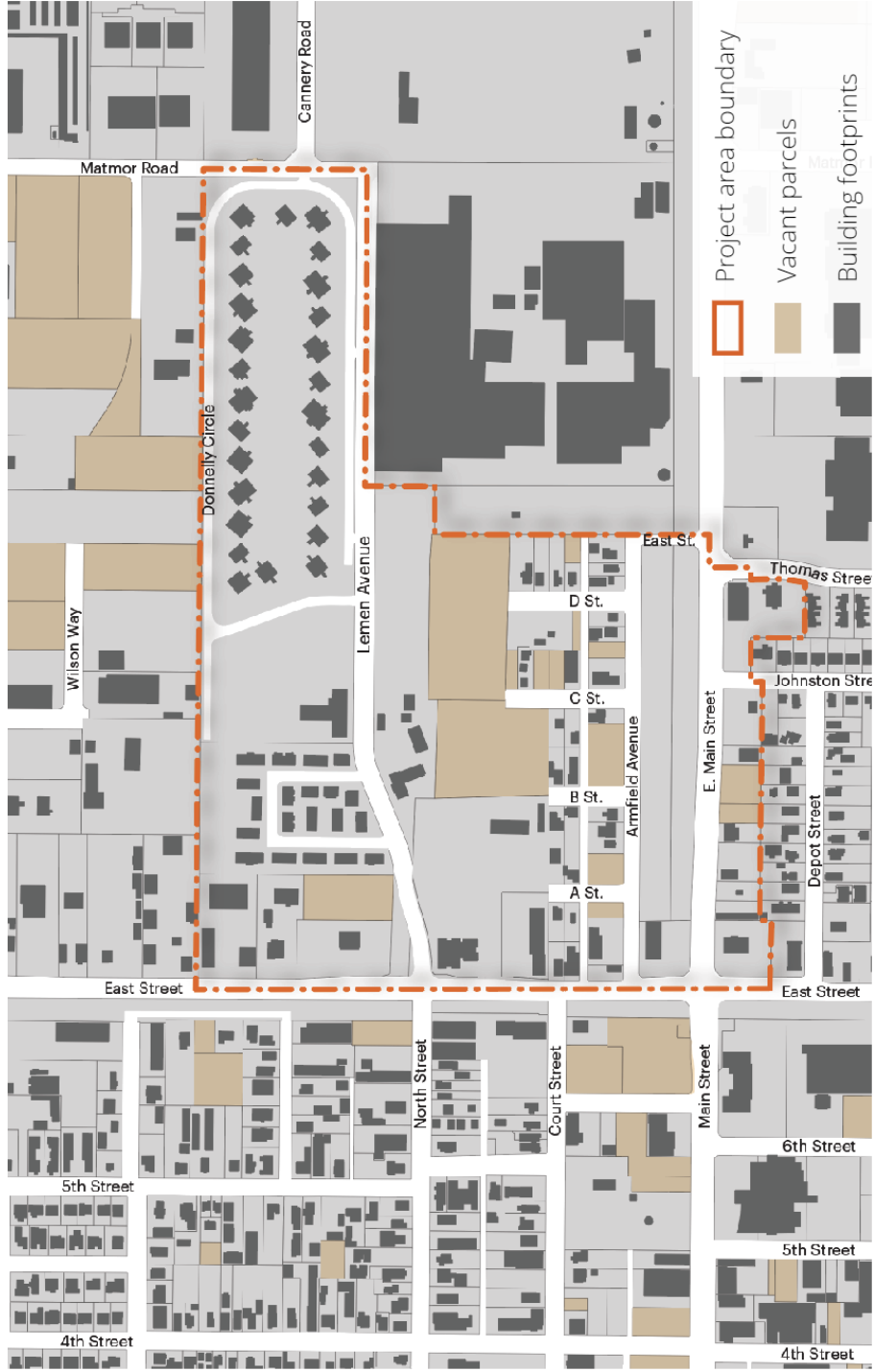


Neighborhood Context and Uses

- A** Industrial/Semi-Industrial
- B** Auto Body Repair/Sales
- C** Retail + Convenience Stores
- D** Restaurants + Cafes
- E** Offices
- F** Local Amenities
- G** Solar Farm
- H** Community Park/ Urban Forest
- I** Sierra Northern Rail Tracks
- J** Existing Residential Uses
-  Armfield Neighborhood
-  Yolano Neighborhood
-  Donnelly Neighborhood
-  South of East Main Street



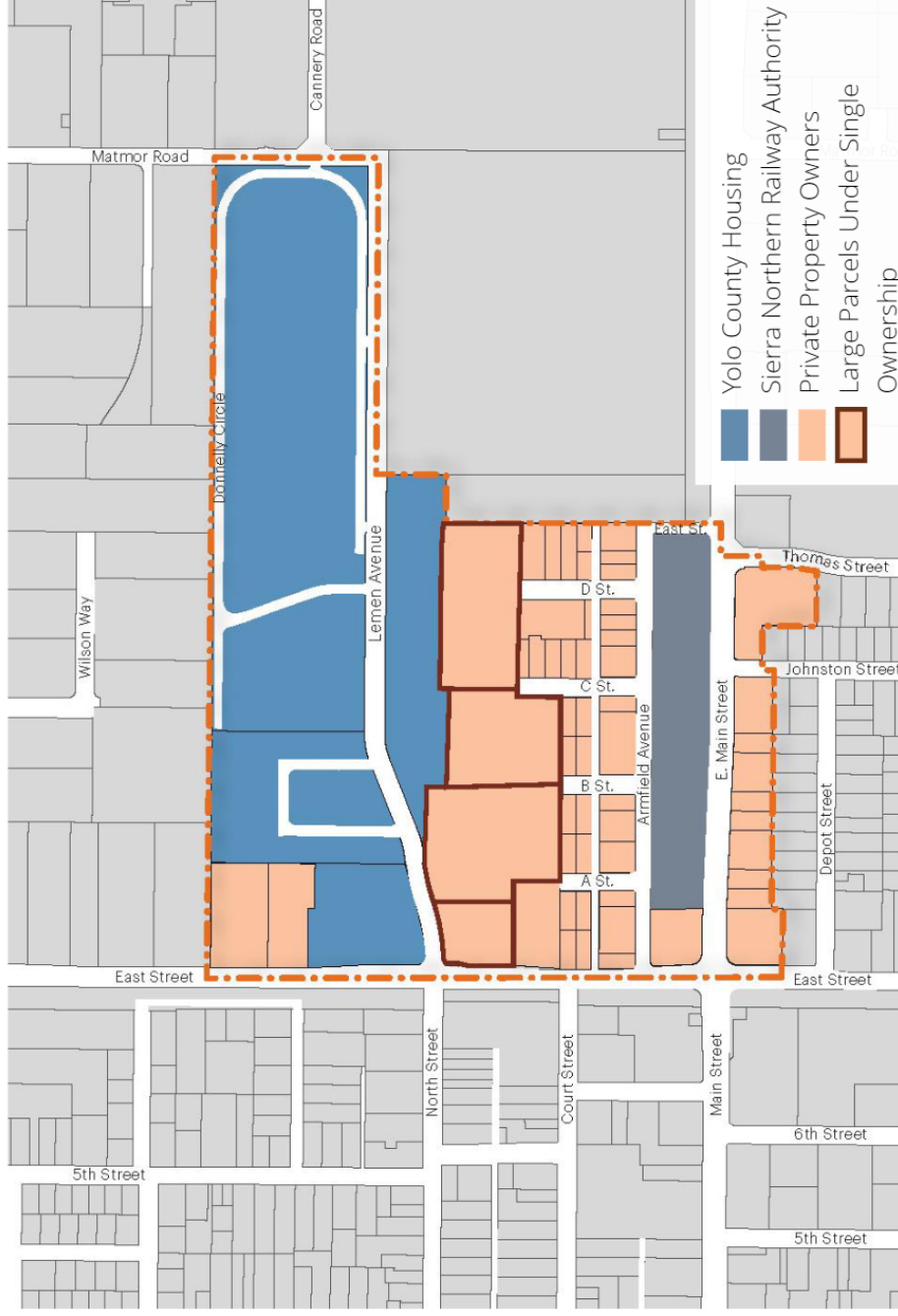
Built Form



Ownership

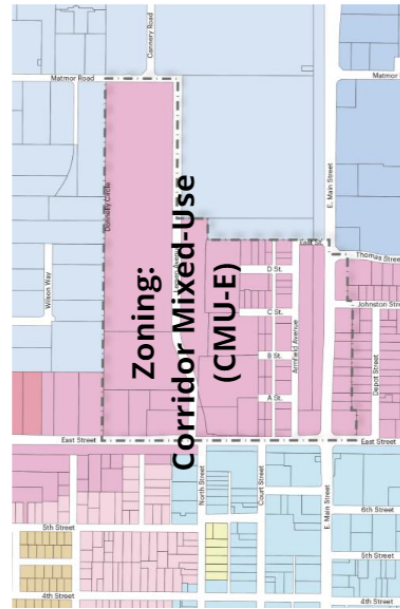
A few entities own a significant portion of the parcels in the project area:

- Yolo County Housing the Donnelly and Yolano housing developments
- Sierra Northern Railway Authority owns the railroad tracks adjacent to E Main Street, which is likely to redevelop in the long term
- Of the remaining privately-owned parcels, several large parcels are under single ownership

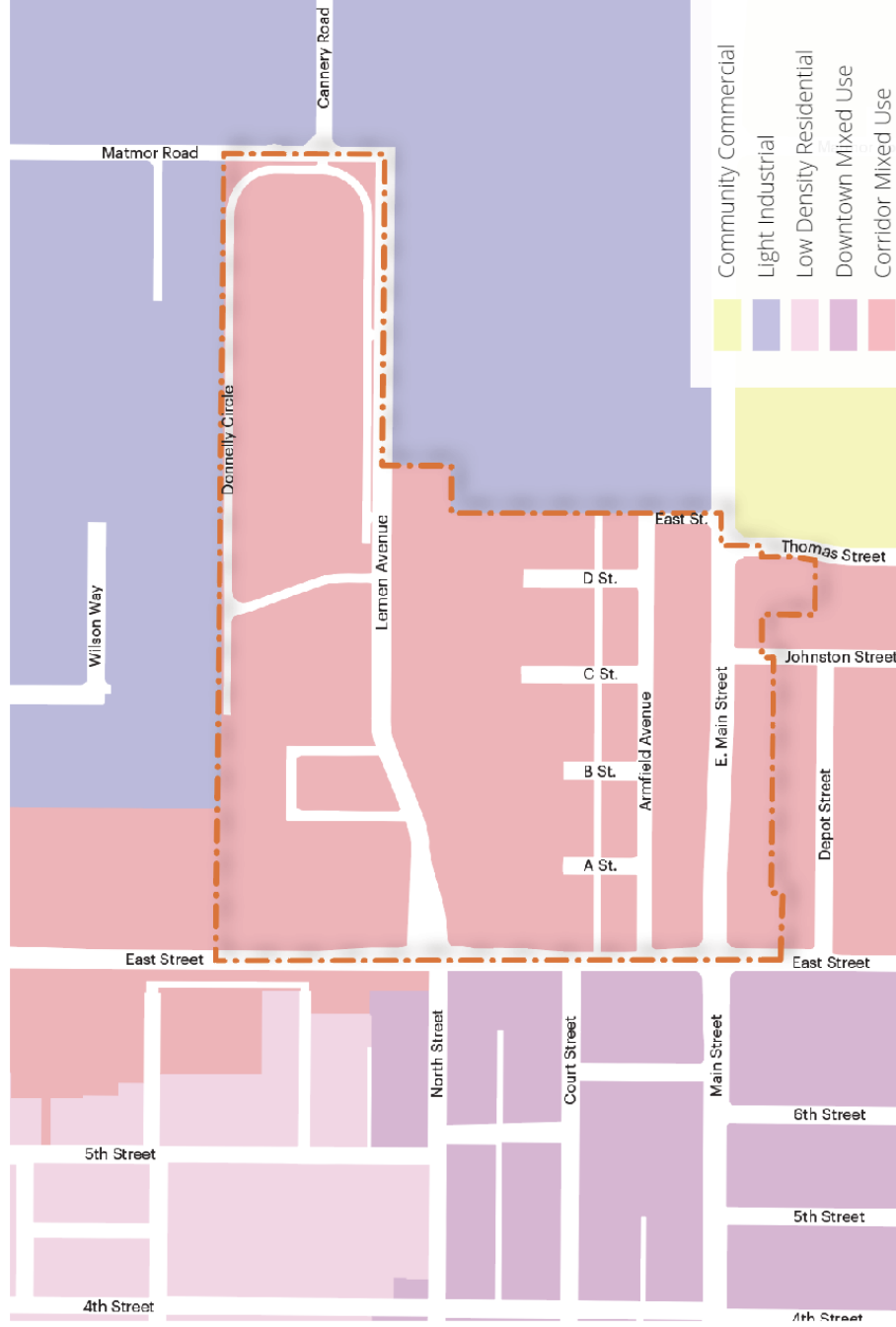


Existing Zoning and Land Use

- Existing uses include residential, commercial, industrial and others. The General Plan land use designation is Corridor Mixed Use.
- The zoning is CMU-E (Corridor Mixed Use) allowing a density of 20-40 du/acre
- Existing regulations support mixed-use and multi-family housing.



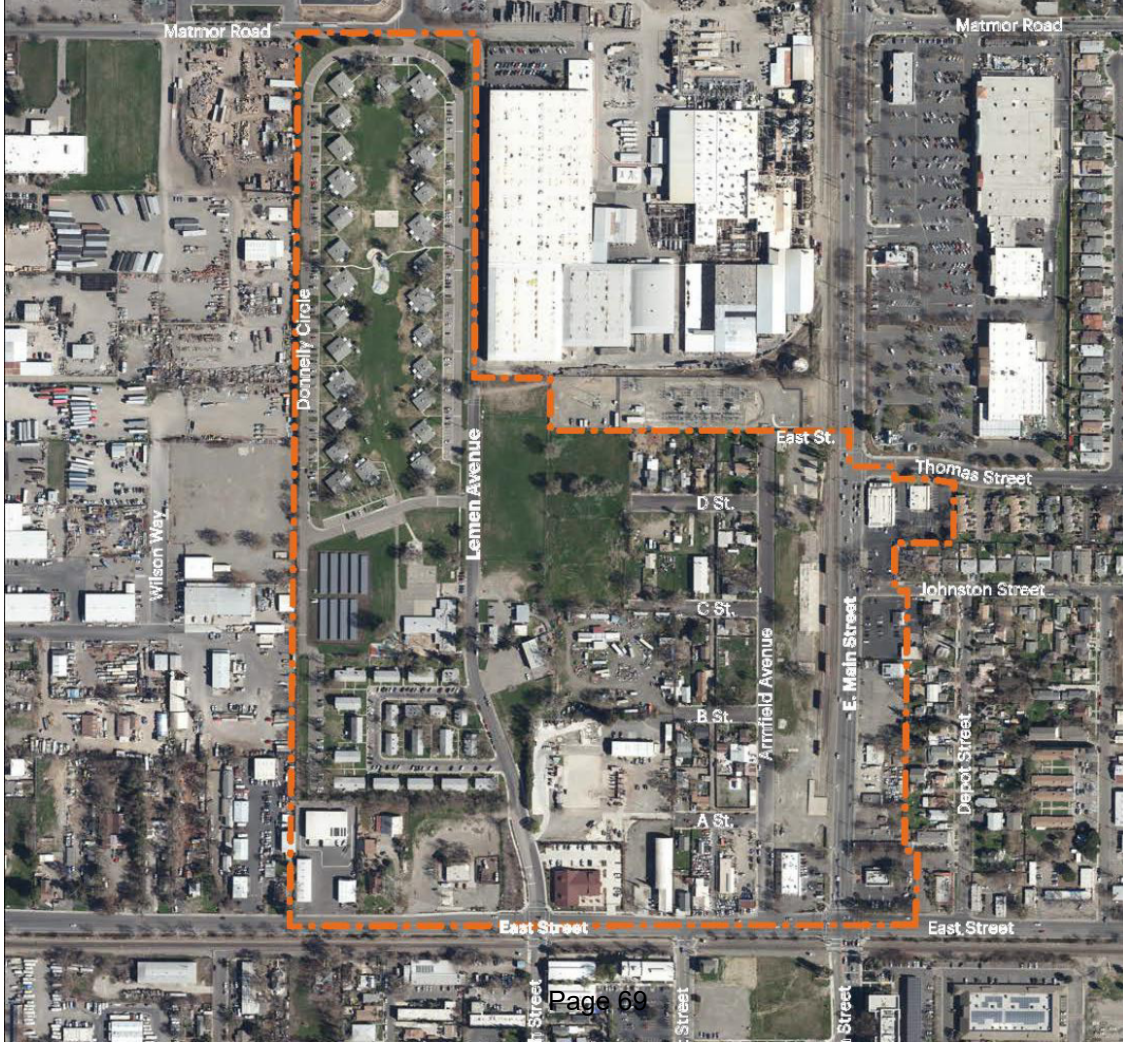
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03 What We Heard from the Community

For more information, please refer to the **Workshop Presentations** <https://cityofwoodland.org/1366/Community-Outreach-and-Public-Hearing-In>



Workshop 1

Key highlights:

- Held on August 3rd, 2022
- **Stakeholder interviews with 5 different groups** (property owners, neighborhood and YCH residents and tenants, elected officials, etc.)
- **Workshop presentation** of the existing conditions analysis, market conditions, design ideas and best practices for neighborhood design
- **Design exercises** asking participants to identify what is working well in the neighborhood and what is not, and ideas for the neighborhood
- **Discussion** of community concerns and preliminary design ideas



Community Feedback from Workshop 1

Workshop participants helped to identify the neighborhood's strengths and challenges

What do you like about the neighborhood? What seems to be working well?

- Close to downtown
- Small businesses
- Quiet, peaceful neighborhood
- Tight family-like community

What do you not like, and think can be improved? What are the issues?

- Not enough housing, no affordable housing
- Vacant rail tracks parcel unsafe
- Homelessness is an issue
- Crime, drug use, vandalism at certain locations
- Isolated from downtown
- Speeding on Leman Ave.

Community Feedback from Workshop 1

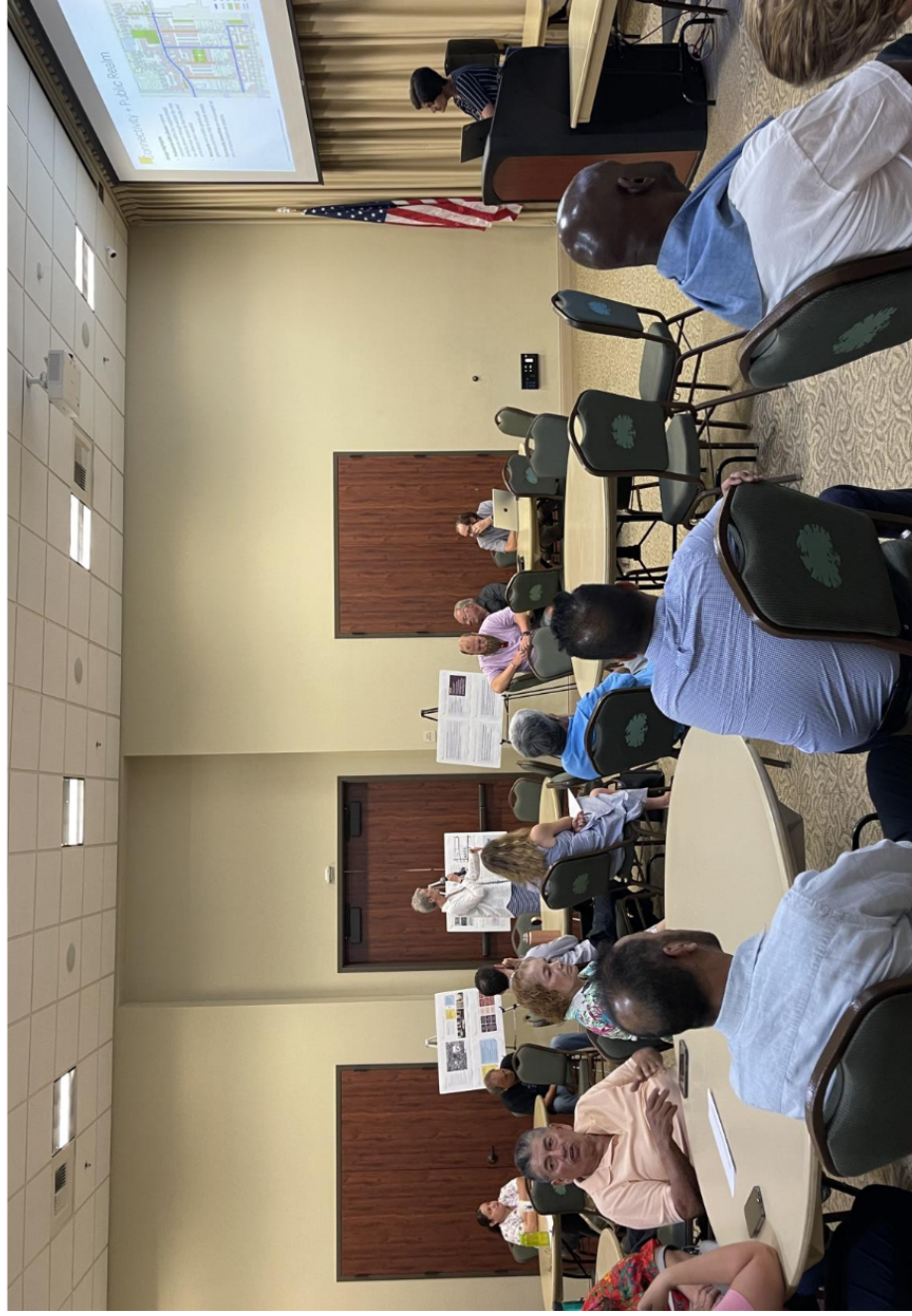
Workshop participants also shared ideas for the neighborhood's future development

Built Environment	New Uses	Short-Term + Long-Term Goals
Repair streets	Senior housing	Address homelessness
Extend Thomas or Johnson St across Main St	Mixed-use (small scale)	Pilot projects on large parcels
Sidewalk + alley improvements	Attainable housing	Address drug use, illegal activity
Safer pedestrian crosswalks		Fix vacancies in Armfield
Connect C Street to Main Street		Remove barriers to building housing including permit costs, clearer development standards

Workshop 2

Key highlights:

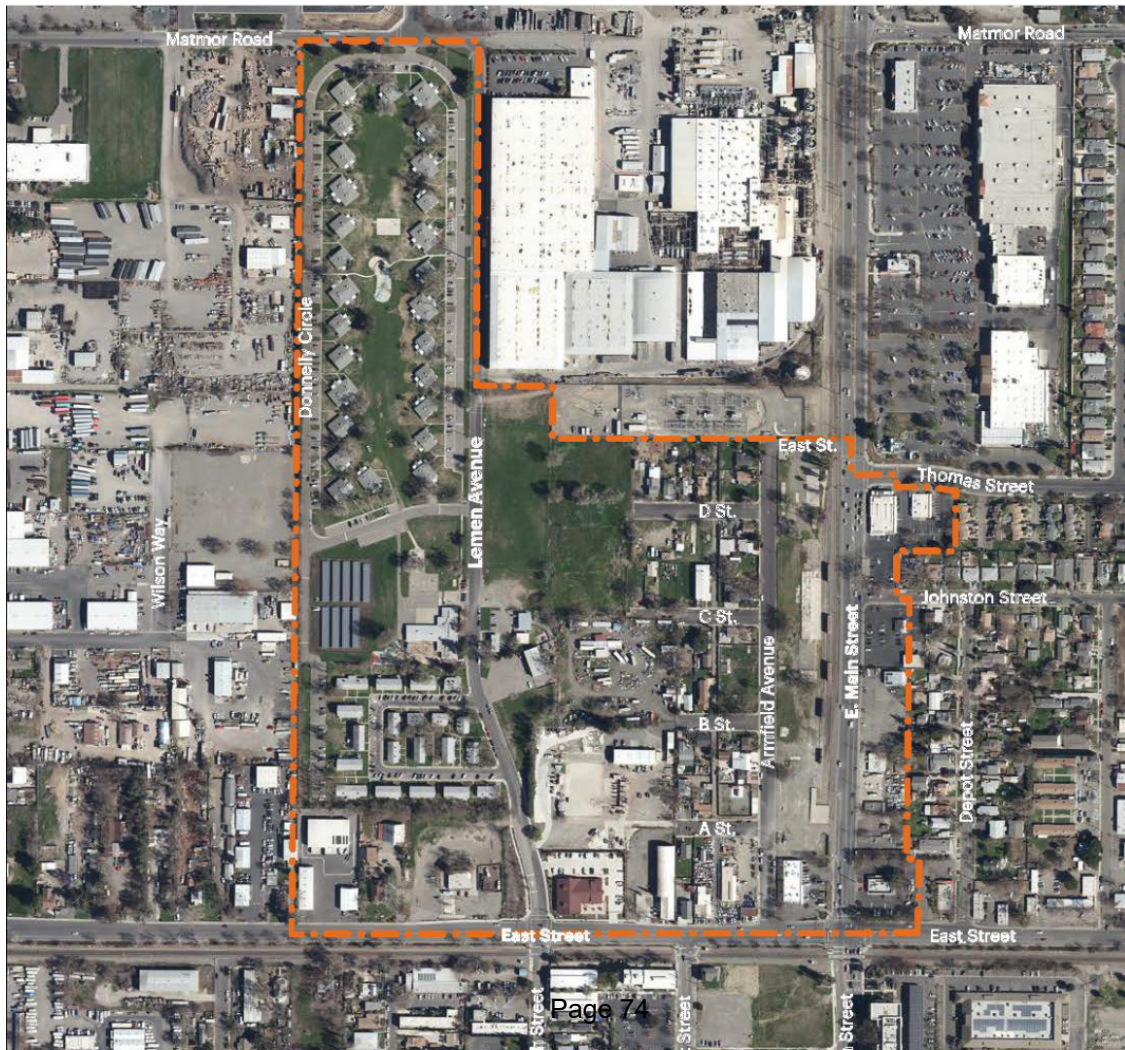
- Held on July 19th, 2023
- Recap of the project background, design principles and feedback from Workshop 1
- Presentation of the work done to date as part of the neighborhood framework study, including the conceptual plan and examples of potential future development
- Discussion and clarification of study elements with neighborhood residents and other stakeholders
- Broad acceptance of the ideas presented, to be explored further by the City as a follow-up to the study



Development Considerations

For more information, please refer to
the **Analysis of Residential Market
Potential**

**Financial Feasibility Analysis
Memorandum**
<https://cityofwoodland.org/1364/Documents>



Challenges and Opportunities

Challenges

- Limited connectivity
- Poor quality public realm
- Many vacant and underutilized parcels
- Inadequate housing choices
- Inadequate services and amenities
- Incompatible uses, awkward land use adjacencies

Opportunities

- Good location and access
- Proximity to downtown
- Market potential for housing
- Zoning allows increased intensity
- Favorable ownership pattern for focused investment, redevelopment
- Established neighborhood with long-time residents, character and identity

Development Potential

The project area has significant development potential:

- The existing zoning and Housing Element support the evolution of the project area into a **mixed-use neighborhood**.
- Residential market analysis by Zimmerman Volk Associates (2022) identified that the Woodland **residential market is strong, particularly for multi-family**. The Plan Area can capture a significant portion of projected housing demand.
- Financial feasibility analysis by Lisa Wise Consulting (2022) found a **range of housing prototypes to be financially feasible** in current market conditions.
- YCH redevelopment will provide replacement housing for current HUD units as well as additional mixed-income housing. This can be a **catalyst project** spearheading investment and redevelopment in the neighborhood.

Design Principles for Future Development

Create Mixed-Use Centers



To encourage neighborhood revitalization, enhance safety, help local businesses and to create a distinct identity, encourage neighborhood-serving mixed-use centers at key locations.

Improve Connectivity and Access



Streetscape improvements, traffic calming, and providing pedestrian and bicycle facilities will help improve connectivity as well as emergency access and safety.

Enhance Open Space and Amenities



Open spaces, trees and pedestrian amenities will help enhance safety and walkability and provide spaces for people to meet and gather.

Add Diverse Housing



A range of housing types, both rental and for-sale and at all income levels, will help meet the current and future housing needs of the neighborhood residents

Design Principles for Future Development

1. **Create Mixed-Use Centers**

To encourage neighborhood revitalization, enhance safety, help local businesses and to create a distinct identity, encourage neighborhood-serving mixed-use centers at key locations.

2. **Improve Connectivity and Access**

Streetscape improvements, traffic calming, and providing pedestrian and bicycle facilities will help improve connectivity as well as emergency access and safety.

3. **Enhance Open Space and Amenities**

Open spaces, trees and pedestrian amenities will help enhance safety and walkability and provide spaces for people to meet and gather.

4. **Add Diverse Housing**

A range of housing types, both rental and for-sale and at all income levels, will help meet the current and future housing needs of the neighborhood residents.

1. Create Mixed-Use Centers

To encourage neighborhood revitalization, enhance safety, help local businesses and to create a distinct identity, encourage neighborhood-serving mixed-use centers at key locations.

- Create new mixed-use nodes at Lemen and North and Thomas and E Main Street.
- Cluster new housing, open space and amenities to create a neighborhood center on Lemen Avenue.
- Strengthen existing retail and commercial uses by adding new housing and other uses.
- Enhance the sense of arrival at existing neighborhood entrances as well as the future entrance at Thomas and E. Main Street.



2. Improve Connectivity + Access

Streetscape improvements, traffic calming, and providing pedestrian and bicycle facilities will help improve connectivity as well as emergency access and safety.

- Develop primary east-west and north-south connections, improve street intersections as needed.
- Redesign the YCHA properties and vacant parcels as small blocks with through-connections where feasible.
- Consider pedestrian passages, alleys, shared paths, etc. for connectivity and emergency access where new streets are not needed.
- Improve pedestrian and bicycle amenities to encourage walkability.



3. Enhance Open Space and Civic Amenities

Open spaces, trees and pedestrian amenities will help enhance safety and walkability and provide spaces for people to meet and gather.

- Improve the existing open space as a central, easily accessible neighborhood gathering space.
- Enhance the neighborhood gateway at Lemen and North with an open space and supporting amenities.
- Locate new civic and community uses near open spaces to encourage active use.
- Improve pedestrian and bicycle connections to promote walking and biking.



a community open space with trees, seating and greenery

4. Add Diverse Housing

A range of housing types, both rental and for-sale and at all income levels, will help meet the current and future housing needs of the neighborhood residents.

- Consider a variety of housing types that can expand housing choice and attainability.
- Allocate development intensity to match the zoning envelope allowed by current zoning.
- Regulate built form and massing to ensure sensitive transitions between areas of different housing intensity and character.
- Include a balanced mix of rental and ownership properties to serve diverse household needs.

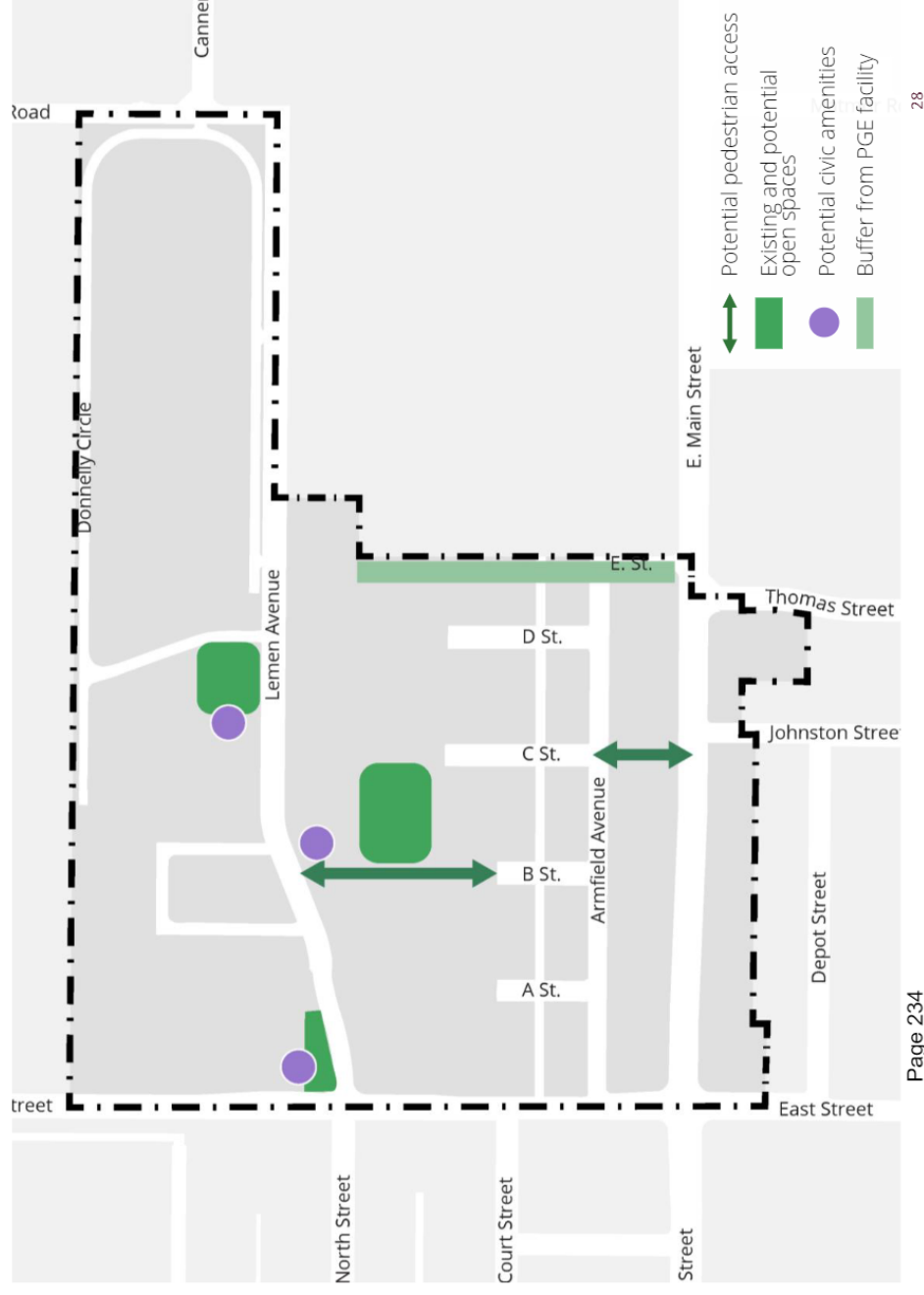


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Development Considerations

Open Space and Civic Amenities

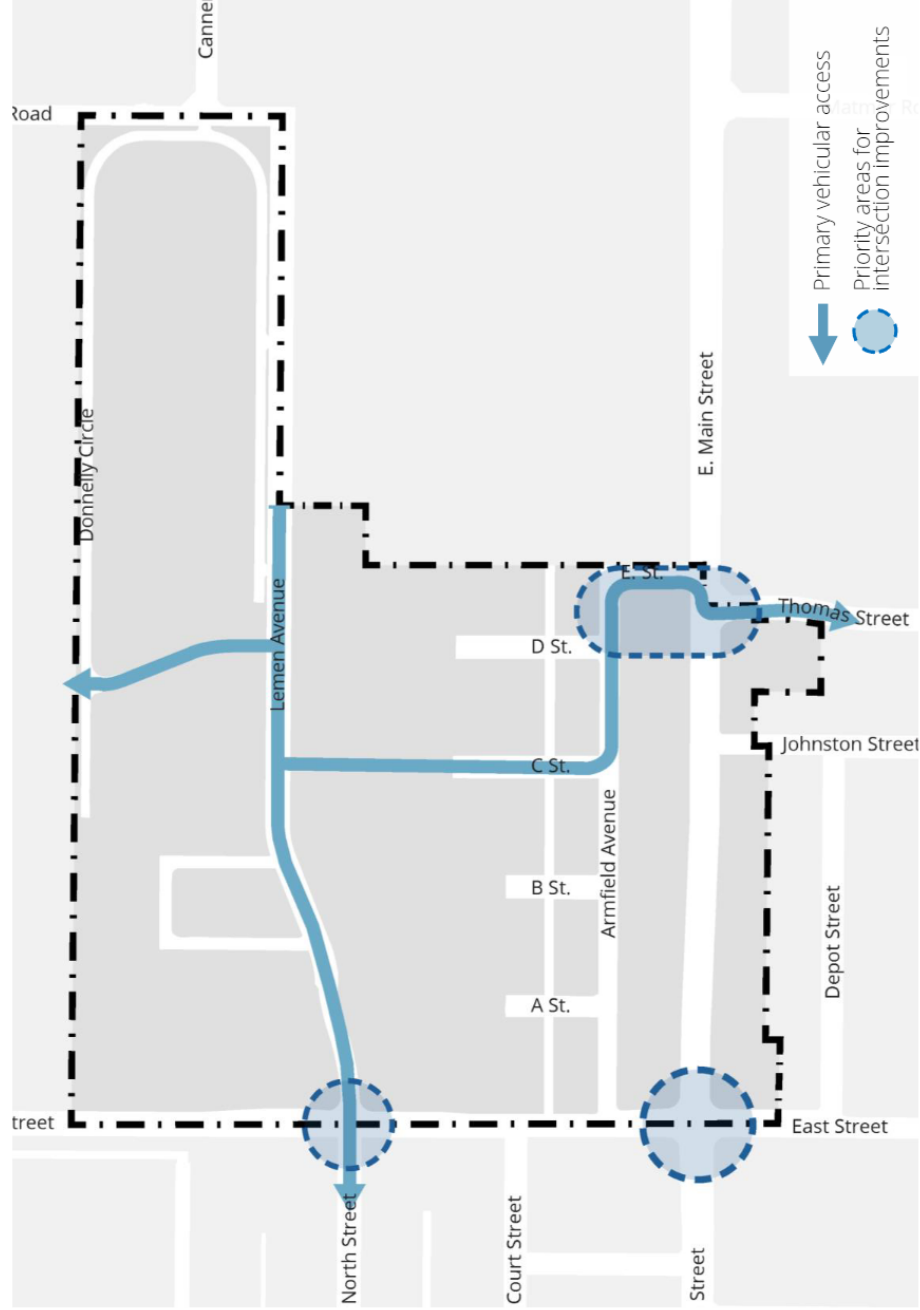
- Improve existing open spaces and create a new centrally located, easily accessible open space
- Follow General Plan guidance for the open spaces. Approximately 10 acres of parks may be needed.
- Add pedestrian-bicycle access where feasible to improve walkability
- Provide space for neighborhood-serving amenities near open spaces as part of new development. Include active and passive uses as per the General Plan and Parks Master Plan
- Add street trees for shade and greenery
- Create a buffer along the PGE facility



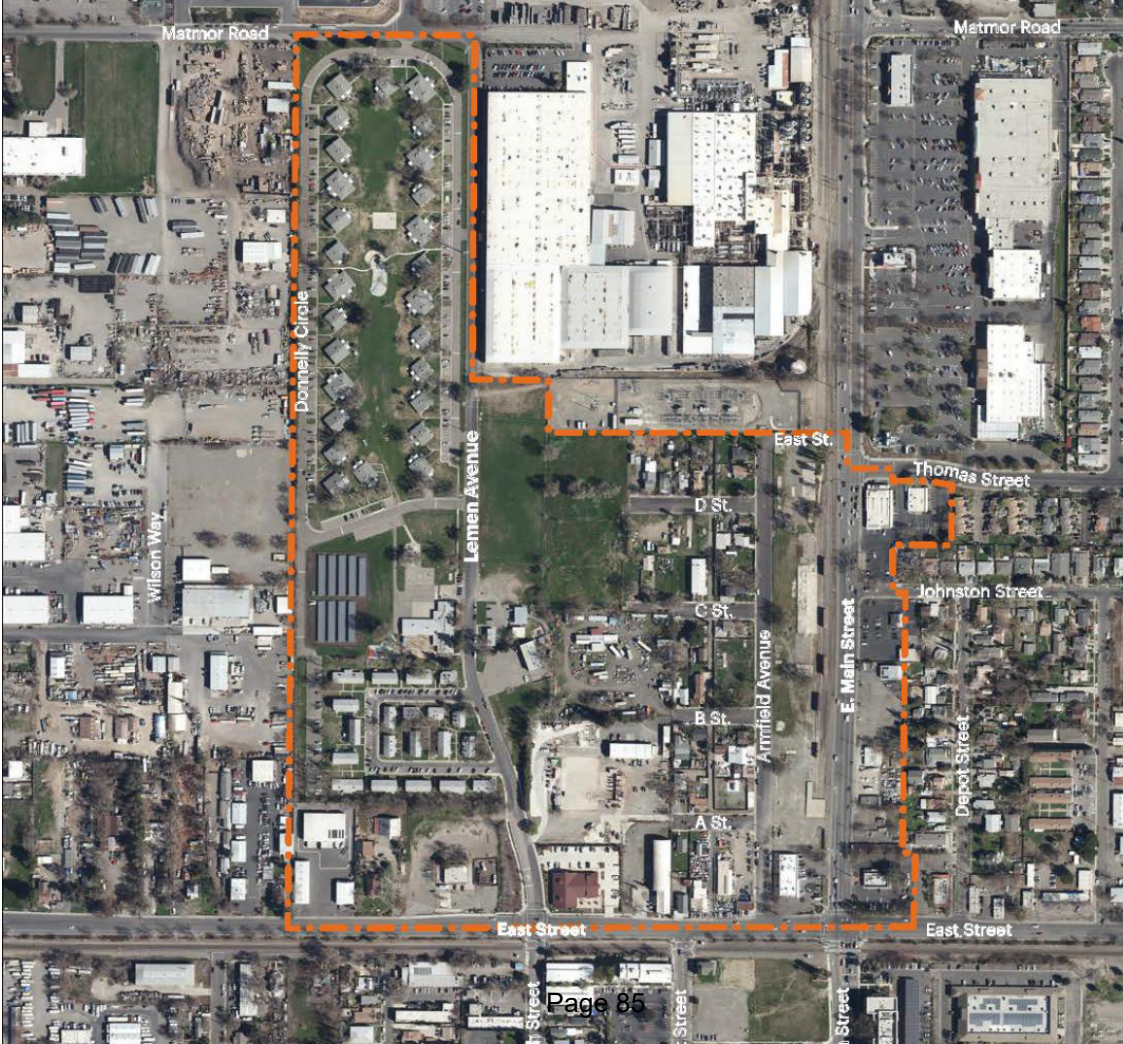
Development Considerations

Connectivity and Emergency Access

- Provide through-access to Lemen Ave. from E. Main St. by extending C Street. This access is important to service new development along Lemen Ave. Note Lemen Ave. may not connect to Matmor Rd. in the future.
- Plan intersection improvements at key entrances to the site, including the re-alignment of internal streets as needed.
- Provide bicycle/pedestrian enhancements on streets adjacent to the project area.
- Follow the City's Street Master Plan for streetscape improvements.



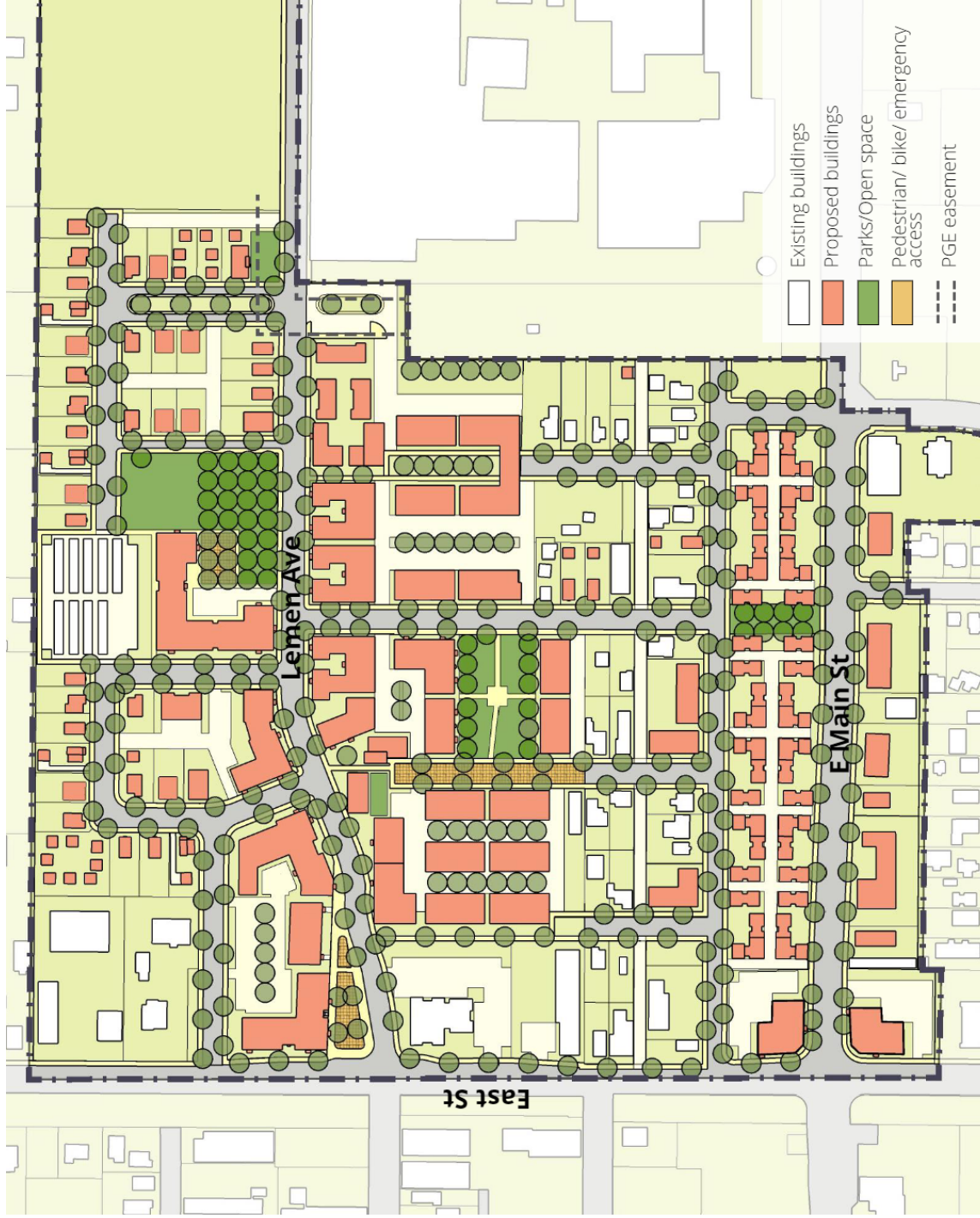
Framework Illustrative



Framework Illustrative Option 1

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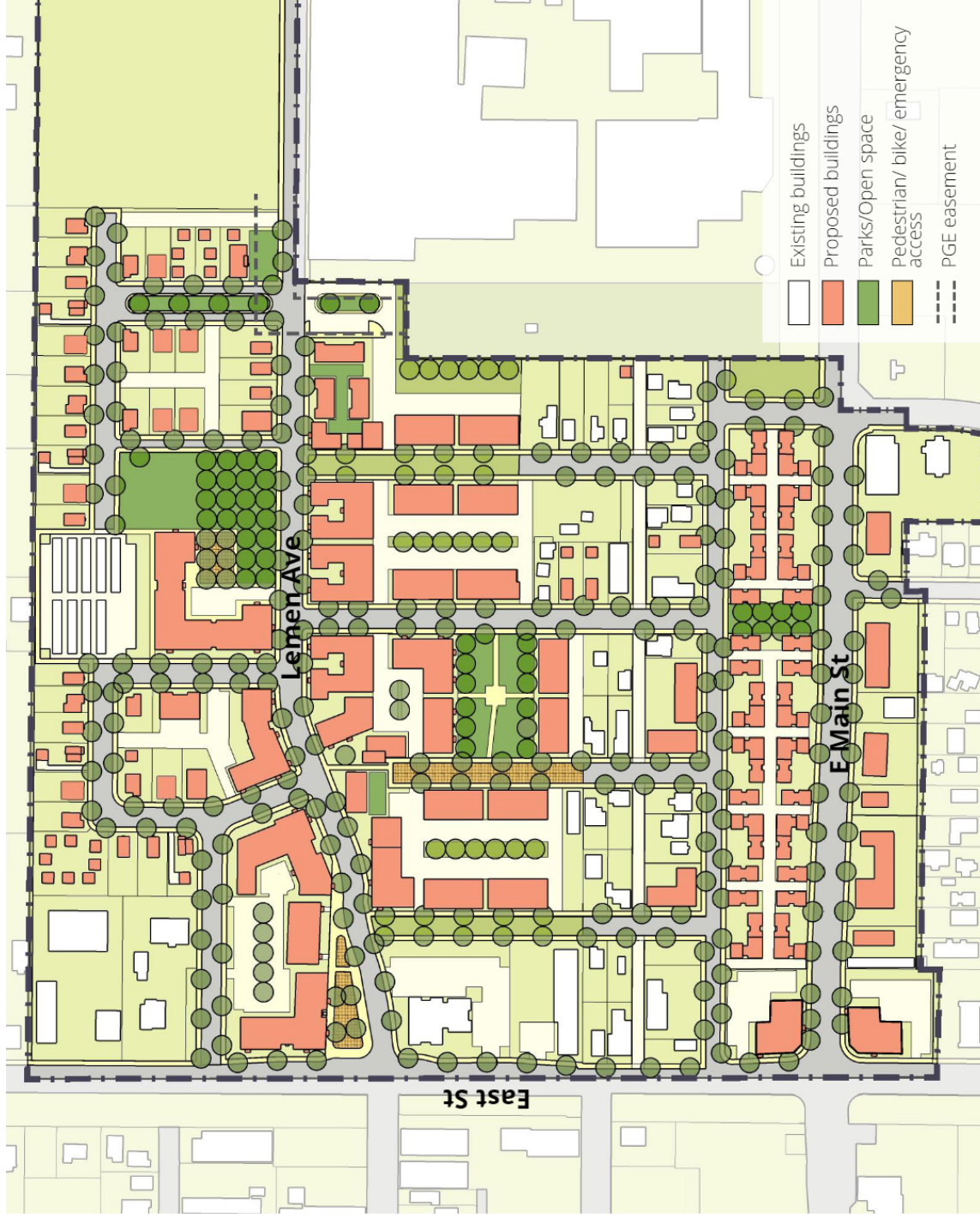
- This is an illustrative showing one potential build-out scenario. Actual development may look different.
- The Neighborhood Framework does not change existing zoning and regulations – those will continue to apply.



Framework Illustrative Option 2

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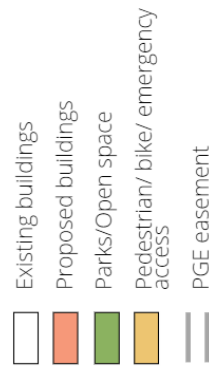
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Framework Illustrative Option 2

PLEASE NOTE

- This is an illustrative showing one potential build-out scenario –
- Actual development may look different.
- The Neighborhood Framework does not change existing zoning and regulations – those will continue to apply.



Connectivity + Public Realm – Option 1

Design Highlights

- **Vehicular improvements** connect C St. to Lemen Ave. and E St. is realigned with Thomas St.
- **Pedestrian-bike access** on B Street.
- **New parks** and smaller greens add greenery and trees help to shade streets.
- **Community amenities** are encouraged as part of future mixed-use projects.



Connectivity + Public Realm – Option 2

Design Highlights

- **Vehicular improvements** connect C St. to Lemen Ave. and E St. is realigned with Thomas St.
- **Pedestrian-bike access** improve connectivity within the neighborhood.
- **Bollards** prevent through-access for cars but allow easy access for fire trucks and ambulances when needed.
- **New parks** and smaller greens add greenery and trees help to shade streets.
- **Community amenities** are encouraged as part of future mixed-use projects.

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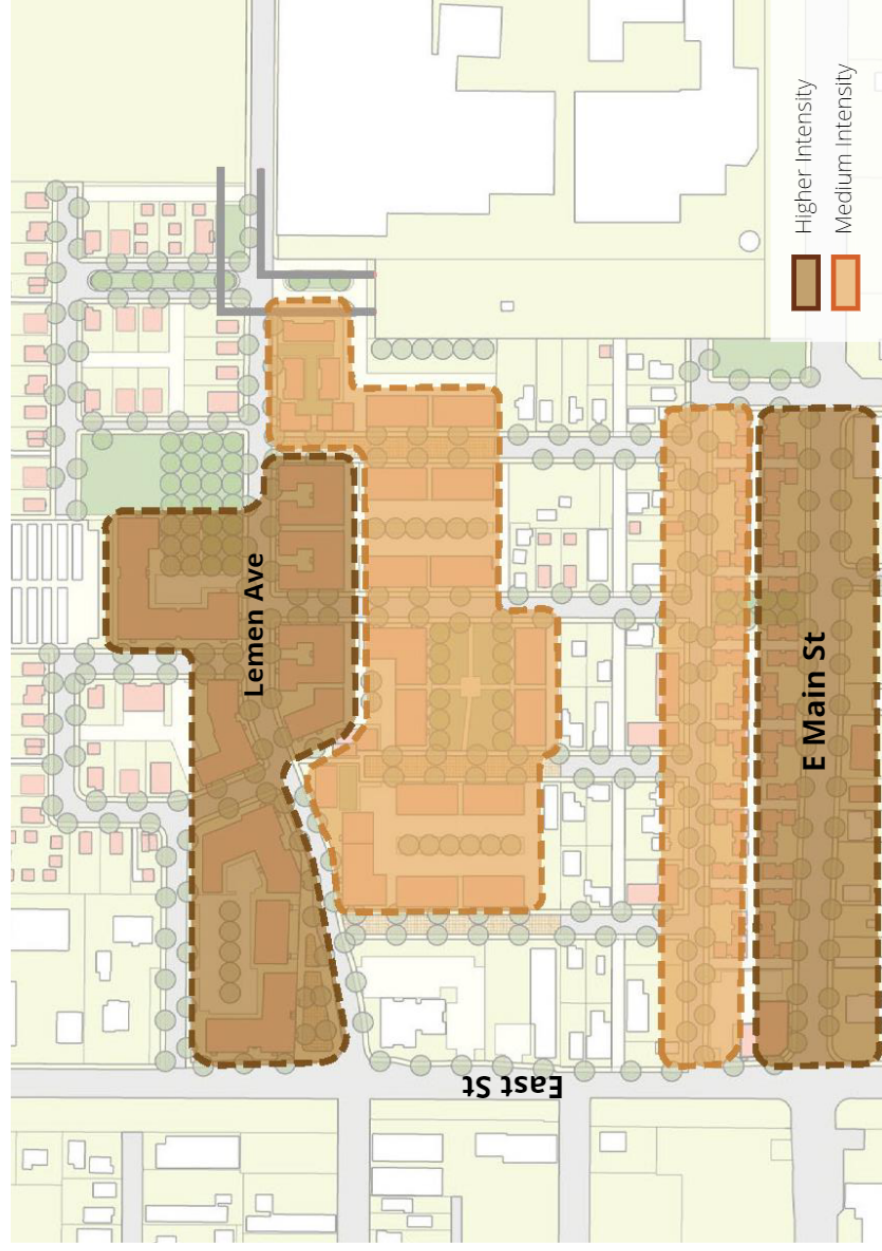
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Potential Development Intensity

Recommended hierarchy of development intensity

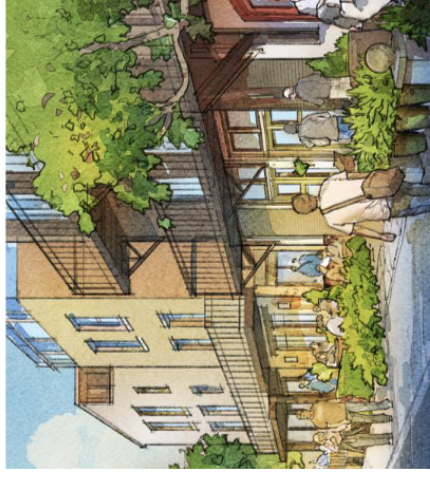
- Cluster higher-intensity development on either side of Leman Avenue to create a central mixed-use node.
- Focus higher-intensity development on either side of E Main St. to take advantage of good access and visibility.
- Use medium-intensity development to transition in scale and form from higher-intensity to lower-intensity buildings within the neighborhood.
- Allow smaller neighborhood-scale multi-family buildings in the interior of the neighborhood.



Examples: Potential Future Development

Examples: Larger Scale Built Environment

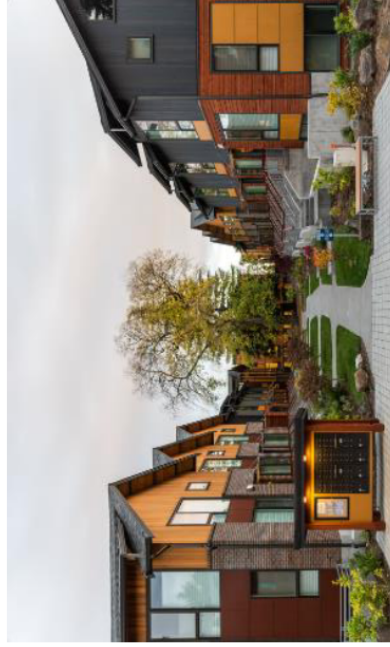
- Larger scale multi-family and mixed-use buildings
- Density: 30-40 du/acre
- Examples of building types: apartment buildings, larger courtyard buildings



Examples: Potential Future Development

Examples: Medium Scale Built Environment

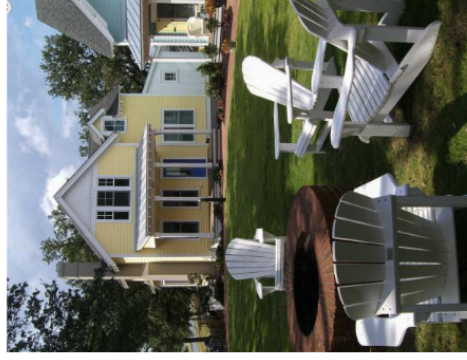
- Medium-scale multi-family and mixed-use buildings
- Density: 20-40 du/acre
- Examples of building types: townhouses, rowhouses, garden apartments, small courtyard buildings



Examples: Potential Future Development

Examples: Small/ Neighborhood Scale Built Environment

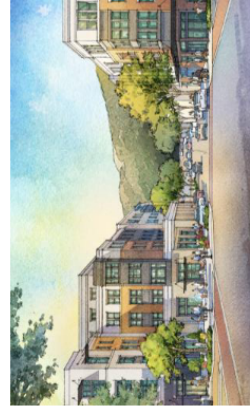
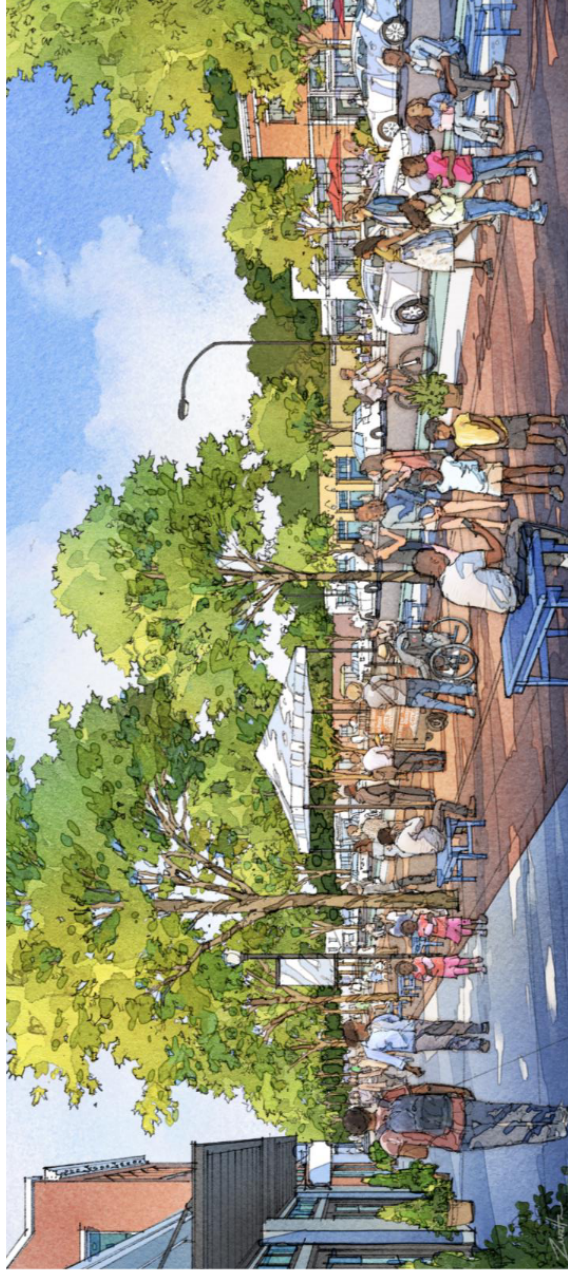
- Small-scale multi-family buildings
- Density: 20-30 du/acre
- Examples of building types: duplex, triplex fourplex, townhouses, small-lot single-family homes, cottage courts



Examples: Potential Future Development

Ideas for Mixed-Use Development

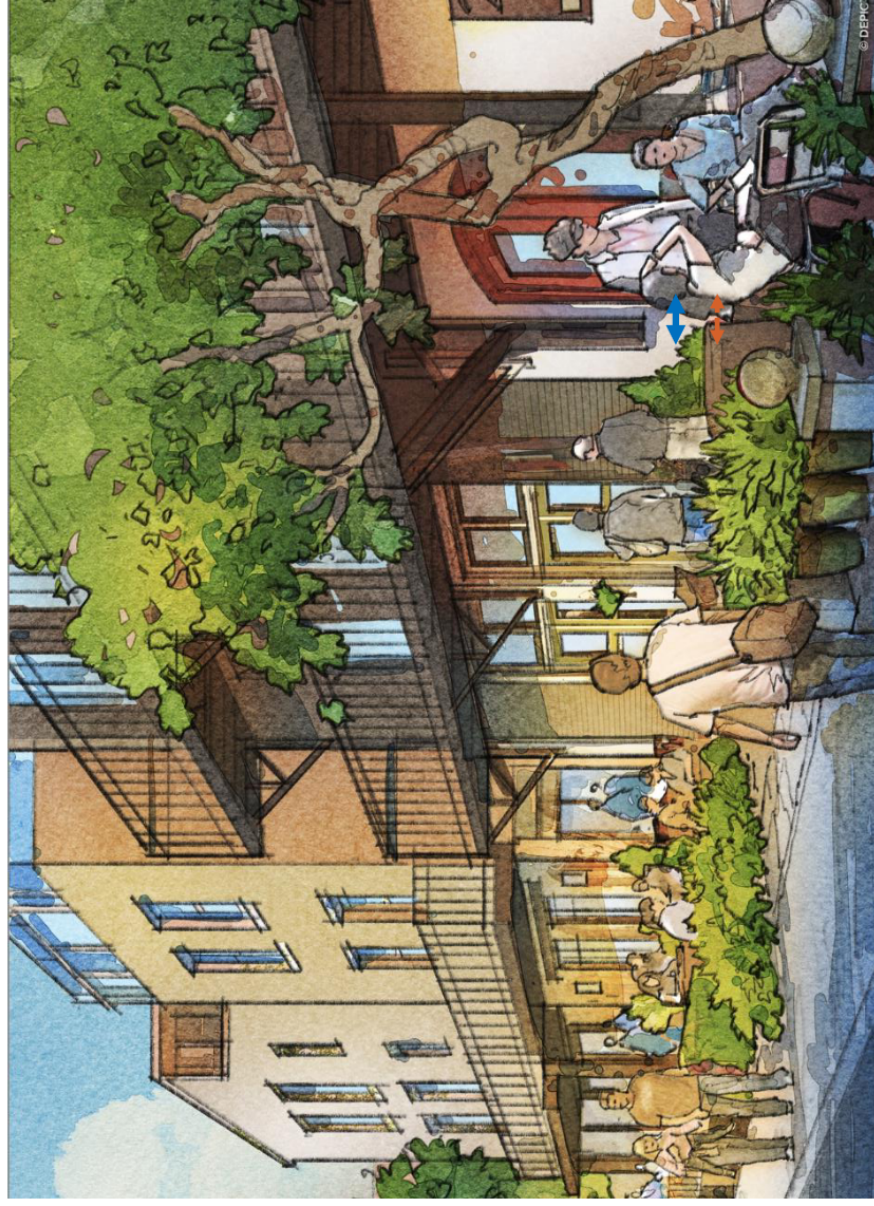
- Mixed-use buildings can have neighborhood-scale retail at the ground floor level
- Ground floor uses can also include community facilities such as daycare and other amenities
- Density: 30-40 du/acre



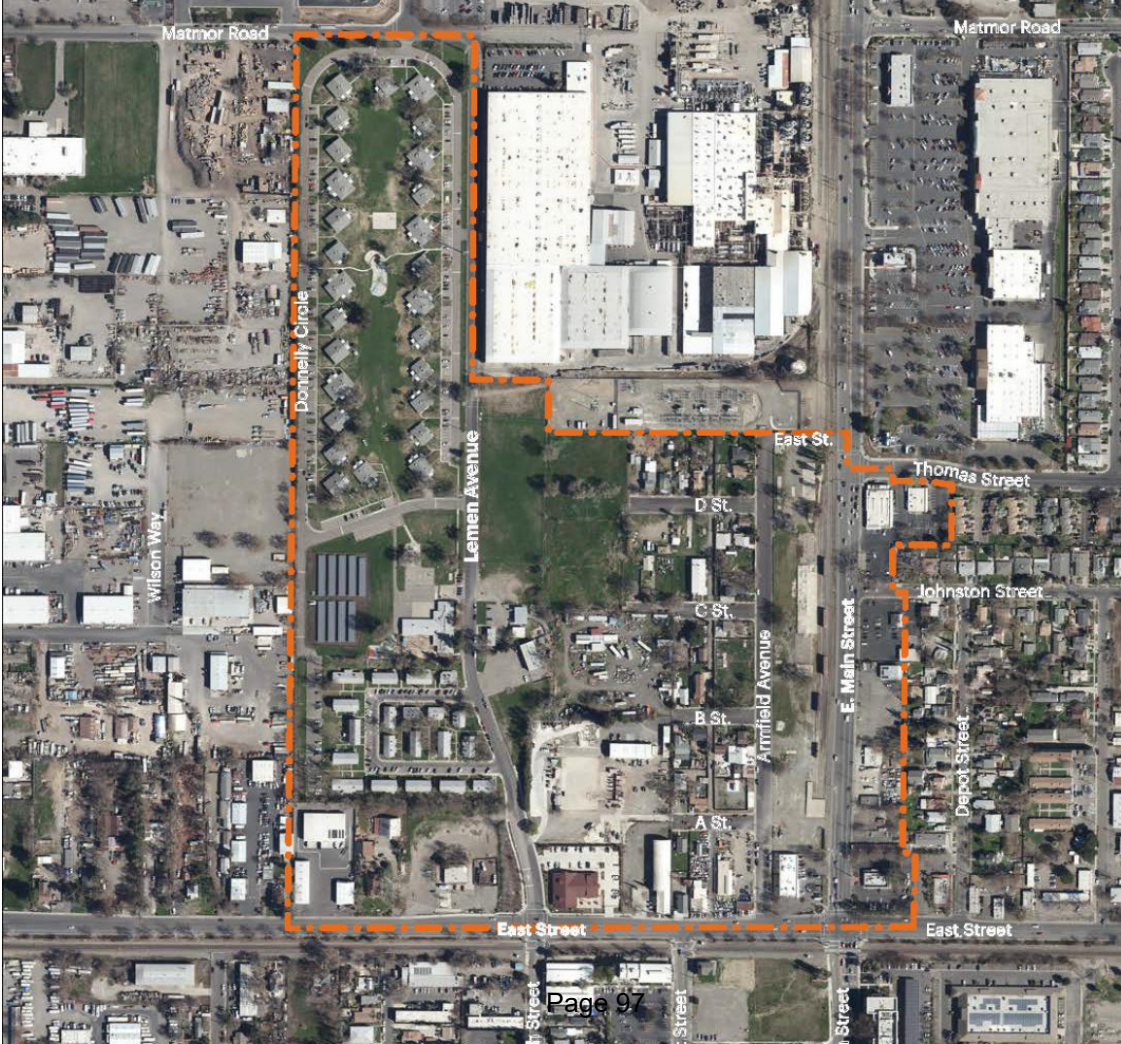
Next Steps: Developing the Vision into Reality

How to help turn a development vision into a reality:

- **Establish a vision** that is aspirational but also pragmatic
- **Identify catalyst projects** that help to prioritize infrastructure improvements and can set the stage for future investment
- **City funds improvements** utilizing grants and other funding
- **City creates development incentives** by exploring the impact fee structure, affordable housing requirements, etc.
- **Develop implementation mechanisms** such as an Infrastructure Financing District (IFD)



Additional Resources



Related Documents and Resources

The following links provide more information about the Neighborhood Framework Study

- Armfield - Lemen Avenue Neighborhood Framework Webpage <https://cityofwoodland.org/1363/ArmfieldLemen-Avenue-Neighborhood-Framework>
- City of Woodland General Plan 2035 <https://cityofwoodland.org/1000/Documents>
- City of Woodland Housing Element <https://cityofwoodland.org/1297/Documents>

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