



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

February 15, 2024
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 November 16, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of November 16, 2023.

H. PUBLIC HEARING

2. SUBJECT: 427, 429, and 431 Main Street - Alterations Request within the Historic Downtown District

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action to approve the proposed Alteration Request and facade restoration for 427, 429, and 431 Main Street.

I. BUSINESS ITEMS

3. SUBJECT: Heritage Home and Historic Preservation Award Process 2023-24

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and provide comments on the informational item regarding the proposed process and timeline for the 2023-24 Heritage Home Awards.

4. SUBJECT: Comprehensive Zoning Code Update

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive an update on the Comprehensive Zoning Code, including recommendation from City Council and next steps.

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: February 15, 2024
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of November 16, 2023

SUBJECT: Planning Commission Meeting Minutes of November 16, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of November 16, 2023.

Prepared by: Erika Bumgardner, Deputy Community Development Director

Attachments:

1. DRAFT November 16, 2023 Planning Commission Minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, November 16, 2023

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:30 PM

B. ROLL CALL

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

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commisisoner Lopez

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

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.

On a motion by Commissioner Smith, seconded by Commissioner Lopez, the Planning Commission voted to approve the Planning Commission Meeting Minutes of October 19, 2023

Ayes: Commissioners Harris, Lizarraga, Lopez, McLaughlin, Ortiz, Smith

Noes: None

Absent: Commissioner Holt

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.

On a motion by Commissioner Smith, seconded by Commissioner Lopez, the Planning Commission voted to approve the proposed facade alteration/restoration request at 514-518 Main Street within the Downtown National Registered Historic District

Ayes: Commissioners Harris, Lizarraga, Lopez, McLaughlin, Ortiz, Smith

Noes: None

Absent: Commissioner Holt

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

The Planning Commission received a staff report regarding the Armfield-Lemen Avenue Neighborhood Framework Plan.

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 8:04pm



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: February 15, 2024
ITEM #: H.2
SUBJECT: 427, 429, and 431 Main Street - Alterations Request within the Historic Downtown District

Recommendation for Action: Staff recommends that the Planning Commission take action to approve the proposed Alteration Request and facade restoration for 427, 429, and 431 Main Street.

Staff Contact:

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

Background:

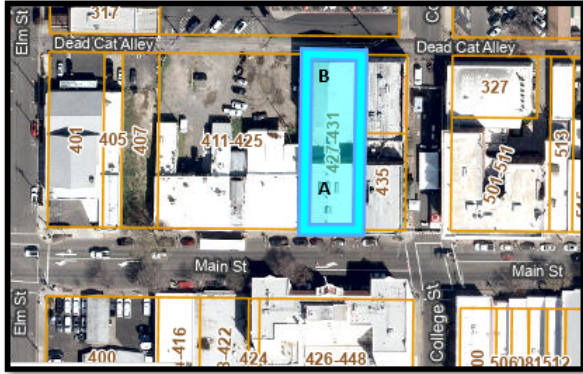
This report aims to provide information regarding the proposed facade restoration and minor storefront rehabilitation at 427, 429, and 431 Main Street (APN 005-653-05). The applicant, aided by local architect Dee Rosenberg, proposes restoring several elements to the building façade, which cumulatively warrant review under an alterations request. The requested alterations aim to improve the overall use of the building, improve energy efficiency, and restore key character-defining architectural features of this building. Proposed improvements include (see attached Project Narrative):

- Replace existing storefront windows with similar narrow **pane** Low E dual pane windows, clear glass;
- Replace riser at the northeast corner of the building with a newer system ;
- Replace mid-century tile with period-appropriate painted wooden panels with molding façade/kickplate;
- Replace upper story Main Street windows with energy-efficient Low E dual pane windows, clear glass windows that meet residential fire live safety exiting requirements;
- Restore exterior entry floor tile at the doorway;
- Enclose two west alleyway windows in the original brick exterior wall with shadow bricks that continue to illustrate the original form and location of the historic window;
- Replace upper Barn building multiplane windows with period-appropriate double hung style Low E dual pane windows, clear glass;
- Add additional service doors to the north alley facing Barn building façade;
- The existing sloped roof will be removed and replaced with a new roof over the existing wood trusses;
- Two exterior light wells that are currently not working will be removed and the space they currently occupy will be added to the living units; and
- A roof panel will be added to the roof deck adjacent to the courtyard.

The subject building is located on the North side of Main Street between College and Elm Street and, in recent years, has been used as a flex space on the first floor and limited residential on the second floor; however, it is currently vacant for the intended remodel. The building 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, restaurant, and office uses. A majority of the structures in this district are zero lot lines and front directly onto Main Street. Nearly all parking for these structures is located on the interior blocks accessed through alleys. Additional parking can be found in adjacent public parking lots throughout the downtown area and along Main Street itself.

The building fronting at 427 and 429 Main Street (Building A) was built in front of a structure located on the north end of the parcel (Building B, 431 Main Street), as shown in Exhibit 1. Building A is composed of masonry-bearing walls on all three floors. The basement was previously and will continue to be used for storage; the first floor was used as retail and is to be an assembly/meeting space, and the second floor had six residential units and is to be renovated to be four larger residential units.

Exhibit -1



The existing Main Street elevation (Exhibit-2) is painted white, and this façade will be repaired, repointed, and repainted to match the existing color. Between the two buildings is an existing courtyard, which will remain and serve as an open gathering area for events in the new space. Building B is a wood-framed two-story building covered with corrugated metal siding that has recently been used as a storage area due to structural issues with the east wall shared with the adjacent building. The existing roof is a corrugated metal roof system, which will be repaired as required and will remain. This building will continue to be used for storage and serve as an egress path from building A and the courtyard to Dead Cat Alley.

Exhibit-2

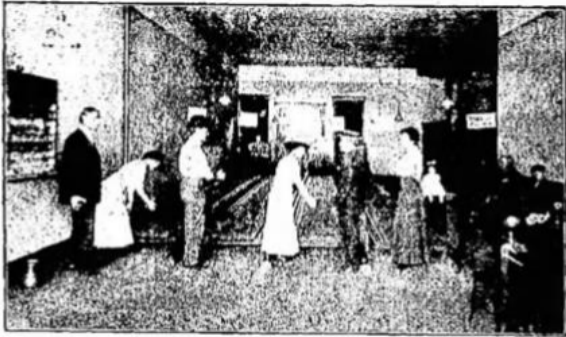


The project has been submitted as a staff-level Design Review with a proposed environmental Categorical Exemption. The project architect provided a more detailed description of the proposed use, which is included in Attachment 3 for the Commission's review.

SITE HISTORY (427, 429, and 431 MAIN STREET):

Built in 1911, the commercial building at 427 and 429 Main Street is commonly known as the H. Roth Building, as inscribed atop the parapet to signify the contribution and importance of the Roth family in Woodland. The building's Mission Revival architectural style, with a short shed roof clad with clay tile just below the gabled parapet roof and a central arch, became popular in California after the turn of the century. The two-story building was constructed by the Roth brothers and served as a local store and boarding house into the mid-1900s. In 1912, a year after the Roth Building opened, the two businessmen installed a "Box Ball" indoor bowling game in one of the rooms. For only 5 cents, one could bowl on what appears to be a raised wooden alley (Exhibit 3). Starting in the late 40's the building was used by Sears Roebucks and Co as a local showroom and sales.

Exhibit-3



The Roth Building was constructed along Main Street in front of the wooden corals associated with the Livery Stable that faced onto College Street. The Livery Stable corals would later be enclosed and are now represented by the corrugated metal barn structure at 431 Main Street with access from Dead Cat Alley. The Roth Building retains many, if not most, of its original character-defining features, except for minor remodeling of the first floor of the front façade. The multipurpose building represents a large class of commercial architecture built in Woodland and other cities across California in the early 1900s, which served dual purposes that generally included apartments above and ground floor retail space.

Prior to the 1920s, the corrugated metal-sided warehouse or shed-style building in the rear of the Roth Building was detached. By 1926, the space between the two buildings was filled with a single-story brick masonry building. The corrugated metal-sided building at 431 Main Street was constructed in circa-1895 and 1906 as part of the Fashion Livery Stable. In 1913, this space was likely used as an extension to the boarding house. By the 1940s, the building was housing sheet metal, plumbing supplies, and harnesses.

Regarding a potential affiliation with Woodland's Chinese community, no historical documentation exists to confirm any such association with the metal-sided warehouse, even though "Chinatown" flanked Dead Cat Alley. Historic Resources Inventory Summary: Despite alterations to the front façade of 427 and 429 Main Street, those alterations appear to be within or close to the period of significance for the Downtown Woodland National Register Historic District. Additionally, the 431 Main Street building retains fair integrity. However, all of its original windows have been replaced, and the west elevation was altered by the single-story brick wing that is an extension of the Roth Building along Main Street. While the degree of alterations to each building would be consequential if they were considered individually eligible for the National Register, California Register, or perhaps Woodland's Register of Historic Buildings, both properties, including the metal-sided warehouse, are listed on the California Built Environment Resource Directory (BERD) as contributing properties (#572847; listed 06/22/1999) to the Downtown Woodland National Register Historic District (#99000471). The Roth Building is part of the original downtown central business district 1996 historical survey and was identified as eligible for National, State, or local listing as a historically significant building. The building is deemed a "contributor" to Woodland's National Register Historic Downtown District, signifying that the building adds historical integrity and/or architectural qualities that make the historic district significant. Historic Resource Associates performed a subsequent historical analysis (Attachment 6) for this development proposal and, as stated herein, found that the subject property, built in 1911, appears to remain a contributing building within the historic district.

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 historic district by the

Planning Commission. Upon application, six criteria 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 buildings located at 427, 429, and 431 Main Street are relatively true to their historical style and architectural integrity. The buildings are, therefore, deemed a potential contributor to Woodland's Historic Downtown District, likely due to their historically characteristic height, scale, site placement, window placement, inset storefront, and Mission Revival features such as the clay tile parapet, adding to the district's sense of time and place and historical development. Therefore, preservation and/or restoration of any remaining architecturally defining features of the building are encouraged and addressed in the proposed project as described in the following section.

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.

The subject building is located in the heart of downtown, where numerous architectural styles are present, including Italianate, Richardsonian Romanesque, Spanish Colonial, Beaux Arts, and Modern and Renaissance Revival. The mix of architectural styles provides rich diversity and interest to the downtown area and provides a window into Woodland's past.

Staff supports the proposed changes to 427, 429, and 431 Main Street on the basis that the proposed restoration retains key architecturally defining features of the façade, including window placement, the recessed entryway, and the historic clay tile parapet. The Downtown Specific Plan encourages storefront windows to be as large as possible (while retaining architectural rhythm and character).

The proposed lower storefront window system and door will be very similar in architectural style to the existing elongated form, with slight differences in dimensions. While the applicant desires to retain the same front façade windows, the new proposed windows will be more energy efficient and meet current life safety standards.

Additionally, the new roll-up and man-doors proposed for the barn building facing onto Dead Cat Alley are more extensive than initially anticipated. However, the alterations are necessary to update the outdated infrastructure to meet current PG&E standards and provide the capacity to make the building viable for new uses.

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

The proposed Main Street elevations feature primarily cosmetic enhancements and restoration/repair work with little to no structural changes. If approved, the front elevation will not only have improved window systems but also have some elements, such as the front kick panels, restored to a more historically accurate architectural design. The square ceramic tiles currently located on the building façade will be replaced by molded box detailing to match the similar upper window detail. Additionally, restoration of the second-floor windows will allow the space to be usable as residential units, providing additional viability for the property and increasing residents in the core downtown area.

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

As noted above, the building is part of the original downtown central business district and was deemed a contributing structure eligible for National, State or local listing as a historically significant building. The proposed elevations have undergone Design Review for conformance with the design criteria as stated in the Downtown Specific Plan.

As part of this review process, compatibility with adjacent structures and attempts at matching key architectural elements was considered. As designed, the proposed elevation incorporates elements found on historic structures throughout downtown. The proposed design retains the remaining character-defining features of the building, including a recessed entryway, window placement and rhythms, and terracotta tile parapet, as well as the proposed materials consisting of many historic storefronts in the Downtown.

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. These are primarily based on implementation measures contained in the City's General Plan with regard to historical preservation.

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

Woodland's 2035 General Plan, Policy 6.H.1 states that "Mixed Use. 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 should "encourage contextually appropriate building and façade improvement to promote Downtown as a pedestrian-oriented retail and services area."

Policy 2.H.4 speaks to "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 facades, 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. Proposed improvements will replace existing cracked glass, chipping entryway tile, and deteriorating internal wood framing with more durable and energy-efficient materials while retaining the structural integrity of the façade. The proposed improvements will likely spur additional downtown structural and façade improvements on 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 applicable Secretary of Interior's Standards for Restoration and Rehabilitation, specifically:

Changes to a property that have acquired historic significance in their own right will be retained and preserved (e.g. elements of later Mission Revival remodel). 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 and 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 historic 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 owner of 427, 429, and 431 Main Street has submitted elevations for façade restoration to an existing structure. Staff has conducted a Design Review on the proposed elevations for conformance to the Downtown Specific Plan. Furthermore, staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Planning Commission evaluates structures 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 Roth building. The Downtown Specific Plan states that the goal of the City is to "revitalize the heart of the City, through preservation of historic structures and rehabilitation of structures within the historic district."

Therefore, it is recommended that the Planning Commission take action to approve the proposed facade restoration and storefront rehabilitation for 427, 429, and 431 Main Street.

Prepared by: Megan Meier, Senior Planner

Reviewed by: Erika Bumgardner, Community Development Deputy Director

Attachments:

1. Planning Commission Resolution
2. Roth_Alteration Request Application
3. Project Narrative
4. Existing Conditions
5. Historic Downtown District Map

6. 2024 Historical Analysis
7. 1996 Main Street_Historic Survey
8. Elevations_2.6.24 ddr

RESOLUTION NO. PC 24- XX

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

WHEREAS, the applicant, Half Moon Fruit & Produce Inc., filed Planning Application # PLNG 23-00055, proposing an exterior alteration and renovation to the “Roth Building” located at 427- 431 Main Street (APN: 005-653-05) within the State Registered Historic District in Downtown Woodland, to include new energy efficient windows, doors, architectural features, and roll up/ mandooors to the north façade, and removing several windows on the west alley facing facade;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 15th day of February 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

**Community Development Department**

300 First St, Woodland CA 95695
Phone (530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. OWNER/APPLICANT

Property Owner: Half Moon Fruit & Produce

Project Applicant: same

Mailing Address: 215 Court Street

Mailing Address: same

City State Zip Code: Woodland, CA 95695

City State Zip Code: same

Phone Number: 530.681.5756

Phone Number: same

E-mail Address: etenhunfeld@gmail.com

E-mail Address: same

2. PROJECT DESCRIPTION

Project Name: Renovation of 427-429 Main Street

Site Address or Location: 427-429 Main Street, Woodland, CA

Total Acres or Square Feet: .262 acres, 11,400 sf

Assessor's Parcel Number(s):

General Plan Land Use Designation: DX

Is Project in Flood Zone? ☐ Yes ☒ No

Existing Zoning: Downtown Mixed Use

Requested Entitlement/Permit Type: Planning Review

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.

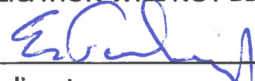
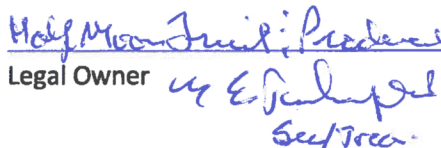
3. AUTHORITY TO FILE APPLICATION

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

	10-18-2023		
Applicant	Date	Applicant	Date
	10-18-2023		
Legal Owner	Date	Legal Owner	Date

Half Moon Fruit & Produce
u/ E. Tenhunfeld
Sec/Treas



DEE ROSENBERG ARCHITECTS

Dee Rosenberg PA LFA
530.219.9774
deeddr@gmail.com

312 Walnut Street Woodland CA 95695

10-16-2023

**427-429 Main Street
Planning Application Form
Applicant Project Narrative/Justification**

This project consists of the renovation of the property at 427-429 Main Street from Main to Dead Cat Alley. Currently the building is unoccupied. The property consists of two buildings on one lot. For this narrative, we will call the south most building **Building A** and the north most building **Building B**. All spaces in both buildings are to be fully sprinklered.

Building A is a masonry bearing wall which consists of a basement, first floor and second floor. The basement was previously used for storage and is to be used for storage, the first floor was used as retail and is to be an assembly/meeting space and the second floor was 6 residential units and is to be renovated to be 4 residential units. The existing roof which is sloped will be removed and replaced with a new roof over the existing wood trusses. Two failing light wells will be removed and the space they currently occupy will be added to the living units. A folding, partial height wall system will be provided at the south elevation of the first floor along Main Street to allow for greater connection between the street and the assembly space. The existing windows on the second floor living units on Main Street will be removed and replaced with new high-quality windows to match the existing ones as closely as possible. The existing Main Street elevation is painted white, and this façade will be repaired, repointed and repainted to match the existing color. Any areas of infill masonry at existing exposed elevations at the west side of complex will be filled with a brick that allows for a clear demarcation between the existing and the new so that a vestige of the previous location of openings is maintained after the renovation.

There is an existing courtyard which will remain in between the two buildings on the east side of the property.

Building B is a wood framed building covered with corrugated metal siding which consists of a first floor which was used for storage and a second floor which was used for storage. The existing roof is a corrugated metal roof system which will be repaired as required and will remain. This building will continue to be used for storage. Egress paths from building A and the courtyard will be routed through this space to Dead Cat Alley.

A roof patio will be added to the roof deck adjacent to the courtyard.

A warming kitchen will be added to the first floor along with a service counter with roll up doors and accessible toilet rooms will be added to the first-floor assembly space.

Remote operable doors will be added to the entries at the first-floor assembly spaces due to the lack of a level landing at those doors. The level of the courtyard will be raised to provide a continuous, accessible path of travel from building A to the exits from building B along Dead Cat Alley.

Egress from the second floor will be from the existing stairway to Main Street and the existing walkway at the courtyard to the second floor of building B. An additional egress stair will be added to building B to meet the egress distance requirements for the path of travel from building B to the public way.

Number of People Involved:

Occupancy at the first floor of Building A assembly space is allowed to be 795 people per the code. This number may be capped at a lower number by the owner with posted signage. All plumbing counts and egress have been calculated at the allowable occupancies. Occupancy at the second floor of Building A is allowed to be 44 people. It is not anticipated that the units will house more than a couple of people at each unit. The units are studio apartments for singles or couples. Any catering companies that use the warming kitchen or the service counter will be on a temporary basis. Any people who rent the Assembly space and Courtyard will be on a temporary basis.

Type of vehicular traffic involved:

Vehicular traffic to the site will include catering trucks dropping off food which can be done from public parking spaces on Main Street as well as from the entries on Dead Cat Alley. It will also include people who will be occupying the Assembly space. It is anticipated that these people will use municipal parking around the building. In addition, the people who live on the second floor of building A will also require off-site parking, most likely to be municipal or local parking.

Hours of Operation:

The hours of operation at the Assembly area will be limited to the hours of the City of Woodland noise ordinance.

The people who live at the second floor of Building A will be on site 24/7.

Outdoor Activities:

The only outdoor areas on site are the sidewalk at Main Street and the Courtyard. These areas may be occupied as a part of the Assembly area during the hours of operation and limited by the City of Woodland Noise Ordinance.

Odors, noise, dust or glare:

The odors will be limited to the use of the courtyard possibly as a space for temporary cooking or catering equipment, noise will be a factor for parties, meetings, gatherings during the use of the first floor assembly space and the adjacent sidewalk on Main Street.

Hazardous or volatile materials or chemicals:

N/A

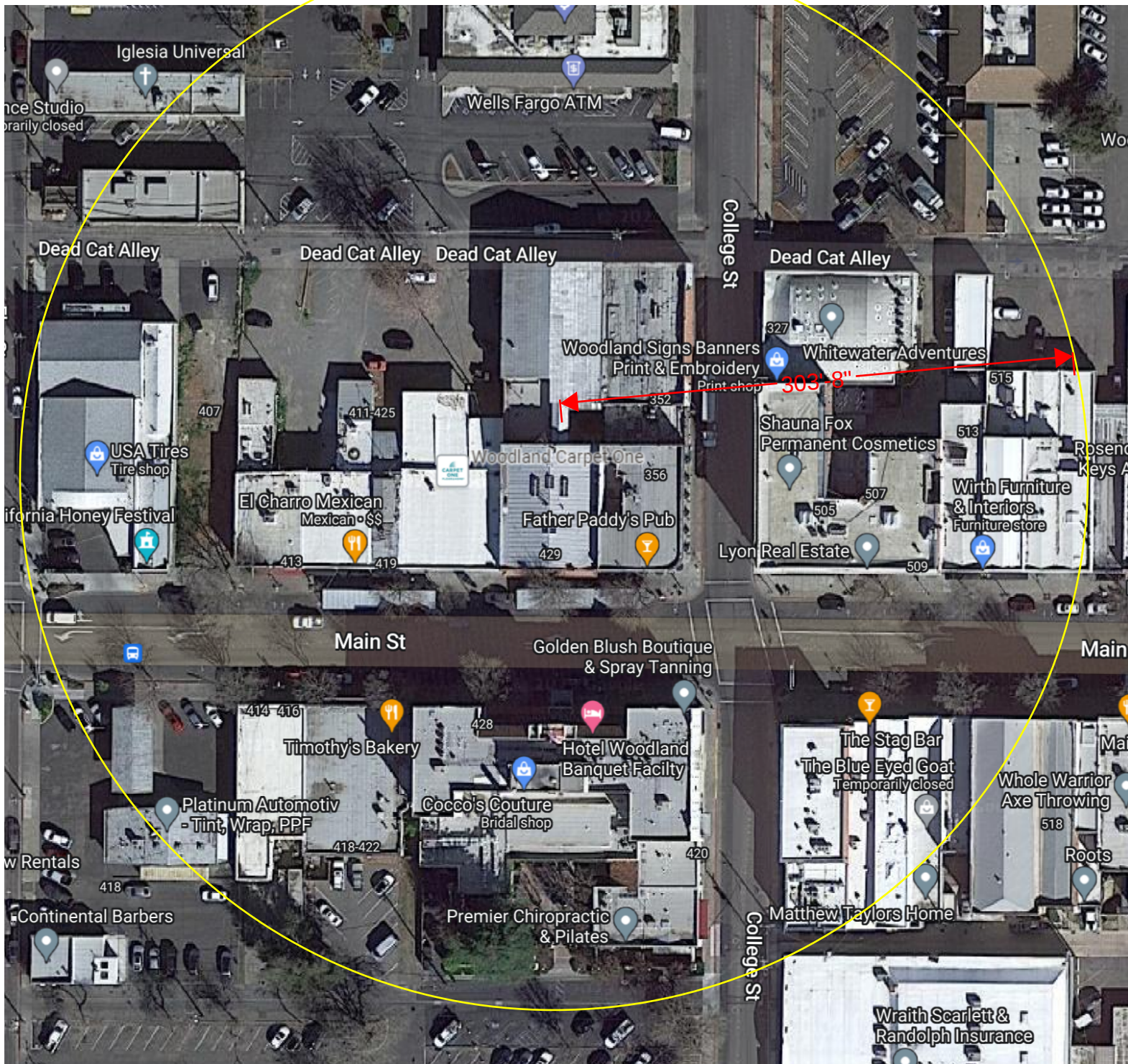
Describe Energy Efficiency/Sustainability aspects of the project:

Currently this building consists of an uninsulated bearing masonry building. The only insulation that has been found on site thus far is sand above the first floor and second floor ceilings. My educated guess is that this was part of a sound and fire mitigation strategy. We will be adding insulation at the floor ceiling assembly between the basement and the first floor, as well as insulation at the exterior walls at the second floor and also at the ceiling of the second floor. All existing windows will be removed and replaced with new high quality insulated glass windows that meet current California window requirements for SHGC and U value. The roof systems to be removed and replaced will be light in color to limit heat gain. The existing masonry walls will be patched, repaired and repointed to limit air infiltration and heat loss. Existing HVAC systems will be removed and replaced with new energy efficient systems. This will include mini splits for the residential units and a package unit for the assembly spaces. Currently we are looking at the feasibility of offsetting the energy use of the assembly space with solar. At a minimum the building will be solar-ready. All plumbing fixtures will be low water use fixtures with anti-scald devices. A new energy efficient hot water heater will be provided at each residential unit and a new commercial hot water heater will be provided for the assembly space warming kitchen, hand washing sinks, service counter and toilet rooms.

The existing Building B will not be conditioned other than what is required for a server room or A/V room or both.

Existing bicycle parking is provided on the street. Additionally, secure bicycle parking is to be provided in the first floor of building B for each tenant.

END



356 MAIN STREET FATHER PADDY'S PUB
 423 MAIN STREET CARPET ONE
 417 MAIN STREET EL CHARRO MEXICAN RESTAURANT
 411 MAIN STREET CHICAGO CAFE
 405 MAIN STREET CALIFORNIA HONEY FESTIVAL
 401 MAIN STREET USA TIRES INC
 400 MAIN STREET PLATINUM AUTOMOTIV TINT, WRAP
 414-416 MAIN STREET - VACANT
 422 MAIN STREET TIMOTHY'S BAKERY
 434 MAIN STREET YOLO FARM TO FORK
 420 MAIN STREET BOHEMIAN ROSE SALON
 424 MAIN STREET FASHION NAILS
 426 MAIN STREET ARLENE CASTRO PHOTOGRAPHY
 432 MAIN STREET COCCO'S COUTURE
 436 MAIN STREET HOTEL WOODLAND BANQUET FACILITY AND
 RESIDENCES
 448 MAIN STREET STE A GOLDEN BLUSH BOUTIQUE AND SPRAY TANNING
 440 MAIN STREET AY ELEGANCE SALON AND SPA

506 MAIN STREET THE STAG BAR
 508 MAIN STREET EMIL'S SHOES
 510 MAIN STREET MATTHEW TAYLORS HOME
 512 MAIN STREET CASA DEL PAN
 518 MAIN STREET - VACANT
 515 MAIN STREET WIRTH FURNITURE & INTERIORS
 507 MAIN STREET LYON REAL ESTATE
 501 MAIN STREET SHAUNA FOX PERMANENT COSMETICS
 327 COLLEGE ST SUITE 101 WOODLAND SIGNS BANNERS PRINT AND
 EMBROIDERY
 327 COLLEGE STE 110 THE LAIR HAIR SALON
 327 COLLEGE STE 211 WHITEWATER ADVENTURES
 520 COURTY STREET WOODLAND OPERA HOUSE THEATRE & DANCE
 ANNEX
 444 COURTY STREET WELLS FARGO BANK
 413 COURT STREET LAWSON PROPERTY MGMT
 309 ELM STREET IGLESIA UNIVERSAL
 400 COURT STREET WOODLAND DISTRICT CHAMBER OF COMMERCE
 316 ELM STREET DAN LAMOUREAUS PROPERTY MGMT
 350 COURTY STREET PERRY BUNCH & JOHNSTON CPA'S



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION SHOWING A PORTION OF THE NORTH ELEVATION



PARTIAL WEST ELEVATION



NORTH ELEVATION



WEST COURTYARD ELEVATION



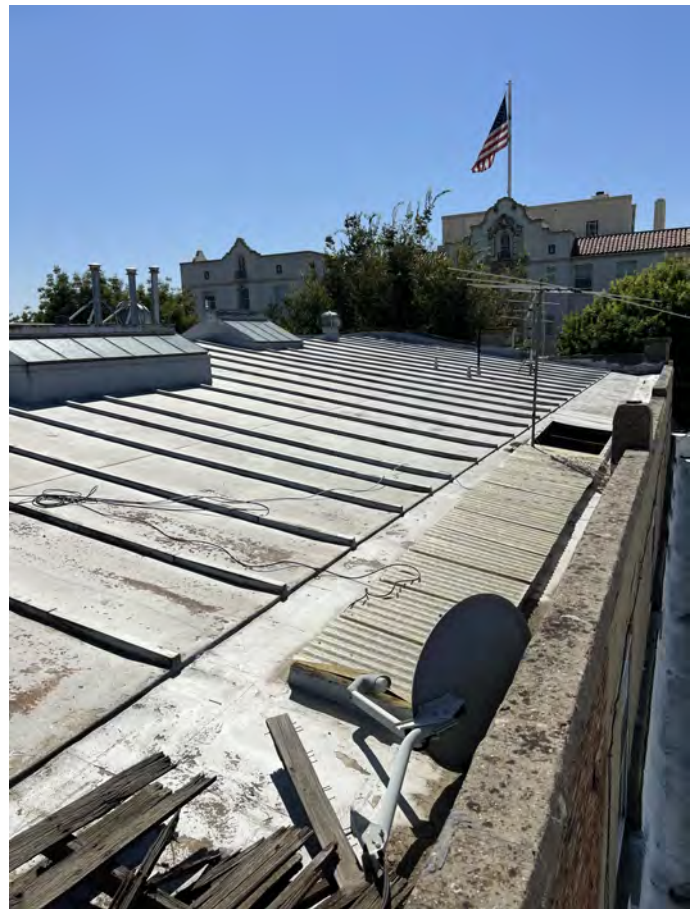
NORTH COURTYARD ELEVATION



EAST AND SOUTH COURTYARD ELEVATION



VIEW INTO COURTYARD FROM SOUTH



VIEW OF ROOF OF BLDG A



EXISTING FLAT ROOF AREA TO BECOME ROOF DECK

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

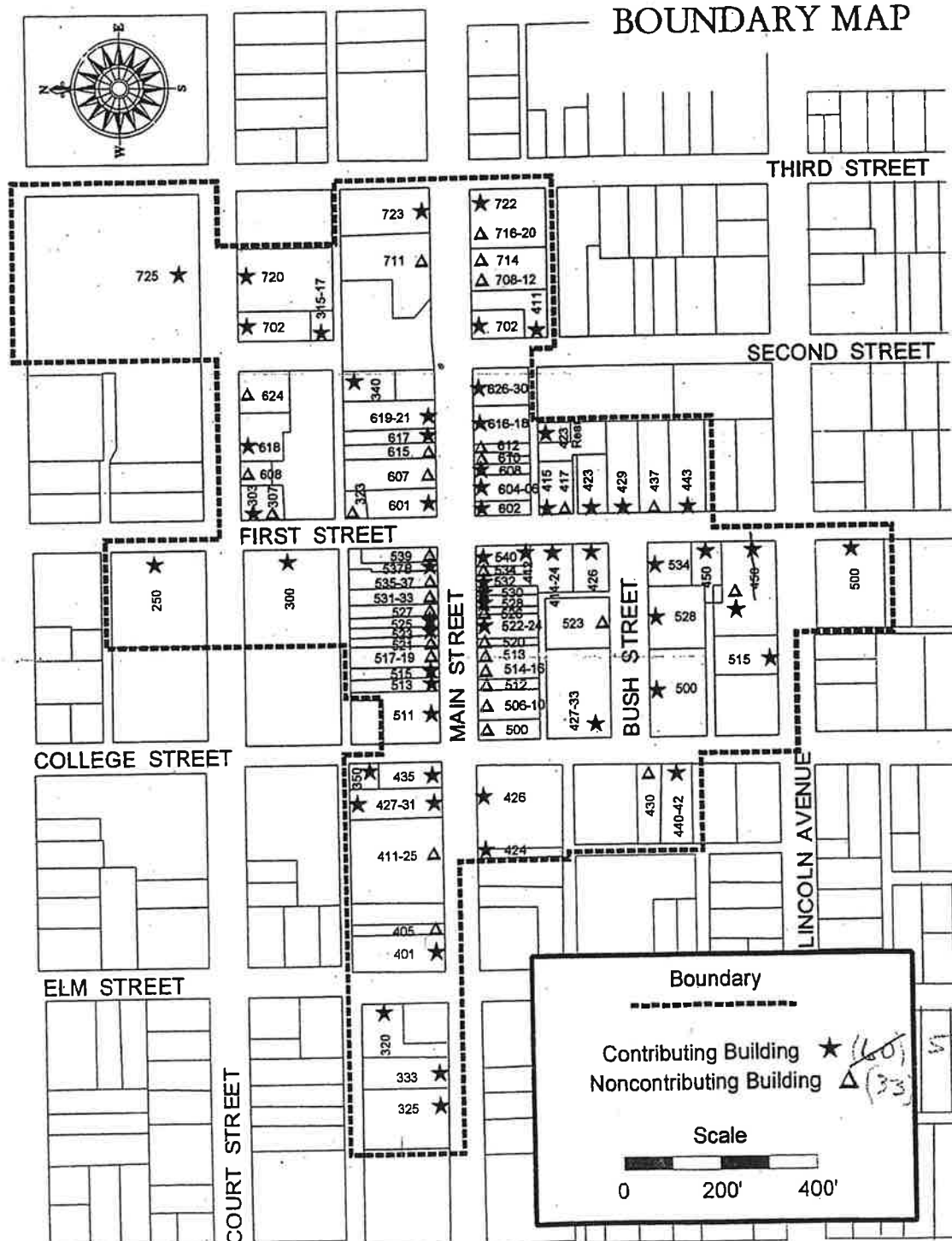
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation Page 55

Downtown Woodland Historic District
name of property

Yolo Co., CA

county and State



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

- P1. Other Identifier:** H. Roth Building
- *P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Yolo
- b. USGS 7.5' Quadrangle:** Woodland, CA **Date:** 1952, revised 1981
- c. Address:** 427, 429 and 431 Main Street **City:** Woodland **Zip:** 95695
- d. UTM:** N/A
- e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):** The subject property is located one parcel to the west of the intersection of Main Street and College Street, facing Main Street and continuing to the north until Dead Cat Alley. APN 005-653-05.
- *P3a. Description:** The subject property consists of a two-story, brick masonry commercial building with rectangular massing that shares a common wall with the former Yolo Savings Bank located at the corner of Main and College Streets and a single-story masonry commercial building along its west elevation. The rear of the building extends to the north with a single-story pass-through, open courtyard and a single-story brick addition, all of which butt up against a two-story wood-frame corrugated metal-sided warehouse style building that fronts Dead Cat Alley. Character defining features of the building include a gabled parapet roof with decorative sand-colored brick coping matching the rest of the front façade facing Main Street and a central arch having incised letters that read "H. ROTH." Below the parapet is a short shed roof clad with clay tile and supported by two single columns set into the brick wall, accented by exposed purlins underneath. Below the roof are four 1 over 1-lite wood-sash windows symmetrically placed beneath each shed roof over overhang. Beneath the windows is a second somewhat shorter shed roof that extends nearly the length of the building with a wood fascia and exposed purlins. Beneath the roof or veranda are two symmetrically placed large picture or storefront windows, rectangular in shape separated by four muntins creating four panels of glass. Below each window is a skirt of glazed tiles. The front of the building is divided in two-by-two brick clad columns, the entrance deeply set characterized by three wooden and lighted entry doors numbered alongside each door 427, 429, and 431. Above each door are rectangular top-lites set in simple wood surrounds. A low glazed tile skirt flanks each door and a glazed tile floor leads from the sidewalk to the entrances with a diamond pattern of lighter colored tile flanking each door. To the left and right of the doors are two large rectangular picture windows (refer to Primary Record, page 2 of 8).
- *P3b. Resource Attributes:** HP7 - One-two story commercial building
- *P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- P5b. Description of Photo:** View looking northwest at the building from Main Street.
- *P6. Date Constructed/Age and Sources:** ☒ Historic Constructed 1911, according to the *Woodland Daily Democrat*, and Don Napoli 1996.
- *P7. Owner and Address:** Half Moon Fruit & Produce, Inc.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
- *P9. Date Recorded:** January 18, 2024
- *P10. Type of Survey:** ☒ Architectural
- *P11. Report Citation:** Historical Resource Analysis Study of 427, 429, and 431 Main Street, Woodland, Yolo County, California 95695. Prepared for the City of Woodland, 300 First Street, Woodland, CA 95695. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. January 2024.
- *Attachments:** Building, Structure, and Object Record, Photograph Record.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 2 of 8

*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

***P3a. Description: (Continued):** From Dead Cat Alley one rear brick masonry wall is exposed as well as portions of the two-story main building. Attached to the rear brick wing of the building is a large rectangular corrugated metal sided two-story warehouse style building that was once occupied by a corral, being part of the Fashion Livery & Feed building that fronted College Street (Figure 1). Between 1895 and 1906, the aforementioned warehouse style building was constructed, described in Figure 4 as having been built of "corrugated iron on studs." Only the north and west walls of this building are exposed, since the other walls butt up against other buildings, such as the former Roth Hotel to the east. In 1998, as part of the National Register nomination for Downtown Woodland, Napoli described the subject properties as follows:

427-431 Main Street Contributing Building - 1911 This brick building has two stories. The front elevation is symmetrical. At the top is parapet with a curved "Mission style" center section. Below are two tiled awnings with hipped roofs supported by knee braces. Each awning tops a pair of one-over-one windows. Above the storefronts is a secondary cornice with exposed purlins. The store doorways are inset. The display windows on each side have tall panes. Clerestory windows have been covered, and a guyed awning has been removed. The display windows are new (ca. 1980), but the wood doors suggest the door treatment dates from ca. 1950. The building, an example of the Mission Revival style, contributes to the historic character of the district. The warehouse has a gable roof facing the alley. The building has two stories and corrugated metal siding. A large two-part door on an overhead rail faces the alley. The building is now linked to 427-431 Main. Newly installed windows appear to be the major alteration. The building, originally a livery stable, contributes to the historic character of the district.

Napoli's description of the corrugated metal-sided warehouse in 1996 appears to be consistent with the building today - all the windows have been replaced with aluminum divided-lite windows, but the original front two-part overhead rail door remains intact.

Figures 1-4 (Sanborn Fire Insurance Maps) dating from 1886-1906, illustrate the project parcel and the single-story brick masonry building that occupied the parcel until 1911, when the brick building was demolished and the existing two-story building was built. Prior to 1911, the previous building was divided into three and later four businesses, which included the city soda works.

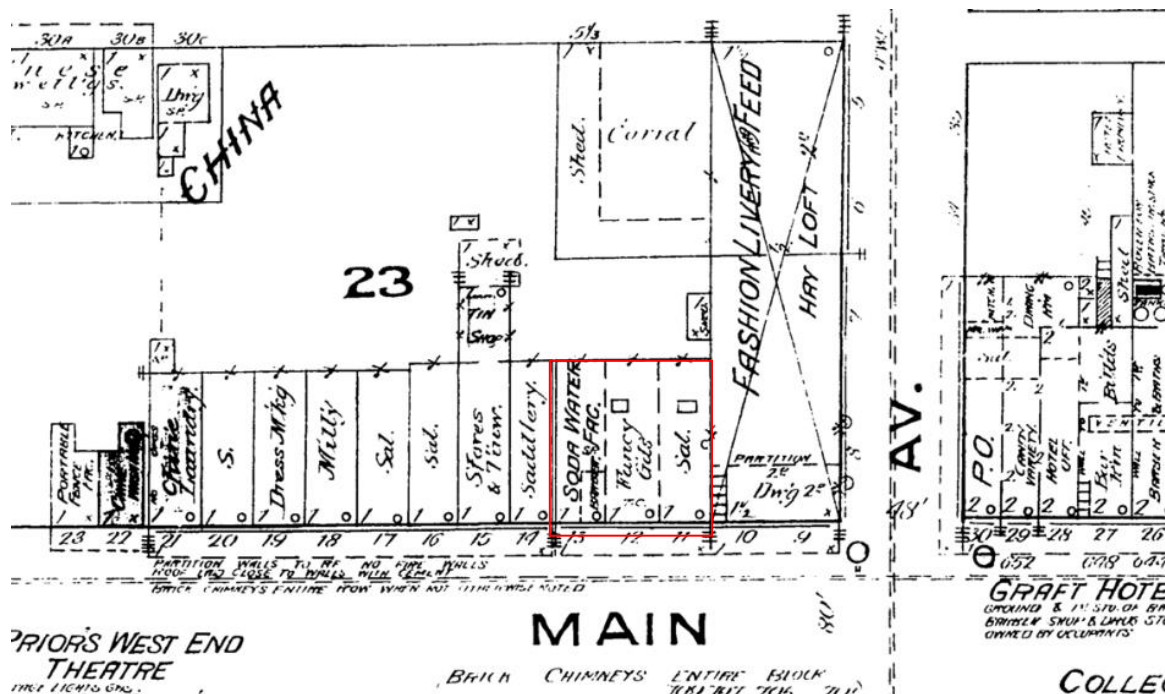


Figure 1: Sanborn Fire Insurance Map,
Woodland, California, Sheet 6, February 1886.

State of California — The Resources Agency
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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

*P3a. Description: (Continued):

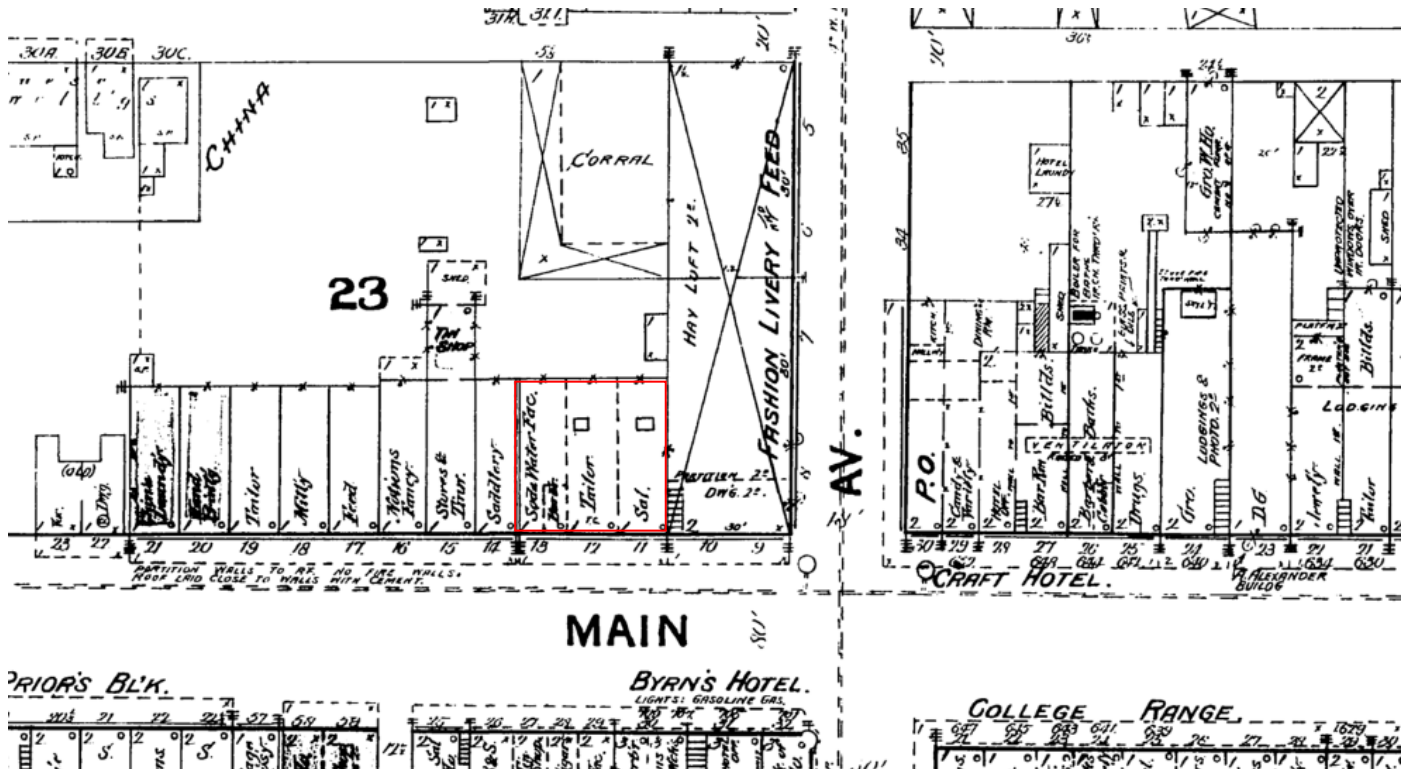


Figure 2: Sanborn Fire Insurance Map,
Woodland, California, Sheet 7, May 1889.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____
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Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

*P3a. Description: (Continued):

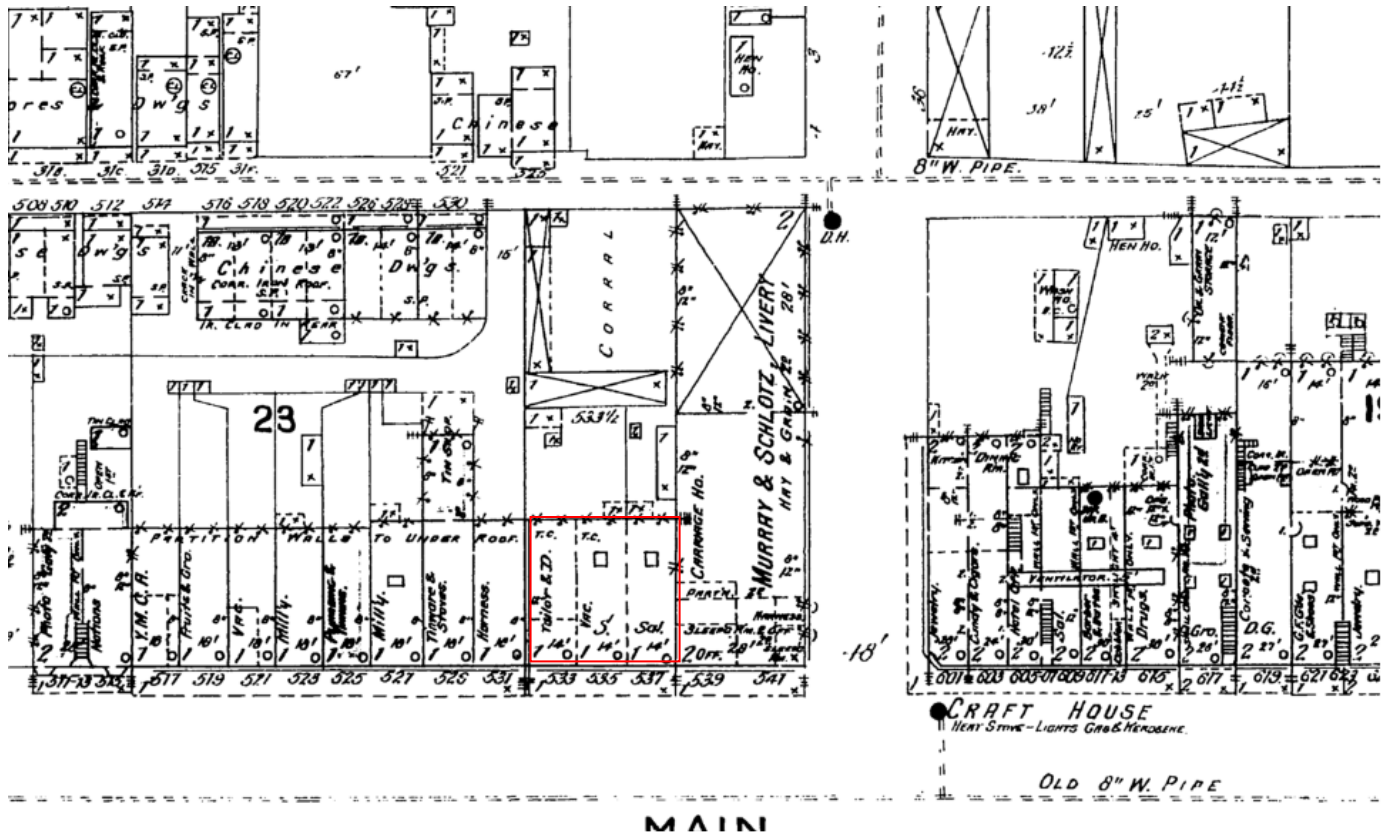


Figure 3: Sanborn Fire Insurance Map,
Woodland, California, Sheet 9, September 1895.

State of California — The Resources Agency
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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

*P3a. Description: (Continued):

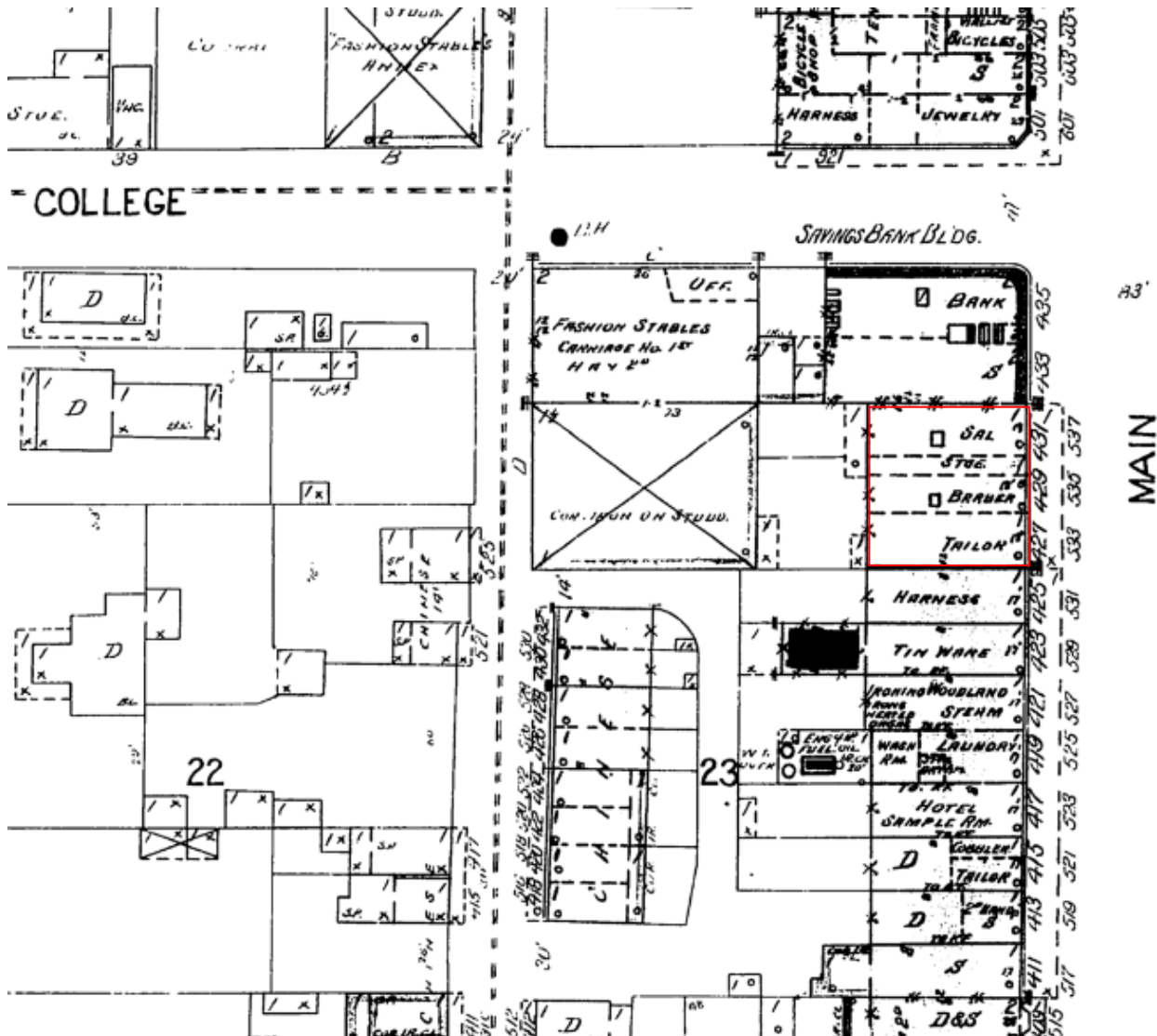


Figure 4: Sanborn Fire Insurance Map,
Woodland, California, Sheet 12, June 1906.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

***P3a. Description: (Continued):**

Figure 5 below depicts the subject parcel in 1912, just after completion of the two-story H. Roth Building. As illustrated on the Sanborn Fire Insurance Map, the building's ground floor was divided into two storefronts, each 30' in width. In 1912, the metal-sided building used as part of the stables was not connected to the new building.

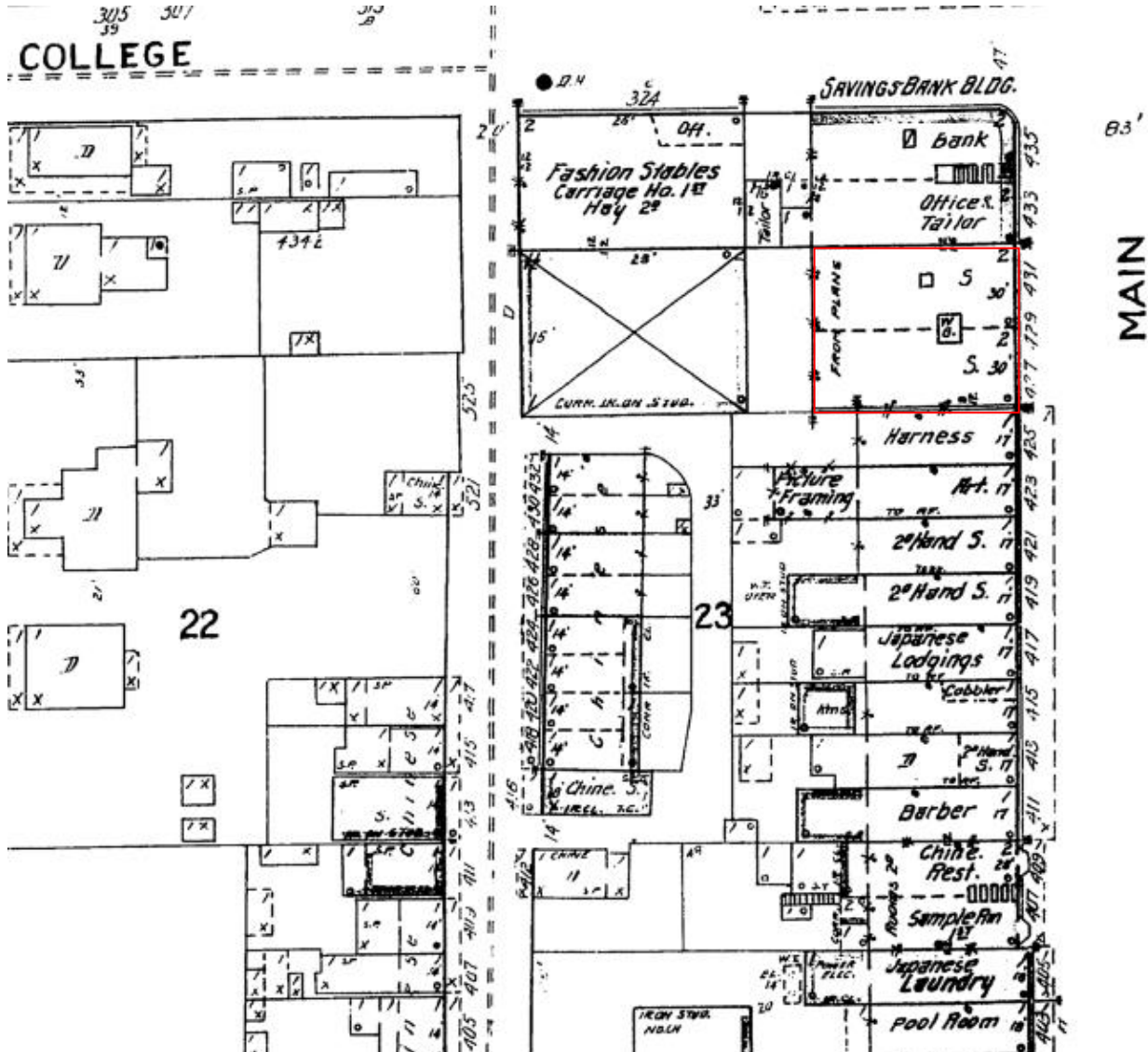


Figure 5: Sanborn Fire Insurance Map,
Woodland, California, Sheet 13, January 1912.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

***P3a. Description: (Continued):**

Figure 6 below illustrates the addition of a single-story brick masonry building to the rear of the Roth building, apparently used in part for oil storage. It should also be noted that to the east, sandwiched between the Elks Club and the bank, a single-story masonry building had been constructed.

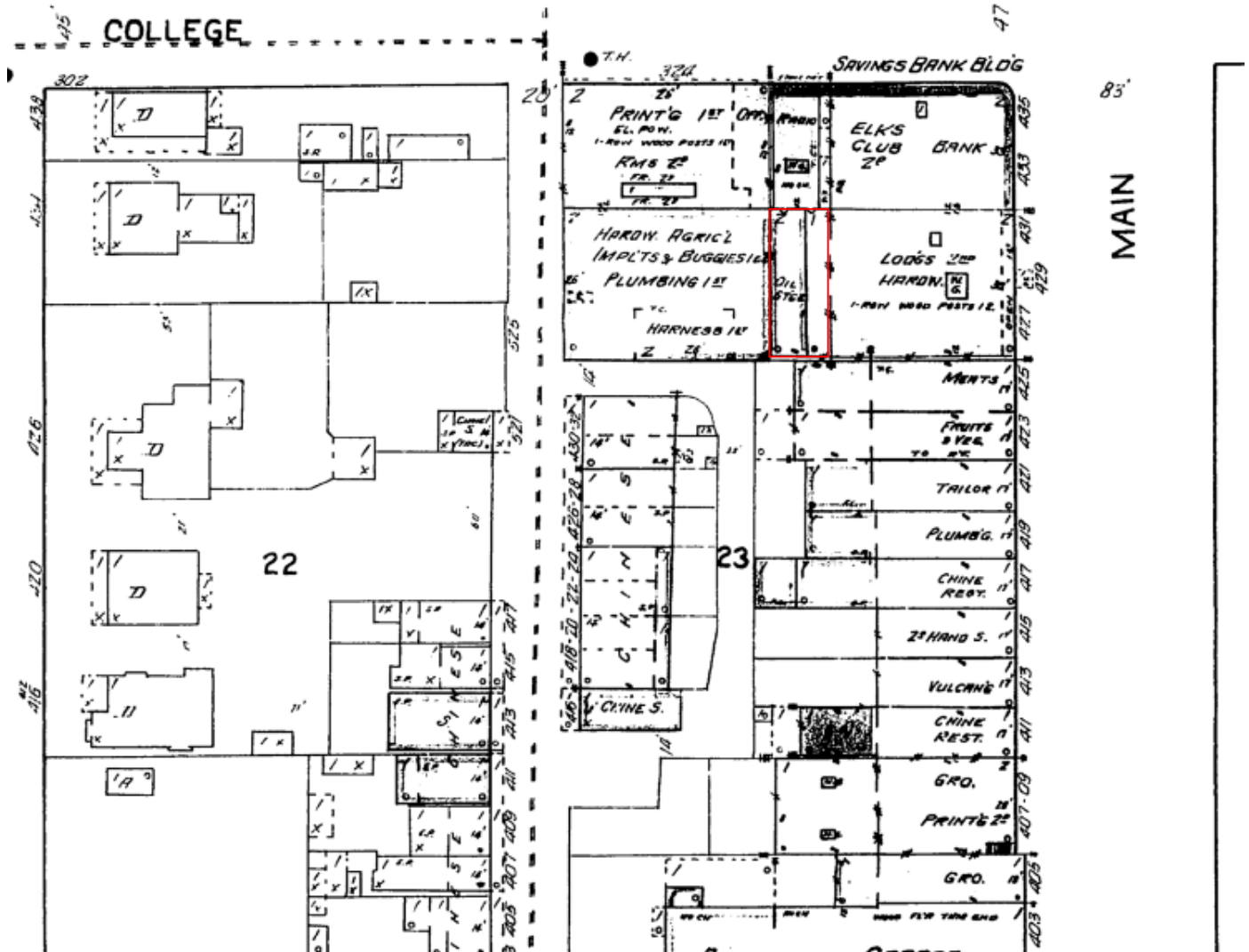


Figure 6: Sanborn Fire Insurance Map,
Woodland, California, Sheet 17, November 1926.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

***P3a. Description: (Continued):**

The final Sanborn Fire Insurance Map, updated in 1949 (Figure 7), depicts another building added to the rear of the Roth Building and cut into the metal-sided warehouse. Note that "WG" on the fire map indicates glass skylights. This addition is illustrated in Photograph 10 taken on January 24, 2024, looking southeast from Dead Cat Alley.

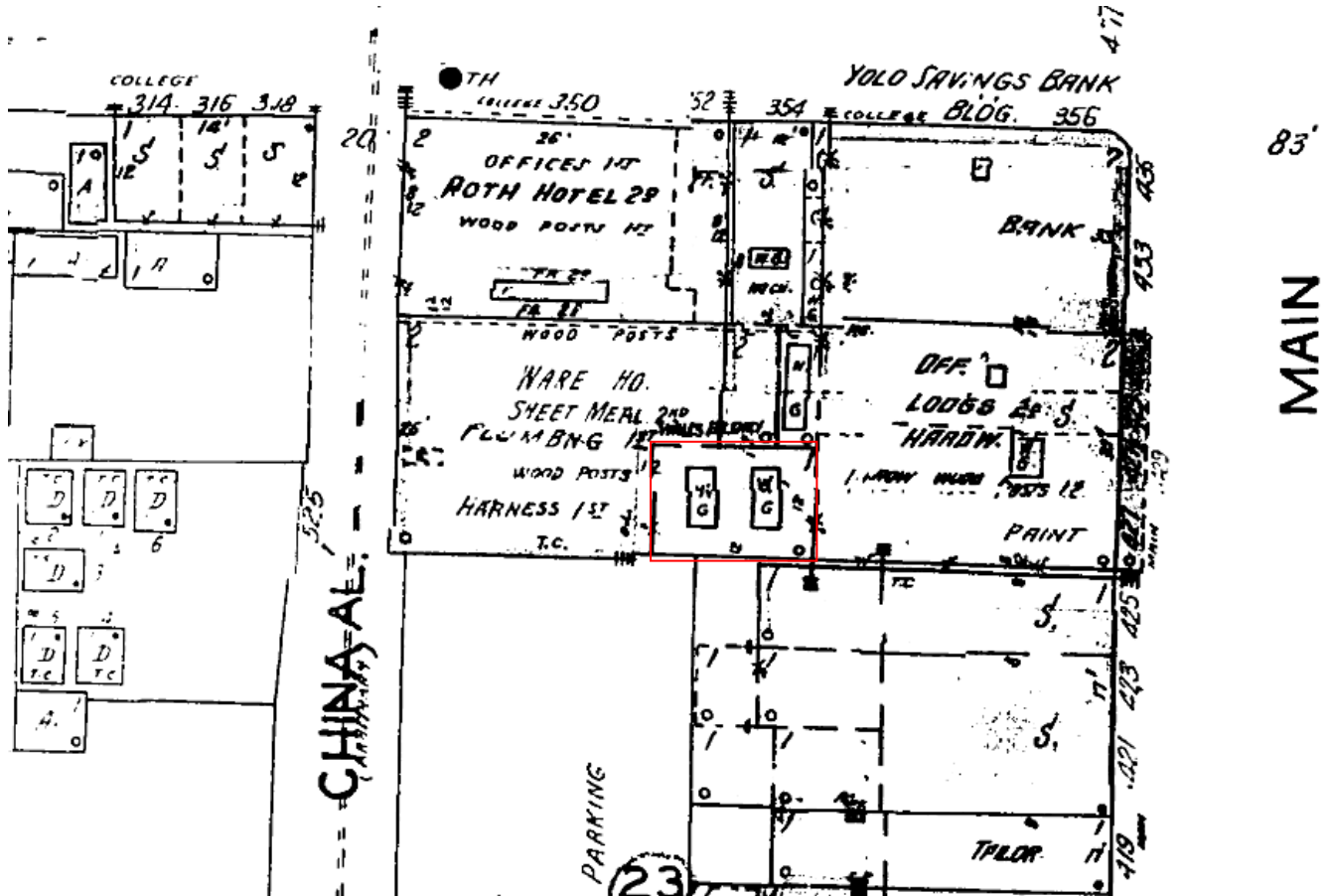


Figure 7: Sanborn Fire Insurance Map, Woodland, California, Sheet 17, November 1926, updated July 1949.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:
HRI#:

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

- B1. Historic Name:** H. Roth Building/Roth Building
B2. Common Name: H. Roth Building/Roth Building
B3. Original Use: Rooming house second floor/ Retail ground floor
***B5. Architectural Style:** Brick Masonry Mission Revival
***B6. Construction History:** According to historic newspaper accounts, Sanborn Fire Insurance Maps, a recordation of the building by architectural historian Don S. Napoli in 1996, and the incised name and date near the center parapet of the building, the property was constructed in 1911.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Masonry commercial buildings dating from the 1870s-1930s.
B9a. Architect: Undetermined **B9b. Builder:** Roth Brothers
***B10. Significance:** **Theme:** Brick Masonry Commercial Architecture/Commerce and Trade **Area:** Woodland
Period of Significance: 1911-1949 **Property Type:** Commercial/Retail building **Applicable Criteria:** NRHP A-D; CRHR 1-4; City of Woodland Criteria

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street (refer to BSO, Page 2 of 18).

B11. Additional Resource Attributes: None.

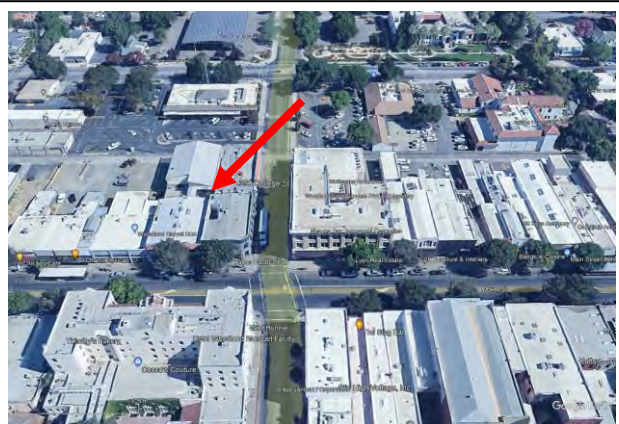
B12. References: City of Woodland. "A Brief History of Woodland." Excerpted from the Woodland General Plan. www.cityofwoodland.org. 1996; Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Gilbert, Frank T. *The Illustrated Atlas and History of Yolo County, Cal., containing a History of California from 1513 to 1850, a History of Yolo County from 1825 to 1880*. San Francisco: DePue & Company. 1879; Gregory, Tom. *History of Yolo County, California*. Historic Record Company: Los Angeles. 1913; Kalfbeek, Elizabeth. *Woodland Daily Democrat* Website; Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989; Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972; Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications. 1987; Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington DC: Preservation Press. 1987; McAlester, Lee. *Field Guide to American House*. New York: Knopf. 1984; Napoli, Don. California Department of Parks and Recreation (DPR) forms. 1996; State of California. *California Historical Landmarks*. Department of Parks and Recreation. Sacramento, CA. 1979; State of California. *California Inventory of Historic Resources*. Department of Parks and Recreation. Sacramento, CA. 1976; State of California. California Historical Resources Status Codes Manual and California Department of Parks and Recreation (DPR) forms. March 1995; USDI, National Parks Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. n.d.; Walters, Shipley. "A Brief History of Woodland." Prepared for the Residential Walking Tour Booklet. www.strollthroughhistory.com. 2008 (refer to BSO, Page 12 of 18).

B13. Remarks:

B14. Evaluator: Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

Date of Evaluation: January 2024

Google Earth Aerial Image 2023



This space reserved for official comments

***B10. Significance: (Continued):**



Figure 1: 3D aerial view of 427, 429 and 431 Main Street, looking north (Google Earth 2023).

Before the settlement of the Woodland area by Europeans, the *Poo-e-win*, a dialect group of the Hill Patwin Indians, inhabited the region, occupying the river courses and tributary drainages, such as the Sacramento River, and Cache and Putah Creeks. Of special importance to the *Poo-e-win* was the main trading trail which followed the course of Cache Creek and served as an important economic supply line to the Nomlaki to the north, the Nisenan to the east, and the Pomo to the west. The *Poo-e-win* likely occupied the Woodland area in seasonal camps for hunting and seed gathering. The Patwin occupied homes of tule leaves and ate acorns, berries, roots, fish, duck and game. The enslavement of the *Poo-e-win* by the Spanish missionaries rapidly reduced their numbers and a smallpox epidemic in 1837 decimated the surviving population (City of Woodland 1996; Walters 2008).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

In 1856, Henry Wyckoff established a second store near Court Street, but sold out in April 1857 to Missourian Franklin S. Freeman, who demolished the old residence and erected a new house, still standing at 1037 Court Street. He married local school teacher Gertrude Swain in 1858, and they lived in the house until about 1868, after which they constructed a larger house on the 400 block of First Street, which was demolished in 1948 (Gilbert 1879; City of Woodland 1996; Walters 2008). His wife, Gertrude taught 60 pupils in the school which was located across from the present-day Freeman Park (Hayes 1928). By 1857, Major Frank S. Freeman had acquired 160 acres of land, and offered free lots to settlers who would clear the land and build homes. Eventually the settlement of Yolo City was established around the central part of present-day Main Street. Yolo City developed into an agricultural community, bolstered by the first irrigation canal developed in 1856 by James Moore, who owned exclusive rights to Cache Creek. In 1861, Major Freeman gained permission to build a post office in the town, and Yolo City was officially renamed Woodland by his wife, Gertrude Freeman in honor of the Valley Oak forest that filled the valley. Frank Freeman was appointed Postmaster in 1861, and he established the first Woodland post office in a brick commercial building he constructed on the northwest corner of Main and First Streets (539 Main Street). A saloon, the first in the town, was opened in 1861 by Benjamin Hotchkiss on Main Street. There were two boarding houses, one kept by James W. Stotenburg and the other by E. Dollarhide (Gilbert 1879; City of Woodland 1996; Walters 2008).

The grade of the road once known as the "old Vallejo Railroad Grade" was completed to Woodland in 1860. The same year Hesperian College was completed. The flood of 1861-1862 demonstrated the necessity of a more accessible point for the county seat than the current town of Washington (Gilbert 1879: 76). In 1862, the Yolo County seat was transferred from Washington (present-day West Sacramento) to Woodland. The first plat of the town was recorded in 1863 with Sixth Street designated as the eastern boundary, College Street as the western boundary, North Street as the northern boundary, and South Street (now Main Street) as the southern boundary. By the mid-1860s Woodland was the most important commercial center in the county, with a business district that boasted the county courthouse and hospital, a steam flour mill, brewery, livery stable, two blacksmith shops, wagon shop, two hotels, drugstore and six retail stores (City of Woodland 1996; Walters 2008).

In 1869, the California Pacific Railroad Company constructed a line between Davisville and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. Warehousing and industries requiring rail service developed along the railroad tracks, creating the industrial area that still remains between East and Fifth Streets. By 1870, the population of Woodland was approximately 1,600. By the time Woodland was incorporated in 1871 most of the oaks for which the town was named had vanished. Agricultural produce included tobacco, peanuts, grapes, rice, sugar beets, various grains, and row crops. Wineries and livestock were also important agricultural operations.

In 1891, Woodland acquired the water works system, built a sewer system, and completed the city hall. The Opera House, which was destroyed by fire in 1891 and rebuilt in 1896, became a center for recreation and culture. William H. Weeks, a renowned Northern California architect, designed many buildings in Woodland, including the Yolo County Courthouse, Hotel Woodland, Elks Lodge, and the Bank of Woodland (City of Woodland 1996; Walters 2008). By 1910, Woodland was the largest city in the county, with a population of 3,187. For the next 40 years, Woodland remained a stable community, anchored by agricultural industrial plants, such as the three rice mills, a sugar beet refinery, and a tomato cannery. The post-World War II period heralded explosive growth for California, and Woodland's population tripled between 1950 and 1980. New subdivisions and shopping centers developed around the town's perimeter, while industrial plants and distribution centers have been established in the northeast area of Woodland (Walters 2008).

History of 427, 429 and 431 Main Street

The subject parcel and the commercial building at 427, 429, and 431 Main Street, commonly known as the H. Roth Building, a name applied at the top of the parapet to signify the contribution and importance of the Roth family in Woodland. By the early 1900s, the Roth brothers, which were six in total, had established themselves as energetic businessmen and contractors.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

***B10. Significance: (Continued):**

Coinciding with the new bank, by 1911, local businessman J. E. Roth planned to construct a new two-story building adjoining the Yolo Savings Bank building along Main Street (Figure 2).



Figure 2: Woodland Daily Democrat, August 8, 1911.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

***B10. Significance: (Continued):**

As described in Figure 3, during demolition of the old brick building, J. M. Tull was “caught” beneath a wall that fell upon him. Tull apparently suffered rather severe injuries from the collapsed wall.



Figure 3: Woodland Daily Democrat, August 23, 1911.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance: (Continued):**

In 1912, a year after the Roth building opened, they installed a "Box Ball" indoor bowling game in one of the rooms (Figure 4). For only 5 cents one could bowl on what appears to be a raised wooden alley.

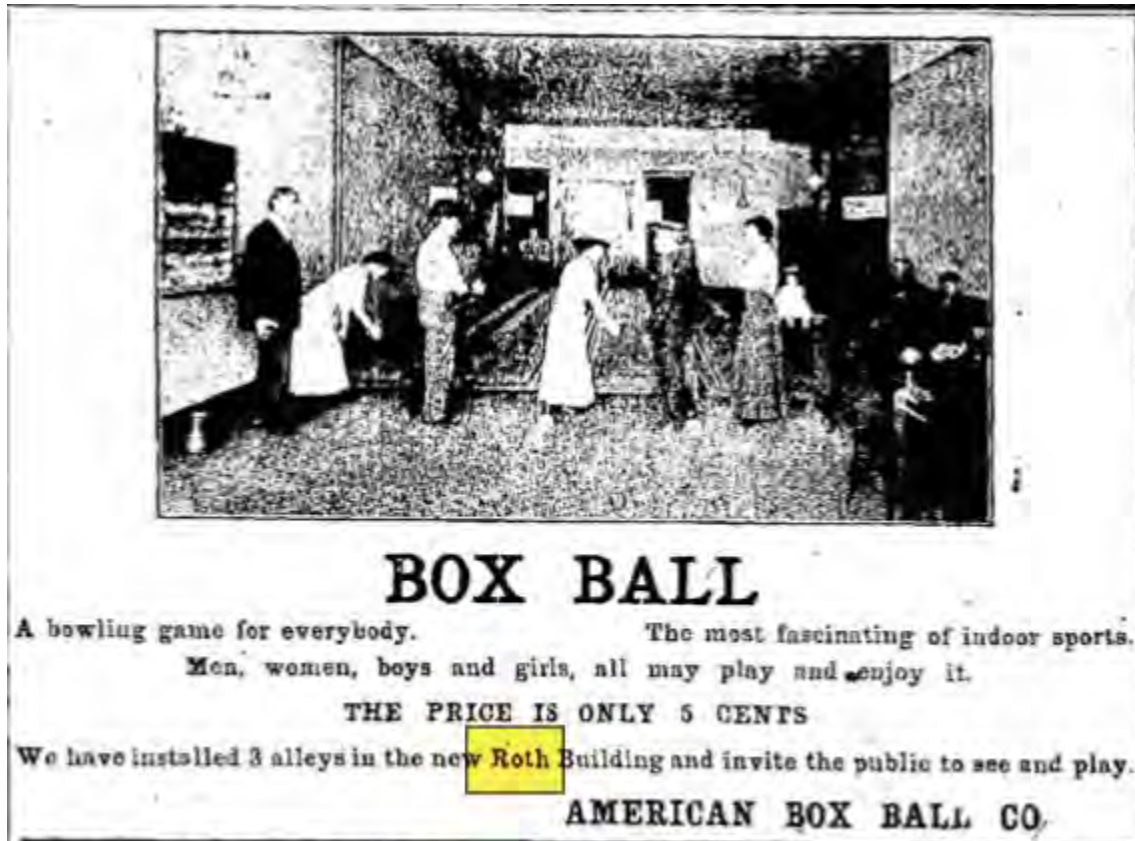


Figure 4: Woodland Daily Democrat, January 10, 1912.

In 1913, John E. Roth, Amos Roth, Emma Roth, Lo'ise Roth, William F. Roth, Albert Roth, H.C. Roth, and H. Roth assigned their interest in the estate of G. Roth who was deceased, to his widow Elizabeth Roth (*Woodland Daily Democrat*, January 23, 1913). The move was likely intended to provide the late G. Roth's wife with some degree of financial stability following the death of her husband. Based upon U.S Census data, the elder Roth, Gotlob and his wife had eight children and are listed as wheat farmers living in or near the Capay Valley. The family emigrated from Minnisota to Yolo County sometime in the 1870s according to the U.S. Census.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

In summary, the Roth Building, located at 427, 429 and 431 Main Street and constructed in 1911, retains many, if not most, of its original character defining features, with the exception of minor remodeling of the first floor of the front façade. The multipurpose building represents a large class of commercial architecture built in Woodland and other cities across California in the early-1900s, which served dual purposes that generally included apartments above and ground floor retail space. Prior to the 1920s, the corrugated metal-sided warehouse or shed style building in the rear of the Roth Building was detached. By 1926, the space between the two buildings was filled with a single-story brick masonry building. The corrugated metal-sided building was constructed in circa-1895 and 1906 as part of the Fashion Livery Stable. By the 1940s, the building was housing sheet-metal, plumbing supplies, and harnesses. Unfortunately, the Fashion Livery Stable building facing College Street was extensively remodeled in 1913 as the Roth Hotel, and has lost its integrity, that is its significant character defining features from when it served as livery stable.

REGULATORY FRAMEWORK

NRHP Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history. As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDI, n.d.)

CEQA and CRHR Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5). According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

City of Woodland Standards for Historic Designation

In addition, the City of Woodland Sec. 12A-3-1. Standards for designation of historical landmarks, historical districts, and historical resources was taken into consideration. The standard is as follows:

(a) A building, structure, object, or particular place may be designated for preservation as a landmark if it meets one or more of the following criteria:

(1) Historical Importance. The building, structure, object, particular place, vegetation or geology, has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

(2) Architectural Importance. The building, structure, object, or particular place exemplifies the environment of a group of people in an era of history characterized by distinctive architectural style; or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

(b) An area may be designated as an historical district which it includes at least two designated historical landmarks in such proximity that they create a setting historically or culturally significant to the local community, the state, or the nation, sufficiently distinguishable from other areas of the city to warrant preservation by such means. Such districts may include structures and sites that individually do not meet criteria for landmark status but which geographically and visually are located so as to be part of the setting in which the other structures are viewed.

(c) The city council shall approve and maintain a historical resources list. A building, structure, or object may be included on the list as a historical resource if, in the determination of the city council, it satisfies the historical preservation commission's historical resources inventory study list evaluation criteria. (Ord. No. 1004, § 2 (part); Ord. No. 1310, § 3 (part).)

INTEGRITY CRITERIA

Determining the significance of 429, 427, and 431 Main Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

In regards to defining integrity, establishing a property's period of significance and establishing the contribution an addition makes to the significance of the property is a critical first-step in determining a property's significance. In some cases -- when a later addition is out of scale with the historic property, is incompatible in design and materials, or has damaged, obscured, or obliterated significant character-defining features -- the effect of an addition on the property's historic integrity may become a determining factor of eligibility. In the case of architecturally significant resources (Criterion C NRHP and Criterion 3 of the CRHR), does the addition possess architectural importance in its own right? Is it consistent with the design of future additions as specified in the original historic plans? If less-than-fifty years of age, does the addition possess exceptional importance? Is it an outstanding example of its period and/or type, the work of a master, or "architecturally compatible" design of the late 20th century? Have later additions damaged historically significant or character-defining features? (McClellan 2008).

Whereas National Register guidance is concerned with the impact of alterations on significant features, the Secretary of Interior Standards for Rehabilitation focus on "character-defining" features. Derived from the standards, the following sets of questions can help evaluate the impact of an addition and other changes on a historic property.

Compatibility -- Is the addition sympathetic to or compatible with the historic property? How does it compare in size, scale, materials, design, and workmanship? What other alterations occurred at the time the addition was construction? Do these cumulatively affect the property's historic integrity?

Accurate Representation -- How do the addition and any related alterations affect the property's ability to accurately portray its history and physical evolution? Does the addition read as an addition to an earlier building? Does the addition accurately represent the property's history and physical evolution? Does it evoke a false sense of history or mask the property's significant historic character?

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

Protection of Significant Features and Reversibility -- What is the nature of the connection joining the historic building and addition (exterior and interior)? What alterations and changes occurred to the design, materials, and workmanship of the original building when the addition was constructed (including any changes to the exterior walls or internal corridors to accommodate the addition)? Are changes reversible? Were any significant landscape elements (courtyards, gardens, vistas, etc.) altered or lost when the addition was built?

Visibility -- Has the addition obscured, covered, or altered the principal facades, historic entrances, or character-defining (significant) features of the property? How conspicuous is the addition in views of the principal elevations? How conspicuous is it in views of (secondary) minor elevations? How does the addition interrupt, interfere with, or dominate any historically significant views of the building or important views seen from the building (including the orientation of the building to the street, scenic vistas, views of an inner courtyard or surrounding campus, or the principal facades as viewed from various approaches)?

The answers to these questions, and others, are as follows:

Currently, the Roth Building at 429, 427, and 431 Main Street is listed in the California Built Environment Resource Directory (BERD) as a contributing property (#572847; listed 06/22/1999) to the Downtown Woodland National Register Historic District (#99000471), which runs along Main Street from Elm Street to 3rd Street, its period of significance being 1866-1948. Thus, the question is whether the property still retains adequate integrity to convey its historical significance and retain its listing as a contributing element to the Downtown Woodland National Register Historic District. As previously discussed, the subject property retains fair integrity of its front façade facing Main Street, having replacement picture or storefront windows, the clerestory windows covered over, a replaced tile skirt and floor tile, and replaced entry doors. The remodeling reportedly occurred in the 1950s, according to Napoli (1996). As a whole, the building still reads as a typical two-story brick masonry commercial building from the early 1900s.

In analyzing these remodeling and accretions:

Compatibility – The remodeling of the front façade is compatible to the building's design and other similar buildings in downtown Woodland.

Accurate Representation - The accretions and remodeling appear to have occurred within or close to the broad period of significance of the Downtown Woodland National Register Historic District.

Protection of Significant Features and Reversibility - The remodeling of the building's exterior façade appears to be reversible if restoration to its original 1913 period is a preferred alternative.

Visibility - While the remodeling of the front façade is clearly visible from Main Street, the rear additions are largely concealed by other buildings.

In applying the seven aspects of integrity,

Integrity Assessment

Location - The property retains its original location.

Design - The subject property retains most of its original design characteristics on its front façade.

Setting - The setting of the property remains largely intact.

Materials - The exterior walls of the building have been altered with tile and other changes, but, as a whole, the masonry work columns and storefront windows appear to be largely the same.

Workmanship - Most of the 1913 period workmanship remains intact, however, the 1990s replaced windows and doors are incompatible alterations to the building's workmanship, when it was converted to a rooming house or hotel.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

Feeling - The feeling of the building reflects a rather typical two-story commercial storefront built in Woodland during the 1910s.

Association - The association of the building appears to be largely still represented by its exterior design.

EVALUATION ASSESSMENT

Is 427, 429, and 431 Main Street eligible for the NRHP or the CRHR? Yes.

Under NRHP Criterion A-C and CRHR Criteria 1-3, the subject property represents a period of increased commerce and trade in Woodland with new construction filling vacant lots or older buildings being replaced, as was the case with the Roth Building. Architecturally, the building is consistent with the post-1900 popularity of the "Mission Revival" style. The subject property does not appear to possess scientific data of significance under NRHP Criterion D and CRHR Criterion 4. The subject property does not appear to be eligible for the NRHP or the CRHR as an individual property.

Is 427, 429, and 431 Main Street a significant resource per the City of Woodland Sec. 12A-3-1-Standards for designation of historical landmarks, historical districts and historical resources? Yes.

The subject property retains adequate integrity for it to remain on the Woodland historical register as a contributing element to the Downtown Woodland National Register Historic District. Its period of significance is 1911, when it was constructed. In the far rear of the Roth Building parcel is the corrugated metal-sided warehouse building that predates the Roth Building, and until the Roth Building was constructed in 1911, its association was with the livery stable to the east. Thus, the corrugated metal-sided warehouse should be treated independent of the Roth Building since it reflects a much different historical context. However, because the buildings are now connected by a common addition in the middle, and the corrugated metal-side warehouse, other than its windows, appears to have good integrity, both buildings were added as one unit to the Downtown Woodland National Register Historic District, and should remain listed.

SIGNIFICANCE SUMMARY STATEMENT

In conclusion, 427, 429, and 431 Main Street, including the corrugated metal-side warehouse in the rear, appear to retain enough integrity to remain as a contributing resource on the Downtown Woodland National Register Historic District.

B12. References: (Continued):

Primary Records

California State Archives, Sacramento, California; California State Library, History Room, Sacramento, California; United States Federal Census. Woodland, Yolo County, California 1880-1950; *Woodland Daily Democrat*. Newspaper. Woodland, California. 1890-1940; Yolo County Tax Assessor's Office. Official Records. Woodland, California; Yolo County Recorder's Office. Official Deeds. Woodland, California; Yolo County Archives, Woodland, California.

Maps

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Woodland, Yolo County, California. 1886-1962; USGS 7.5' *Woodland, California* Topographic Quadrangle 1952, revised 1981.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):

PHOTOGRAPH RECORD



Photograph 1: View looking north from Main Street at the Roth Building.



Photograph 2: View looking west from in front of the former Yolo Savings Bank towards the Roth Building.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):



Photograph 3: View looking east in front of the Roth Building down Main Street.



Photograph 4: View looking at the marquee set in the brick below the parapet that reads "H. ROTH 1911."

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance: (Continued):**



Photograph 5: View looking east at the Roth Building from the sidewalk along Main Street.



Photograph 6: View looking north at the altered windows on the first floor and what was likely once a clerestory window above the lower picture windows.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:

HRI#:

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):



Photograph 7: View of the front entryway and remodeled entry tiles looking east down Main Street.



Photograph 8: Similar view as Photograph 7, but looking west down Main Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):



Photograph 9: View looking south from Dead Cat Alley towards the front of the former Fashion Stable building and now the rear of the Roth Building that shares a common wall with 350 College Street.



Photograph 10: View looking east towards the Roth Building on the far right. Note the brick additions behind the building that are attached to the former Fashion Stable building.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:
HRI#:

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*Resource Name or #: (Assigned by recorder) 427, 429 and 431 Main Street

NRHP Status Code: 1D

*B10. Significance: (Continued):



Photograph 11: View looking at the northwest elevation of the former livery stable warehouse and the northern edge of Woodland's former Chinatown.

Primary # _____
HRI # _____
Trinomial _____
National Register Status Code **3D** _____
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Woodland
HISTORIC RESOURCES INVENTORY

427-431 (rear) Main Street

Resource Name/Address

P2. **Location:** Unrestricted a. **County:** Yolo
b. **USGS 7.5' Quad:** Woodland, Calif., **Date:** 1952, photorevised 1981
c. **Address:** 427-431 (rear) Main Street **City:** Woodland **ZIP:** 95695
e. **Other Locational Data:** APN — 5-653-05✓

P3a. **Description:**

This warehouse has a gable roof facing the alley. The building has two stories and corrugated metal siding. It is now linked to 427-431 Main. Newly installed windows appear to be the major alteration. The property's boundary is the north half of its current parcel.

P3b. **Resource Attributes:** HP4—Stable

P4. **Resources Present:** Building



P5b. **Description of Photo:**
Front Elevation / 12/92-6/93
Roll & Frame —

P6. **Date Constructed:**
1900 Estimated

P7. **Owner and Address:**
Robert and Joseph Johnson
1240 Wilson Way
Woodland, CA 95695

P8. **Recorded by:**
Donald S. Napoli
Community Development Dept.
City of Woodland
300 First Street
Woodland, CA 95695

P9. **Date Recorded:** 12/20/96

P10. **Type of Survey:** Intensive

P11. **Report Citation:** City of Woodland. Planning Department. "Redevelopment Area Historic Structures Inventory," March 1997.
DPR 523A - Test (1/95)— Attachment: Building, Structure, and Object Record

B1. **Historic Name:** Fashion Livery
B2. **Common Name:** Sears Warehouse
B3. **Original Use:** Stable

B4. **Present Use:** Warehouse

B5. **Architectural Style:** No Style
B6. **Construction History:** New windows installed, ca. 1996

B7. **Moved:** No
B8. **Related Features:** 427-431 Main on south half of parcel

B9a. **Architect:** Unknown

b. **Builder:** Unknown

B10. **Significance:** Theme: Urbanization: Downtown Commercial Development
Period of Significance: 1870-1955 Property Type: Small Retail Buildings Area: Woodland
Applicable Criterion: A
This warehouse was constructed around 1900. It originally functioned as a stable for the Fashion Livery, which faced College Street. The building contributes to a potential historic district in downtown Woodland.

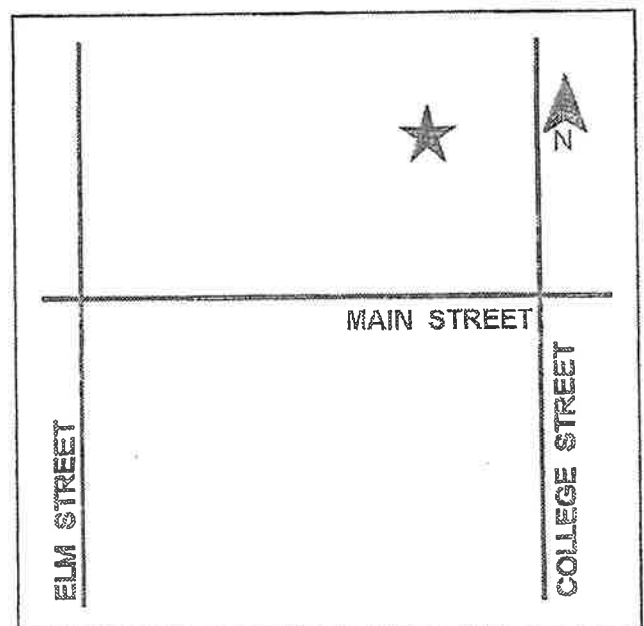
B11. **Additional Resource Attributes:**

B12. **References:** Sanborn Fire Insurance Maps, 1895-1949;
Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992.

B13. **Remarks:**

B14. **Evaluator:** Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)



APPENDIX 2: NRHP STATUS CODES

This appendix explains the use of the codes that should be entered in the "NRHP Status Code" field in the header of the Primary Record when an evaluation of a historical resource is completed. The codes found here represent a short list of the most frequently used status determinations, selected from a more extensive list that is available from the OHP on request. Be sure to read the entire list before deciding which code to use. Take special care that evaluations for districts and their components fit together properly. Note that districts themselves are given "S" ratings, while contributors receive "D" ratings. Thus, a district judged eligible for the National Register is rated "3S," but the district's contributors are rated "3D."

The initial number in a code indicates the general status:

1. Listed in the National Register.
2. Determined eligible for the National Register in a formal process involving federal agencies.
3. Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form.
4. Might become eligible for listing.
5. Ineligible for the National Register but still of local interest.
6. None of the above.
7. Undetermined.

Each general status is divided into more specific codes as follows:

1. Listed in the National Register:
 - 1S. Separately listed.
 - 1D. Contributor to a listed district.
 - 1B. Both 1S and 1D.

Determined eligible for listing in the National Register:

- 2S1. Determined eligible for separate listing by the Keeper of the National Register.
- 2S2. Determined eligible for separate listing through a consensus determination by a federal agency and the State Historic Preservation Officer.
- 2S3. Determined eligible for separate listing by a unit of the National Park Service other than the Keeper of the National Register.
- 2D1. Contributor to a district determined eligible by the Keeper.
- 2D2. Contributor to a district determined eligible for listing through a consensus determination.
- 2D3. Determined eligible for listing as a contributor to a district by a unit of the National Park Service other than the Keeper.
- 2B5. Determined eligible by more than one method listed above.

3. Appears eligible for listing in the National Register:

- 3S. Appears eligible for separate listing.
- 3D. Contributor to a district that has been fully documented according to OHP instructions and appears eligible for listing.
- 3B. Both 3S and 3D.

4. Might become eligible for listing:

4R. Meets both of the following conditions: (1) is located within the boundaries of a fully documented district that is listed in, determined eligible for, or appears eligible for the National Register; and (2) may become a contributor to the district when it is restored to its appearance during the district's period of significance.

4S. May become eligible for separate listing in the National Register when one of the following occurs (use the code for the most important reason if more than one applies):

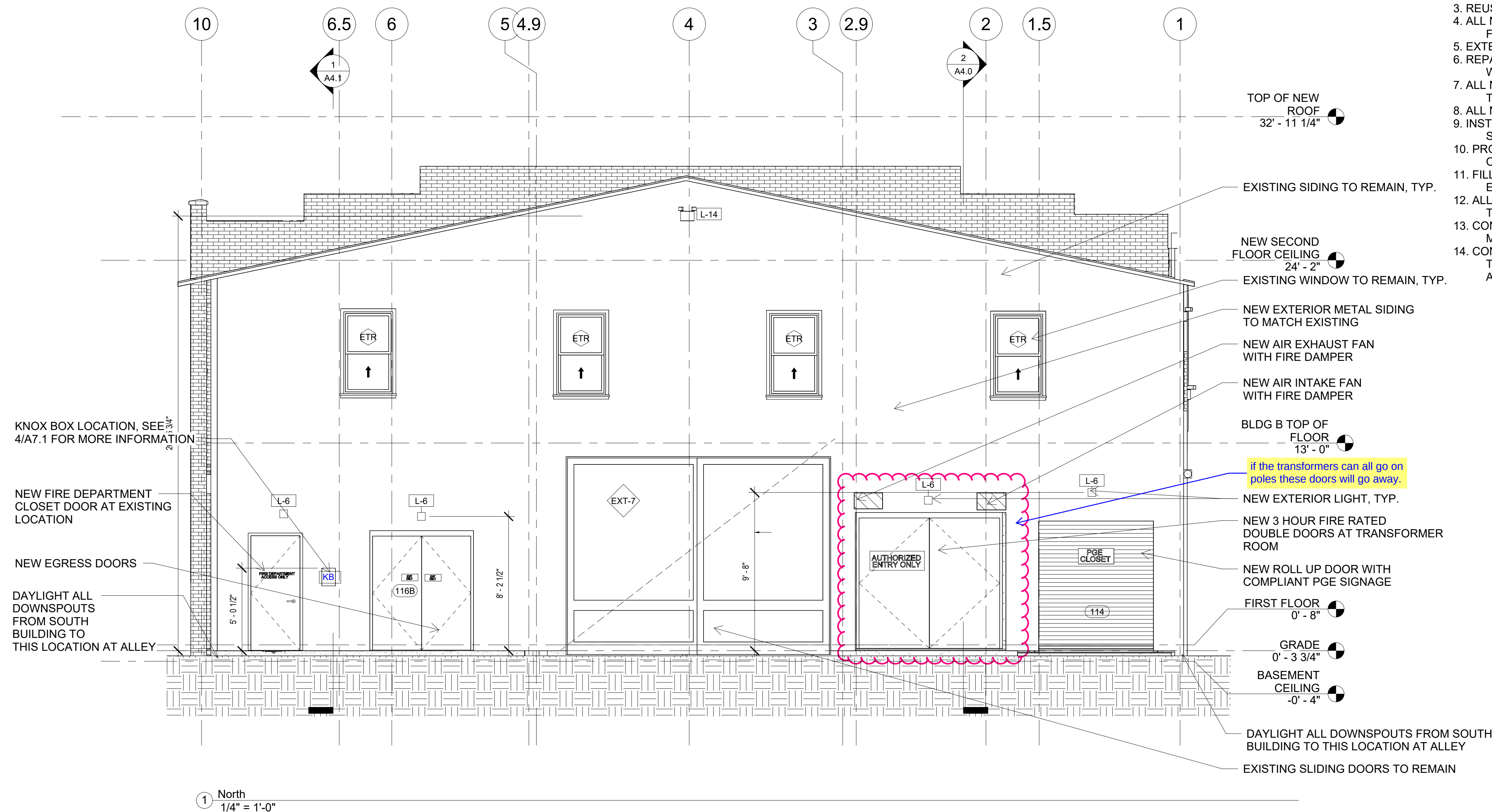
- 4S1. The property becomes old enough to meet the Register's 50-year requirement.
- 4S2. More historical or architectural research is performed on the property.
- 4S7. The architectural integrity of the property is restored.

- 4S8. Other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity.
- 4D. Contributor to a fully documented district that may become eligible for listing when (use the code for the most important reason if more than one applies):
 - 4D1. The district becomes old enough to meet the Register's 50-year requirement.
 - 4D2. More historical or architectural research is performed on the district.
 - 4D7. The integrity of the district is restored.
 - 4D8. Other districts, which provide more significant examples of the historical or architectural associations connected to this district, are demolished or otherwise lose their architectural integrity.
- 4X. May become eligible as a contributor to a district that has not been fully documented.
- 5. Not eligible for National Register but of local interest because the resource:
 - 5S1. Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
 - 5S3. Is not eligible for separate listing or designation under an existing local ordinance but is eligible for special consideration in local planning.
 - 5D1. Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.
 - 5D3. Is a contributor to a fully documented district that is unlikely to be designated as a local historic district, overlay zone, or preservation area but is eligible for special consideration in local planning.
 - 5N. Needs special consideration for reasons other than the above.
- 6. None of the above:
 - 6W. Removed from listing by the Keeper of the National Register.
 - 6X. Determined ineligible for listing in the National Register by the Keeper of the National Register.
 - 6Y. Determined ineligible for listing in the National Register through a consensus determination of a federal agency and the State Historic Preservation Officer.
 - 6Z. Found ineligible for listing in the National Register through an evaluation process other than those mentioned in 6X and 6Y above.
- 7. Not evaluated.



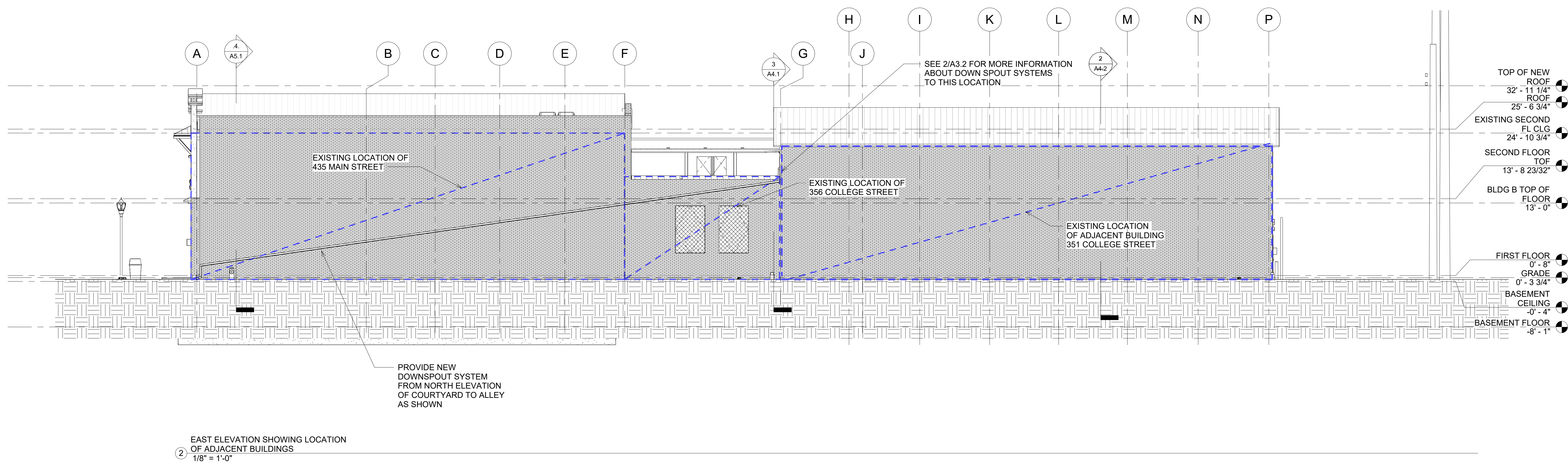
DEE ROSENBERG ARCHITECTS

Dee Rosenberg PA LFA
530.219.9774
deeddr@gmail.com
312 Walnut Street Woodland CA 95695



GENERAL ELEVATION NOTES:

1. REMOVE EXISTING FINISHES AND PREPARE FOR NEW WHERE REQUIRED FOR INSTALLATION. ALL NEW WORK TO BE IN KEEPING WITH BEST PRACTICES.
2. AT ALL NEW MATERIALS TO MATCH EXISTING, PROVIDE MATERIALS THAT MATCH EXISTING IN SHAPE, PROFILE, DIMENSION, MATERIAL, FINISH, COLOR, TEXTURE, AND LEVEL FOR A SEAMLESS INSTALLATION.
3. REUSE EXISTING CORRUGATED METAL SIDING WHERE POSSIBLE AT BUILDING "B".
4. ALL NEW WINDOWS TO MEET THE CALIFORNIA BUILDING CODE REQUIREMENTS FOR U-VALUE (0.30) AND SHGC (0.23).
5. EXTERIOR PAINT COLORS TO MATCH EXISTING.
6. REPAIR AND REPLACE ANY NON-PERFORMING MATERIAL FOUND DURING THE WORK WITH BETTER OR EQUAL MATERIAL.
7. ALL NEW WORK TO ALIGN WITH EXISTING, BE CO-PLANAR, AND BE INSTALLED ACCORDING TO BEST PRACTICES.
8. ALL NEW VAPOR BARRIERS TO BE TIED INTO EXISTING FOR A CONTINUOUS FINISH SYSTEM.
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10. PROVIDE A CONTINUOUS INSULATED ENVELOPE AT THE BUILDING EXTERIOR WHERE SHOWN ON THE DRAWINGS.
11. FILL ANY GAPS OR SPACES AT WINDOWS, DOORS AND OTHER JUNCTURES WITH EXPANDING FOAM INSULATION FOR AN AIRTIGHT BUILDING ENVELOPE.
12. ALL EXTERIOR TRIM SHALL BE PRIMED ON ALL 6 SIDES WITH A MIN. OF TWO COATS PRIOR TO PAINTING AND INSTALLATION.
13. CONTRACTOR TO PROVIDE CONTINUOUS AND COMPLETE WINDOW INSTALLATION PER THE MANUF. INSTRUCTIONS.
14. CONTRACTOR TO PROVIDE ALL NECESSARY AND REQUIRED SEALANTS ACCORDING TO BEST PRACTICES AND TO FILL ANY GAPS OR SPACES BETWEEN FINISH MATERIAL AT EXTERIOR OF HOUSE.



RENOVATION OF
427-429 MAIN STREET
WOODLAND, CA 95695

No.	Description	Date

PROPOSED
ELEVATIONS

Project number	060-2023
Date	2-15-2024
Drawn by	Author
Checked by	Checker

A3.0

Scale As indicated



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312 Walnut Street Woodland CA 95695

RENOVATION OF 427-429 MAIN STREET WOODLAND, CA 95695

No.	Description	Date

PROPOSED ELEVATIONS

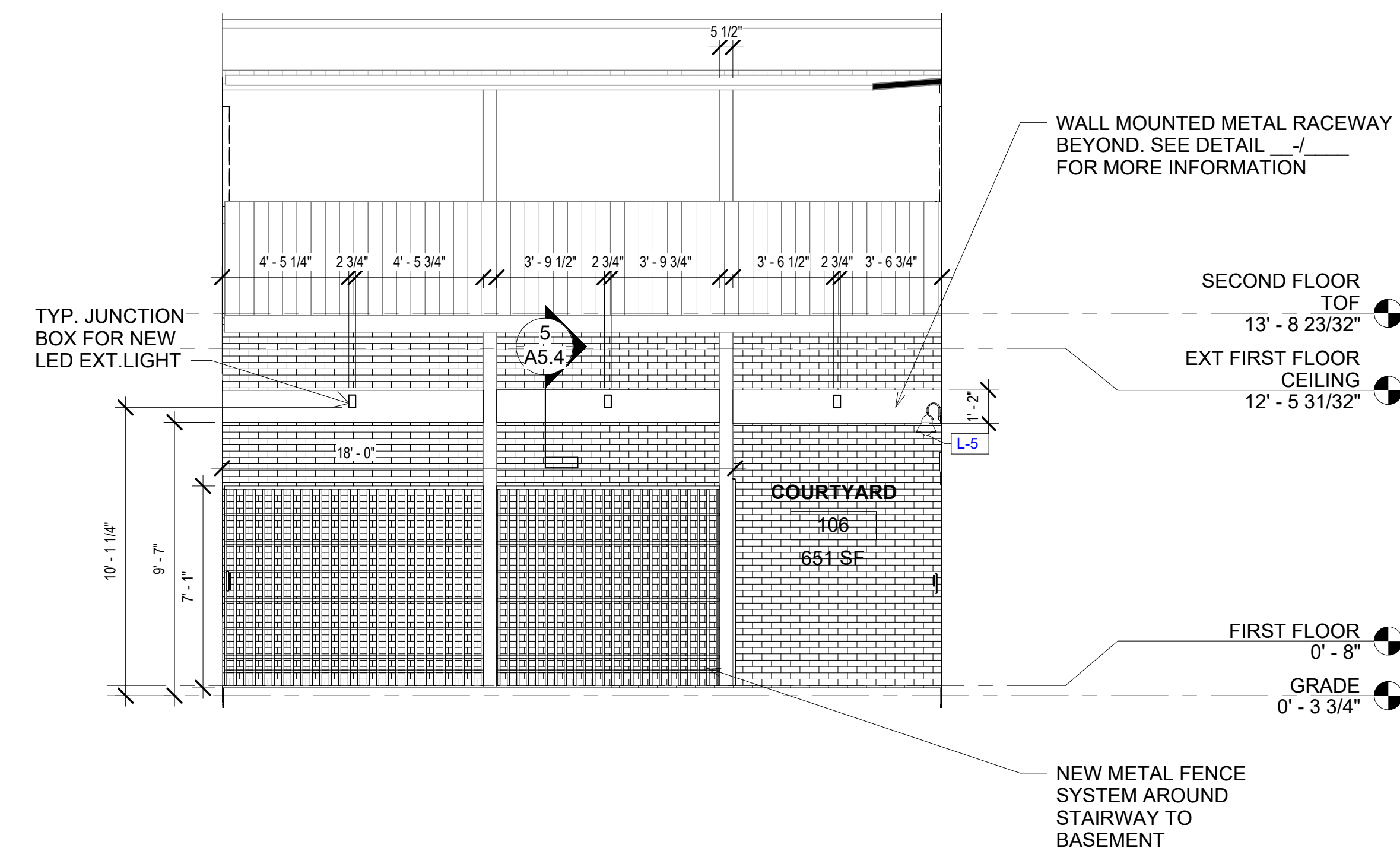
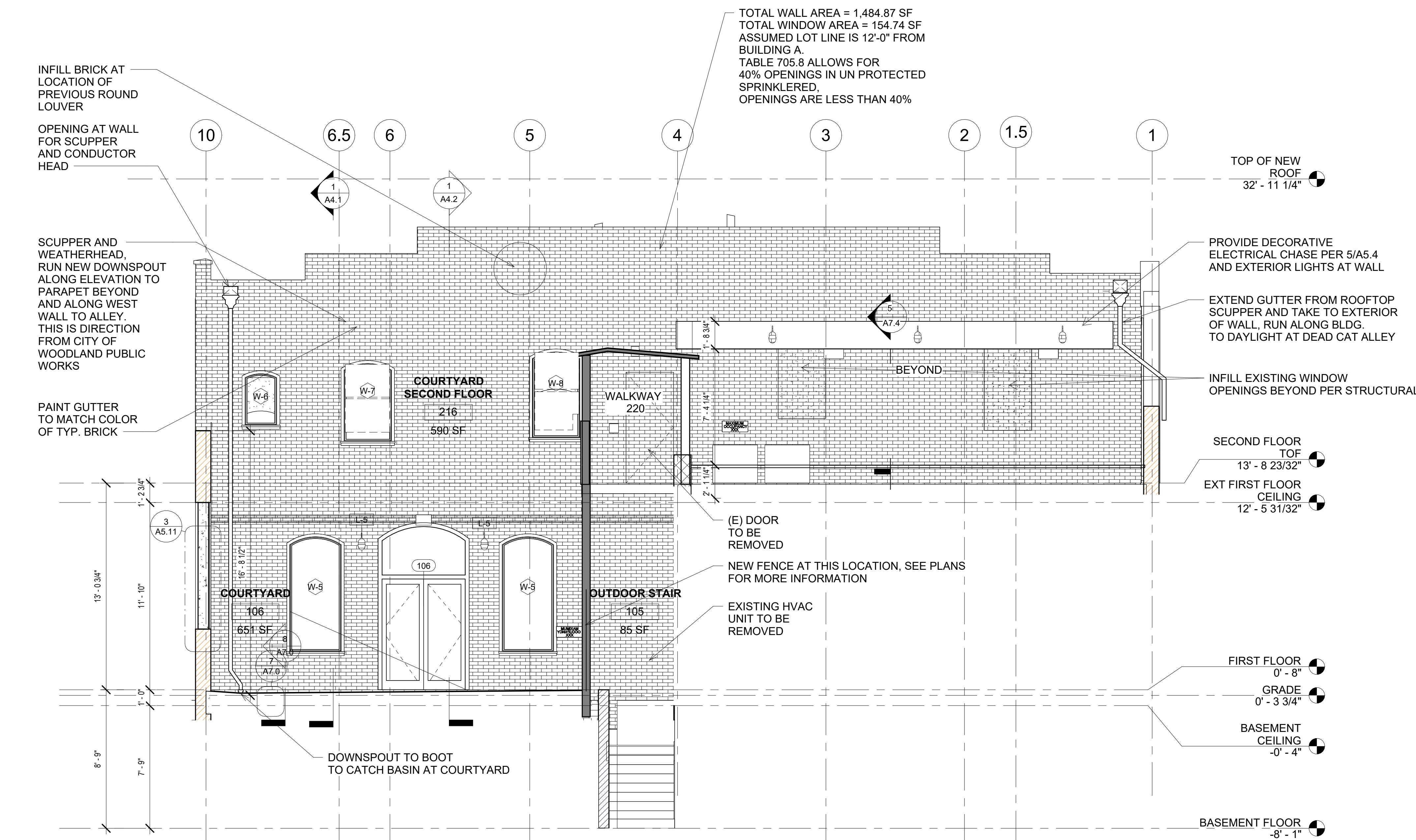
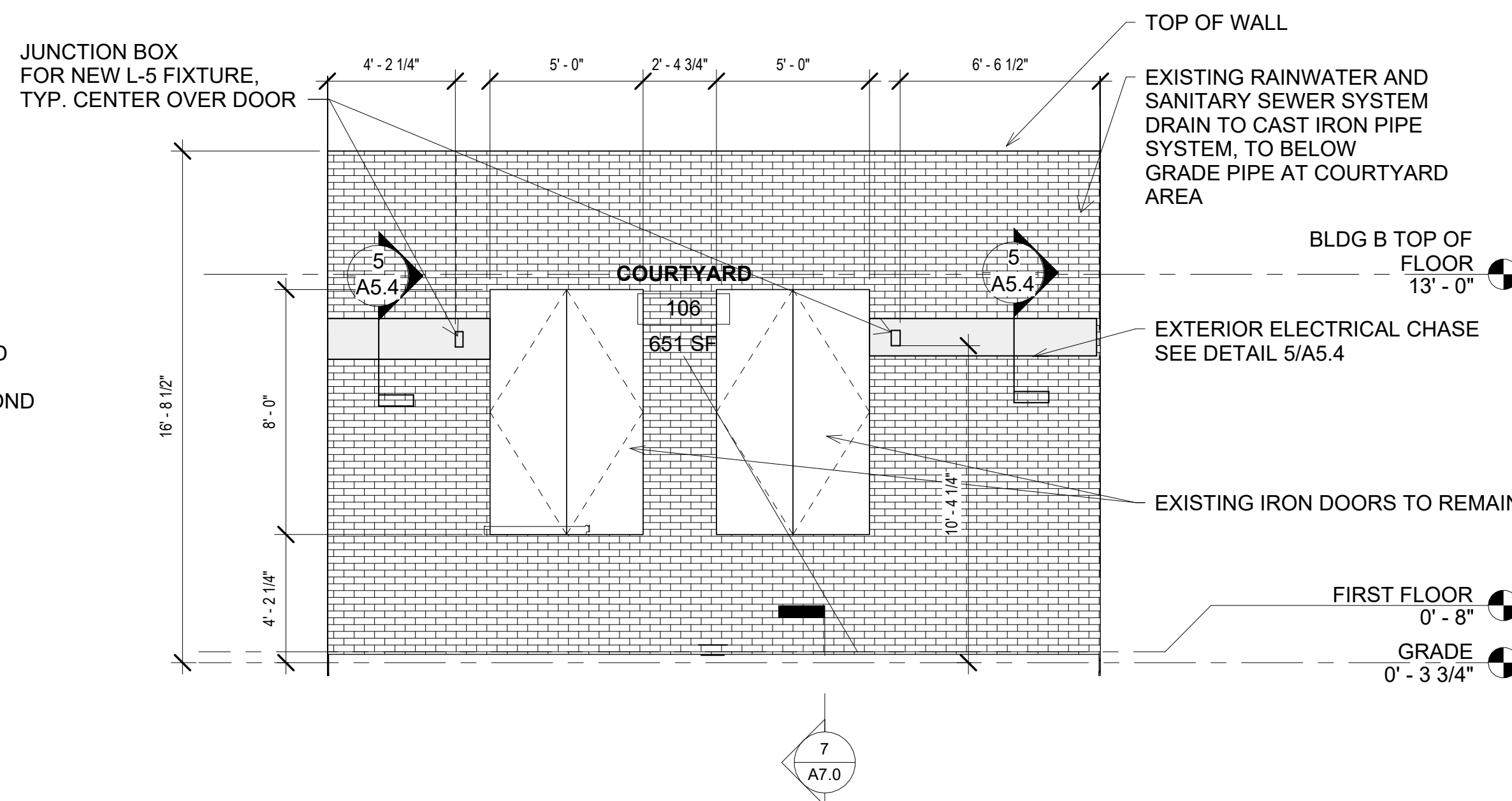
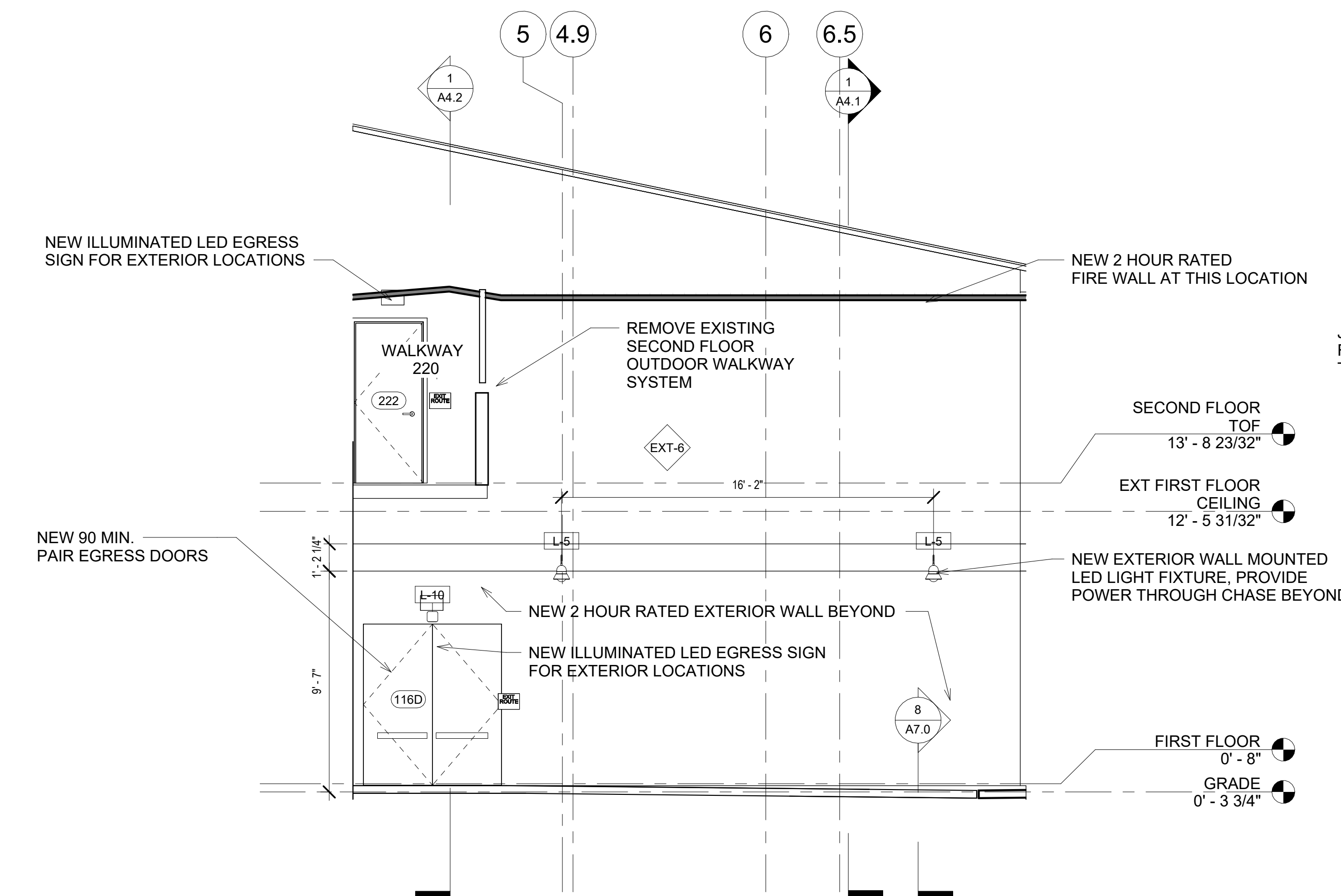
Project number	060-2023
Date	2-15-2024
Drawn by	Author
Checked by	Checker

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RENOVATION OF
427-429 MAIN STREET
WOODLAND, CA 95695

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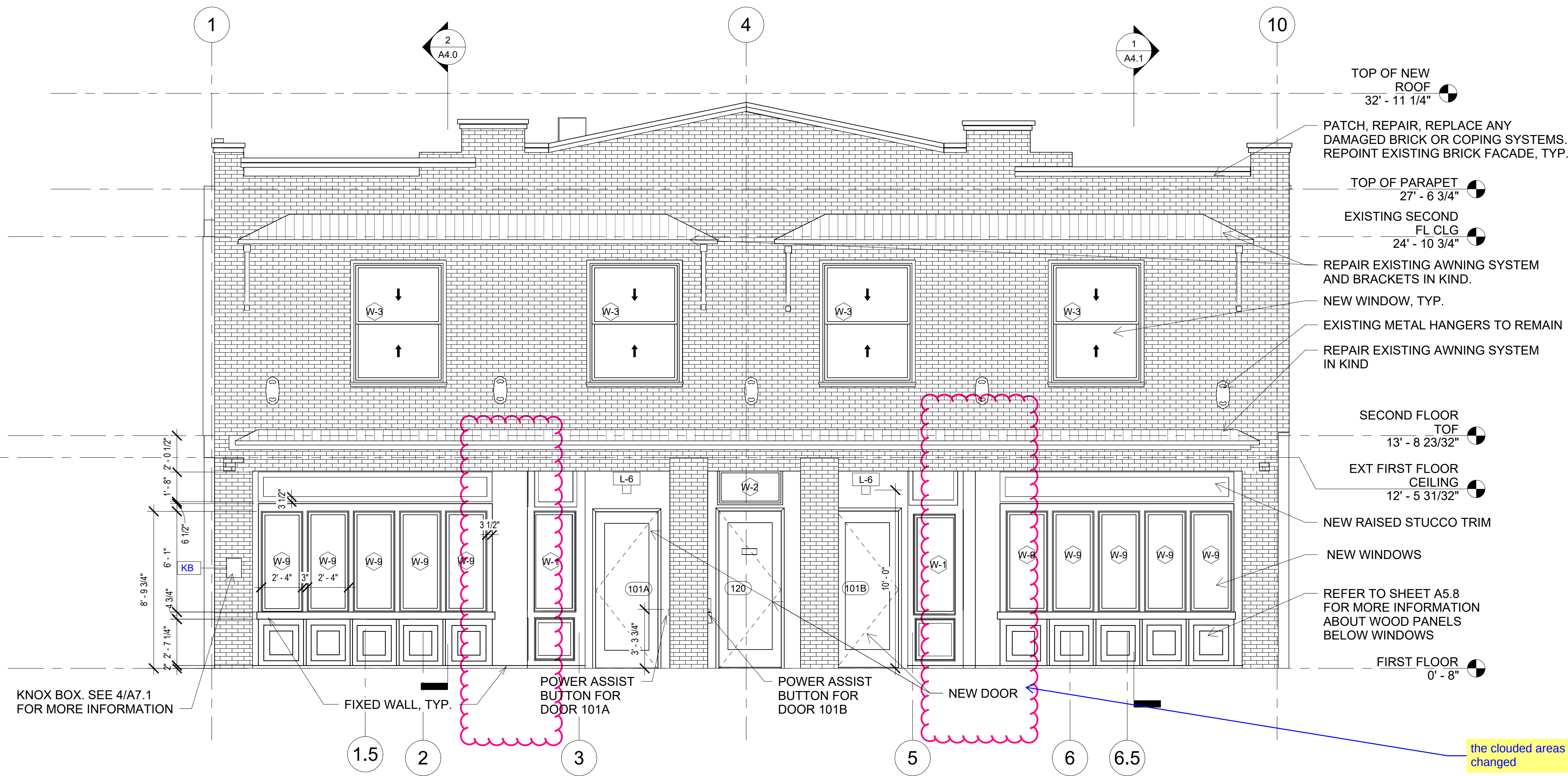
PROPOSED ELEVATIONS

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Date	2-15-2024
Drawn by	Author
Checked by	Checker

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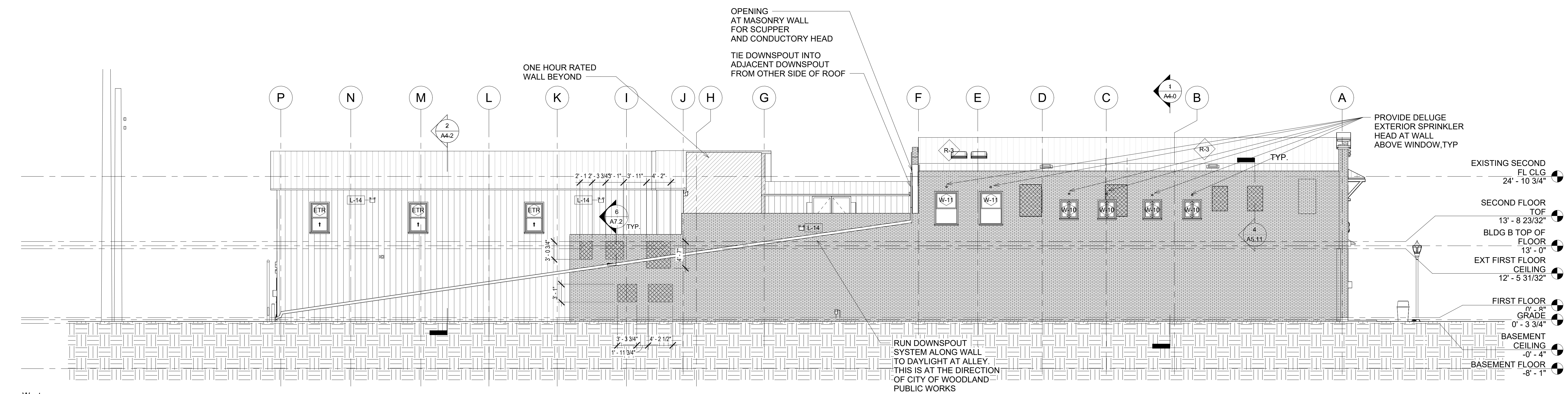


1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

the clouded areas changed

GENERAL ELEVATION NOTES:

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② West
1/8" = 1'-0"



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: February 15, 2024
ITEM #: I.3
SUBJECT: Heritage Home and Historic Preservation Award Process
2023-24

Recommendation for Action: Staff recommends that the Planning Commission receive and provide comments on the informational item regarding the proposed process and timeline for the 2023-24 Heritage Home Awards.

Staff Contact:

Megan Meier, Senior Planner, megan.meier@cityofwoodland.org

Background:

At its regularly held meeting on October 20, 2022, the City Council approved amendments to the Historical Preservation Ordinance, which included the dissolution of the Historic Preservation Commission, and transferred the review authority for historical alteration requests to the Planning Commission.

Upon the dissolution of the Historical Preservation Commission, staff, along with the City Managers' office, evaluated the breadth of both educational and application items covered by the former Historical Preservation Commission to determine what portion would be transferred to the Planning Commission. Beyond reviewing development proposals related to a historically registered district and/or structures, the previous Historical Preservation Commission also conducted the Heritage Home Awards (HHA), which recognize homes and businesses in the Community that, through preservation efforts, contribute to the historical fabric of Woodland.

Discussion:

The following information is an overview of the proposed HHA process and a discussion regarding the upcoming HHA. Commissioners will be asked to review and comment on the attached HHA timeline and process moving forward under the new guidance of the Planning Commission with assistance from City Planning Staff.

The Heritage Home Awards have been an ongoing tradition in the Community to publicly recognize both homeowners' and business owners' contributions to the aesthetically and historically significant architecture of Woodland. The award has two qualifying categories, a Heritage Home Award or a Preservation Award. The Heritage Home Awards recognize historical homes as a special community resource, including those homes that have been well cared for or restored. The Preservation Award acknowledges the work of individuals, organizations, and businesses that further historic preservation efforts throughout the community as well as the renovation of commercial properties.

In years past, the HHA was largely driven by nominations from the Historical Preservation Commission, which would then shepherd the approved nominations through the process of preparing documentation for the final award ceremony. However, staff has continued to receive a number of nominations from the public or self-nominations and now that the HHA is overseen by the Planning Commission, the recommendation is to modify the process and engage the nominators, who are passionate about the historical structures in Woodland, in a higher level of participation for the awards ceremony preparation.

Revised HHA Process & Commissioner's Role

Previously, each commissioner would be assigned to two or more HHA-approved nominations, and they would then contact the homeowner, the Yolo County Archive, and other sources to prepare background information on the history of the structure for the award ceremony. Most importantly, commissioners were tasked with pinpointing the date the structures were constructed, so staff could order the oval bronze plaque listing the home's year to be presented at the award ceremony. As part of the award ceremony, Commissioners give a brief presentation on the homes they have selected and present the awards to the homeowner.

The revised HHA process will have the nominator gather the information for the write-up on the structure and meet the timelines outlined by staff for the plaque orders to be placed in time for the award ceremony. The presentation will be a collaborative description of the nomination, with Staff likely introducing the structure and allowing the homeowner and/or nominator to tell the story of the history of the structure. The awards are presented by the Commission to the current owners of the selected homes in an informal ceremony at City Hall.

Nominees 2023-24

To be considered for the award, a home must be a family residence and located within the city limits. There is no specific age or date of construction required, but historical significance is considered essential for a home to be eligible.

Each year, the Historical Preservation Commission considers nominations and typically selects five recipients. As previously mentioned, staff has already received approximately four nominations. The homeowners/nominators of these properties are eager to participate in the HHA given that the awards were postponed due to the transition from the Historical Preservation Commission to the Planning Commission and limited staffing.

Staff will bring the existing nominations and any new ones forward to the Planning Commission in the coming weeks for formal review and acceptance into the 2023-24 pool of recipients, with a tentative awards ceremony date in late spring or early summer.

HHA 2023-24 Timeline

Leading up to the date of the award ceremony, there are a number of tasks that need to be completed by Staff, nominators, and commissioners (see attached HHA task list). Along with ordering the Plaque & Certificates, Staff will be coordinating with the nominators and nominees in order to gather the individual write-ups for the historical structures and format the information for the presentation as well as doing outreach for the publicity announcement and formal invitations to the recipients of the 2023-24 HHA.

Conclusion:

Staff recommends that the Planning Commission receive and provide comments on the informational item regarding the proposed process and timeline for the 2023-24 Heritage Home Awards.

Prepared by: Megan Meier, Senior Planner

Reviewed by: Erika Bumgardner, Deputy Community Development Director

Attachments:

1. HHA Task list 2024

Heritage Home Award Tasks and Schedule

Task	Description	Key Action Required	Responsible Party	Time Frame
Nominations and Nomination forms	Commission members review housing stock and make recommendations regarding nominations. Completion of Nomination Forms. (Homes can be self-nominated)	Complete Nomination forms	Commission Homeowners	Dec-Feb
Photos	Take photos of homes include with application nomination	Take photos	Commission/ Staff	Dec-Feb
Final Nominations	Commission makes final recommendation on 6-7 homes	Vote	Commission	March
Informal Homeowner Contact	Staff contact the homeowners to inform them of the nomination and ask if they are willing to participate.	Initiate with phone or in-person contact; Inform city	City Staff	No later than 1 week after final nomination
Official Letter notifying owner of nomination	Letter to notify homeowners that they have been nominated and if self-nominated to begin gathering information on their home or someone will be contacting them in order to obtain information for research and preparation of the write up.	Preparation of official letter	City Staff/ Nominator	2 weeks after final nomination (March)
Research and preparation of write ups	Once they have consented, nominating party interviews homeowners for background, verify date of completion of home, prepare a ½ to 1 page write up about of the home	Write up	Nominator	March
Determine Date of Construction	Determine the date of construction for the home(s) which is agreed upon by all parties.	Determine Date	Nominator	No later than first week in April
Order Plaques	Once date of construction has been determined, plaques are ordered.	Order plaque	City Staff	April 1st - As the plaques can take 4-6 weeks
Schedule meeting	Reserve rooms and prepare staff report/presentation	Schedule room	City Staff	March/April
Contact news papers, press release	Prepare a press release statement regarding the nominations and presentation	Prepare press release	City Staff	March/April
Invitation	Formal invitation to homeowners	Invitation prep	City Staff	April/May
Final Preparation of presentation materials	- Formal write up - Proclamation form - Photos and power point	Presentation materials	City Staff/ Nominator	April/May
Preparation for Event	Food and drinks Posters Handouts/Certificates decorations	Party planning.	Commission	April/May
Hold Event	Ceremony and meeting	Ceremony	Nominator/ Staff	April/May 2024



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: February 15, 2024
ITEM #: I.4
SUBJECT: Comprehensive Zoning Code Update

Recommendation for Action: Staff recommends that the Planning Commission receive an update on the Comprehensive Zoning Code, including recommendation from City Council and next steps.

Staff Contact:

Erika Bumgardner, Deputy Community Development Director, erika.bumgardner@cityofwoodland.org

Background:

The public review draft of the Comprehensive Zoning Code (CZC) was officially launched at the September 19, 2023, City Council meeting. The city held a series of public meetings with community members and stakeholders to present the draft Code, respond to questions, and collect important feedback to be considered in the preparation of the final CZC. (A summary of public outreach conducted for the code update is provided at the end of this report).

At its December 19 meeting, the City Council received an informational update regarding the draft CZC, including a summary report of public and commission comments received to date. Staff specifically sought direction from the City Council on five key areas of the code update including:

- Zone Change from Residential Duplex (R-2) to Low Medium (R-LM)
- Allowing triplex and fourplex buildings in the Residential Low (RL) and Neighborhood Preservation Zones (NP)
- Recreational Vehicle Storage and Parking on Residential Properties
- Business Park and Corridor Mixed Use-Gateway Zones
- Commercial Cannabis in the Downtown

A summary of these items is provided below as well as direction provided by the City Council on these topics.

Based on the direction provided by City Council and taking into consideration all public and commission comments received, staff is now preparing final edits to the CZC. It is anticipated that the Final Draft Comprehensive Zoning Code will be back before the Planning Commission and City Council for final recommendation/adoption in early spring. Staff will provide a "red lined" or track change and "clean" copy of the code so that all edits made since the public release of the draft code are evident.

Discussion:

At its December 19 meeting, the City Council received an informational update regarding the draft Comprehensive Zoning Code, including a summary report of public and commission comments received to date (see Attachment 1). There were five key issues or discussion topics that staff summarized in greater depth and requested direction from the City Council. Upon receiving direction from the City Council, staff is now in the process of preparing a final draft CZC and once complete will schedule adoption hearings.

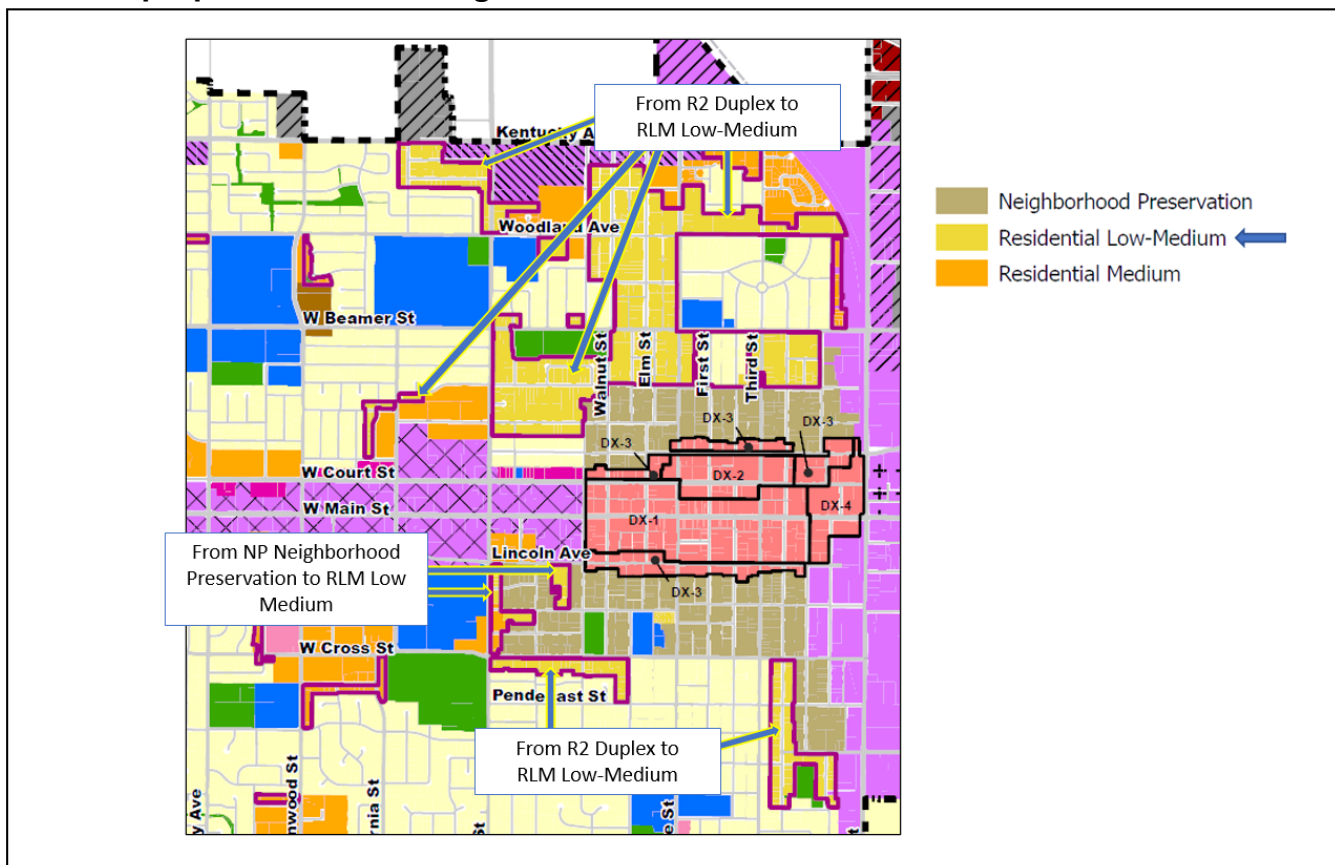
The following provides a summary of key discussion topics. City Council direction is provided below each item.

Topic 1: Zone Change from Residential Duplex (R-2) to Low Medium (R-LM)

Issue/Public Comment: Concern that the proposed change of the R-2 Duplex zone to R-LM Residential Low Medium will result in loss of neighborhood character.

Discussion: The CZC proposes to add back in a Residential Low Medium (R-LM) Zone to further facilitate missing middle housing (i.e. more affordable housing types that were common pre-WWII such as duplexes, rowhouses, and courtyard apartments but are now less common). The 1996 and 2002 General Plans had a land use called Medium Low Density Residential (MLDR) which allowed for residential density between 5 - 12 dwelling units per acre (du/ac). These areas are shown as a duplex zone (R2) on the existing zoning map. The 2035 General Plan Environmental Impact Report (EIR) studied these areas as Medium density (8.1-19.9 du/ac), but they were ultimately approved as Low density (1-8 du/ac) in 2017. The CZC proposes to add back in the R-LM zone and amend the General Plan to allow for a residential density range of 5-15 dwelling units per acre, a middle range between Low and Medium densities.

Areas of proposed R-LM Zoning



Zoning standards for the proposed R-LM zone, including height and setbacks, lot coverage and lot size, are the same as provided for the Residential Low zone, which will ensure overall neighborhood character is retained. Objective Design Standards have been provided to help ensure appropriate, attractive and sensitively designed infill and additions. Upon closer examination of the existing development fabric, a mix of unit types is found within both the existing R-2 and NP zones, including duplexes, triplexes and fourplexes, cottage courts and small apartments, especially closer to downtown. Further, recent state legislation, including SB9 and ADU laws allow for up to 4 units on a single-family property.

The existing R-2 zoning currently allows a duplex unit and ADUs on a lot. When considering a theoretical maximum density of 15 du/ac, a typical 6,000 square foot lot would allow a maximum of 2 primary units, and would include the potential for additional ADUs. A site that is a half-acre in size would allow up to 7 dwelling units. The site would still be required to meet all height, setback, lot coverage, and design standards for the primary units. Staff believes that result will be generally consistent with the existing pattern of development with some additional occasional infill most likely on existing vacant, larger lots.

Objective design standards have been included which provide clear guidance on topics such as façade articulation, building materials, roof design, entry location and appearance. In the case of a larger lot where a town home or cottage court style development may be possible, exterior entrances shall face a street and incorporate either a porch or recessed entry, similar to existing single family development in this area.

The proposal is consistent with two key objectives of the CZC:

- Allow increased intensity of development and compact form while retaining the character and scale of established neighborhoods, and
- Facilitate increased housing opportunities and variety. Encourage Multi-family and Missing Middle housing.

The proposal is consistent with the following General Plan Policies:

- Policy 2.A.1: Urban Limit Line. [...] The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line.
- Policy 2.A.5: Complete and Well Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.
- Policy 2.A.6: Infill Development. Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality
- Policy 2.C.1. Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.
- Policy 2.E.2: Responsiveness to Context. Encourage high-quality new development that enhances and blends with the established fabric of the natural, social and built environment, while allowing for innovative architectural styles

- Policy 2.G.2: Sensitive New Development. Require new construction, additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, and building form and scale.

City Council Recommendation: Continued inclusion of the R-LM land use and zone in place of the R-2 zone, with additional direction to staff to continue to evaluate standards to ensure sensitively designed infill that allows greater development intensity while respecting existing building form and scale.

Topic 2: Allowing triplex and fourplex buildings in the Residential Low (RL) and Neighborhood Preservation Zones (NP)

Issue/Commission Comment: *Consider allowing triplex and fourplex buildings in the RL and NP zones, consistent with allowed base zone densities (i.e. a fourplex would require a minimum half acre lot).*

Discussion: The General Plan Low Density Residential land use district allows for the consideration of fourplex buildings. A fourplex is a multifamily property made up of four individual units connected under one roof. A fourplex is the largest property type that an owner can invest in using a residential mortgage. A fourplex offers benefit if the owner lives on site and uses the three other units as rental income. In addition, a fourplex can offer renters a less intensive experience than a commercial multifamily property. Fourplex development allows the integration of generally more affordable rental units within more traditional single-family neighborhoods.

In order to facilitate the allowance of small multifamily into traditionally single family neighborhoods, consideration must be provided to form and massing of the building as well as to parking considerations.

These small multi-unit buildings were traditionally found in more historic neighborhoods where a variety of building types was often more the norm. There are examples of small multi-unit buildings in the residential districts adjacent to the Downtown. As a result of SB9 and ADU laws, up to four units may be provided on single family properties. Under SB9 the State requires the city to allow, by-right, single family properties to subdivide into two lots and build up to four primary housing units in total (two per lot), plus additional ADUs. Allowing fourplex units provides an option for a more compact form.

The proposal is consistent with the following objectives of the CZC:

- Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods, and
- Facilitate increased housing opportunities and variety. Encourage Multi-family and Missing Middle housing.

The proposal is consistent with General Plan language for the Low-Density Residential land use, which states:

- "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)".

City Council Recommendation: *Hold off on allowing fourplex buildings in the R-L and NP zones at this time. Continue to support and streamline SB9, ADUs, and Small Lot Subdivisions. It would be possible to subdivide a ½ acre lot to create 4 units (plus ADUs). (It is noted that duplex units are proposed to be allowed on all lots in the R-L, where they are currently only allowed on corner lots).*

Topic 3: Recreational Vehicle Storage and Parking on Residential Properties.

Issue/Public Comment: *The Public Review Draft CZC included a new section 17.64.100(C)(2) regarding the parking of recreational vehicles, boats and trailers in residential zones. Public comment was received expressing concern that the new language is too restrictive.*

Discussion: The current zoning code states that “one mobile home, camper, motor home, or trailer may be stored off the street and, on a property, as long as it is parked on an impervious surface...” Section 9.04.030.10 provides requirements regarding the parking of vehicles on an impervious surface.

The proposed updates to the CZC regarding the parking of RVs, boats, trailers are intended to provide standards to minimize nuisance considerations when such vehicles are parked in a manner that creates unsightly conditions, blocks public right of ways, results in illegal encroachment and damage to utilities, curbs, and vegetation. Current proposed language states the following:

- On a single-family site, recreational vehicles shall be parked on a non-permeable surface, in a fenced area, or in the rear yard or side yard, screened by a wall or solid fence not less than six feet in height.
- Recreational vehicles shall not project beyond the front limits of the home. (This would no longer allow these vehicles or trailers to be parked on a front driveway.)

Staff have reviewed considerations and provided the following modified language for City Council's consideration, should the restrictions as proposed be considered too onerous.

- One mobile home, camper, motor home, or trailer (RV refers to all such vehicles) may be stored off the street and, on a residential property in the RL, NP, or RLM zone, as long as it is parked on an impervious surface.
- The recreational vehicle must be registered to the current homeowner or long term tenant.
- RV parking may only be accessed by an approved driveway approach. Access to RV parking shall not require driving over a curb, parkway landscaping, or utility infrastructure and shall not require the removal of any required protected trees as outlined in the City Tree Ordinance, including established street trees unless mitigation is approved by the City.
- Second driveways shall only be allowed in accordance with Section 17.68.090(F).
- RVs shall not be parked in a manner that is highly visible or unsightly, such as parallel to a front home.
- RVs must be parked a minimum of 5-feet from the back of a sidewalk in order to ensure adequate sight visibility. Additional setback may be required to ensure consistency with the Sight Visibility requirements (Section 17.64.110).
- RVs shall be subject to the same side and rear setback standards as required for accessory structures, Section 17.64.020.D-1.
- RVs shall be operational. Flat tires, broken windows, tarp covering not made specifically for the vehicle shall not be permitted.

The proposal is consistent with the following CZC objective:

- Address citywide and special case situations that occur repeatedly.

The proposal is consistent with the following General Plan Policies:

- Policy 2.F.1: Development Regulations. Promote design excellence by ensuring that development regulations clearly express both desired and intended outcomes in addition to those that may be prohibited or undesired.
- Policy 2.G.5: Maintenance. Foster community pride and promote neighborhood enhancement and conservation through code enforcement as well as incentivized improvement programs to facilitate on-going repair and property improvement.

City Council Recommendation: *Modify the proposed restrictive language to allow parking of recreational vehicles, boats, and trailers in driveways, but provide additional criteria to manage and prevent nuisances as suggested by Staff.*

Topic 4: Include Business Park and Corridor Mixed Use-Gateway Zones

Issue/Public Comment: *Incorporate Zone Categories for land uses that are in the General Plan, but not on incorporated lands within city boundaries.*

Discussion: There are land use categories in the General Plan, "Business Park" and "Corridor Mixed Use-Gateway," that occur on lands that have not yet been annexed into the city. In order to provide future development expectations in advance of annexation, staff is recommending incorporating pre-annexation zones into the CZC. The pre-zones will be somewhat generalized in nature and provide baseline development standards, possible allowed uses, and objective design standards. Doing so will assist city review and facilitate potential development interests in understanding how lands that are outside the city are expected to develop. At the time of future annexation review, final detailed zone requirements and any potential amendments can be considered.

These two zones are not currently included in the public review draft. It is recommended that they be added to the final review draft.

The proposal is consistent with the following objectives of the CZC:

- Implement the 2035 General Plan and 2021-2029 Housing Element
- Ensure that the code is clear, concise, intuitive, and easy to use by the community, businesses, and development partners.
- Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
- Add to the economic vitality of Woodland and allow appropriate adaptive reuse and reinvestment of properties.
- Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts as well as residential into commercial districts.

The proposal is consistent with General Plan language for the land use, which states:

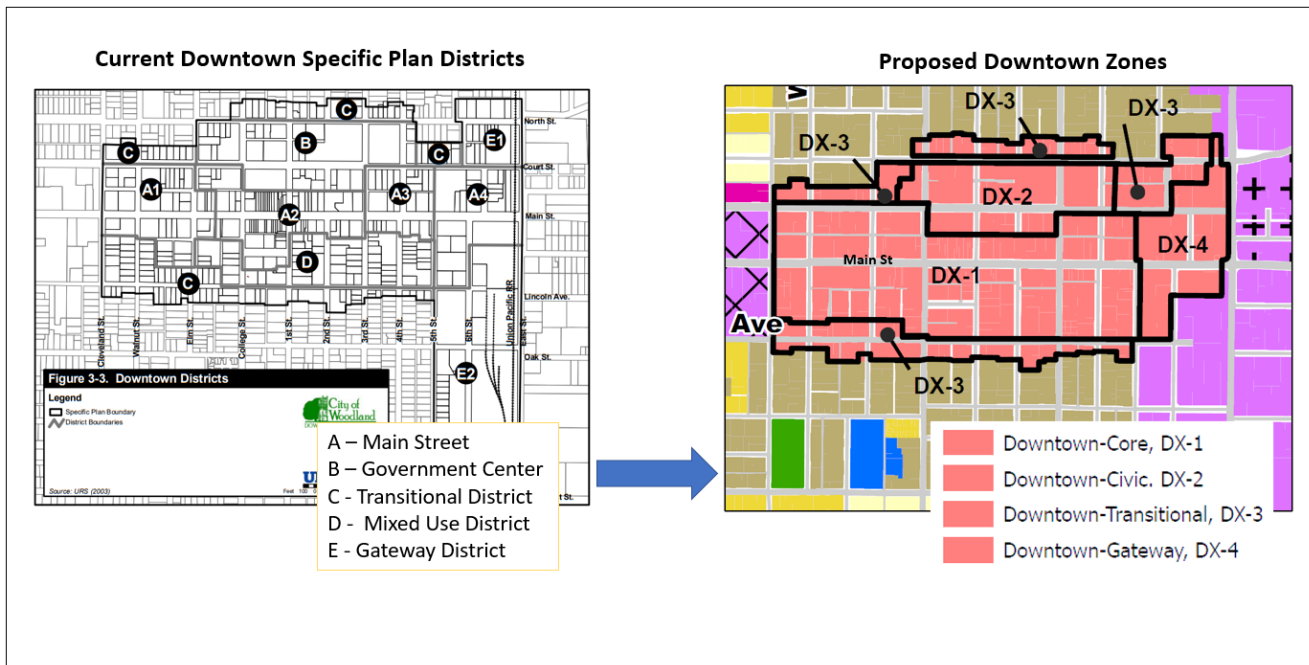
- Policy 2.D.2: Jobs/Housing Relationship. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles travelled (VMT), and make communities less dependent on single occupancy vehicle trips.
- Policy 2.D.3: Technology Sector. Grow the technology sector in Woodland by leveraging the research strength at UC Davis. Establish business parks in the Southern Gateway at CR 25 and SR 113 and along CR 102. Encourage smaller companies and start-ups to locate in incubator spaces Downtown and in areas with the Light Industrial Overlay designation.
- Policy 2.E.1: Land Use Designations. Enact the land use designations as shown in Figure 2-5 and detailed in Section 2.3 for the purposes of this General Plan.
- Policy 2.F.1: Development Regulations. Promote design excellence by ensuring that development regulations clearly express both desired and intended outcomes in addition to those that may be prohibited or undesired.
- Policy 2.I.9: CR 102. Develop CR 102 south of East Main Street as an attractive corridor with a mix of commercial, office, and residential uses that support employment growth targets. Incorporate new job generating uses into the corridor, including medical services, offices, and business park development.
- Policy 2.K.2: Business Parks. Promote the development of master-planned business parks that bolster Woodland's established agriculture and emerging technology industries and promote the city's prominence as a major center of economic activity in Yolo County.

City Council Recommendation: *To incorporate Business Park and Corridor Mixed Use-Gateway pre-annexation zones.*

Topic 5: Commercial Cannabis in the Downtown

Issue/Public Comment: *Consideration regarding retail cannabis (dispensaries), and the impact of proposed Downtown Zone changes.*

Discussion: The Current zoning code allows for the possible consideration of retail cannabis in District A of the Downtown. District A parallels Main Street only. Available cannabis sites were significantly limited by the requirement that they shall not be located within 600-feet of a youth-oriented use. However, with the proposed amendment to the Downtown zoning, the DX-1 zone will replace District A and will cover a larger area.



It is recommended, at this time, that the possibility for retail cannabis use be removed from the Downtown. Should there be a desire to consider retail cannabis in the Downtown in the future, the matter can be considered by the City Council at that time.

City Council Recommendation: *That retail cannabis be removed as a possible use in the Downtown at this time.*

Summary of Public Outreach To Date

Public Notification:

The city provided an extensive amount of notification utilizing multiple methods in order to inform the public about the availability of the draft CZC and the public workshops. Notification was sent out utilizing direct mail, email, listservs, press releases, display ads in the newspaper, and posting on various social media platforms. The city prepared a mailed information notice that was sent to all owners of properties with a proposed land use zone change (see Attachment 2 for example mailed notice). The notice identified the anticipated zone change and provided dates for all workshops in September and October. In addition, workshop information was sent via email to all known interested stakeholders. Contact information from prior city projects was incorporated into the contact list. Notice was sent out through various city listservs including City of Woodland News, City of Woodland Weekly, and to other special groups such as the Downtown. Other social media platforms were used, including Facebook and Instagram. Below is a summary of the email and social media "open rates" and subscriber accounts as of early December 2023.

Email

- Woodland Weekly 9/15: 7,432 subscribers, 2,915 opens
- Council Agenda Notice 9/19: 653 subscribers, 233 opens
- Planning Commission Agenda Notice 9/21: 272 subscribers, 147 opens
- News Flashes 9/12 and 10/17: 676 subscribers (open rate not available) Sept 12 | Oct 17

Social Media

- Facebook post 9/12: 1,800-account reach
- Facebook post 10/5: 721-account reach

This is in addition to traditional noticing with display ads in the newspaper, City Council and Planning Commission presentations with TV/streaming and posting on the Comprehensive Zoning web page, and presentation to the Sustainability Committee.

Public Meetings:

Upon release of the draft CZC, multiple public meetings were held. All meetings were recorded and posted on the CZC website. Meetings were held at different times of the day to facilitate participation and had a focused subject matter:

- September 19 & 21 – Code release and Overview at City Council and Planning Commission (evening)
- October 5 – Planning Commission Workshop – Development Standards Focus (6:30 PM))
- October 18 – Commercial and Mixed-Use Focused Workshop (6:00 PM)
- October 19 – Planning Commission Workshop – Housing Focus (6:30 PM)
- October 24 – General and Industrial Focused Workshop (11:30 AM)
- October 25 - Downtown Focused Workshop (9:00 AM)

All meetings were held in the City Council chambers to allow recording, and posted on the CZC web page at: <https://cityofwoodland.org/1167/Community-Outreach>. Additional informational videos and informational tools were provided, including an interactive GIS Zoning Comparison Map to allow independent search of properties regarding proposed zone changes, <https://gis.cityofwoodland.org/portal/apps/webappviewer/index.html?id=cb4b68513a014770bdf2ba1dcbe4c686>.

Public Comments: Staff have recorded and identified public comments on the public review draft which are included in a table for reference purposes (Attachment 1). Responses to comments have been provided. In some cases, the response includes a recommended modification to the draft CZC. It should be noted that public comment received through informal discussion is not captured fully in the comment tracking table, but is noted and being considered in final code updates. Extensive written comments were provided by Commissioner Holt after the comment table was completed for City Council and therefore are not captured in the table, but are being considered in final code updates. As noted previously in this report, edits to the CZC will be made available for Commission and public review through track changes in the document.

Conclusion:

Staff recommends that the Planning Commission receive an update on the Comprehensive Zoning Code, including recommendation from City Council and next steps.

Prepared: Erika Bumgardner, Deputy Community Development Director

Attachments:

1. Public Comment Tracker
2. Example Notification Mailer to Property Owners



Lisa Wise Consulting, Inc.

City of Woodland Comprehensive Zoning Code Update PRD Comment Tracker, Updated 11/28/23							
Topic	Reference/Quote	Comment	Source of Comment	Date	Repercussions/ Impact	City Response	LWC Response
Guiding Principles and Objectives for the Comprehensive Code Update	Goal No. 6 (from ppt): "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.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		This objective statement is not specifically included in the Zoning Code, but provided in the overview presentation. It is intended as a summary statement combing a variety of adopted General Plan policies and goals that speak to increasing density and promoting infill development within the city while still being sensitive to existing neighborhood scale and contexts. There are appropriate design and development regulations that allow increased density and infill development within existing neighborhoods while still being sensitive to existing, adjacent properties and homes. It is not intended as an exclusionary statement.	These goals were articulated by City staff and do not appear in the draft Code
Guiding Principles and Objectives for the Comprehensive Code Update	Goal No. 8 (from ppt): "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, home-based energy generation and recycling of water as well as low-water landscape design.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		This objective statement is not specifically included in the Zoning Code, but provided in the overview presentation. The “purpose statement” included in the Zoning Code reads as follows: Incorporate sustainability practices and ensure climate resiliency. Staff will look at ways to incorporate additional sustainable design and site planning recommendations in the Code update.	These goals were articulated by City staff and do not appear in the draft Code
Guiding Principles and Objectives for the Comprehensive Code Update	Goal No. 9 (from ppt): "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.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		Please see prior response to the first statement. This objective statement is not specifically included in the Zoning Code, but provided in the overview presentation. Part of the existing community fabric is our diverse community, in all respects, age, ethnicity, as well as architecture and neighborhood characteristics which vary throughout the city. “Current best practices” acknowledge that we can provide more opportunities for diverse housing types, densities, and neighborhoods, uses, etc. while still being sensitive to established neighbor characteristics.	These goals were articulated by City staff and do not appear in the draft Code
Guiding Principles and Objectives for the Comprehensive Code Update	Goal No. 10 (from ppt): "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.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		Yes, staff is in agreement. There are a number of operational and performance standards provided in the Code to ensure the safety of and to minimize impacts to neighboring properties. See Division III, Section 17.84.200.	These goals were articulated by City staff and do not appear in the draft Code
Citywide Standards	Goal No. 8 (from ppt): "Updates the standards that apply to all properties, such as fencing, outdoor storage, landscaping, parking, and lighting."	I have no specific objections except for the use of the word “fencing,” which can mean many things. Californians, for example, prefer redwood fencing to maintain backyard privacy. However, the city should also encourage cyclone fencing in smaller neighborhoods to promote community.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		Front yard fencing guidelines encourage lower and more transparent fence styles to promote community. Chain link and cyclone fencing is not preferred in residential areas.	These goals were articulated by City staff and do not appear in the draft Code

Use-Specific Design Standards	Gaol No. 9 (from ppt): "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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		This code statement is not specifically included in the Zoning Code, but provided in the overview presentation as a means of showing the variety of “special uses” considered in the Code. Domestic Animal Keeping is regulated by the City’s Municipal Code but outside of the Zoning Code specifically and is primarily concerned with health or nuisance problems associated with keeping large animals in a residential area or too many small animals at one property in the city. A household can keep a certain number of chickens, pigeons, rabbits, etc. at their home per the code. See Title 9 of the Municipal Code.	These goals were articulated by City staff and do not appear in the draft Code
"...to face 2050 and beyond"	"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.”	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		This statement is not specifically included in the Zoning Code, but provided in the overview presentation to reflect the many considerations involved with the code update. The presentation will be updated to reflect the recommended language.	This is not Code text, no change needed
Entitlement Review Process	"Update entitlement review processes to provide clear direction as well as to allow streamlined review for projects that are compliant with objective standards."	Please explain what is “entitlement review process” for greater clarity.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		The permitting process through the Planning project review.	This is not Code text, no change needed
?	"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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		The zoning for Velocity Island is recommended to change to Regional Commercial which better reflects the on-the-ground use of the property. A new wave park or other large scale outdoor recreational facility can be proposed in any Regional Commercial zone...and would be welcomed!	This is not Code text, no change needed
Zoning Map	n/a	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?	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023	Map only	The zone generally reflects areas adjacent to the Historic Downtown District with an abundance of historic homes and unique architectural styles. Yes, at some point, the NP zone could expand.	No change
Zoning Map	n/a	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.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		This area is located within the ULL, but currently outside of the city limits. The area will need to be annexed into the city prior to development. The General Plan designates this area as Corridor Mixed Use and Business Park. Various flood modeling and elevation requirements would be required of any new development in a flood plain.	Outside of City Limits, also exlcuded in City's current Zoning Map. Should these areas be aneexed, they would be added to the zoning map.
Zoning Map	n/a	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.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		Unclear about the refrence to "Zoning Guide"	This is not code text, no change needed

Zoning Map	n/a	Yolo County Fairgrounds is shown as “Residential Low” it should be rezoned to be state land.	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023	Map only	Thank you, this will be corrected.	Agree
Zoning Map	n/a	County Fair Mall acreage is shown as “Community Commercial Mixed Use.” I would prefer it be rezoned to “Corridor Mixed-Use Flex.”	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		The County Fair Mall site is zoned Corridor Mixed Use-East St which allows a mix of residential and commercial. Unclear what Flex would allow. A rezone can be considered at a future time should an applicant submit a request to allow increased intensity of development. A CEQA review would be required.	Per GP
Zoning Map	n/a	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?	Notes on Zoning Update for Oct. 5, 2023 from Jim Smith	10/5/2023		Once the W RTP is annexed (in early 2024), the zoning established by the Specific Plan will be added to the Citywide Zoning Map.	Outside of City limit and scope of Code
Residential Lot Size	n/a	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023	Development and design standards	The proposed densities for each residential zone, with the exception of R-LM described below, are consistent with the General Plan land use designations established in the 2035 General Plan Update. The Zoning Code is a tool to implement General Plan policy and is therefore required to be consistent.	
Residential Zones/Zoning Regulations	n/a	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023	Development and design standards; Potential GP amendment	Due to recent housing legislation, the proposed R-LM zoned areas (currently zoned Duplex Residential or “R2”) cannot be downzoned, meaning densities cannot decrease. In this case the General Plan land use designations will need to be amended to return to Medium Density Residential in these areas, as it once was. Proposed R-L zoning (1-8 dwelling units per acre) covers existing, established neighborhoods. Not greenfield areas, which are either governed by existing Specific Plans (ie. Woodland Research and Technology Park) or will be governed by future Master or Specific Plans where higher densities will likely be desired and can be adequately planned for in terms of neighborhood design, infrastructure, etc.	The density ranges generally implement the Land Use Element of the General Plan.
Missing Middle Housing	n/a	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023	Map; Potential GP amendment	Higher density (20+ du/ac) are permitted throughout the downtown DX zones and all along Main Street and East Street. Medium Density (8.1 to 19.9 du/ac) zoning is proposed is several areas proximate to these corridors.	Outside of City limit and scope of Code
Residential Setbacks	n/a	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023	Development and design standards	There are many opportunities for increased residential density development in the city in the Downtown, along commercial corridors and within transition areas between major corridors and existing established neighborhoods without completely doing away with established lower density neighborhoods where infrastructure to support increased traffic and intensity of development may not be available. Regarding setbacks, here again, the 20-foot front yard setback generally reflects existing neighborhood development patterns. If the Commission would like to collectively propose reduced setbacks whereby someone could construct a addition to their house in the front yard for instance, staff is open to that discussion. Side setbacks require minimal 5-foot separation between the home and the property line. ADU’s and smaller accessory structures are permitted with lesser setbacks. Staff have added an allowance for a front porch to have a reduced setback (closer to the street).	Is there broad support for this comment? See change re: porch projections.
Examples/Compliment	n/a	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023			
General Site Standards	"A Building Permit is required for decks over 30 inches in height"	Why "over 30 inches" in height?	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		At a certain height (over 30 inches), they need inspection to prevent possible injury. The Building Code requires a permit and handrails for decks over 30”	This is typical and consistent with Building Code
General Site Standards	"Appurtenant"	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Include a definiton for appurtenant.	

General Site Standards	17.64.030.J.B - "Minimum maintenance"	What does "minimum maintenance" mean?	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		This is in reference to wall materials that they shall be constructed of brick, concrete, or decorative masonry material. "The wall surface shall be graffiti resistant and require minimum maintenance". The intent is to attempt to explain that wall materials used shall be durable, graffiti resistant and not require a great deal of on-going maintenance. (This can be restated if needed for explanatory purposes)	
General Site Standards	"Water efficient plants"	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?	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Text will refer back to state requirements.	Section 17.64.040.H identifies what is meant by "water efficient plants."
General Site Standards	"California landscaping"	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.”	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		The Landscape Chapter has been enhanced in order to provide additional shade planting requirements to address heat island concerns consistent with the Climate Action Plan. City procedures already provide for the possibility of in-lieu payment for trees in some circumstances.	
General Site Standards	“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.”	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Some bollards do emit light and are often used along pathways.	Some bollards are designed to illuminate.
General Site Standards	“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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		If there is no garage at the front of the yard in which to store the vehicle in an enclosed area, the inoperable vehicle will have to be stored on a side or rear yard or in another location.	OK as is

General Site Standards	Community Gardens	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Community gardens may be considered in many zones with a Zoning Administrator permit, as identified in the Use Table. The criteria provided in the Citywide standards, Division III, is intended to provide additional clarifying standards, including operational requirements, for uses listed in the use table. There are no set setbacks identified for the garden use itself, other than for structures that may be proposed to be constructed.	In the R-L, N-P, and R-LM districts, a community garden is allowed as a primary use (not accessory). In the R-M and R-H, it is allowed as accessory only. In all cases, Sec. 17.84.130 applies and addresses the commenter's concerns
General Site Standards	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023	Div II use tables; Section 17.84.350 Smoke Shops; Ch 17.144 Definitions of Uses	Not every use can be provided in the use table. Section 17.96.040 allows the Director to make an interpretation regarding similar uses. Note: The City Council has passed several anti-smoking ordinances and it is not a use that is encouraged.	
General Site Standards	Language Consistency	Regarding live/work units, simply make sure you're consistent with "live/work" vs. "live-work".	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Noted	OK
General Site Standards	Mobile Vendors during Special Events	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.	Notes on Zoning Update for Oct. 18, 2023 from Jim Smith	10/18/2023		Municipal Code Chapter 10.20 governs Mobile Vendors and Peddlers. The standards provided in the zoning code respond to the requirement in WMC section 10.20.060A.2 – that as part of the Mobile Vendor Permit that the vehicle storage and location comply with applicable zoning regulations and other codes. Section 10.20.120 provides an exemption for a mobile vendor permit if it is parked in conjunction with a permitted temporary outdoor use permit as allowed as a Temporary Outdoor Use (private property) or with a Special Events permit (public property). We will ensure that the Temporary Use section refence is updated in Section 10.20.120	This is not a Zoning issue, since these vendors operate in the right-of-way.
Meeting Notification/Flyer	n/a	Send notifications out earlier. Flyers should be clear and descriptive.	Nancy Kaufman, email	10/17/2023		Noted	This is not Code text, no change needed
Interactive PDF	n/a	Online documents should have links to click from one section to another.	Nancy Kaufman, email	10/17/2023		Noted	This is not Code text, no change needed
Viewing Changes between New and Redacted Ordinance/ Documents	n/a	Show changes between current and redacted ordinance clearly.	Nancy Kaufman, email	10/17/2023		Crosswalk Tables to show standards and use comparison. It is not possible to prepare a redlined version because the new zoning code is a compilation from several documents (Zoning Code, Interm Zoning Code, Downtown Specific Plan, Community Design Standards) and incorporates many new standards.	This would be a significant effort, since the Code includes elements of the existing Code, the Community Design Standard, the IZO, and new content. Out of LWC's scope.
Wheelchair Aecessibility in Newer Higher Density Homes	n/a	Further, there should be an environmental analysis that addresses the impact on the disabled. The newer townhouse developments going up are almost all inaccessible to persons in a wheelchair. We specifically bought our home because it is accessible for our daughter.	Nancy Kaufman, email	10/17/2023		The CZC includes a chapter called "Reasonable Accomodation for Persons with Disabilities". 17.100.160. New Universal Design Standards have been added to the code for single and multi-family housing projects, Chapter 17.56.	This is a Building Code issue, not a CEQA issue.
Code Interpretation	n/a	Zoning code interpretations may take up too much of Staff's time. (Time spent handling long-range planning, subdivision/specific plans, and all other planning functions etc, vs. time spent interpreting zoning code on specific projects or for specific uses and permits.	Michael McLaughlin, email	10/13/2023		Staff have not been directed by City Council to analyze staff time spent on the variety of planning activities handled by the Division. The new code includes an extensive definitions section which will make a significant difference in the evaluation of proposed uses. Additionally, objective standards provide clearly written requirements. Interpretations may still be required in any situation in which individuals present creative ideas that may not have been previously considered.	

Segregatory Land Use, Zoning Map	n/a	Current zoning <i>and</i> proposed zoning likely reinforce, rather than attempt to reverse, segregatory land use patterns of exclusion. However that is difficult to show without some finer grained analysis of who lives where.	Michael McLaughlin, email	10/13/2023		Comment noted.	
Springlake Specific Plan Implications	n/a	While there is a map showing the proposed implementation of the general plan land use designations, is there a map that shows how these general plan land use designations would map onto the Springlake Specific Plan? Because having an entire map that is separate makes it harder to see our "true" land uses across the entire City -- as we add specific plans it's actually more difficult to visually understand residential and commercial densities.	Michael McLaughlin, email	10/13/2023		A map to this effect was prepared and shared at the last Planning Commission hearing.	See GP Land Use map
Truck Advertising / Sign Ordinance	n/a	Can we regulate trucks that have magnetic advertising on the side and park in Downtown or elsewhere	Tania Garcia-Cadena (CC)	9/19/2023		Chapter 17.72 contains sign regulations. Section 17.72.40.B.10 and C address signs on vehicles and a prohibition on mobile billboards. Vehicles that are used for business that may have magnetic signs on the exterior are excluded as long as they are operable and parked in a lawful manner.	Any commercial vehicle operating in the right-of-way should be allowed to have signs on it advertising the business it serves. Section 17.72.040.B.10 provides the standards for the parking of motor vehicles that are purposefully parked to attract attention, which is a different matter.
PC and CC Meetings	n/a	Should there be a joint PC/CC meeting?	Vicky Fernandez (CC)	9/19/2023		Not proposed at this time.	
RV Parking on Residential Lots	n/a	Concern about new standards regarding RV parking on residential lots	Seth Wurzel	9/19/2023		Subject to City Council direction. Staff has not received direction at this time to modify the section. However, should direction be provided to modify the section, it is recommended that criteria be included to address that aspects of RV parking that create the most significant nuisance and aesthetic concerns, such as; illegal 2nd driveways, removing trees, impacting utilities, and impacting sight visibility. If standards are imposed, provide a time period (1-year) before city begins any enforcement.	Pending direction from CC
Fourplexes	Uses table	Allow Fourplexes or four units on a lot city wide	Michael McLaughlin (PC)	9/21/2023		Subject to City Council direction. Considering allowing 4-plex in the table. What design criteria and specific standards including parking.	Pending direction from CC
Commercial Uses as Accessory Units	Uses table	Allow commercial uses as accessory units?	Michael McLaughlin (PC)	9/21/2023		Code does allow multiple opportunities for commercial in residential zones (Home Occ, Live/work, Res Limited Retail).	Allowed as Home Occ, and also allowed as part of Live/work projects.
Zoning Restricts Based on Class and Racial Divisions	n/a	Repeal zoning; Zoning does not regulate health & safety but restricts based on class and racial divisions;	Michael McLaughlin (PC)	9/21/2023		Comment noted.	Inconsistent with project goals
Zoning Map for Specific Plan Areas	n/a	Would like to see the zoning map include zones for Specific Plans as well;	Michael McLaughlin (PC)	9/21/2023		The General Plan land use map provides land uses for all areas within the City. (See prior comment). Areas under the purview of the CZC project are shown on the zoning map.	Specific Plans are shown on the Zoning map
Minimum Lot Coverage for Small Lots	Residential?	Minimum lot coverage for small lot too high; allow smaller lot sizes	Michael McLaughlin (PC)	9/21/2023		Lot coverage has already been increased in some instances. Could consider specific exceptions for identified circumstances. (As example, with small lot, lot coverage may be considered for the overall project rather than on individual lots).	Is there broad support for reduction of minimum lot size for small lot projects? Not at this time
County Fair Mall	Density	should the city allow higher densities at the County Fair Mall?	Jim Smith (PC)	9/21/2023		The CMU E zone allow densities up to 40 du/ac. Density may be higher with approved density bonus. Proposal for generally increasing densities is a General Plan issue and outside the scope of this project. May be considered at a later time.	
Armfield Area	Uses table	Concern about Armfield neighborhood and private residential adjacency to existing light industrial and auto shop uses	Jim Smith (PC)	9/21/2023		A new zone called CMU Armfield is proposed in which standards and uses are tailored to the area in part based upon the Armfield/Lemen Ave Framework study	
General Plan Amendment Topics	n/a	Was there a requirement for a garage for RV and boat storage?	Jim Smith (PC)	9/21/2023		No requirement for a garage. However, proposed language would require screening.	

Precise Plan vs. Specific Plan	Definitions	Definition of Precise Plan vs Specific Plan	Chris Holt (PC)	9/21/2023		A specific plan has a definition based on state requirements. There are required analysis and freatures that must be included. They often expensive and require a years long lead time to approval. A Specific Plan often amends General Plan land uses and develops new zoning standards. A Precise Plan is more of a master plan and would not necessarily include financing and other details inlcuded in a SP, but does allow evaluating zoning on a master plan level and setting future development criteria. There may be associated GP and Zonign changes or not.	Include definitions for both terms in Div V.
Front Yard Setbacks for Primary Residences	Residential Front Yard setbacks	Suggests reducing the front yard setback from 20 feet for a primary residence. Keep garage at 20, but move primary to 10 feet to allow for a larger front porch.	JD Trebec (PC)	9/21/2023	Table 17.64.060.C-1	Allow for the potential for additional projection for porches	Edit Table 17.64.060.C-1: Allowed Building Projections into Required Setbacks to allow porches, but no closer than 10 feet from property line.
Link Error	Section 17.84.360	17.84.360 wrong link	Chris Holt (PC)	9/21/2023		Will review chapter refrences to ensure they are correct.	Need clarification on this comment
Renumber Pages	n/a	Renumber pages by Division to also identify the Division like II-1, III-3, etc.	Chris Holt (PC)	9/21/2023		Agree	OK
Zoning Administrator Permits for Small Lots in RL and NP Zones	n/a	Use a ZAP for Small lot in RL and NP	Chris Holt (PC)	9/21/2023		Agree	OK
Clarity on Maps at Parcel Level	Map	The map is not clear regarding changes to the property at 917 Main Street, Woodland	Ted Wilson, email	9/21/2023		City has provided a searchable GIS map to allow individuals to look up their property and see existing and proposed zoning.	City to clarify map and/or create GIS online portal
Armfield Area	n/a	What does zoning update have to do with Armfield area?	Richard Lakai, email	9/21/2023		Response provided to Mr. Sakai on 9.22.23. Indicated that there is a proposed zone change from CMU-East to CMU - Armfield.	None
Cargo Containers as Accessory Structures	Accessory Structures	Cargo containers in his front/side yard. Code enforcement issue. Why cant he have them and what will the new code require?	Daryl Rung	10/5/2023		Currently handled as an "accessory structure". They are much taller than an allowed accessory building and larger. Related to an active code enforcement case.	
CMU-A Proposed Change		What are the specific changes proposed with the new CMU-A zone	Bobby Moore	10/5/2023		Crosswalk tables illustrate proposed modification to uses and standards. As example, Lower bulding height, greater lot coverage allowance.	
Densification Downtown (General Plan)	n/a	Concern with densificaiton. Why unlimited density in the Downtown?	Dee Rosenberg	10/5/2023		Already in the GP	Per GP
Fencing and Vandalism	n/a	Concern regarding the property at the NEC of East and Main and the homeless and vandalism. Can they be allowed to put up temporary or permanent fencing around the site or a portion of the site.	Fred Lopez (PC)	10/5/2023		Fencing standards under reivew. Chain link is currently prohibited, but it has been used. Consideration to allow tubular steel fencing, pending determination on setback, height, etc.. At this time fencing over 3.5-feet should not be located at the front setback.	TBD
Commercial/Live-Work Leasing/Selling	17.84 Live/Work	Existing wording in B.2 and B.3 "... allowing the commercial section to be independently leased out for limited use." seems to contradict existing wording in G "No portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises ...". You are probably going to lease the commercial part to someone who doesn't live in the residential part, otherwise why would you enter into a lease. The wording in G is ok for selling, but not for renting. The owner should be able to rent the commercial space to someone who is not a resident of the residential space.	Bruce Barton, email	10/18/2023			Provision G stands.
Urban Reserve Areas and Undesignated Planning Areas	Pg 210 - 17.84.360 Telecommunication Facilities A.1.d. "Urban reserve areas or undesignated planning areas"	Existing wording makes reference to "urban reserve areas or undesignated planning areas" but these areas are not identified on the "Identified Areas of Change on the Draft Comprehensive Zoning Map". I would argue that if these areas are outside the City Limits, they should not appear in the zoning code wording. If they are in the City Limits, they should appear on the map. ----Can I please get an answer to these 2 questions: Where are these areas? Are they within the Urban Limit Line but outside the City Limits?	Bruce Barton, email	10/18/2023		No change - the term Urban Reserve was a land use provided in the prior general plan to describe lands that were outside city boundary.	

Satellite Dishes	17.84.360 Telecommunication Facilities (pg. 210, A.2.a.i)	Pg 210 - 17.84.360 Telecommunication Facilities A.2.a.i. Existing wording "No more than one satellite dish exceeding 36 inches in diameter per parcel." is not suitable for duplexes. At least 2 dishes should be allowed. I have seen many residences with multiple satellite services, so one could argue that each unit may require 2 dishes. It seems to me that 4 satellite dishes per parcel would be a better upper limit. Maybe the wording should mention duplexes explicitly.	Bruce Barton, email	10/18/2023		No change	Note, no one uses satellite dishes over 36 inches on a residence any more - they are smaller than that for residential use. Any residence or duplex can have a dish for TV or internet that is 36" or less in diameter.
Business Park Designation	2035 GP Map	What happens to the "Business Park" designation in the General Plan Land Use - 2035 map (see the above link)?	Bruce Barton, email	10/18/2023		Consideraiton to add pre-annexation zoning.	This designation occurs only within the ULL - not the City limits
R-L Intent Statement for all Residential Zones?	17.24.010 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."	Noted by Commissioner McLaughlin, this statement really applies to all residential zones. Remove here and add into the introductory statement instead?	Div II Staff Comments	11/1/2023			We advise keeping as-is, as private yards is not the emphasis on some of the higher-density residential zones.
Incorrect Graphic for Required Building Location	Figure 17.32.030.C-1: Required Building Location	Graphic is incorrect. It should show the closest building face at 10 feet, to match the intent of the language.	Div II Staff Comments	11/1/2023		To be corrected	To be corrected
Fourplexes	17.56.030 Multi-Unit Design Standards	Adding a separate buildign and design standard section pertaining to 4-plexes...in low density versus higher density zones.	Div II Staff Comments	11/1/2023		TBD	Need CC input on the types of tri- and four-plex we might want to allow in the low-density residential zones.
RV Parking on Residential Lots	17.64.100.C.2 Residential Zones -- "On a single familysingle-family site (RL, NP, RLM), recreational vehicles shall be parked on a non-permeable surface in a fenced area, or in the rear yard or side yard, screened by a wall or solid fence not less than six feet in height. (may not be parked in RM or RH, CMU, CCMU zones)"	May need to consider revised requirements: - RV may only be parked in the RL, NP, RLM zones, if required conditions can be met. Otherwise, an RV shall be stored off site. - Only one RV may be parked on a non-permeable surface, typically in a driveway, and may only be accessed by an approved driveway approach (encroachment permit). - RV may not be stored in a manner so that they are highly visible, such as parallel to a house front. - RV must be a parked a minimum of 5 feet back of a sidewalk in order to allow adequate sight visibility. - Access to RV parking shall not require driving over a curb or utility infrastructure and shall not require the removal of any required street trees. - Second driveways shall only be allowed in accordance with Section.....	Div III Staff Comments	11/1/2023		TBD	Need CC input regarding standards.
Heat Areas Without Shade	n/a	How does the code address heat areas / areas without shade?	Comments from the Sustainability Committee	11/7/2023		See Purpose section of the code for overarching statement in support of sustainability and climate resiliency. Chapter 17.56.010 (B) addresses shade and cooling requirements for new development. Chapter 17.64.040 (I) addresses shade requirements for landscaped areas. Shade requirements have been extensively expanded and cover areas other than parking lots.	Agree

Adaptive Reuse encouraged?	n/a	Does (the Code) encourage "adaptive reuse" of buildings into housing / mixed use?	Comments from the Sustainability Committee	11/7/2023		The CZC does not specifically address adaptive reuse in the general city as a pro/con. However, adaptive re-use has been and will continue to be allowed, subject to any Building Code requirements that may arise due to a change in occupancy classification. Chapters 17.56.050 and 17.56.060 provide design criteria to address the preservation, restoration, or renovation of historic and non-historic buildings in the Downtown.	Agree
Corner Stores Encouraged?	n/a	Does (the Code) allow for/encourage "corner stores"?	Comments from the Sustainability Committee	11/7/2023		The CZC provides a number of means by which to allow a mix of uses, including allowing commercial in residential zones. ---Live/Work is allowed in the R-LM, RM, and RH zones as well as in the Downtown and in all mixed-use zones. ---Residential Limited Retail uses are allowed with a Staff level Zoning Administrator Permit. Specific criteria relating to this use are found in Chapter 17.84.230 ---Home Occupation and cottage Food Operations are allowed in residential zones subject to criteria found in Chapter 17.84.200 ---Combined commercial and residential uses are allowed in the Downtown and in all mixed-use zones.	Agree
Climate Friendly Bldg Requirements	n/a	What are the "climate friendly" building requirements? (solar, gas stoves, etc.)	Comments from the Sustainability Committee	11/7/2023		These types of requirements are found in the Green Code.	Agree
Residential Landscaping?	n/a	Are there any residential landscaping / gardening guidelines?	Comments from the Sustainability Committee	11/7/2023		The CZC has a new extensively updated landscape Chapter 17.64.040, which addresses all areas that require landscaping including identifying areas to be landscaped and number of trees required. New criteria are provided for Community Gardens in Chapter 17.84.130. Restrictions regarding Turf are provided in Chapter 17.64.040(H) (14). Chapter 17.64.040(H)(1)(f) states that garden areas and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping. Note: separate informational handouts can be prepared in the future to provide additional guidance for residential landscaping/gardening.	Agree
Residential Pools	n/a	Does the code encourage / discourage residential pools?	Comments from the Sustainability Committee	11/7/2023		The Code does not take a position regarding pools. The code is regulatory only, and is not a policy document.	Agree
Equity Section/Statement	n/a	Where can SAC members find an "equity section" or statement?	Comments from the Sustainability Committee	11/7/2023		The purpose statement for the Zoning Code is provided in Chapter 17.04.030. The overarching purpose of the Zoning Code is to implement the policies of the 2035 General Plan. The Zoning Code is a regulatory document not a policy document. The General Plan, Chapter 6, Healthy Community Element includes Environmental Justice considerations as it relates to health.	Agree

Parcels Containing Two or More Zones	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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		This is a broader policy discussion. As with all comments, staff will review with the City Council to obtain direction regarding proposed amendments, community priorities, and staff time allocation. Staff has been conducting the CZC update at the direction of the CC in order to bring the Zoning Code into conformance with the 2035 General Plan. The Council has not provided direction nor additional funding allocation to embark on a larger General Plan amendment process. The first part does allow some discretion on the part of the Director. However, the wholesale change suggested in the comments could pose a problem in situations where there are large parcels in which there may be significantly different zone categories identified in both the GP and Zoning (such as in SLC).	Agree with City's response
Determining Lot Coverage	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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		This is a broader policy discussion. There may be pros and cons to lot coverage and open space requirements. There tends to be a reduction in both for higher intensity zones and urban environments. Benefits of lot coverage and open space include the provision of light and air, area for landscaping including trees, percolation and drainage, parking arrangements, and utility installation on lots. A competing goal to allowing intensification is to allow adequate ability for percolation, and needed landscaping to address heat concerns and a pleasing aesthetic environment. It has been noted that in some lower income areas there can fewer trees and shade, which creates a hotter, harsher environment and requires greater utility usage.	Agree with City's response
Zoning Maps and Historic Register	Div. 1, pg. 15: MAPS Zoning Maps and Historic Register	Should this also include the State historic register?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Not clear what the comment means. The maps are not included in the CZC.	The GP includes a list of historic properties
Light, Air, Privacy, and Open Space Outside of R-L, NP, and RLM Zones	Div 2, pg 1 Residential Zones	Why does the reference to adequate “light, air, privacy, and open space” only show up in R-L, NP and RLM zones?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Thank you. This statement is intended for and should be included in all zones. Staff will work on revising.	
Family Living		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?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		The R-LM zone allows for higher density residential development as compared to R-L and N-P zones. The zone is proposed in an area that had a higher allowed density in the prior general plan and as a result generally covers where there already exists both single and multifamily (multiunit) housing...The benefit of transitioning back to the RLM is that it will provide the continued opportunity to allow a variety of housing types that are not specifically limited to SF and duplex units.	Agree with City's response
R-M and R-H Area Locations		Why are all of the R-M and R-H areas in high traffic, existing multifamily neighborhoods?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		There is one R-H area and it is not in a high traffic area although it is located on a collector road. There are very few RM zones located on arterial roads (Main St, Gibson, East Street, West Street, CR 98, and CR 102.) Those areas are not necessarily high traffic either. In addition, RH and RM zones have tended to be located in areas that can best take advantage of transit, which generally operates on arterials and collectors, and are located closer to parks/schools and shopping (walking distance). The CMU zones, which allow densities from 20-40 du/ac, are generally located along arterials and collectors.	Per GP

Add additional walking/biking/transit statements to Purpose		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?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Note: There are high density zones in the various specific plans as well. The idea of encouraging walking, biking, and transit options are overarching goals in the General Plan that apply city wide as reflected in the Purpose statement for the Zoning Code in Section 17.04.030. Perhaps additional purpose statements can be added that apply to the zoning code overall.	The Zoning code implements the GP, and does not need to repeat its goals.
Lot Coverage and Lot Sizes in R1, R-L, and N-P	Div 1, Table 17.24.030-1 Development Stds for Residential Zones	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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		This is a broader policy discussion. Without GIS analysis the existing average lot size per zone is not known. In the older parts of town there is a great variety of lot sizes as these areas have developed over many years. In newer developments, lot sizes tend to be more uniform and meet minimum to average standards. Per the zoning code a minimim interior lot size is 5,000 sf and a minimum corner lot is 6,000 sf in the R-1 and NP zones. Consitent standards are proposed in the CZC. It is unclear how lot coverage and FAR cause a loss of value on a property and result in exclusion. There is value added to properties through the provision of open space and landscaping as well. The code update is proposing a variety of tools, including the ability to reduce lot sizes, through the small lot subdivision or PD process, to allow a variety of housing types. Minimum lot coverages account for open space, parking arrangements, landscaping, drainage and utility installation on lots. A competing goal to intensification is to allow adequate ability for percolation, and needed landscaping to address heat concerns.	Agree with City's response
Max Height of 40ft?	Building Form and Placement Standards	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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		This additional height has traditionally been allowed in the NP zone to accommodate older historic homes typically found in the NP and downtown zones, that have steeper pitched roofs which have a higher resulting peak height.	Agree with City's response
Setbacks and Value of Land		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	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Comments noted. Please note, the minimum typical length of a driveway needed so that a vehicle does not overhang a sidewalk and obstruct visibility is 20-feet.	Agree with City's response
	Div 3, Table 17.64.020.D-1 Accessory Structure Setbacks		Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		The Development standards tables refer the reader to the Accessory Dwelling Unit and Accessory Structure requirements chapters. Accessory structure setbacks are based upon the height of the proposed structure. The higher the roof/structure the larger the required setback.	
SB 9 / General Plan	LD in the 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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		SB 9 permitted up to 4 units on a lot under specifically described conditions. Consideration can be given to allowing 4-plex units in RL and NP districts. The General Plan provided the ability to consider this. Evaluation of the General Plan as an adequate policy document is a broader policy question.	SB 9 applies. No policy direction to expand SB 9 beyond state mandate.
Townhomes = single-family attached?		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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Response: The definition provided for multi-unit dwelling is three or more attached units on a single lot. Multi-unit is currently not proposed as permitted in RL and NP. However, suggestion has been made to allow tri or quad plex subject to discretionary review.	Agree with City's response

Showing ADUs as Permitted	Residential Uses	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.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		The use table does direct readers directly to the code section for ADUs. It is possible to show as permitted as well.	Agree with City's response
Live/Work in Residential Zones?	Live/Work Uses	Why are Live/Work units not permitted in residential zones? How will these work in tandem with Home Occupancy and Residential Retail uses? These would make Woodland a more walkable place if they were included in 70% of its land use area.	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Live work units have previously been and continue to be allowed in multiple zones within the city. Should a future demand present itself, beyond the allowance for home occupations and the proposed Residential Limited Retail uses, adding live work can be re-evaluated at that time.	Agree with City's response
Total # of units on a small lot subdivision? + add scale to illustration?	Small Lot Subdivision Stds	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?	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		Illustrative code examples do not tend to contain specific dimensions because each situation varies. However, after the code is adopted, specific handouts can be prepared to provide more guidance.	Agree with City's response. Also, note that density requirements apply for this projects types.
Why limit short term rentals?	Table 17.24.020-1, Use Regulations - Residential Zones	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)	Comments by Commissioner Mike McLaughlin on the City of Woodland's draft Comprehensive Zoning Code (CZC), Divisions 1 and 2, released September 2023	11/15/2023		One concern is that short term rentals take up valuable housing opportunities. That is why the State does not allow ADUs to be used for this purpose. Short term rentals can also have negative impacts related to noise, parking, and trash, which is why they are only being considered is some locations such as in the Downtown or along corridors. Noted, the city is adding the ability to incorporate retail/office/service uses within residential districts in limited situations (Corners on collector roads) initially in the CZC, Residential Limited Retail. This will give the opportunity to evaluate the demand and functionality of such uses.	Agree with City's response
Allowing Residential Limite Retail everywhere.		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.					



"NOTICE OF SPECIAL MEETINGS" COMPREHENSIVE ZONING CODE UPDATE *Presentation and Discussion*



Please join the City of Woodland staff at **one or more** of the scheduled **workshops concerning the Draft Comprehensive Zoning Code** on the following dates:

- **Thursday, October 5 @ 6:30 PM**
– (Planning Commission) – Development standards focus
- **Wednesday, October 18 @ 6:00 PM**
– Commercial and Mixed-Use focus
- **Thursday, October 19 @ 6:30 PM**
– (Planning Commission) – Housing focus
- **Tuesday, October 24 @ 11:30 AM**
– General and Industrial focus
- **Wednesday, October 25 @ 9:00 AM**
– Downtown focus

All meetings will be held in the **City Council Chambers, 300 First Street, City Hall** and will be recorded and posted on the Comprehensive Zoning Code web page.

Copies of the Public Review Draft Comprehensive Zoning Code may be viewed at the following:

- Community Development Department, Library, and Community & Senior Center; and
- **On-line** on the Comprehensive Zoning Code Web page:
<https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>



Your property, APN # 005-212-011-000, has a proposed Zone and/or General Plan land use change from General Plan Downtown Mixed Use and/or Zone Downtown Specific Plan DMU to the proposed General Plan (N/A) and/or Zone Downtown Mixed Use DMU.



"AVISO DE REUNIONES ESPECIALES" CÓDIGO INTEGRAL DE ZONAS *Presentación y discusión*



Únase al personal de la Ciudad de Woodland en uno o más de los talleres programados sobre el Proyecto de **Revisión Pública del Código Integral de Zonificación** en las siguientes fechas:

- **Jueves 5 de octubre a las 6:30 p. m.**
– Taller de la Comisión de Planificación
- **Miércoles 18 de octubre a las 6:00 p. m.**
– enfoque comercial y de uso mixto
- **Jueves 19 de octubre a las 6:30 p. m.**
– Taller de la Comisión de Planificación - Enfoque en Vivienda
- **Martes 24 de octubre a las 11:30 a. m.**
– enfoque general e industrial
- **Miércoles 25 de octubre a las 9:00 a. m.**
– Enfoque en el centro

Todas las reuniones se llevarán a **cabo en la Cámara del Concejo Municipal, 300 First Street**, Ayuntamiento y se grabarán y publicarán en la página web del Código de Zonificación Integral.

Copias de la revisión pública El borrador del Código Integral de Zonificación se puede ver en el siguiente

- Departamento de Desarrollo Comunitario, Biblioteca y Centro Comunitario y para Personas Mayores; y
- En línea en la página web del Código

Integral de Zonificación:

<https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>

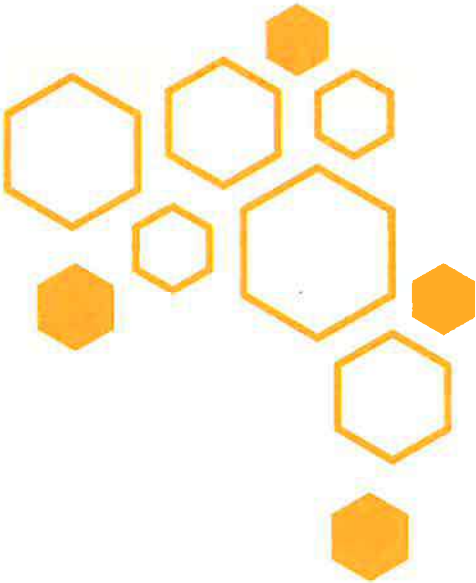


Su propiedad, APN # 005-212-011-000, tiene una propuesta de cambio de uso de suelo de Zona y/o Plan General del Plan General Downtown Mixed Use y/o Zona Downtown Specific Plan DMU al Plan General propuesto (N/A) y/o Zona Downtown Mixed Use DMU.



Community Development Department
Attn: Comprehensive Zone Update
300 First Street
Woodland, CA 95695

WOODLAND CITY OF
300 1ST ST
WOODLAND, CA 95695



Please open for more information.

You're invited / Estás invitado