



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 2, 2026
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 May 7, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of May 7, 2026

H. PUBLIC HEARING

2. SUBJECT: Tentative Parcel Map No. 5188 and Design Review for a Six-Unit Residential Complex within the City's Downtown Historic District

RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission take action on the following:

1) Receive the Staff Report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-07 (Attachment 1) approving Tentative Parcel Map No. 5188, subdividing one 0.238-acre parcel located at 440 College Street into two parcels of .119 acres, respectively; 4) Adopt Resolution No. PC-26-08 (Attachment 3), approving the Design Review (Application No. PLNG-26-00024) for a six-unit residential complex located within the City's National Registered Downtown Historic District (Attachment 4).

I. BUSINESS ITEMS

3. SUBJECT: 2026 Heritage Home and Historic Preservation Award Nominations

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review and confirm five Heritage Home Awards and one Historic Preservation Award nominations for the 2026 awards cycle.

4. SUBJECT: Planning Division Website Updates

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a presentation regarding recent updates to the Planning Division website.

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 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: July 2, 2026
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of May 7, 2026

SUBJECT: Planning Commission Meeting Minutes of May 7, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of May 7, 2026

Attachments:

1. May 7, 2026 Planning Commission Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission –

Thursday, May 7, 2026

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM

B. ROLL CALL

Commission Members Present: Harris, Murphy, Ortiz, Smith, Torney
Absent: Lizarraga, Roberts

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Harris

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 March 19, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of March 19, 2026

On a motion by Commissioner Smith, seconded by Commissioner Torney and carried on a 5-0 vote, Commission Members approved the Planning Commission Meeting Minutes of March 19, 2026

AYES: Harris, Murphy, Ortiz, Smith, Torney

NOES: none

ABSENT: Lizarraga, Roberts

ABSTAIN: none

H. PUBLIC HEARING

2. SUBJECT: General Plan Amendment to Policy 2.A.1 (Urban Limit Line) – Utility Extension up to One Mile Beyond the ULL; Recommendation to City Council to Certify the Final Supplemental EIR (SEIR); Adopt General Plan Amendment; and Recommendation to Place a Ballot Initiative on November 2026 Ballot

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No. PC26-06 (Attachment 1), recommending City Council take the following actions:

- 1) Certify the Supplemental Environmental Impact Report (SEIR) prepared pursuant to CEQA for the proposed General Plan Amendment to Policy 2.A.1 (Urban Limit Line) and adopt CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program;
- 2) Approve the proposed General Plan Amendment to Policy 2.A.1 to allow a limited exception for the extension of sewer, potable water, and recycled water facilities to serve eligible existing commercial facilities up to one mile beyond the Urban Limit Line, contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative (Measure A); and
- 3) Place a ballot measure on the November 2026 election ballot to amend the Woodland Urban Limit Line Initiative (Measure A) consistent with the proposed General Plan Amendment to Policy 2.A.1.

On a motion by Commissioner Smith, seconded by Commissioner Harris and carried on a 5-0 vote, Commission Members approved Resolution No. PC26-06, recommending that the Woodland City Council certify the Supplemental Environmental Impact Report for the proposed General Plan Amendment to Policy 2.A.1 (Urban Limit Line) – Utility Extension up to One Mile Beyond the ULL; approve the proposed General Plan Amendment to Policy 2.A.1 contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative; and a recommendation to place a ballot initiative on the November 2026 ballot to amend the Woodland Urban Limit Line Initiative consistent with the General Plan policy amendment.

AYES: Harris, Murphy, Ortiz, Smith, Torney

NOES: none

ABSENT: Lizarrage, Roberts

ABSTAIN: none

I. BUSINESS ITEMS

3. SUBJECT: Annual Housing Progress Report

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive the 2025 Housing Element Annual Progress Report update, ask questions of staff, and provide feedback regarding housing production trends, Housing Element implementation priorities, and future reporting topics. No formal Planning Commission action is required.

Commission members received a presentation by staff regarding the city's Annual Housing Element Progress Report

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 7:40 PM



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: July 2, 2026
ITEM #: H.2
SUBJECT: Tentative Parcel Map No. 5188 and Design Review for a Six-Unit Residential Complex within the City's Downtown Historic District

Recommendation for Action: Staff recommends that the City Planning Commission take action on the following:

1) Receive the Staff Report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-07 (Attachment 1) approving Tentative Parcel Map No. 5188, subdividing one 0.238-acre parcel located at 440 College Street into two parcels of .119 acres, respectively; 4) Adopt Resolution No. PC-26-08 (Attachment 3), approving the Design Review (Application No. PLNG-26-00024) for a six-unit residential complex located within the City's National Registered Downtown Historic District (Attachment 4).

Staff Contact:

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

Background:

The Caceres Family Trust has submitted Planning Application PLNG-26-00024 for a two-lot Residential Parcel Map (Tentative Parcel Map No. 5188) and design review for a proposed multifamily residential complex on the west portion of the existing lot (440 College). The site is south of Main Street, west of College Street, and east of Elm Street, within the City's Downtown-Core (DX-1) zone district. The site has an existing residential four-plex that faces College Street.

Tentative Parcel Map No. 5188 received initial approval from the Planning Commission on October 17, 2019 (Planning Application PLNG19-00043), authorizing the division of the property at 440 College Street into two parcels. In accordance with the Subdivision Map Act and the City of Woodland Subdivision Ordinance, an approved tentative map remains valid only for a specified period. The previously approved tentative parcel map, including all granted extensions, expired approximately three years after its original approval, and a final parcel map was not recorded prior to expiration. The applicant has now submitted a new application to approve and re-activate Tentative Parcel Map No. 5188 to enable the recording of a final map.

The proposed development is a two-story, six-unit residential building with studio or one-bedroom apartments, subject to confirmation in the final construction drawings. The building's architectural design is currently under concurrent design review, as described below.

Project Proposal:

The subject property encompasses 0.238 acres within the City's Downtown-Core (DX-1) zone district. The site currently features a renovated 3,335-square-foot four-plex fronting College Street on the eastern boundary of the parcel. A mature Coast Live Oak is located at the center of the property within the rear yard of the existing building. This oak tree will be preserved in accordance with the city's tree preservation ordinance, and all future development will incorporate appropriate tree

protection measures to prevent disturbance or adverse impacts to the tree or its root system within the tree canopy drip line.

The existing 0.238-acre lot will be subdivided into two equal parcels: Parcel 1 and Parcel 2, each comprising 0.119 acres (5,183 square feet). Parcel 2, which will retain the existing four-plex, has a Floor Area Ratio (FAR) of 0.33 (3,464 square feet of building area divided by 10,366 square feet of existing parcel area). Parcel 1, designated for the proposed six-unit residential complex, is projected to have a FAR of 0.88 (4,500 square-foot building area divided by 5,183 square-foot lot area), pending confirmation with final construction drawings. The Development Standards for the Downtown Zone Districts specify a Floor Area Ratio (FAR) ranging from a minimum of 1.0 to a maximum of 4.0. While the property's existing 3,464-square-foot building has a FAR of 0.33, which falls below the required minimum, the proposed addition will bring the site significantly closer to compliance. Further, the proposed building footprint and associated FAR facilitate the preservation of the heritage oak tree situated between the two developments. This balanced approach advances the City's Tree Preservation goals while allowing for the development of additional dwelling units on the property.

The proposed densities for Parcel 1 (approximately 33.6 dwelling units per acre) and Parcel 2 (50.4 dwelling units per acre) both exceed the required minimum of 15 dwelling units per acre for the Downtown Core zone district.

The development review component of this application includes an Architectural Design Review for a proposed six-unit residential complex to be constructed on the rear parcel (Parcel 1). As the project site is located within the City's National Registered Downtown Historic District, the architectural design review is presented to the Planning Commission concurrently with the Tentative Parcel Map. The Planning Commission is therefore requested to consider two related entitlements: (1) re-approval of Tentative Parcel Map No. 5188 and (2) Design Review of the proposed six-unit residential complex.

Active use of the site dates back to 1906, when the City's historic archive indicates the presence of a "carpenter shop" abutting the alleyway on the western edge of the parcel. More recent site imagery from 2008 documents a single-family residence abutting the public or quasi-public area adjacent to the western property boundary. Records confirm that emergency access to the site has historically been provided by the adjacent alleyway. The City does not actively maintain alleyways within Woodland and typically restricts residential units from having primary access from narrow alleyways due to public safety concerns. However, the alleyway and adjoining public parking lot area are maintained by the City and the City Fire Department, who reviewed the development proposal and confirmed the site has adequate access. Additionally, the site has historically had housing units fronted onto the alleyway. This evidence of historic active residential use, along with site evaluation and clearance by Fire, has confirmed that, like many historical sites in the downtown, it is unique and should be considered for continued housing development based on the historic context and site conditions.

Discussion:

Applicable Laws, codes & Ordinances

This project is subject to the following regulatory frameworks:

The City of Woodland 2035 General Plan

The City of Woodland Zoning Ordinance (Downtown Mixed Use Standards)

General Plan Consistency:

The project is designated for Downtown Mixed Use (DX) under the City's 2035 General Plan.

The project is consistent with the 2035 General Plan, and aligns with the below General Plan policies:

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 the 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.D.1 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 traveled (VMT), and make communities less dependent on single occupancy vehicle trips.

Policy 2.E.4 Bike and Pedestrian Orientation. Create walkable, pedestrian-scaled blocks that feature sidewalks and bike ways that are safe, comfortable, and inviting.

Policy 2.E.7 Public Safety and Community Design. Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.

Program 9.D.2 Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.

The proposed two-lot residential parcel map and residential complex meet these policy objectives by developing an underutilized parcel within the Downtown-Core (DX-1) zone district, an area anticipated to add new opportunities for housing and jobs over the life of the 2035 General Plan. The

project will enable the development of new “missing middle” housing with a small per-unit footprint and floor plan, and is ideal for Downtown infill development.

Zoning Consistency

The proposed two-lot residential parcel map aligns with the permitted uses within the Downtown Core (DX-1) zone district. This zoning designation authorizes a mix of office, residential, and active uses, including theaters, retail establishments, professional services, restaurants, and entertainment venues in Woodland's historic downtown. Multifamily residential development is an allowed use for the site. Tentative Parcel Maps are subject to review and approval by the Planning Commission.

Access and Circulation

Primary access to Parcel 1 will remain on College Street. Parcel 2 will be accessed from the maintained alley along the western property line and frontage.

Utilities

All utilities, including sewer, water, and storm drain, are existing and available to serve the proposed development.

Parking

The proposed development includes six onsite parking spaces within attached garages, satisfying the requirement of one parking space per unit. To further support compliance and flexibility, the City's parking standards (Section 17.68, Parking and Loading) offer several alternative mechanisms for fulfilling parking demands. These options, which remain available to the proposed project, include the development of bicycle parking facilities, and options for utilizing both on-street and off-site parking within the downtown.

Architectural Design Review Within the National Registered Downtown Historic District

The application requests Design Review approval for a new two-story, six-unit residential building on proposed Parcel 1, west of the existing four-unit building. As the property is within the National Registered Downtown Historic District, the project is subject to the City's Historic Preservation Ordinance (WMC Section 15.24 Historical Landmarks, Districts and Resources) and the design guidelines of the City Zoning Code. The City's design standards promote high-quality, compatible design that reflects the historic character of the community and Downtown, while also encouraging creativity and diversity. New development is not required to replicate traditional or historic architectural styles, but to complement the existing historical context by giving greater attention to architectural detail.

Staff's review of the proposed design emphasizes compatibility with the surrounding historic context. Key considerations include the building's relationship to the street and adjacent parking, massing and articulation, materials and color, minimizing driveway entrances to enhance the pedestrian experience, and preserving the existing mature Coast Live Oak. Details on building materials, color palette, height, and architectural features are provided in the architectural plans and elevations in Attachment 4.

Staff finds that, as conditioned, the proposed six-unit residential complex is consistent with the design standards of the Downtown zone districts and the Historic Preservation Ordinance, reinforcing the existing downtown development patterns, and will not adversely affect the character of the National Registered Downtown Historic District.

Residential Frontage

To establish a pedestrian-oriented and active streetscape interface suitable for the Downtown context, the project requires design considerations that create the appearance that the units front onto the alley access adjacent to the shared parking on the west side of the parcel. Patios, stoops, and window placement will be oriented toward the public or quasi-public area. Fencing exceeding 42 inches in height will utilize lattice or open-style designs along the project frontage. Any fencing along the west side of the parcel will be set back at least two feet from the back of the alleyway to accommodate landscaping.

Lighting

The applicant is required to submit a comprehensive lighting plan detailing the design and specifications for all exterior lighting, as conditioned.

Mechanical Equipment

All new ground-mounted mechanical or utility structures, such as air conditioning condensers and electrical transformers, will be screened from public view where feasible, as conditioned. Screening may consist of landscaping, masonry, or lattice walls, or horizontal fencing, subject to approval by the Community Development Department.

Access and Circulation

Enhanced on-site driveways and access roads will be provided and clearly identified on the development site plan or landscape plan. Enhanced treatments may include colored pavement, stamped concrete, or permeable pavers.

Tentative Parcel Map

The project proposes a two-lot tentative parcel map to establish two legal parcels, with each proposed parcel measuring 5,183 square feet. There is no minimum lot size requirement. The proposed building envelope complies with all applicable setback requirements. Shared reciprocal access and utility easements will be recorded to ensure accessibility to all lots and to facilitate utility repair and maintenance as necessary.

Environmental Assessment Status

In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from CEQA review under applicable regulations. Specifically, the parcel map qualifies for exemption under Class 15 Minor Land Division (§ 15315), while the proposed six-unit complex is exempt under Class 32 Infill Development (§ 15332).

The Class 32 Infill Exemption applies to development on urbanized parcels less than five acres in size that are substantially surrounded by urban uses. The Class 15 exemption (CEQA Guidelines, §15315) applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, provided the division conforms to the General Plan and Zoning, requires no variances or exceptions, and all necessary services and access are available to local standards. Both the proposed six-unit residential infill building and the two-lot parcel map qualify for exemption under these provisions.

A traffic study is not required for this residential development. The intersection immediately north of the project site is signalized, while the intersection to the south is controlled by an all-way stop. Parking will be provided both onsite and in the adjacent public or quasi-public shared parking area located west of the site. Construction-related noise will be limited in duration and restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday, and 9:00 a.m. to 6:00 p.m. on Sundays. Future use of the site will be subject to all applicable noise standards.

Habitat Conservation Plan/Natural Communities Conservation Plan

The City participates as a partner agency in the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). All discretionary projects are subject to review for conformance with the HCP/NCCP. Land that meets specific habitat criteria may be subject to mitigation fees or required to comply with Avoidance and Mitigation Measures (AMMs). A site assessment determined that the project area is classified as “developed.” In accordance with the HCP/NCCP, relevant Avoidance and Minimization Measures (AMMs) have been incorporated into the conditions of approval, requiring evaluation for the presence of sensitive species during the nesting season.

Before approving the project as recommended, the Planning Commission must confirm this environmental determination in conjunction with its action on the project. Upon project approval, staff will file a Notice of Exemption with the Yolo County Clerk’s Office in accordance with Article 5, Section 15062(a) of the CEQA guidelines.

Public Notification:

The Community Development Department prepared a public notice for the hearing on this project in accordance with notification procedures established by the City of Woodland’s Municipal Code and State Planning Law. Two methods of public notice were utilized:

1. Legal notice was published in the Woodland Daily Democrat on **Tuesday, June 23, 2026**
2. Notices were mailed to all property owners within 300 feet of the project site on **Monday, June 22, 2026**

Applicable Laws, Codes, and Ordinances:

The project is subject to several laws, codes, and ordinances:

1. The California Environmental Quality Act (CEQA)
2. City of Woodland 2035 General Plan
3. City of Woodland Zoning Ordinance
4. City of Woodland Subdivision Ordinance
5. City of Woodland Historic Preservation Ordinance (National Registered Downtown Historic District)

Reviewing Agency Comments:

The project was circulated to the Planning Division, Woodland Fire Department, Development Services – Engineering, Environmental Services/Waste Management, and the Building Division. All utility providers have confirmed service availability. All agency comments have been incorporated into the Conditions of Approval.

Entitlements:

The Planning Commission shall base its decision on the conformity of the tentative map with the requirements of the Subdivision Ordinance, the Zoning Ordinance, the General Plan, any applicable specific plans and any other applicable ordinance, resolutions or provisions of law. If the tentative map complies with all the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map. The Planning Commission shall additionally base its action on the design review on the conformity of the proposed building with the Downtown Mixed Use design guidelines and the City’s Historic Preservation Ordinance applicable to the National Registered Downtown Historic District.

Appeal:

The subdivider, or any party adversely affected by this decision, may appeal the action of the Planning Commission to the City Council within ten (10) days of the decision. The appeal must be filed with the City Clerk and accompanied by the required filing fee.

Conclusion:

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

1) Receive the Staff Report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-07 (Attachment 1) approving Tentative Parcel Map No. 5188, subdividing one 0.238-acre parcel located at 440 College Street into two parcels of .119 acres, respectively; 4) Adopt Resolution No. PC-26-08 (Attachment 3), approving the Design Review (Application No. PLNG-26-00024) for a six-unit residential complex located within the City's National Registered Downtown Historic District (Attachment 4).

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Erika Bumgardner, Community Development Department Deputy Director

Attachments:

1. Resolution - Tentative Parcel Map No. 5188
2. Tentative Parcel Map No. 5188
3. Resolution - Design Review, Six-Unit Residential Complex
4. Architectural Plans and Elevations - Six-Unit Residential Complex
5. Application - Tentative Parcel Map No. 5188 and Design Review
6. Arborist Report - Tentative Parcel Map No. 5188

RESOLUTION NO. PC 26 – 07

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
APPROVING TENTATIVE PARCEL MAP NO. 5188
LOCATED AT 440 COLLEGE STREET (APN 006-607-011)**

WHEREAS, Tentative Parcel Map No. 5188 was previously approved by the Woodland Planning Commission on October 17, 2019 (Planning Application PLNG19-00043), to divide the subject property located at 440 College Street into two parcels; and

WHEREAS, the previously approved tentative parcel map, including any extensions, expired approximately three years after the original approval, and a final parcel map was not recorded prior to that expiration, and the applicant has submitted a new application (Planning Application PLNG-26-00024) to approve and re-activate Tentative Parcel Map No. 5188 so that the applicant may record the final parcel map; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 2, 2026 to review and consider a request for Tentative Parcel Map No. 5188, to divide an existing .238-acre parcel into 2 parcels, with proposed Parcel 1 measuring approximately 5,183 square feet (0.119 acres) as shown in **Exhibit A**. The Downtown Core zone district does not have a minimum lot size. The property is located at 440 College Street (APN 006-607-011);

WHEREAS, the project as proposed will be compatible with the existing 4-plex building located to the east of the existing parcel and the proposed subdivision and the proposed subsequent development will not hinder or be detrimental to the existing use on site; and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the 2035 General Plan and meets all regulatory requirements of the Zoning Ordinance, and Subdivision Map Act; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for a residential development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the 2035 General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 15 Minor Land Division) § 15315 which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available; 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 following findings and determinations with respect to the proposed Tentative Parcel Map No. 5188 at 440 College Street:

Section 1. The proposed Tentative Parcel Map is consistent with the City’s General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for infill, residential development within the community and specifically the downtown.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for residential development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of residential uses given the shape and topography of the Project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on Project residents or occupants of the surrounding area. The Planning Commission does hereby approve Application No. PLNG-26-00024 for Tentative Parcel Map No. 5188 (**Exhibit A**), subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED , APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting held on the 2nd day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Murphy, Chairperson

ATTEST:

Erika Bumgardner, Community Development Department Deputy Director

Exhibit A – Tentative Parcel Map No. 5188

Exhibit B – Conditions of Approval

Exhibit A

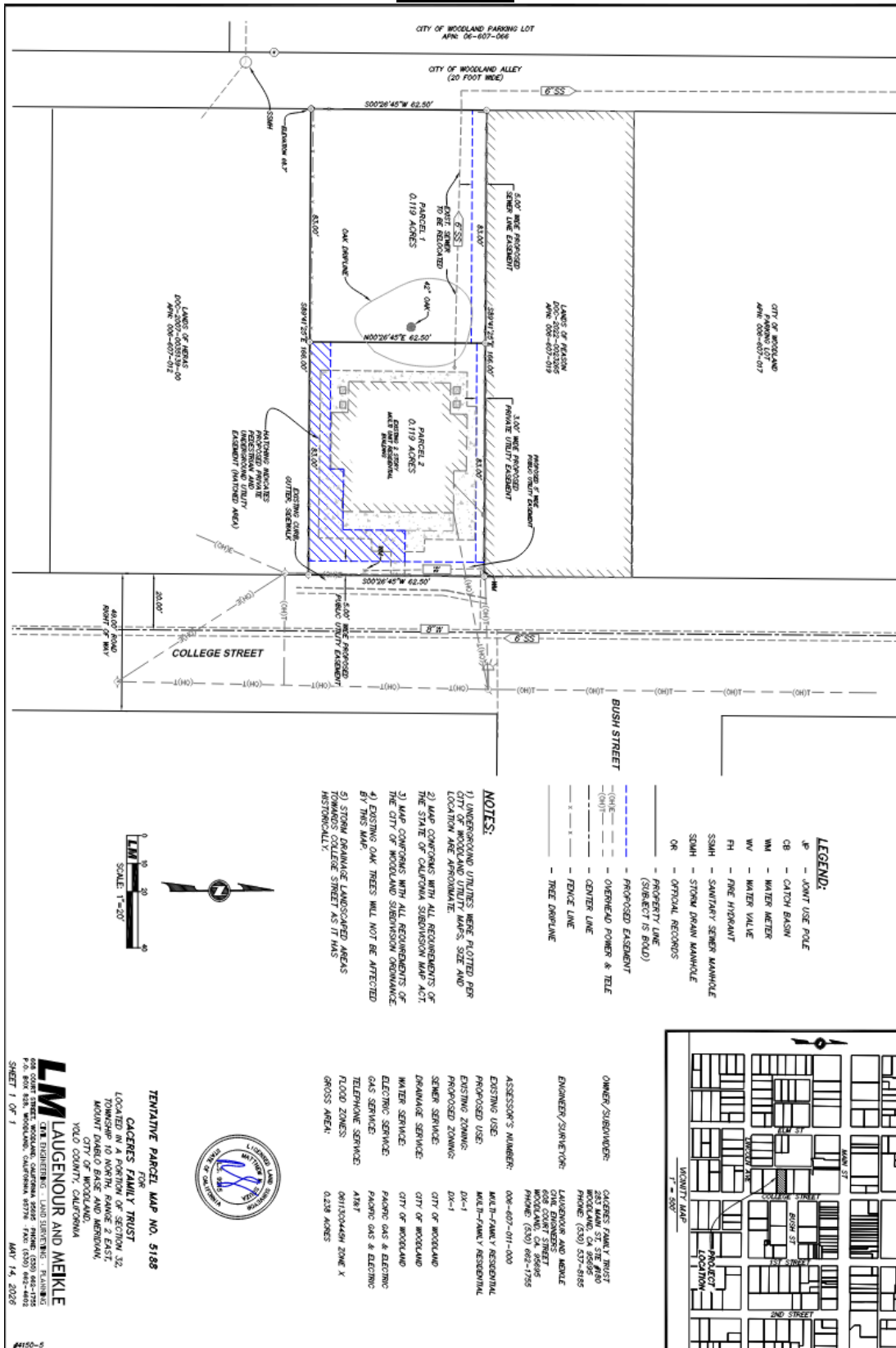


Exhibit B

Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the July 2, 2026, Planning Commission meeting to approve Parcel Map No. 5188 to divide the property located at 440 College Street into two separate parcels, with proposed Parcel 1 measuring 5,183 square feet. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5188 dated May 14, 2026, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Secure approval and satisfy requirements of all agencies and jurisdictions.
7. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for the surrounding neighborhood.
8. Applicant shall provide the Community Development Department with a check for the sum of \$50.00 made out to Yolo County to record the environmental document with Yolo County.
9. Prior to any site work and/or in conjunction with infrastructure plans a tree plan for the preservation of the existing Oak tree shall be prepared and submitted to Planning per the City of Woodland Municipal Code Section 12.48.090.
10. Prior to issuance of building permits, the applicant shall provide a statement indicating measures utilized to facilitate compliance with the City Climate Action Plan.
11. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

12. **Future Residential Development.** Future development shall meet development standards and regulations as outlined in the City's General Plan, Historic Preservation Ordinance, Zoning Code, as applicable.
13. Site Plan and Design Review shall include color and material sample boards and detailed landscape, irrigation and fencing plan to be approved by the Planning Commission and/or Community Development Department prior to building permit issuance.
14. The project shall comply with City and State Water Conservation Ordinance.
15. All wood fencing footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining.
16. Applicant shall work with Planning staff to determine appropriate placement of trees and landscaping to provide added buffering and screening between the units and immediately adjacent properties.
17. **Residential Frontage.** Developer will orient residential units to face public/quasi-public shared parking to the west of site or create the appearance that the residential units front onto the alleyway on west side of parcel. Extending patios/stoops and window placement will orient toward public/quasi-public area.
18. **On-Site Driveways and Access Roads.** Enhanced on-site driveways and access alleyway shall be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.
19. The project is located within the National Registered Downtown Historic District, and any future site plan and architectural review shall be subject to review per the Historic Preservation Ordinance, as a new development project.
20. **Lighting.** Applicant shall submit a detailed lighting plan including lighting design and specifications for all exterior lighting.
21. **Perimeter Fencing.** Fencing along the north, south, and east property lines shall consist of enhanced design wood fencing with steel posts and/or masonry construction.
22. **Trash and Recycling.** Each unit shall have adequate on-site storage for trash, recycling, and organics recycling. Enclosures shall be screened from public view to the satisfaction of the Community Development Department. Applicant shall coordinate with Waste Management regarding effective location for trash pick-up and/or consolidation of enclosures.
23. **Solar.** Each unit shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter) unless otherwise determined by City.
24. **Roof Mounted Mechanical Equipment.** Roof mounted mechanical or utility equipment, other than solar panels and related equipment, visible to the public shall be screened to the satisfaction of the Community Development Director. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size.

25. **Ground Mounted Mechanical Equipment.** Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, shall be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.

HABITAT CONSERVATION PLAN

The applicant/Owner shall adhere to the following Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5188 as follows:

26. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:

Nest sites for covered bird species and all raptors, including non-covered raptors, during the breeding season.

27. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.*** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree

will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

BUILDING

28. The project shall meet all criteria and mandates of the City-adopted California Building Standards Codes in effect at the time of building permit application (or the most current adopted code), and the Code of the City of Woodland.
29. All plans, computations and specifications shall be prepared and designed by an architect or engineer licensed by the State of California, and a licensed architect or engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

DEVELOPMENT SERVICES ENGINEERING

Fees:

30. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
31. If contract inspection is necessary for the project, Owner shall prefund a liability account and sign an advanced funding agreement.
32. When a structure is constructed on parcel 1 Owner shall pay Development Impact Fees. The amount of the fees, and/or fee credits shall be based on the Public Facilities Fee Program Administrative Guidelines Revision Dated July 2019 or as subsequently amended by the City of Woodland.
33. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.
34. The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Prior to approval of final map complete/construct:

35. None

Construct with building permit:

Roads:

36. Owner shall replace and repair all cracked, broken or otherwise damaged curb, gutter, and sidewalk.

Sewer:

37. Owner shall construct an extension of the Sewer Main in the alleyway to a point not less than 5 feet south of the north property line of parcel 1. Special materials or construction methods may be necessary due to shallowness of the pipe.
38. Lateral shall be 6" in diameter if more than two units are connecting to the Main.
39. Unless otherwise determined due to unforeseen design issues, the Main shall terminate in a newly constructed manhole to serve the two laterals for parcels 1 and 2. (Parcel 2 is expected to have a relocated lateral.) The new sewer lateral for Parcel 2 may be required to be upsized to a 6" diameter pipe.
40. Alternatively, new laterals may connect to the sewer manhole south of the property if practicable.

Water:

41. Owner shall construct Domestic and Fire Service laterals connecting to the 8" main on College Street. Parcel 2 shall have its own metered service separate from parcel 1.

Storm Drain:

42. Building pad shall be 1' above both the elevation of the top of curb on College Street and the elevation of the adjacent alley. If the elevation difference between the two lots is greater than 12" Owner shall construct a retaining wall. Prior to acceptance of improvements the Design Engineer shall certify grades.

Easement Dedications, Right of Way, and map restrictions:

43. Proposed Sewer easement shall be labeled proposed private sewer easement.
44. Proposed Utility easement shall be labeled proposed private utility easement.
45. A five (5) foot public utility easement back of sidewalk, adjacent to the public streets (College Street).
46. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
 - A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or
 - B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - C. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels ___ and ___; these easements shall bind and inure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Water

47. If the project has 5,000 s.f. or more of landscaping the Owner shall install a separate meter and backflow device for the landscape irrigation.

Storm Water Quality Control

48. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is

meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.

49. OWNER may reference the City's Post Construction Standards Manual on the web at <http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>.
50. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.

General conditions, General Information and Applicable Ordinances:

51. In accordance with the City Ordinance, Owner shall obtain an encroachment permit for any work within the public right-of-way and utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.
52. Prior to building permit issuance, Owner shall obtain encroachment permit, post security for the full cost of the public improvements and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000.
53. Owner shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
54. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

ENVIRONMENTAL SERVICES

55. Property needs enclosure large enough to accommodate the required commercial bins (dumpsters). Multifamily properties with less than 5 units have the option to use residential carts. Because this property will have 5 or more units, commercial services and bins will be required. Recycling services are required for any multifamily property with 5 or more units, and organics recycling services are also required.

FIRE

56. Emergency Apparatus access and addressing shall be maintained for all buildings proposed on the new proposed parcel.

RESOLUTION NO. PC 26 - 08
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
APPROVING DESIGN REVIEW (APPLICATION NO. PLNG-26-00024) FOR A SIX-
UNIT RESIDENTIAL COMPLEX LOCATED AT 440 COLLEGE STREET (APN 006-
607-011) WITHIN THE NATIONAL REGISTERED DOWNTOWN HISTORIC
DISTRICT

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 2, 2026 to review and consider a request for Design Review of a proposed three-story, six-unit residential complex to be located on Parcel 1 of Tentative Parcel Map No. 5188 at 440 College Street (APN 006-607-011); and

WHEREAS, the project site is located within the Downtown Core (DX-1) zone district, and within the City's National Registered Downtown Historic District, and the proposed design review is therefore subject to the City's Historic Preservation Ordinance and the design provisions of the City Zoning Code; and

WHEREAS, the proposed six-unit residential complex implements the infill and compact-form objectives of the 2035 General Plan and is consistent with the allowed uses and development standards the Downtown Mixed Use (DX) district; and

WHEREAS, the proposed design, as conditioned, is compatible with the historic quality and character of the Downtown and the surrounding historic district, reinforces the existing downtown development patterns through its proximity to the street, transparency, massing, and articulation, and protects the existing mature Coast Live Oak located on the site; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation (Class 32 Infill Exemption) § 15332, which applies to infill development projects consistent with the General Plan and zoning, located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and adequately served by all required utilities and public services; 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 following findings and determinations with respect to the proposed Design Review of the six-unit residential complex at 440 College Street:

Section 1. General Plan Consistency. The proposed design is consistent with the City's 2035 General Plan, including its policies promoting infill development, compact form, housing diversity, and pedestrian-oriented design within the Downtown.

Section 2. Zoning Consistency. The proposed six-unit residential complex is a permitted use in the Downtown Core (DX-1) district and is consistent with the development standards and design guidelines of the City Zoning Code.

Section 3. Historic District Compatibility. The proposed design, as conditioned, is compatible with the character of the National Registered Downtown Historic District and satisfies the applicable provisions of the City's Historic Preservation Ordinance. The design reinforces the existing downtown development patterns through its proximity to the street, transparency, massing, and articulation, and does not detract from the integrity or character of the historic district.

Section 4. Site Suitability and Compatibility. The site is physically suitable for the proposed development, and the design is compatible with the existing 4-plex and adjacent uses. The design protects the existing mature Coast Live Oak and creates a visual orientation toward the public/quasi-public area to the west.

Section 5. Public Health, Safety, and Welfare. The proposed design will not constitute a nuisance or be detrimental to the public health, safety, or welfare of the community, and all conditions deemed necessary and in the public interest have been or will be imposed on the project approval.

The Planning Commission does hereby approve Application No. PLNG-26-00024 for Design Review of the proposed six-unit residential complex, subject to the recommended conditions of approval as provided in **Exhibit A**. In addition, all applicable conditions of approval for Tentative Parcel Map No. 5188 (Resolution No. PC 26-07, **Exhibit B**) shall also apply to this project.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting held on the 2nd day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Murphy, Chairperson

ATTEST:

Erika Bumgardner, Community Development Department Deputy Director

Exhibit A – Conditions of Approval (Design Review)

Exhibit A
Conditions of Approval – Design Review

GENERAL

1. The project is as described in the staff report prepared for the July 2, 2026, Planning Commission meeting approving Design Review for a six-unit residential complex on Parcel 1 of Tentative Parcel Map No. 5188 at 440 College Street. The project shall be carried out in substantial compliance with the architectural plans and elevations submitted and dated _____, 2026, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees, from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application. The City will promptly notify the applicant of any such claim, action or proceeding, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Prior to issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.
4. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.
5. Prior to issuance of building permits, the applicant shall provide a statement indicating measures utilized to facilitate compliance with the City Climate Action Plan.

HISTORIC DISTRICT AND ARCHITECTURAL DESIGN

6. The project is located within the National Registered Downtown Historic District. All site plan and architectural design shall comply with the City's Historic Preservation Ordinance and the design guidelines of the City Zoning Code. Any modifications to the approved design shall be reviewed for continued consistency with the historic district.
7. Final color and material sample boards shall be submitted to and approved by the Community Development Department prior to building permit issuance. The architectural materials, colors, and details shall be consistent with those reviewed and approved by the Planning Commission.
8. A detailed landscape, irrigation, and fencing plan shall be submitted for approval by the Community Development Department prior to building permit issuance. The project shall comply with the City and State Water Conservation Ordinance.
9. **Residential Frontage.** Residential units shall be oriented to face the public/quasi-public shared parking to the west of site or shall be designed to create the appearance that the units front onto the access adjacent to shared parking on the west side of the parcel. Extending patios/stoops and window placement shall orient toward the public/quasi-public area.
10. **Perimeter Fencing.** Fencing along the north, south, and east property lines shall consist of enhanced design wood fencing with steel posts and/or masonry construction.
11. **Bicycle Parking.**

Prior to issuance of a building permit, the project plans shall demonstrate compliance with bicycle parking standards per Woodland Municipal Code §17.68.070 and CALGreen Prior to final occupancy, the developer shall install the following on-site:

- a) Long-term (secured) bicycle parking: A minimum of one (1) space per two (2) dwelling units, for the proposed six-unit development, not less than three (3) long-term spaces. Long-term spaces shall be:
 - Located within a covered, lockable enclosure (individual lockers, a shared lockable bicycle room, or wall-mounted racks within a locked, weather-protected area);
 - Equipped with a permanently anchored rack supporting the bicycle frame at two points, allowing the frame and one wheel to be secured with a U-lock;
 - Accessible without obstruction and located on the ground floor or with ramp access (no stairs).
 - b) Short-term (visitor) bicycle parking: A minimum of two (2) spaces (CALGreen floor-area minimum), provided as a permanently anchored rack within 200 feet of the main building/visitor entrance, visible from the street or entry walkway.
 - c) Design standards: Racks shall be securely anchored to a hard surface, allow frame-and-wheel locking, and be separated from vehicle parking/maneuvering areas by a minimum of 2 feet to prevent damage.
 - d) A site plan shall be provided with an exhibit showing the location, quantity, and rack type for both long-term and short-term spaces, subject to Planning Division review and approval.
12. **Lighting.** Applicant shall submit a detailed lighting plan including lighting design and specifications for all exterior lighting.
13. **On-Site Driveways and Access.** Enhanced on-site driveways and access alleyway shall be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.
14. Applicant shall work with Planning staff to determine appropriate placement of trees and landscaping to provide added buffering and screening between the units and immediately adjacent properties.
15. **Design Refinements- Placeholder for July 2, 2026, Planning Commission Meeting.**

TREE PROTECTION

16. Prior to any site work and/or in conjunction with infrastructure plans, a tree plan for the preservation of the existing Coast Live Oak shall be prepared and submitted to Planning per the City of Woodland Municipal Code Section 12.48.090.
17. The exterior stair on the east side overlaps the tree canopy, so the stair footing should bridge any significant tree roots (e.g., use piers instead of linear footings or an edged slab) and excavating and grading machines should avoid the drip line.
18. The following Tree Protection standards shall be followed as applicable during construction or other site disturbance activities:
 - *Wrapping Material.* Tree trunks shall be wrapped with waddles (also known as fiber rolls or erosion control logs). The waddles shall be secured in place using snow fencing or an equivalent method to prevent displacement during installation and throughout the protection period.

- *Wrapping Height.* The waddle wrapping shall extend vertically from the base of the tree trunk to a minimum height of 10 feet.
- *Vertical Supports.* Two-by-four (2x4) lumber, or an approved alternative providing equivalent protection, shall be placed vertically around the circumference of the wrapped tree trunk. These vertical supports shall be spaced no more than four inches apart on-center.
- *Securing Method.* The waddles and vertical two-by-fours shall be securely fastened to the tree trunk using non-damaging straps, such as ratchet straps, or other approved methods that do not penetrate the tree bark.
- *Prohibited Fasteners.* Under no circumstances shall nails, screws, or any other penetrating fasteners be used to attach protective materials directly to the tree trunk.
- *Maintenance.* All tree protection measures, including trunk wrapping, shall be maintained in good condition throughout the duration of the site disturbance activities and until final inspection and approval by the City Arborist or designee. Damage to or displacement of protective measures shall be repaired or replaced immediately.

WASTE MANAGEMENT AND MECHANICAL EQUIPMENT

19. **Trash and Recycling.** The project shall provide adequate on-site storage and an enclosure large enough to accommodate the required commercial bins for trash, recycling, and organics recycling. Enclosures shall be screened from public view to the satisfaction of the Community Development Department and shall comply with the location, screening, and separation requirements of California Fire Code Section 304. Because the property will have 5 or more units, commercial services and bins, recycling, and organics recycling will be required.
20. **Solid Waste Enclosure Plan and Shared Service.** Prior to building permit issuance, the applicant shall submit a trash and recycling enclosure plan for review and approval and shall coordinate with Waste Management regarding enclosure sizing and pick-up location. Because the project site adjoins the existing multifamily 4-plex, the applicant shall confirm the ownership relationship between the two buildings. If both buildings will remain under common ownership, the applicant shall construct a slightly larger, shared enclosure and combine solid waste services for the two buildings, subject to Community Development Department and Waste Management approval.
21. **Solar.** Each unit shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) have roofs with minimal penetrations to accommodate solar panels; 4) have a 200 amp main electrical panel; and 5) provide space adjacent to the main panel for solar disconnect and associated equipment (inverter) unless otherwise determined by the City.
22. **Roof Mounted Mechanical Equipment.** Roof mounted mechanical or utility equipment, other than solar panels and related equipment, visible to the public shall be screened to the satisfaction of the Community Development Director and architecturally integrated with the structure in terms of materials, color, shape, and size.
23. **Ground Mounted Mechanical Equipment.** Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, shall be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides.

BUILDING

24. The project shall meet all criteria and mandates of the City-adopted California Building Standards Codes in effect at the time of building permit application (or the most current adopted code), and the Code of the City of Woodland.
25. All plans, computations and specifications shall be prepared and designed by an architect or engineer licensed by the State of California, and a licensed architect or engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

FIRE (WOODLAND FIRE DEPARTMENT)

The following conditions are based on the Fire Department's preliminary conceptual review and do not constitute a full code-compliance review. Detailed fire protection and life-safety requirements will be evaluated during formal plan check at the time of permit application. The following must be addressed and implemented prior to issuance of any construction permits, unless otherwise noted.

26. **Applicable Codes.** Due to the expiration of the original approval, all future construction documents shall be reviewed under the currently adopted codes in effect at the time of permit submittal, including but not limited to the 2025 California Fire Code, 2025 California Building Code, City of Woodland Fire Code Amendments, and all applicable NFPA standards.
27. **Occupancy Classification.** The proposed six-unit residential development shall be classified as a Group R-2 occupancy in accordance with the 2025 California Building Code and does not qualify as a Group R-3 occupancy. All building design, construction type, fire-resistance ratings, fire protection systems, and means of egress shall be based upon the requirements applicable to Group R-2 occupancies.
28. **Construction Type and Fire-Resistance Ratings.** A complete code analysis identifying occupancy classification, construction type, fire-resistance ratings, allowable area, and allowable height shall be provided with the building permit application, and the building shall comply with all fire-resistance-rating requirements applicable to the selected construction type and Group R-2 occupancy under the 2025 California Building Code.
29. **Fire-Resistance-Rated Exterior Wall.** Due to the proximity of the proposed structure to the adjacent Salvation Army building, a minimum three-hour fire wall/fire barrier assembly shall be provided as required by the 2025 California Building Code. The rated wall shall extend a minimum of 18 inches beyond the exterior side walls and a minimum of 30 inches above the roof surface. A detailed code analysis demonstrating compliance with CBC Chapter 7 fire wall requirements (structural independence, continuity, parapet construction, opening protection limitations, and property line separation distances), together with detailed wall sections, shall be provided at building permit submittal.
30. **Automatic Fire Sprinkler System.** The proposed building (approximately 4,139 square feet) exceeds the City of Woodland threshold of 3,599 square feet and shall be protected throughout with an approved automatic fire sprinkler system designed and installed in accordance with NFPA 13. Deferred fire sprinkler plans shall be submitted under separate permit to the Woodland Fire Department.
31. **Fire Department Connection (FDC).** The FDC for the required automatic fire sprinkler system shall be located on the alley side of the building in an approved location readily accessible to responding fire personnel. Final location shall be approved by the Woodland Fire Department during construction plan review.

32. **Fire Control Room.** An approved Fire Control Room shall be provided in accordance with Woodland Fire Department Technical Policy TP-007, located adjacent to the fire apparatus access route on the alley side of the building unless otherwise approved by the Fire Code Official, and sized to accommodate all required fire protection equipment, controls, annunciation devices, and emergency responder interfaces.
33. **Fire Flow.** The required fire flow shall be a minimum of 1,500 gallons per minute for a duration of two hours at 20 psi residual pressure. A fire flow test or approved water supply analysis demonstrating compliance shall be provided during formal plan review.
34. **Sprinkler Monitoring / Fire Alarm.** The automatic fire sprinkler system shall be electronically monitored by an approved supervising station. Waterflow alarm and control valve supervisory devices shall be monitored in accordance with NFPA 72 and the 2025 California Fire Code, with monitoring details provided in the deferred fire sprinkler and fire alarm submittals.
35. **Fire Department Access.** Fire apparatus access shall be provided in accordance with the 2025 California Fire Code and Woodland Fire Department standards, and the existing alley serving the project shall remain accessible to emergency vehicles at all times. A “NO PARKING – FIRE LANE” sign shall be installed along the garage side of the building adjacent to the alley access road.
36. **Addressing.** Approved building addressing shall be provided per Woodland Fire Department standards, with address numbers visible and legible from both College Street and the fire apparatus access route.
37. **Unit Addressing.** Individual dwelling unit numbers shall be provided and maintained in an approved location visible from the primary building entrance and fire department access route, in compliance with Woodland Fire Department addressing standards.
38. **Fire Hydrant Coverage.** The applicant shall demonstrate compliance with fire hydrant spacing and maximum hydrant travel distance requirements. Existing and proposed hydrants shall be identified on the civil and building plans, with final locations and water supply approved by the Woodland Fire Department.
39. **Construction Access.** Fire department access shall be maintained throughout all phases of construction; any closure or obstruction of the alley access route shall require prior approval from the Woodland Fire Department.

Exhibit B

[Insert Resolution No. PC 26-07]

CACERES GARAGE & STUDIO

CACERES FAMILY TRUST
440 COLLEGE STREET
WOODLAND, CA 95695

INDEX OF DRAWINGS

SHEET	DESCRIPTION
A0	COVER SHEET
A1	SITE PLAN
A1.1	EXTENDED SITE PLAN
A2	EXTERIOR ELEVATIONS
A3	MAIN FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	FOUNDATION PLAN
A6	SECOND FLOOR FRAMING PLAN
A7	ROOF FRAMING PLAN
A8	ELECTRICAL PLANS
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A11	DETAILS
A12	

DESIGN CRITERIA

CLIMATE	ZONE 12					
WIND	EXPOSURE C - 25MPH 3 SECOND GUST					
SEISMIC	DESIGN CATEGORY D					
SOIL	1000 POUNDS PER SQUARE FOOT					
FIRE	SPRINKLERS REQUIRED					
SPECIFIC USE	TYPE OF OCCUPANCY	TYPE OF CONSTRUCTION	STORIES	MAIN FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.
GARAGE	U-1	5-B	1	1534	0	1534
LAUNDRY	R-3	5-B	1	104	0	104
STORAGE	R-3	5-B	1	91	92	91
UNITS	R-3	5-B	1	569	2036	2605
STAIR LAND	R-3	5-B		0	159	159

GREEN BUILDING REQUIREMENTS:

- PLUMBING FIXTURES SHALL BE FLOW RATED AS FOLLOWS:
 - WATER SAVING FIXTURES OR FLOW RESTRICTORS.

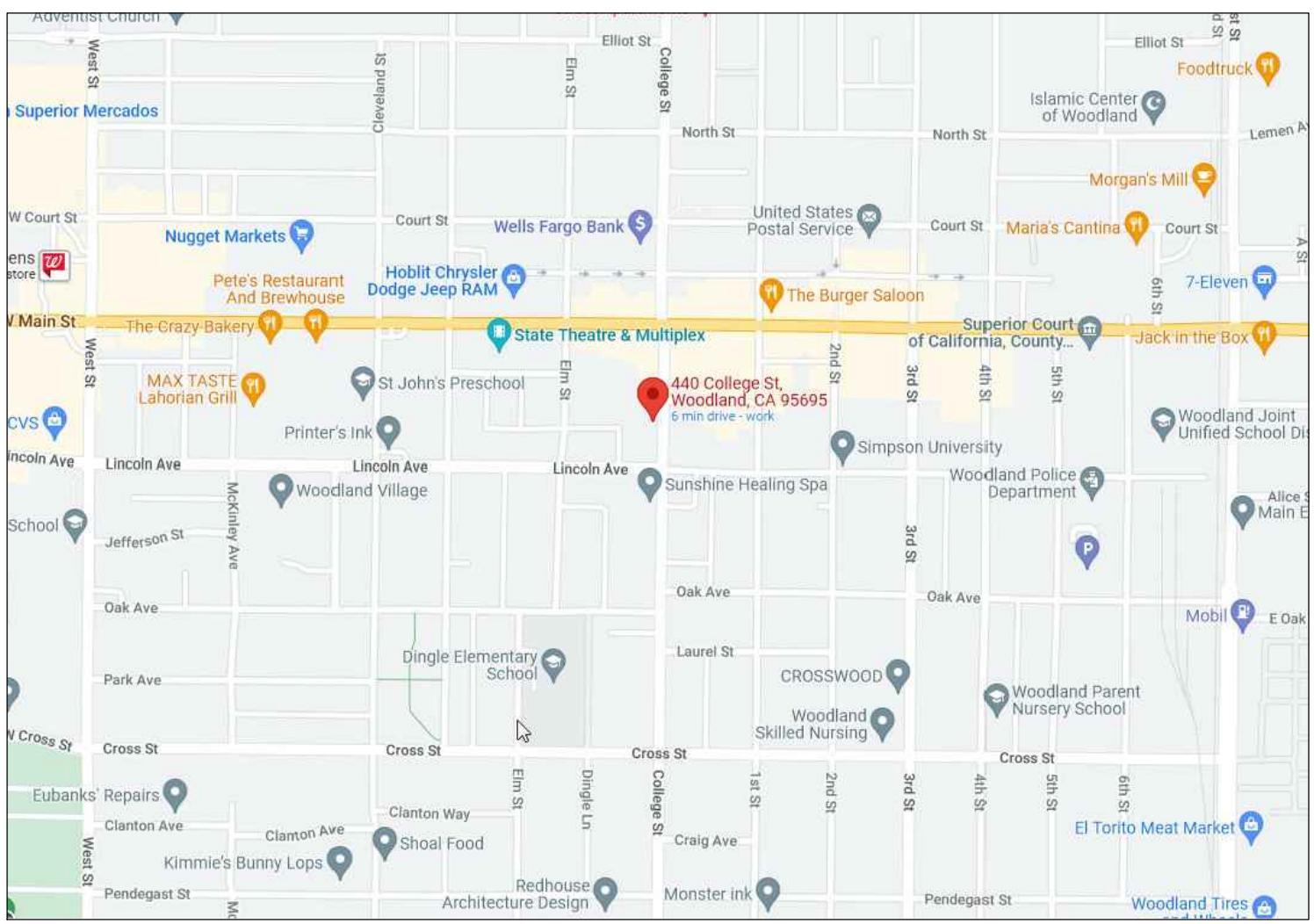
FIXTURE TYPE	FLOW RATE MANDATE
SHOWER HEADS	1.8GPM @ 80PSI
LAV. FAUCETS	1.2GPM @ 60PSI
KIT. FAUCETS	1.2GPM @ 60PSI
TANK TOILETS	1.2GPM PER FLUSH

- DISHWASHERS SHALL BE ENERGY STAR RATED AND USE LESS THAN 5.5G/CYCLE.
- OUTDOOR WATER USE:
 - PROVIDE AUTOMATIC IRRIGATION SYSTEMS W/ WEATHER BASED CONTROL.
 - IRRIGATION DESIGN SHALL NOT EXCEED 65% ETO x LANDSCAPE AREA.
- 15% MIN. RECYCLED CONTENT SHALL BE USED.
- JOINTS & OPENINGS * PIPES, CABLES AND CONDUITS AND OPENINGS SHALL BE PROTECTED FROM RODENTS W/ CEMENT MORTAR PER AHJ.
- BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE.
- 15% MIN. CONSTRUCTION WASTE GENERATED ON SITE SHALL BE RECYCLED OR DIVERTED TO SALVAGE.

- GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO YOLO COUNTY INTEGRATED WASTE MANAGEMENT FOR APPROVAL PRIOR TO PERMIT ISSUANCE.
- GENERAL CONTRACTOR SHALL PROVIDE A BUILDING MAINTENANCE AND OPERATION MANUEL THAT SHALL REMAIN WITH THE BUILDING FOR LIFE. IT SHALL INCLUDE:
 - EQUIPMENT & APPLIANCE OPERATION.
 - IRRIGATION & DRAINAGE OPERATION
 - LOCAL UTILITIES & RECYCLING CONTACTS
 - PUBLIC & GROUP TRANSPORTATION OPTIONS
 - HUMIDITY LEVELS AND MAINTENANCE
 - WATER CONSERVATION
 - ROUTINE MAINTENANCE
 - ENERGY INCENTIVES AND PROGRAMS
 - SPECIAL INSPECTION REPORTS.
- ALL DUCTS AND AIR DISTRIBUTION COMPONENTS SHALL REMAIN CLEAN AND BE SEALED TIGHTLY UNTIL READY FOR OPERATION STARTUP.
- FINISH MATERIALS SHALL COMPLY WITH AND DEMONSTRATE COMPLIANCE DURING INSPECTION:
 - ADHESIVES, PRIMERS & CAULKS - SCAQMD#168 VOC
 - AEROSOLS & SEALANTS - OVER (1/LB. OR 16 FL. OZ. SHALL MEET STATE VOC.
 - PAINTS & COATINGS - 2022 CGBSC #4.50423 VOC
 - CARPET - GREET LABEL PLUS PROGRAM, OR CALIF. PUBLIC HEALTH STD. FOR VOC OR NSF/ANSI 140 GOLD
 - LEVEL OR SCIENTIFIC CERT. SYSTEM INDOOR ADV. GOLD
- 80% OF RESILIENT FLOORING SHALL COMPLY W/ VOC EMISSIONS LIMITS SET BY COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) OR RESILIENT FLOOR COVERING INSTITUTE (RFCI).
- COMPOSITE WOOD SHALL MEET TOXIC CONTROL MEASURES FOR FORMALDEHYDE CONTENT.
- BATHROOM FANS SHALL BE ENERGY STAR COMPLIANT AND BE CONTROLLED BY AN ACCESSIBLE HUMIDISTAT.

SCOPE OF WORK:

- NEW MIXED USE GARAGE, STORAGE AND RESIDENTIAL UNITS.
- 91 SF. STORAGE
- 2605 SF. DWELLING UNITS
- SLAB ON GRADE FOUNDATION
- TRUSS ROOF
- DUCTLESS MINI-SPLIT HVAC
- SEPARATE METERED NATURAL GAS
- SEPARATE METER POWER
- SINGLE METER WATER
- FIRE-SEPARATED FLOOR 4 WALLS



VICINITY MAP



CODE COMPLIANCE:

All construction shall conform to the 2022 CRC, CBC, CFC, CMC & CEC and the 2022 CALIFORNIA ENERGY CODE, AND CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

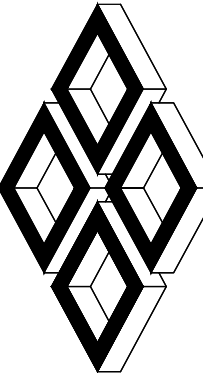
COVER SHEET

A0

JOB NO. 1
DATE 1/3/2022
REVISED

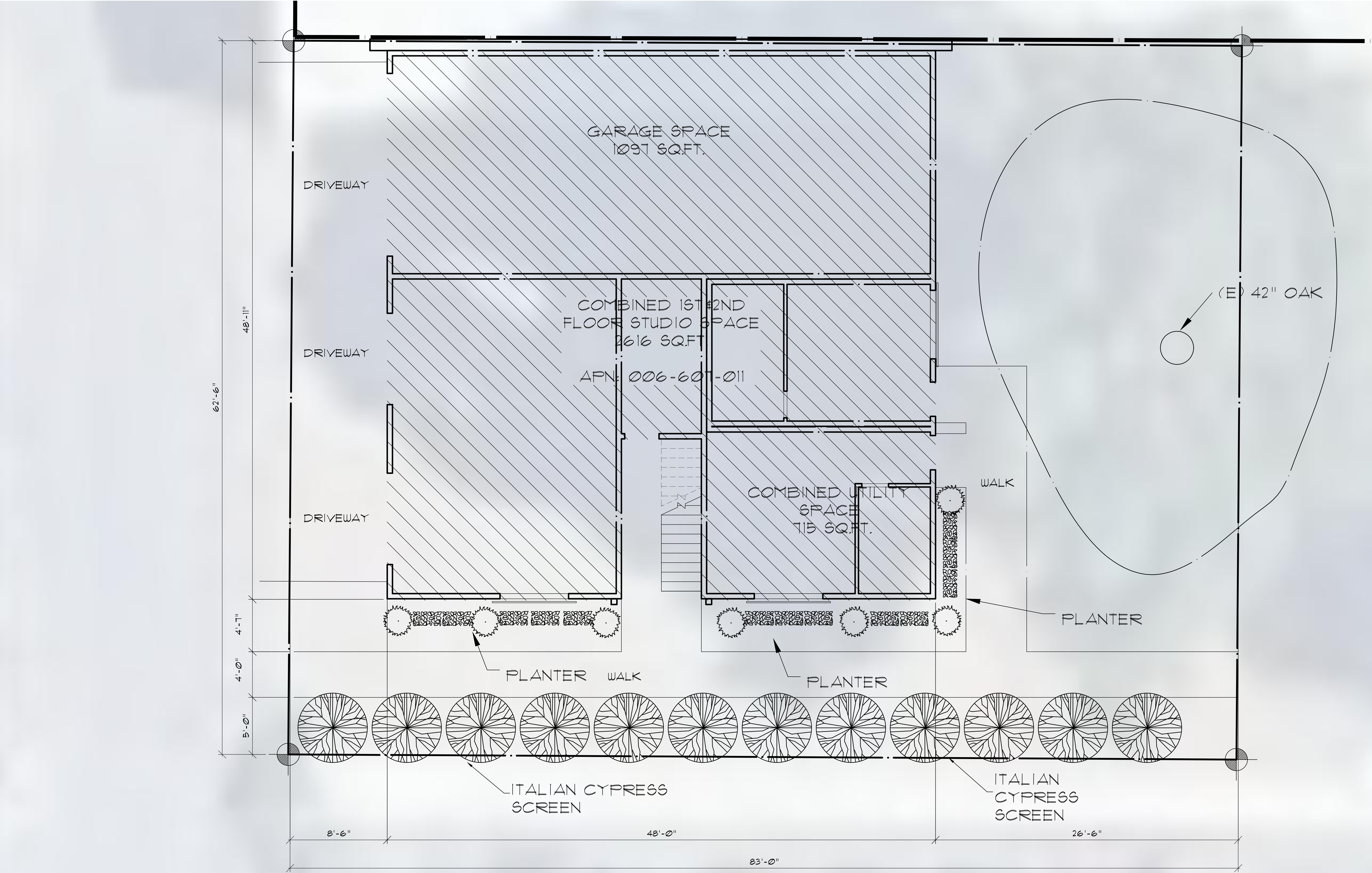
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CACERES FAMILY TRUST
APN: 006-607-011
530 662-7007
CITY OF WOODLAND
WOODLAND, CA 95695

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1 SITE PLAN
A1 SCALE: 1/4" = 1'-0"



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SITE PLAN
A1

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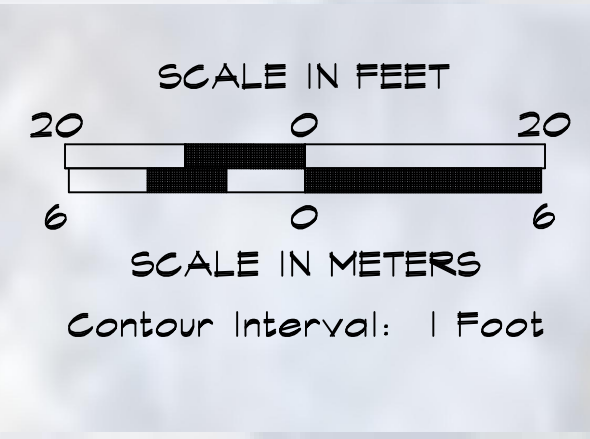
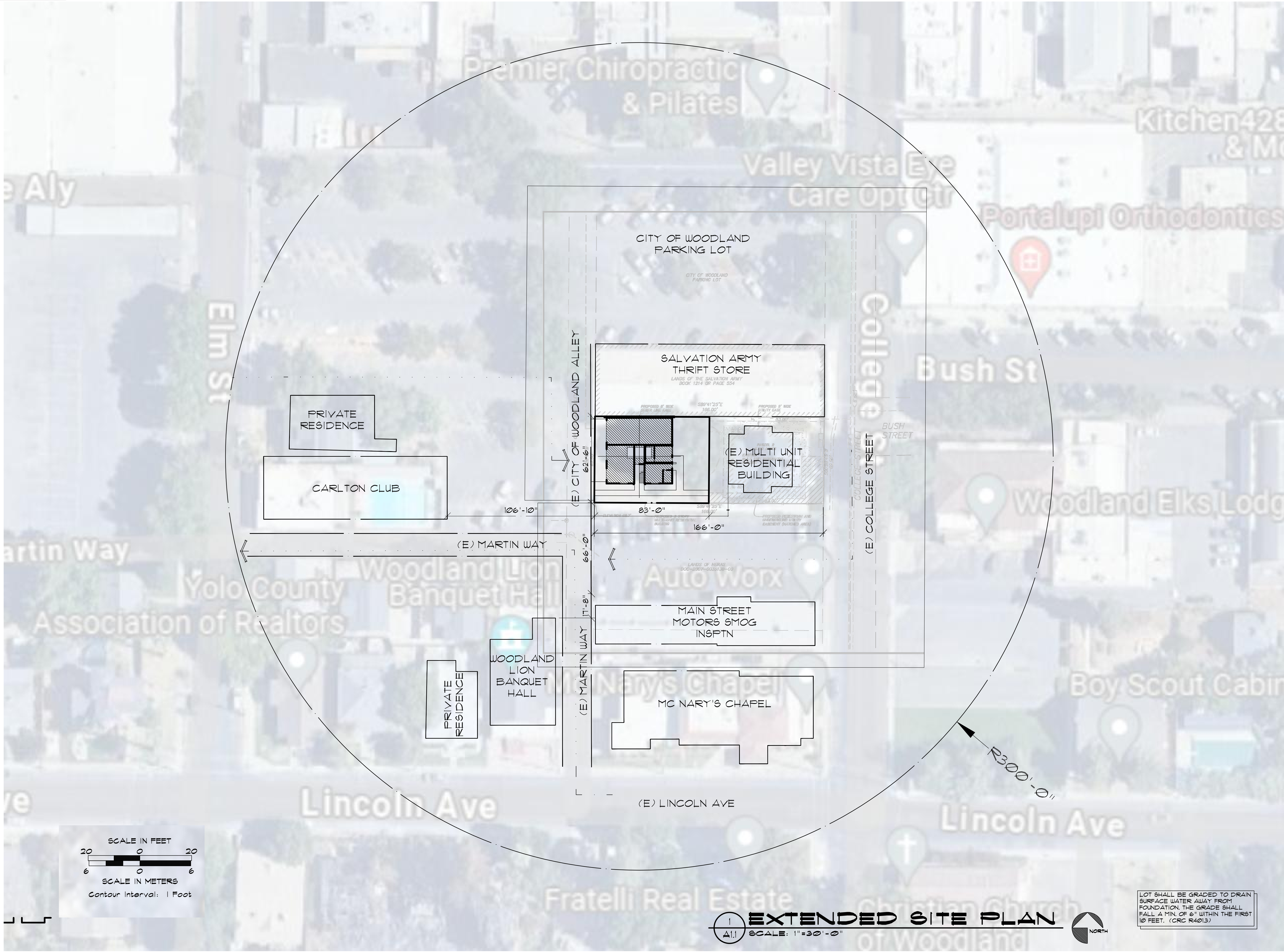
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CITY OF WOODLAND

Page 35



EXTENDED SITE PLAN

SCALE: 1"=30'-0"



LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET. (CRC R4013)

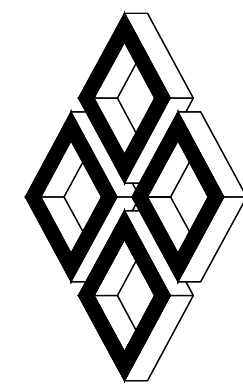
EXTENDED SITE PLAN

A1.1

JOB NO. 1379
DATE 1/3/2022
REVISED

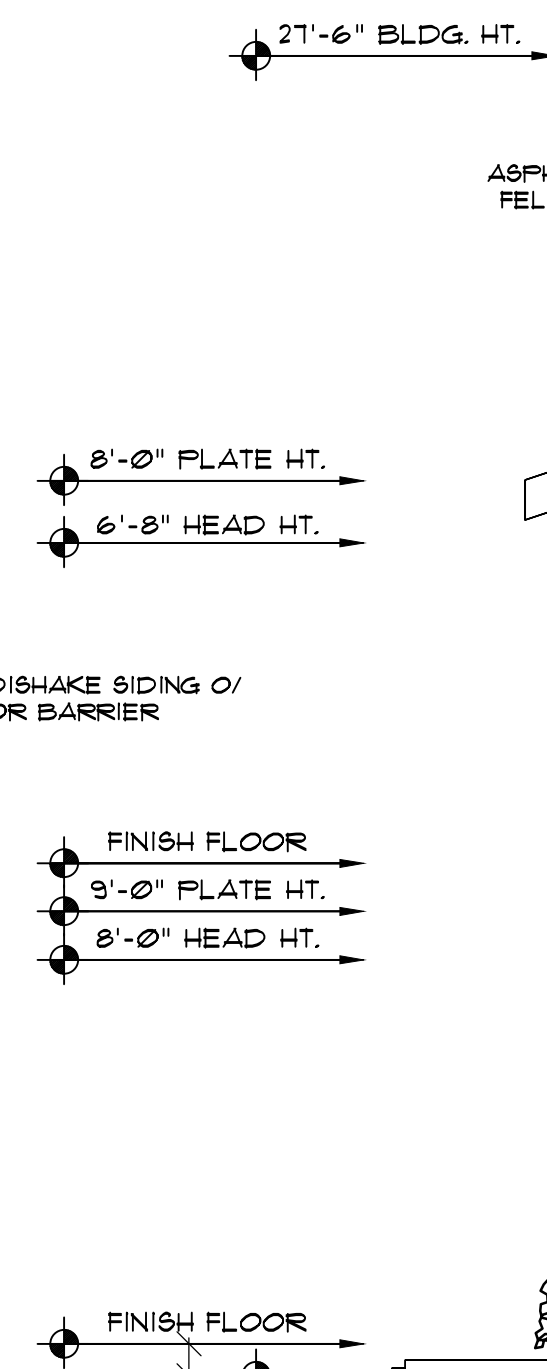
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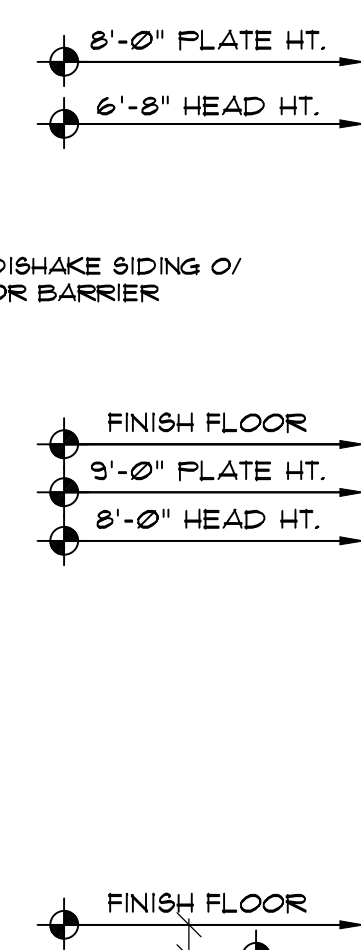


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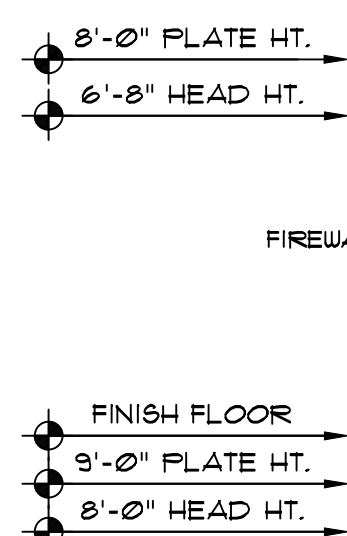
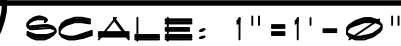
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SCALE: 1/4" = 1' - 0"



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS A2

CACERES GARAGE & STUDIO
CACERES FAMILY TRUST
APN: 006-601-0
530 662-1001
CITY OF HOUSTON, TEXAS

GENERAL NOTES:

- EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE FRAMED W/ 2X4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)
- WALLS AND CEILING TO BE SHEET-ROCKED W/ 1/2" GYP. BOARD (TAPED AND TEXTURED)
- ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CRC, CBC, CPC, CMG, CEC AND THE CALIFORNIA ENERGY CODE, 2019 CAL. GREEN BUILDING STANDARDS CODE.
- ALL HOSE BIBBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIBB TYPE VACUUM BREAKER OR A LISTED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST SIX (6) INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. PER 2022 CPC 6-03.3.1.
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER IN UPPER & LOWER 1/3 VERTICALLY & MAINTAIN 4" MIN. ABV CONTROLS. BRACE ALL PLUMBING AND MECHANICAL APPLIANCES PER 2022 CPC 5-01.2.
- FIREBLOCK AT CEILING, FLOORS, FURRED DOWN CEILING, SHOWERS, SLOTTED AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10 FT. MAXIMUM IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS (2022 CRC R502.11).
- PROVIDE PRESSURE RELIEF AND PLUMBING TO THE OUTSIDE FOR WATER HEATER PER CPC 6-08.5.
- WATER CLOSETS TO BE MAX. 120 GALLONS PER FLUSH. (2022 CGESC 4-303.11)
- SHOWER & TUB/SHOWER CONTROLS TO BE PRESSURE BALANCED OR THERMOSTATIC MIX TYPE. (2022 CPC 4-08.3)

SHEAR WALL NOTES:

- SHEATHING USED IN THE CONSTRUCTION OF SHEAR WALLS TO BE 4"x8" MIN. EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING WHERE THE MIN. WIDTH IS TO BE 24" (TYP).
- FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.
- ABOVE VALUES ARE BASED ON 16" O.C. STUD SPACING.
- ALL ANCHOR BOLTS IN ALL WALLS INCLUDING SHEARWALLS REQUIRE 3"x3"x0.225" SQUARE PLATE WASHERS SHALL BE PLACED BETWEEN THE FOUNDATION SILL PLATE AND THE ANCHOR BOLT NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY-SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND THE SLOT LENGTH SHALL NOT EXCEED 1-3/4". PROVIDED A STANDARD CUT WASHER IS ALSO PLACED BETWEEN THE PLATE WASHER AND NUT. FOR SHEARWALLS TYPE SF3A 3X NOMINAL P.T. D.F. SILL PLATE ARE REQUIRED.
- (2) ANCHORS MIN. PER SHEARWALL.
- ALL SHEARWALLS TO BE NAILED WITH COMMON NAILS.

SIMPSON HOLDDOWN NOTES:

- ALL HARDWARE TO BE SIMPSON ONLY. INSTALL PER SIMPSON SPECIFICATIONS.
- CONNECT DOUBLE HOLDDOWN STUDS TOGETHER WITH (24)6d SINKER NAILS MIN.
- PROVIDE 8" DIAMETER OR 8" SQUARE DEEPENED AREA AROUND HOLDDOWN ANCHORS TO ACHIEVE 3" CLEAR COVER BELOW BOTTOM OF HOLDDOWN ANCHORS AS REQUIRED.

KEYNOTES:

- 3060-1 1/2" SOLID CORE 20MIN. FIRE RATED W/ SELF CLOSER
- WATER HEATER TO BE PROTECTED BY 4" STEEL & CONC. BOLLARD 4'-0" HIGH & 18" EMBEDDED.
- 18" HIGH PLATFORM SUPPORTING W/H TO BE UNRAFFED W/ 3/8" TYPE-'X' SHEETROCK AND TOPPED W/ 3/4" PLYWOOD FOR SUPPORT (CPC 5-08.14)
- TILE SHOULDER SURROUND O/ MOISTURE RESISTANT UNDERLAYMENT W/ SAFETY GLASS CATEGORY II ENCLOSURE TO 12" ABV. DRAIN. MIN. OPENING WIDTH NOT LESS THAN 2".
- SMOOTH METAL DRYER VENT TO ROOF TERMINATE 3' FROM OPENINGS MAX. LENGTH 14' W/ (2) 90° BENDS.
- DECK MOUNT TUB PER OWNER. 42"x 66" MAX. TUB SIZE. VERIFY ACCESS & POWER REQUIREMENTS.
- WALL CABINET OR OPEN SHLVRS PER OWNER
- THE MAIN ENTRANCE/EXIT DOOR SHALL NOT BE LESS THAN 3' WIDE AND 6'-8" IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT WAY IS NOT LESS THAN 32". THIS DOOR SHALL ALSO HAVE A 1/2" MAX THRESHOLD. (LANDING) PER 2019 CRC R512 & R513.

EGRESS SPECIFICATIONS:

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQFT. (5.0 SQFT. AT GRADE FLOOR). THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH SHALL BE 20". WINDOW CLEAR OPENING MEASURED FROM THE FLOOR SHALL NOT BE MORE THAN 44" AFF.

NEW ENERGY CODE:

- HOT WATER SUPPLY PIPING 3/4" & GREATER SHALL BE INSULATED PER Energy code 150-0
- HOT WATER SUPPLY PIPING FROM HEAT SOURCE TO KITCHEN FIXTURES SHALL BE INSULATED PER Energy code 150-0
- WATER HEATER MANIFOLD:
 - 120V RECEPTACLE SHALL BE WITHIN (3) FEET OF WATER HEATER W/O OBSTRUCTS.
 - GAS SUPPLY LINE RATED FOR MIN. 200K BTU/HR SHALL BE INSTALLED.
 - PROVIDE CAT. III, IV OR TYPE 'B' VENT W/A STRAIGHT PIPE TO OUTSIDE TERMINATION.
 - PROVIDE CONDENSATE DRAIN MAX. 2" HIGHER THAN BASE OF WATER HEATER THAT ALLOWS NATURAL DRAIN W/O PUMP ASSIST.
- PROVIDE KITCHEN EXHAUST DIRECTLY TO OUTSIDE W/ 6" DUCT. & MIN. 100 CFM LISTED AT 3 SONE OR LESS. EXHAUST FANS O/ 400 CFM DO NOT REQUIRE 3 SONE RATINGS.
- FAN/LIGHT COMBINATION FIXTURES SHALL BE ON A SINGLE SWITCH PER Energy Code 150. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

PLUMBING FIXTURE COMP.

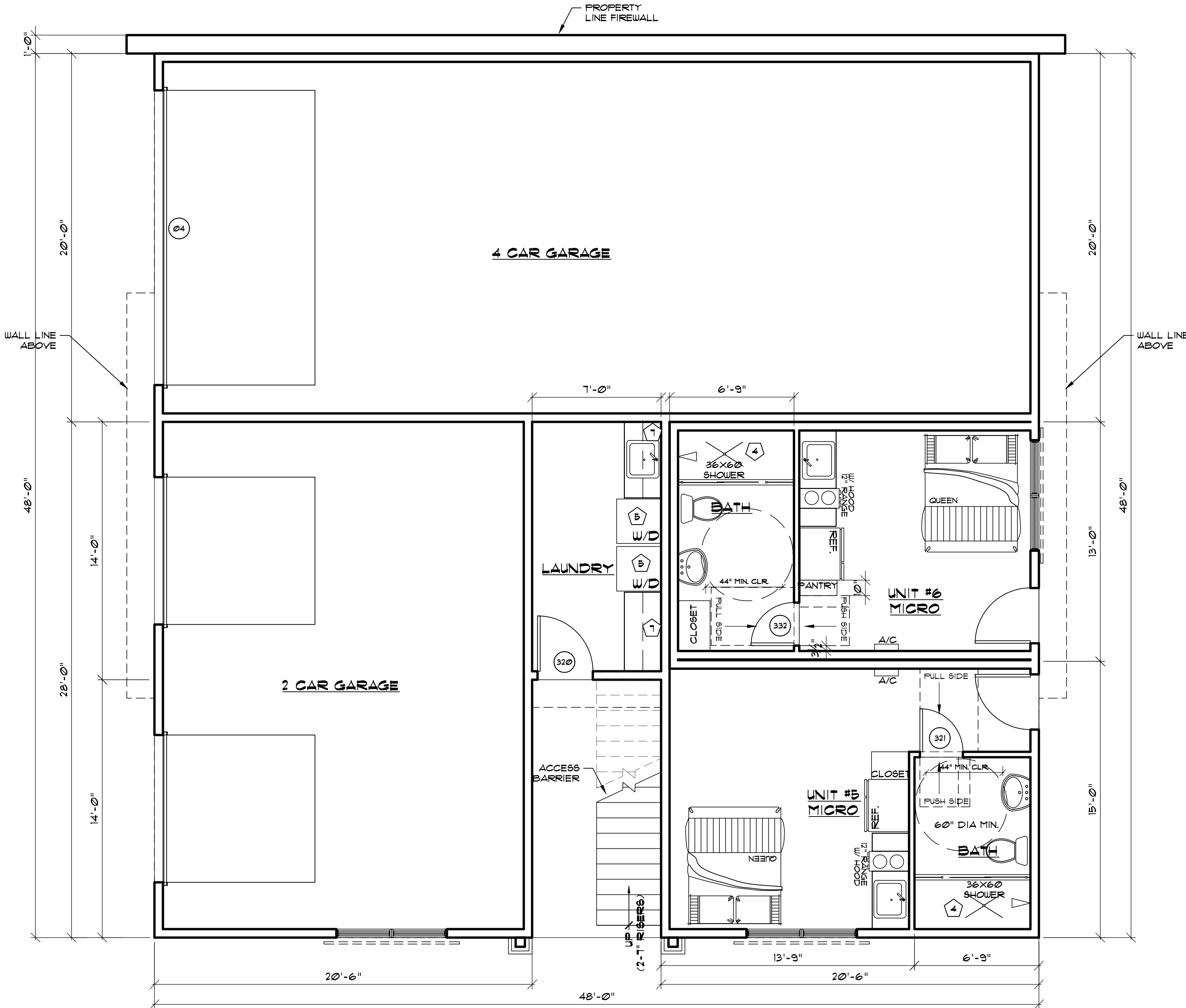
- ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED W/ WATER-CONSERVING FIXTURES WHEN NOT PART OF THE WORK.
- COMPLIANCE AS FOLLOWS:
 - TOILET THAT USES O/ 1.6 GAL./FLUSH
 - URINAL THAT USES O/ 1.0 GAL./FLUSH
 - SHOWER W/ FLOW O/ 2.5 GAL./MIN.
 - FAUCET W/ FLOW O/ 2.2 GAL./MIN.
- CALIF. CIVIL CODE 11014.

GARAGE NOTES:

ONE LAYER 1/2" (1/8" TYPE 'X') IF HABITABLE SPACE ABOVE/ GYP. BOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C. W/ 1 1/4" TYPE 'S' OR 'U' DRYWALL SCREWS @ 24" O.C.

ONE LAYER 1/2" GYP. BOARD APPLIED TO GARAGE SIDE OF WALLS BETWEEN GARAGE AND DUELLING W/ 1 1/4" TYPE 'S' OR 'U' DRYWALL SCREWS @ 24" O.C.

AIR DUCTS IN THE GARAGE THAT PASS THROUGH COMMON WALLS MUST BE GALVANIZED SHEET METAL (26 GA OR THICKER).



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

4 CAR GARAGE	360 SQ. FT.
2 CAR GARAGE	514 SQ. FT.
LAUNDRY	104 SQ. FT.
UNIT #5	310 SQ. FT.
UNIT #6	259 SQ. FT.
TOTAL 1ST FLR LIVING	569 SQ. FT.
UNIT #1	509 SQ. FT.
UNIT #2	509 SQ. FT.
UNIT #3	509 SQ. FT.
UNIT #4	509 SQ. FT.
TOTAL 2ND FLR LIVING	2036 SQ. FT.
STAIR LANDING	159 SQ. FT.
STORAGE#1-3	20 SQ. FT. (EACH)
STORAGE#4	31 SQ. FT.
TOTAL STORAGE	91 SQ. FT.

#	DOOR SCHEDULE				NOTES
	MARK	DOOR	SIZE	STYLE	
		WD	HGT	THK	
01	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior (Entry)	--
02	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior (Entry)	--
03	2'-4"	8'-0"	1 3/4"	Hinged - Single - Exterior	--
04	16'-0"	8'-0"	1 3/4"	Overhead - Sectional	--
05	2'-4"	8'-0"	1 3/4"	Hinged - Single - Exterior	--
06	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior (Entry)	--
07	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--
08	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior Panel	--
09	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior Panel	--
10	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior Panel	--
11	3'-0"	8'-0"	1 3/4"	Hinged - Single - Exterior Panel	--
12	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--

#	WINDOW SCHEDULE				NOTES
	MARK	WIDTH	HEIGHT	Head Height	
50	2'-0"	3'-6"	6'-8"	V-Slider	--
51	2'-0"	3'-6"	6'-8"	V-Slider	--
52	3'-0"	5'-0"	6'-8"	V-Slider	--
53	3'-0"	5'-0"	6'-8"	V-Slider	--
54	3'-0"	5'-0"	6'-8"	V-Slider	--
55	3'-0"	5'-0"	6'-8"	V-Slider	--
56	2'-0"	3'-6"	6'-8"	V-Slider	--
57	2'-0"	3'-6"	6'-8"	V-Slider	--
58	2'-0"	3'-6"	6'-8"	V-Slider	--
59	2'-0"	3'-6"	6'-8"	V-Slider	--

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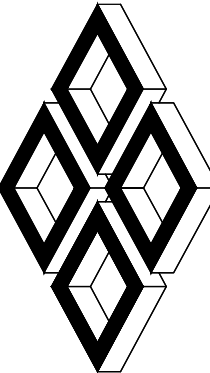
MAIN FLOOR PLAN

A3

JOB NO. -
DATE 1/3/2022
REV/REV.

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APN: 006-607-011
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CITY OF WOODLAND
WOODLAND, CA 95695

GENERAL NOTES:

- EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE FRAMED W/ 2X4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)
- WALLS AND CEILING TO BE SHEET- ROCKED W/ 1/2" GYP. BOARD (TAPED AND TEXTURED)
- ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CRC, CBC, CPC, CFC, CEC AND THE CALIFORNIA ENERGY CODE, 2019 CAL. GREEN BUILDING STANDARDS CODE.
- ALL HOSE BIBBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIBB TYPE VACUUM BREAKER OR A LISTED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST SIX (6) INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. PER 2022 CPC 603.5.1.
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER IN UPPER & LOWER 1/3 VERTICALLY & MAINTAIN 4" MIN. ABBY. CONTROL. BRACE ALL PLUMBING AND MECHANICAL APPLIANCES PER 2022 CPC 601.2.
- FIREBLOCK AT CEILING, FLOORS, FURRED DOWN CEILING, SHOWERS, SOFFITS AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10 FT. MAXIMUM IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS (2022 CRC R302.11).
- PROVIDE PRESSURE RELIEF AND PLUMBING TO THE OUTSIDE FOR WATER HEATER PER CPC 608.5.
- WATER CLOSETS TO BE MAX. 128 GALLONS PER FLUSH. (2022 CGBC 4.303.11)
- SHOWER & TUB/SHOWER CONTROLS TO BE PRESSURE BALANCED OR THERMOSTATIC MIX TYPE. (2022 CPC 408.3)

KEYNOTES:

- 3068-1/8" SOLID CORE 20MIN FIRE RATED W/ SELF CLOSER
- WATER HEATER TO BE PROTECTED BY 4" STEEL & CONC. BOLLARD 4'-0" HIGH & 18" EMBEDDED.
- 18" HIGH PLATFORM SUPPORTING W/H TO BE WRAPPED W/ 1/8" TYPE-'X' SHEETROCK AND TOPPED W/ 1/4" FLYWOOD FOR SUPPORT (CPC 508.14)
- TILE SHOWER SURROUND O/ MOISTURE RESISTANT UNDERLAYMENT W/ SAFETY GLASS CATEGORY II ENCLOSURE TO 12" ABBY. DRAIN MIN. OPENING WIDTH NOT LESS THAN 22".
- SMOOTH METAL DRYER VENT TO ROOF TERMINATE 3' FROM OPENINGS MAX. LENGTH 14' W/ (2) 90° BENDS.
- DECK MOUNT TUB PER OWNER 42"x 66" MAX. TUB SIZE. VERIFY ACCESS & POWER REQUIREMENTS.
- WALL CABINET OR OPEN SHLVs PER OWNER
- THE MAIN ENTRANCE/EXIT DOOR SHALL NOT BE LESS THAN 3' WIDE AND 6'-8" N HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT WAY IS NOT LESS THAN 32". THIS DOOR SHALL ALSO HAVE A 3/4" MAX THRESHOLD. (LANDING) PER 2022 CRC R312 & R313.

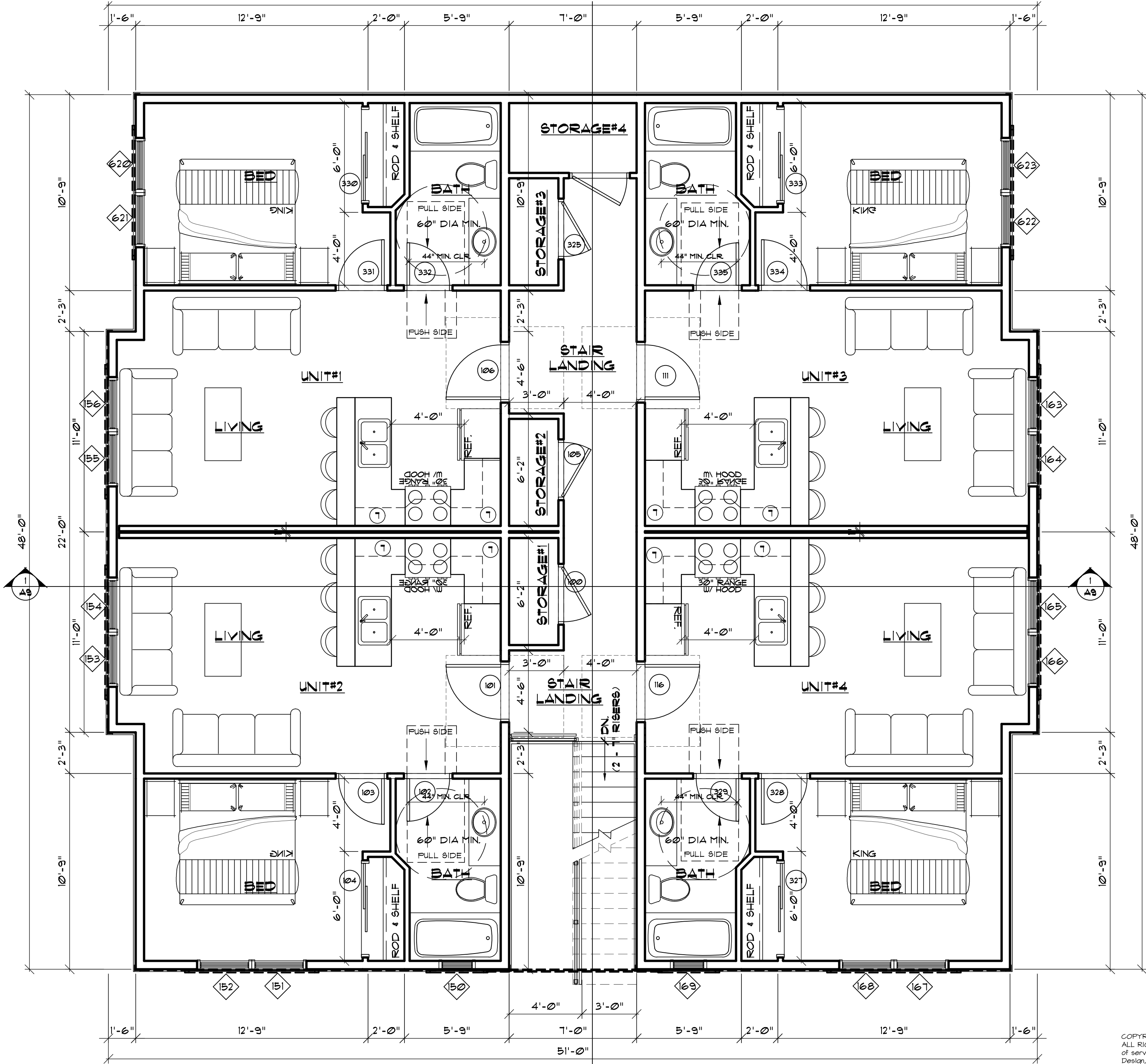
STAIR NOTES:

- HANDRAILS TO BE BETWEEN 34" & 38" ABOVE THE NOSING OF THE TREADS. HANDRAILS TO BE OF GRIPABLE DESIGN 1/2"-2" WIDE & HAVE 1/8" CLEARANCE FROM WALLS. ENDS OF HANDRAILS MUST BE RETRUNED INTO WALL OR NEUELL POST. INTERMEDIATE RAILS SHALL BE SPACED SUCH THAT A 4 3/8" SPHERE CANNOT PASS THROUGH ANY PORTION OF THE RAILING.
- STAIRS AND LANDINGS:
MIN. RISE = 4"; MAX. RISE = 7 1/2" W/ 3/8" MAX. VARIATION BETWEEN RISER HEIGHTS
MIN. RUN = 10"
MIN. HEADROOM = 6'-8"
MIN. WIDTH = 3'-0"
- FIRE BLOCKING IS REQUIRED BETWEEN STUDS ALONG RUN OF STAIRS ADJOINING STUD WALLS IF WALLS ARE UNFINISHED AND AT TOP AND BOTTOM BETWEEN STAIR STRINGERS IF CONCEALED SPACES OCCUR. (CBC 1112.4)
- ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL HAVE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR-FIRE-RESISTIVE CONSTRUCTION WITH 1/2" GYP. BD.
- GUARDRAILS & NEUELL POSTS SHALL BE 42" MIN. HEIGHT AND CAPABLE OF RESISTING 200 LBS. OF CONCENTRATED FORCE IN ANY DIRECTION. INFILL RAILING & GUARDS SHALL RESIST A CONCENTRATED HORIZONTAL FORCE OF 50 LBS. (CRC 301.5)
- A NOSING NOT LESS THAN 0.75 INCH (19 mm) BUT NOT MORE THAN 1.25 INCHES (31.75 mm) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES (279 mm).
- THERE ARE STAIR TREAD PROFILE REQUIREMENTS.
- UNDER STAIRS:
MUST HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 mm) MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE AT A POINT 12 INCHES (305 mm) FROM THE SIDE WHERE THE TREADS ARE NARROWER.

A MINIMUM TREAD DEPTH OF 10 INCHES (254 mm) IS REQUIRED.
- SPIRAL STAIRWAYS (2022 R311.7.1 R311.10.1)
THERE IS NO LIMITATION OF AREA SERVED FOR DUELLING. CLEAR WALKING WIDTH 26" MIN. FROM COLUMN TO RAILING. 3-3/4" RUN AT THE WALK LINE. RISE SHALL PROVIDE HEADROOM OF 6'-6" MIN. RISE SHALL NOT EXCEED 8 1/2".

#	DOOR					
MARK	DOOR			STYLE	NOTES	
	WD	HGT	THK			
100	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	
101	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	
102	2'-4"	6'-8"	1 3/4"	Hinged - Single - Exterior	--	
103	2'-6"	6'-8"	1 3/4"	Hinged - Single - Exterior	--	
104	5'-0"	8'-0"	1 1/4"	Sliding - Double	--	
105	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	
106	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	
111	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	
116	3'-0"	6'-8"	1 3/4"	Hinged - Single - Exterior (Entry)	--	

#	WINDOW SCHEDULE				
MARK	SIZE		Head Height	STYLE	NOTES
	WIDTH	HEIGHT			
150	2'-0"	3'-0"	6'-8"	V-Slider	Tempered
151	3'-0"	5'-0"	6'-8"	V-Slider	--
152	3'-0"	5'-0"	6'-8"	V-Slider	--
153	3'-0"	5'-0"	6'-8"	V-Slider	--
154	3'-0"	5'-0"	6'-8"	V-Slider	--
155	3'-0"	5'-0"	6'-8"	V-Slider	--
156	3'-0"	5'-0"	6'-8"	V-Slider	--
163	3'-0"	5'-0"	6'-8"	V-Slider	--
164	3'-0"	5'-0"	6'-8"	V-Slider	--
165	3'-0"	5'-0"	6'-8"	V-Slider	--
166	3'-0"	5'-0"	6'-8"	V-Slider	--
167	3'-0"	5'-0"	6'-8"	V-Slider	--
168	3'-0"	5'-0"	6'-8"	V-Slider	--
169	2'-0"	3'-0"	6'-8"	V-Slider	Tempered



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT #1	509 SQ. FT.
UNIT #2	509 SQ. FT.
UNIT #3	509 SQ. FT.
UNIT #4	509 SQ. FT.
TOTAL 2ND FLR LIVING	2036 SQ. FT.
STAIR LANDING	159 SQ. FT.
STORAGE#1-3	20 SQ. FT. (EACH)
STORAGE#4	31 SQ. FT.

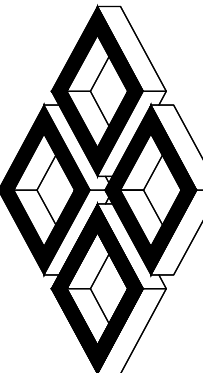
2ND FLOOR PLAN

A4

JOB NO. 1
DATE 1/3/2023
REVISED

1579 PARKVIEW DRIVE
WOODLAND, CA 95776
(530) 662-5664

BUCK'S A
DRAFTING & DESIGN
PROFESSIONAL B D
BUILDING DESIGNER



CACERES GARAGE & STUDIO
CACERES FAMILY TRUST
WOODLAND, CA 95669
APN: 006-607-011
530 662-1001
CITY OF WOODLAND

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3 **SOUTHWEST RENDERING**
A10 SCALE: NTS



1 **SOUTH WEST SITE LOCATION**
A10 SCALE: NTS



2 **SOUTH EAST SITE LOCATION**
A10 SCALE: NTS



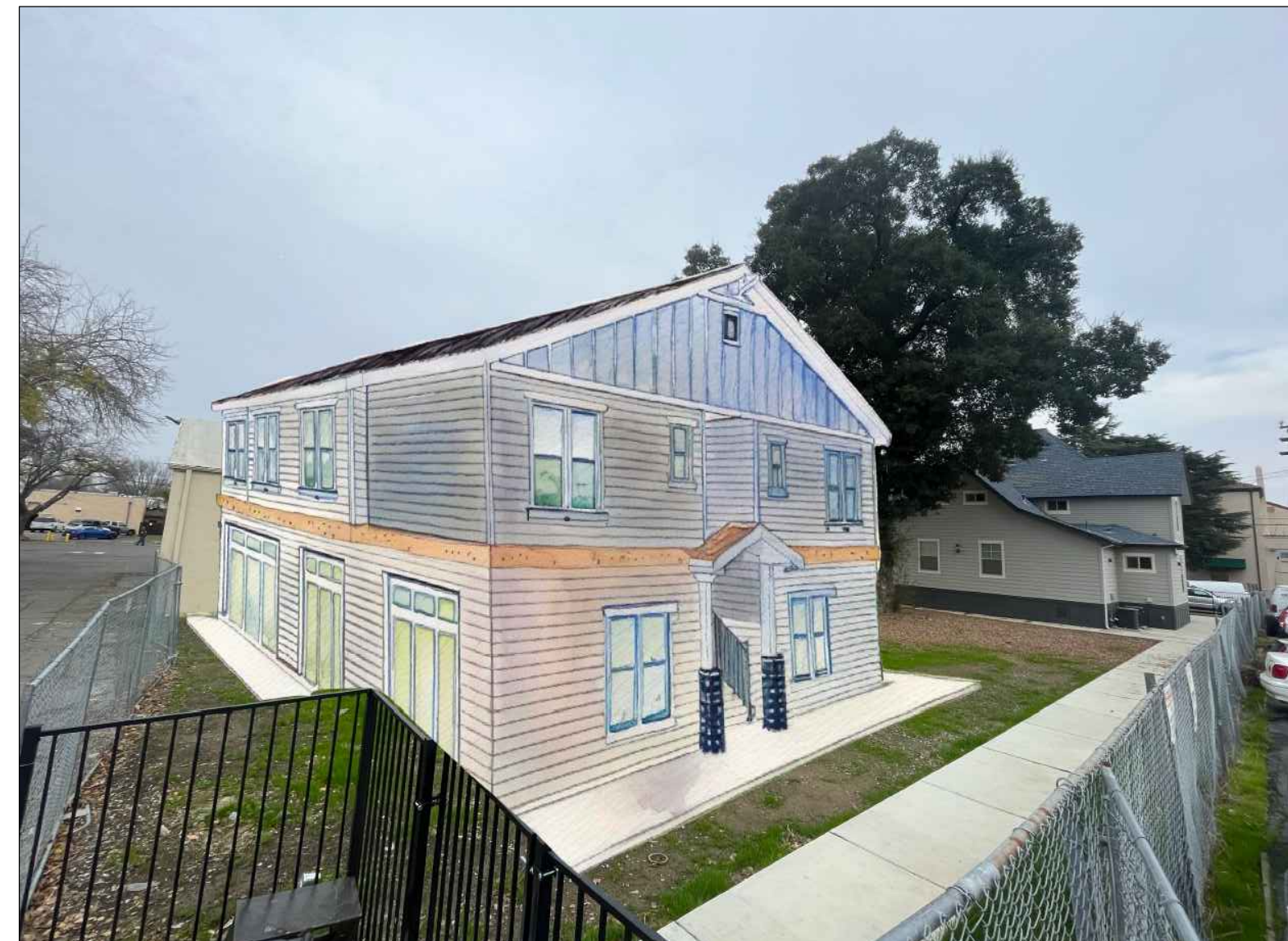
4 **SOUTHEAST RENDERING**
A10 SCALE: NTS



5 **SOUTH RENDERING**
A10 SCALE: NTS



6 **SOUTHEAST RENDERING**
A10 SCALE: NTS



7 **SOUTHWEST RENDERING**
A10 SCALE: NTS

JOB NO. 1
DATE 6/4/2021
REVISED

1379 PARKVIEW DRIVE
WOODLAND, CA 95776
(530) 662-5664

Inspired
BUILDING
DESIGN

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"BETTER LIVING BY DESIGN"

Inspired
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CACERES GARAGE & STUDIO
CACERES FAMILY TRUST
WOODLAND, CA 95665
APN: 006-601-011
B30 662-1001
CITY OF WOODLAND

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permission of Buck's Drafting & Design, Inc.

**PHOTOS &
RENDERINGS**

A10

General Application Form

1. OWNER/APPLICANT

Property Owner:
CACERES FAMILY TRUST

Mailing Address:
283 MAIN ST, STE #180

City State Zip Code:
WOODLAND, CA, 95695

Phone Number:
(530) 537-8185

E-mail Address:
RON@CACERESREALESTATE.COM

Project Applicant:
MATTHEW K. SOUZA

Mailing Address:
608 COURT STREET

City State Zip Code:
WOODLAND CA 95695

Phone Number:
(530) 662-1775

E-mail Address:
MATT@LMCE.NET

2. PROJECT DESCRIPTION

Project Name:
CACERES FAMILY TRUST PARCEL SPLIT

Total Acres or Square Feet:
0.238 Acres

General Plan Land Use Designation:
DX, DOWNTOWN MIXED USE

Existing Zoning:
DX-1

Site Address or Location:
440 COLLEGE STREET

Assessor's Parcel Number(s):
006-607-011-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
TENTATIVE PARCEL MAP

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

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

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development?

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____



December 16, 2015

DAS Homes Inc.
[REDACTED]
[REDACTED]
[REDACTED]

RE: 440 College Street, Woodland Tree Pruning Recommendations
[REDACTED]

As you are aware, on December 8th, 2015 I visited the property located at 440 College Street in Woodland, California. The purpose of this visit was to inspect a large tree in the rear of the property and provide any maintenance recommendations necessary to maintain the trees health. Following are my observations and recommendations from the inspection.

The subject tree is a Coast Live Oak (*Quercus agrifolia*) which has an estimated trunk diameter of 43" and a dripline radius of 30'.

Generally speaking the tree is in fair condition with only minor defects or maladies which are common to oak species. A weeping lesion on the north side of the lower trunk is suspicious and should be monitored because in some cases these lesions are indicative of oak root fungus. There are 3 locations of branch failures in the canopy and it appears as though there has been an extended time since the tree was pruned based on the crown density and overburdened limbs.

I recommend that the tree be pruned to clean the crown and reduce size & end weight on the overburdened limbs. The crown cleaning should target deadwood to a 1" diameter; it is acceptable to reduce that size of the target dead wood from the trees perspective however as you decrease the size of the target deadwood the cost to prune typically increases due to the time needed to complete the work. The weight/size reduction is necessary primarily over the building on the north side of the tree and should target a reduction of 8' to 10' on this area of the tree. The south side should also be reduced by approximately 4' to 6'.

The pruning and any other maintenance activities performed on this tree should follow the ANSI Standards for Tree Maintenance Operations (ANSI A300 part 1) Standard Practices (Pruning) as well as the International Society of Arboriculture Best Management Practices for Tree Pruning.

Thank you for allowing Acorn Arboricultural Services to assist you with this project and should you have any questions please do not hesitate to contact us.

Regards,

Edwin E. Stirtz
ISA Certified Arborist #WE0510

RECEIVED

MAR 03 2016

City of Woodland

Community Development



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: July 2, 2026
ITEM #: I.3
SUBJECT: 2026 Heritage Home and Historic Preservation Award Nominations

Recommendation for Action: Staff recommends that the Planning Commission review and confirm five Heritage Home Awards and one Historic Preservation Award nominations for the 2026 awards cycle.

Staff Contact:

Hadlie Ward, Assistant Planner, (530) 661-5960, hadlie.ward@cityofwoodland.gov

Background:

The Heritage Home Awards (HHA) and Historic Preservation Awards (HPA) are an ongoing City tradition that publicly recognize contributions to the preservation of historically significant structures and architecture in Woodland.

The HHA Guidelines (Attachment 1) specify that family homes within the City of Woodland with a maximum of two residential units are eligible for the awards. The HPA Guidelines (Attachment 2) are broader, encompassing nominations for historic buildings and structures, and people and organizations who have contributed to historic preservation in Woodland.

Buildings and homes nominated for either award must be at least 50 years old, within the City limits, and in a state of good repair. The applicants must demonstrate that the building meets the criteria of at least two of the three following categories: historic significance, architecture, and recent projects.

Discussion:

Staff received five applications for the 2026 Heritage Home Awards and one application for the Historic Preservation Award, as summarized below. The full applications are included in the attachments for reference.

Heritage Home Award Nominations:

110 College Street

James (Jim) and Edna Bohon, the current homeowners, have nominated their home at 110 College Street. This two-story, Stick-style Victorian home is located a few blocks north of Main Street on the corner of College Street and Clover Street. The Stick style was a late-19th-century American architectural style transitional between the Carpenter Gothic style of the mid-19th century and the Queen Anne style. Built in 1889 by Peter and Rhoda Fisher, the home features a hipped gable (gabled) roof with a boxed cornice with brackets and a decorative frieze under the main and porch rooflines. The front entrance features a stained-glass transom window above the door.

The home has a notable history as the site of Woodland's first hospital and is identified in the *Explore Historic Woodland* walking tour guide as the Woodland Sanitarium (Other Notable Houses, page 287, #1). In 1905, registered nurse Kathleen McConnell and her two sisters rented the house to start the Woodland Sanitarium. Newspaper articles from the time describe the Sanitarium as having recovery

rooms upstairs and an operatory with walls lined with zinc panels, outfitted with the most modern surgical equipment. Doctors Fred and Chester Fairchild, Hiram Lawhead, and William Blevens Sr. treated patients at the Sanitarium until 1911. After 1911, the house served as either rental property or a private residence. From the 1920s through the 1950s, it was used as a boarding house. In the early 1960s, before it was set to be demolished, the house was purchased and fully renovated by Barbara Golden. The present owners, Jim and Edna Bohon, purchased the house in 2000.

The Bohons had the house completely repainted in 2016 by local Victorian painting specialist Don Easton using period-appropriate colors. The house has appeared on the Stroll Through History twice, in 2005 and 2017. The entry foyer and parlor feature a unique curved wall that continues to the second floor, with an original railing staircase. The house sits on a double lot, and the Bohons have developed the backyard into a colorful, pollinator-supportive environment with a fountain, shaded gazebo, and koi pond.



Image: 110 College Street

516 First Street

The home at 516 First Street was nominated twice this year, by neighbor Stephen Peithman and local historian David Wilkinson. Adam and Shannon Hancock are the current homeowners and purchased the home in 2002. The home is featured in the *Explore Historic Woodland* walking tour guide (Fabulous First Street, page 89, #5).

This Victorian-era house and the twin house next door at 526 First Street are the oldest extant homes on First Street, constructed in 1871 by local carpenter and contractor James Sibley (1839–1922). Sibley's steam-powered Yolo Planing Mill was located one block north near what is today 414 First Street. The home was originally built on the southwest corner of First Street and Lincoln Avenue for newlyweds William and Hattie Lowe Brownell, who purchased lots 18–21 in Sibley's subdivision. The house was sold in 1902 to Esther Leithold, wife of J.V. Leithold, who owned a drug store on Main Street. The Leitholds shortly thereafter had the house moved a short distance to its present location at 516 First Street.

The architecture is Italianate, or the "bracketed style" popularized by Andrew Jackson Downing. Constructed in redwood, the house is L-shaped with cross gables supported by decorative brackets.

A balustrade with finials lines the second story and caps two lower-story angled bay windows. A sitting porch extends halfway across the front. Heritage valley oak trees shade the southern and western sides and have been well maintained.

After living and teaching overseas for 15 years, Adam and Shannon Hancock returned to their home in 2024 and undertook a comprehensive restoration, with the help of a team of local professionals. Solario Tree Service evaluated and trimmed the three heritage valley oaks. Tom Baird milled the front railings and trim pieces from old-growth redwood to match the home's 1879 historical etching. Don Easton completed a full 10-month exterior restoration, including stripping the home to original redwood, restoring bay windows and decorative pieces, reglazing all original windows, and rebuilding the front, side, and back porches with a new color scheme named "Zoenhuis" (sun house). Matt Cesena completed bathroom remodeling and claw foot tub restoration, and worked with Adam Hancock himself to strip and restore the original wood staircase. A new roof and gutters were installed by Mike Rabaino Roofing. New energy-conscious air conditioning, insulation, and new front and back landscaping were also installed.



Image: 516 First Street

530 Second Street

The home at 530 Second Street was nominated by neighbor Peggy Seidel based on the historical significance, architecture, and recent projects categories. The home is listed in *Explore Historic Woodland* walking tour guide (Second & Third Street Loop, Page 128, #4). It is owned by Don and Wendy Easton, who raised seven children in the home.

The house was built in 1905 and has notable historical connections to Woodland. In 1917, Dr. H.D. and Lydia Lawhead purchased the home for their son Fred and his new wife, Roma Lawhead, hosting the wedding reception in the house. Fred Lawhead was a pharmacist who graduated from U.C. School of Pharmacy in 1912 and owned and operated the Corner Drug Store between 1909 and 1922. He later worked at the Bank of Yolo and had a long career as a County Auditor for the State Board of Equalization.

The home is an example of the Shingle Style, featuring a dominant front-facing gambrel roofline, asymmetrical facade, bay window, and window dormers on both the north and south sides. The current red shingles with tan trim create a farmhouse appearance, which is a unique style that reflects the agricultural roots of Woodland. The original shingle siding was covered by asbestos tile for decades before current owner, Don Easton, uncovered and restored it to its original appearance.

approximately 20 years ago. Don has also renovated and restored the interior, including creating a master suite in the basement. Energy efficient upgrades, including solar panels, have also been added to the home.

Don Easton owns Easton Painting, a local company specializing in the restoration of historic home exteriors. Beyond the maintenance of his own historic home, he has been instrumental in bringing many historic homes and buildings back to life throughout the community. Two of the other 2026 HHA nominees were painted and restored by Easton Painting.



Image: 530 Second Street

620 Cleveland Street

Kathleen (Kathy) Smith has been nominated as both owner and restorer of the home at 620 Cleveland Street by Karen Hannum. The nomination is based on the historical significance, architecture, and recent projects categories. The home is located across from City Park's tennis courts, between Oak and Cross Streets, and is listed in *Explore Historic Woodland* walking tour guide (City Park, page 31, #33).

Built in 1889 by local contractor and skilled carpenter Andrew Jackson, the house is an example of Queen Anne Victorian architecture. It features frieze designs, decorative eave brackets, boxed cornices, a slanted bay window, and ornate gable elements, including a striking sunburst in the front gable and imaginative decorative window surrounds. The half-width porch includes turned columns with intricate scroll-sawn brackets, and the porch railings and stair balusters reflect the same craftsmanship.

Kathy Smith is the owner of C.L. Smith Landscape Materials in Woodland. In 2015, while delivering materials to a customer near City Park, she noticed the home at 620 Cleveland Street and observed that it was in serious need of care. She learned that squatters had taken up residence in the basement without water or electricity, the doors could barely be opened due to accumulation of items, and the yard contained five abandoned cars. Kathy arranged to purchase the home and undertook a years-long restoration effort.

Kathy collaborated with local professionals, including structural engineer Mark Pemberton, architect Chris Campbell, and contractor Jim Richardson to complete the restoration of this home. At the time of purchase, the partial basement had a dirt floor and compromised foundation. Kathy had the house lifted onto cribs to allow a Bobcat to deepen and expand the basement. A new foundation was installed, as well as a proper basement floor and egress windows. These improvements nearly doubled the home's usable square footage while maintaining the original exterior appearance and historical integrity. Kathy also personally undertook the demanding work of power washing, sanding, and painting the entire exterior from scaffolding.



Image: 620 Cleveland Street

741 Third Street

Mardi Bagan, the current homeowner, has nominated her home at 741 Third Street. The nomination is based on the historical significance and architectural categories. The home is located at the corner of Cross Street and Third Street.

The home was built circa 1930 and is identified in the *Explore Historic Woodland* walking tour guide (Second & Third Street Loop, page 13, #47) as a Spanish Eclectic style home. The two-bedroom, one-bathroom home features a flat roof with a decorative crenellated parapet, a half-width clay tile shed roof supported by stucco beams and posts, and fixed multi-pane windows with simple wooden shutters. This style is considered a romantic revival developed as a reaction against Victorian Excess, with reuse of architectural elements introduced in Spanish Mission styles often seen in California and the Southwest.

The home was originally built for approximately \$400 by local builder Anton Paulson, who was well known for charming Tudor Revival style homes built in the surrounding neighborhoods. The original owners were Mark Vernon Hutching and his wife Eunice Vernetta Hutching. The home was sold to P.T. Foster in 1928 and remained in the Foster family until 1946. Later, it was owned by Charles and Merle Day. Charles W. Day was involved in the community, and was President of the Bank of Woodland National Association.

Mardi Bagan purchased the home in 2016. Mardi describes her home as her "little bungalow gem" in which she has lived for 10 years. While the home has had stucco updates and replacement windows, the front porch window remains original. Recent projects include exterior painting and landscaping improvements completed by Mardi herself.



Image: 741 Third Street

Historic Preservation Award Nomination:

327 College Street — Midtown Building, also known as the former Porter Theatre

The Midtown Building at 327 College Street, owned by George and Kylene Turner, has been nominated for the Historic Preservation Award, submitted by George Turner himself. The nomination is based on the historical significance, architecture, and recent projects categories. The building is located at the corner of Dead Cat Alley and College Street and is featured in the *Explore Historic Woodland* walking tour guide (Dead Cat Alley, page 217, #11a).

In 1936, this former U.S. Post Office building was acquired and converted into the Porter Theatre by George Mann and Morgan Walsh for approximately \$70,000. Built in the Art Deco style, the building was characterized by simple, clean shapes with a streamlined look reflecting admiration for the modernity of machine-made objects. The theater boasted 550–600 seats and was designed by architect William B. David, who also designed the Tower Theaters in Sacramento and the Varsity Theater in Davis. The Porter Theatre opened in November 1936 with the Shirley Temple film "Dimples."

The Porter Theatre provided movie entertainment in Woodland for 21 years until its closure in 1957, when television had eroded movie attendance. In 1960, Mann's son, Richard, converted the Porter Theatre into an office building for \$85,000. George and Kylene Turner have owned the building since 2001, when it had only six tenants. Under their stewardship, the building has been transformed into a thriving commercial hub housing over 20 businesses, including Whitewater Adventures, insurance agencies, tax services, real estate offices, and counseling services. The Turners are proud that the building has maintained zero vacancy for ten years by offering affordable office space with month-to-month lease terms.

Key improvements under the current ownership include installation of solar tubes, replacing fixtures for energy efficient upgrades, and exterior painting with recycled paint. Most recently, artist Gregory Shilling painted a mural on the side of the building called "Night at the Porter Theatre" through a collaboration with local historian David Wilkinson, the City of Woodland, and community sponsors.



Image: Porter Theatre in 1941. Photograph by Paul W. Hollingshead.

Award Review and Selection

Staff have determined that all the applications meet the eligibility requirements of the awards for which they are nominated. The Planning Commission is asked to review and confirm these award selections for the 2026 award cycle.

HHA 2025 Timeline

The 2026 Awards Timeline (Attachment 3) outlines the next steps for the 2026 awards process. Staff have tentatively set the HHA and HPA awards ceremony date for the regularly scheduled Planning Commission meeting on Thursday, October 1st, 2026. The award ceremony will include a presentation of photos and a historical narrative for each recipient. Bronze plaques will be presented to the Heritage Home awardees and a certificate of recognition will be presented to the Historic Preservation awardee. The event promotion will be coordinated with the 2026 Stroll Through History event scheduled for Saturday, October 3rd.

Conclusion: Staff recommends that the Planning Commission review and confirm five Heritage Home Awards and one Historic Preservation Award nominations for the 2026 awards cycle.

Prepared By: Hadlie Ward, Assistant Planner

Reviewed By: Megan Meier, Senior Planner

Attachments:

1. HHA Selection Guidelines
2. HPA Selection Guidelines
3. 2026 Awards Timeline
4. 110 College_HHA Application
5. 516 First Street_HHA Application
6. 530 Second Street_HHA Application
7. 620 Cleveland_HHA Application
8. 741 Third Street_HHA Application
9. 327 College_HPA Application



Heritage Home Award Selection Guidelines

The Heritage Home Awards recognize homes that are special community resources that have been well cared for or well-restored. These awards commemorate each home's contribution to the aesthetically and historically significant residential architecture of Woodland.

Please note: This award has no relation to the National Register for Historic Places or the California Register of Historic Resources. These are separately regulated designations. The Heritage Home Awards are honorary and impose no requirements of any kind on present or future property owners.

Each year the City of Woodland Planning Commission considers nominations and selects recipients to be honored. The Commission presents the homeowners with an attractive 7" x 10" oval bronze plaque for the front of the home from the Erie Landmark Company listing the year of construction.

ELIGIBILITY

Nominations can be made by any community member within the City of Woodland and must meet all age, location and type of structure requirements. Homeowners may also self-nominate. Nominations that were not selected in previous years may be renominated, but no home can win the award more than once.

AGE:

- Nominated homes must have been constructed at least 50 years ago to be eligible.
- Homes with remodels or additions that were completed after original construction may still be considered if the modifications are appropriate to the architectural style of the home.

LOCATION:

- All nominated homes must be in the City of Woodland jurisdiction at the time of selection, as contrasted with the date of construction.
- The Commission recognizes that there are areas of the City in which historically and aesthetically significant architecture is more common than in other areas, but location in one such area is not required.

TYPE OF STRUCTURE:

- The award is limited to residential properties that have a maximum of 2 residential units, such as single-family homes, duplexes, or other family-home style properties.
- Properties with 3 or more residential units are not eligible, as these are considered multifamily under City Code. The Historical Preservation Award, also presented by the Commission, recognize the restoration and preservation of other multifamily, professional, or commercial historical buildings.

SELECTION CRITERIA

The home must be in a state of good repair and meet the requirements in *at least two of the three categories* below:

Historical Significance:

- The nominator must clearly demonstrate that the home was related to significant historical events, activities, community members, notable architects, and/or local social and cultural history.
- If the home is nominated on the basis of historical significance, research and sources will be requested with the application.

Architecture:

- The architectural style must be identified.
- The nominator must highlight a minimum of 5 unique and distinctive features of the building that contribute to the type, period, or method of construction for the selected architectural style. When identifying features, 2 of the 5 provided may be located on the interior of the home.
- Exterior color schemes of the home may enhance the architectural style.
- Ornamentation, landscaping, additions, and significant interior modifications cohesive with the architectural style may also be considered.
- Amendments required by building codes, fire codes, building stabilization, or general modernization will not disqualify or hinder an application.

Recent Projects:

This category only applies to preservation, rehabilitation, restoration, or reconstruction projects completed at the home. This does not apply to routine repairs, but instead high-quality improvements that demonstrate efforts to uphold the historical integrity of the home.

Examples of potentially eligible projects include:

- Preservation and repair of original building materials, features, finishes, or fixtures
- Replacement of degraded materials with new materials that match the original, implementing efforts to preserve construction techniques
- Historically appropriate reconstruction of portions of the home's form and structure that are no longer surviving or beyond repair
- Removal of additions or features that are not appropriate to the original construction era and intended style

Although not required, nominators are encouraged to reference the Secretary of the Interior's Standards for the Treatment of Historic Properties for clear definitions of preservation, rehabilitation, restoration, and reconstruction, as well as recommended methods.

ADDITIONAL CONSIDERATIONS:

The Commission shall give additional consideration to nominations that demonstrate:

- An effort to promote public education on the history and cultural landscapes of Woodland through their home and property
- An effort to make historically appropriate sustainable retrofits or upgrades to save energy, reduce heat impacts, save water, and increase the climate change resilience of the structure while maintaining historical significance and key architecture
- An effort to protect and preserve the historical significance of the home in the face of great difficulty and adversity
- Other efforts that positively contribute to the Woodland community

PROCEDURE

The following are the procedures for the selection and presentation of the awards:

- To be considered for selection, nominators must submit the following during the open nomination window:
 - A completed Heritage Home Award Application Form (attached)
 - Written justification for the requirements of the Historical Significance, Architecture, and/or Recent Projects selection criteria
 - Photographs of the home and property to support the written justification
- The nominations are reviewed by the Planning Commission at a predetermined meeting date. The recipients are selected by the Commissioners based on the eligibility requirements and selection criteria.
- Letters are mailed out the week following the recipient selection to notify the homeowners.
- The homeowners must notify staff of acceptance of the nomination and provide the home's construction year to move forward in the process.
- The nominator and homeowner work together to write a historical narrative about improvements and restoration of the home, history and architecture of the home, and any facts or stories about the property. Planning staff will provide a worksheet with prompts for the narrative, along with local resources for historical research.
- City staff sends formal invitations to the award recipients for the ceremony and conducts publicity outreach.
- The narratives, certificates, and plaques are presented at an awards ceremony at the City Hall.

CONTACT:

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Heritage Home Award Application Form

Applicant Name: _____

Applicant Phone Number and Email: _____

Address of Nominated Home: _____

Location Description (including nearest cross streets): _____

Approximate date of construction of the home (if known): _____

Is the home occupied now? _____ Who lives there? _____

Property Owner Name(s): _____

What is the address of the owner of the property?

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of two of the three following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695



Historic Preservation Award Selection Guidelines

The Historic Preservation Award is an honorary award that recognizes unique buildings and properties, or people and organizations that have contributed to the historic fabric of Woodland. Through this award, the Planning Commission promotes the preservation and informs the community about local history. Each year the City of Woodland Planning Commission considers nominations in conjunction with the Heritage Home Awards process.

Please note: This award has no relation to the National Register for Historic Places or the California Register of Historic Resources. These are separately regulated designations. The Historic Preservation Awards are honorary and impose no requirements of any kind on present or future property owners of buildings awarded.

ELIGIBILITY

Nominations can be made by any community member within the City of Woodland. Property owners may also apply to self-nominate. Buildings awarded in previous years may not be renominated, but nominations that were not selected in previous years may be renominated.

People and Organizations:

- Woodland residents or groups involved in the Woodland community who have significantly contributed to the preservation of local historical assets may be nominated.
- Contributions may include publications, docent-led tours, workshops, public speaking events, service on local boards, historic restoration work, event-planning, historical documentation, and other impactful community involvement, as evaluated by the Commission.
- Supplemental documentation in the form of photos, copies of written works, and testimonies may be requested for the Commission review.

Buildings and Properties:

AGE:

- Nominated buildings must have been constructed at least 50 years ago to be eligible.
- Buildings with remodels or additions completed after original construction may still be considered if the modifications are appropriate to the original style of the building or add historical value.

LOCATION:

- All nominated buildings must be in the City of Woodland jurisdiction at the time of selection, as contrasted with the date of construction.
- The Commission recognizes that there are areas of the City where historically and aesthetically significant architecture is more common than in other areas, such as the Downtown Woodland Historic District. Buildings in this area are eligible, but location in a recognized historic district is not required.

TYPE OF STRUCTURE:

- Commercial, religious, public, multifamily residential, and mixed-use buildings in the City of Woodland. Family homes are not eligible and may instead apply for the Heritage Home Awards.
- Single-family homes or other low-density residential properties are not eligible for this award and should be nominated for the Heritage Home Award instead.

SELECTION CRITERIA FOR BUILDINGS

Nominated buildings must be in a state of good repair and meet the requirements for *at least two of the three categories* below:

Historical Significance:

- The nominator must clearly demonstrate one of the following:
 - The building was related to significant historical events, community members, notable architects, legacy businesses, and/or local social and cultural history.
- If a building is nominated on the basis of historical significance, research and sources will be requested with the application.

Architecture:

- The architectural style must be identified.
The nominator must highlight a minimum of 5 unique and distinctive features of the building that contribute to the type, period, or method of construction for the selected architectural style. When identifying features, 2 of the 5 provided may be located on the interior of the home.
- Exterior color schemes of the building may enhance the architectural style.
- Ornamentation, landscaping, additions, and significant interior modifications cohesive with the architectural style may also be considered.
- Amendments required by building codes, fire codes, building stabilization requirements, or general modernization will not disqualify or hinder an application.

Recent Projects:

This category only applies to preservation, rehabilitation, restoration, or reconstruction projects completed at the building or property. This does not apply to routine repairs, but instead high-quality improvements that demonstrate efforts to uphold the historical integrity of the building.

The nominator must identify at least three components of the project that contributed to the preservation of the building or property. Examples of potentially eligible components include:

- Preservation and repair of original building materials, features, finishes, or fixtures
- Replacement of degraded materials with new materials that match the original, implementing efforts to preserve construction techniques
- Historically appropriate reconstruction of portions of the building's form and structure that are no longer surviving or beyond repair
- Removal of additions or features that are not appropriate to the original construction era and intended style
- Adaptive reuse of a historic building that makes efforts to preserve or restore historic features while reconfiguring the space for modern usage that otherwise would not be attainable
- Structure stabilization or other urgent needs to prevent future loss of building integrity

Although not required, nominators are encouraged to reference the Secretary of the Interior's Standards for the Treatment of Historic Properties for clear definitions of preservation, rehabilitation, restoration, and reconstruction, as well as recommended methods.

ADDITIONAL CONSIDERATIONS:

The Commission shall give additional consideration to nominations that demonstrate:

- Efforts to promote public education on the history and cultural landscapes of Woodland through the property and/or use of the site
- Efforts to make historically appropriate sustainable retrofits or upgrades to save energy, reduce heat impacts, save water, and increase the climate change resilience of the structure while maintaining historical significance and key architecture
- Efforts to protect and preserve the historical significance of a building or property in the face of great difficulty and adversity
- Other efforts that have positively contributed to the Woodland community

PROCEDURE

The following are the procedures for the selection and presentation of the awards:

- To be considered for selection, applicants must submit the following:
 - A completed Historic Preservation Award Application Form (attached)
 - Additional justification as described above for buildings/properties or people/organizations
- The nominations are reviewed by the Planning Commission at a predetermined meeting date. Recipients are selected by the Commissioners based on the eligibility requirements, selection criteria, and exemplary demonstration of the importance of the site to the Woodland community.
- A letter is mailed out the week following the recipient selection to notify the property owner and tenant, if applicable.
- The property owner must notify staff of acceptance of the nomination and provide the home's construction year to move forward in the process.
- The nominator, property owner, and/or business owner work together to write a historical narrative about improvements, restoration, and history of the property, and any relevant facts or stories. Planning staff will provide a worksheet with prompts for the narrative, along with local resources for historical research.
- City staff sends formal invitations to the award recipient for the ceremony.
- If desired, staff will work with the property owner and tenant(s), if applicable, to further publicize the recipient of the Historic Preservation Award. The property owner is encouraged to purchase a plaque to commemorate the award, but this is not required.
- The narrative and certificate are presented at an awards ceremony at the City Hall.

CONTACT:

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Historic Preservation Award Application Form

Applicant Name: _____

Applicant Phone Number and Email: _____

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

Complete the section below if nominating a PERSON/ORGANIZATION:

Nominee Name: _____

Is the nominee a Woodland resident? _____

How has the nominee/organization contributed to the preservation of Woodland history?

Complete the section below if nominating a BUILDING/PROPERTY:

Address of Nominated Building: _____

Location Description (including nearest cross streets): _____

Approximate date of construction of the building (if known): _____

Is the building occupied by a tenant or business? If so, please describe:

Property Owner Name(s): _____

What is the address of the owner of the property?

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Please review the Heritage Home Award Selection Guidelines.

Buildings must meet the requirements of two of the three following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and testimonies, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

2026 Heritage Home and Historic Preservation Awards

Task	Description	Time Frame
Nomination Window	Following the Planning Commission meeting on February 19 th , staff will promote the applications for the awards.	Applications due May 15 th
Final Nominations	Commissioners review nomination applications and select awardees at Planning Commission meeting.	July 2 nd
Notify Homeowners	Send letters to notify homeowners of nomination. Homeowners must provide consent to participate.	Send letters by July 7 th
Determine Date of Construction	Determine the date of construction for the home(s) which is agreed upon by all parties.	July 20 th
Order Plaques	Once date of construction has been determined, finalize plaque order from Artistic Bronze.	July 31 st
Narrative Research	Work with nominating party and homeowners to gather information for final narrative for awards ceremony.	July-August
Schedule meeting	Prepare staff report/presentation.	August-September
Ceremony Promotion	Prepare a press release statement and social media posts regarding the nominations and awards ceremony.	September
Invitation	Formal invitations are sent to homeowners.	September
Final Preparation of presentation materials	• Final narratives • Photos and PowerPoint • Food and Drinks • Poster/Decorations • Plaques/Certificates	End of September
Hold Event	Ceremony held at Planning Commission meeting.	October 1 st (Stroll Through History to be on October 3 rd)

Heritage Home Award Application Form

Applicant Name: James (Jim) and Edna Bohon

Applicant Phone Number and Email:

Phone: [REDACTED]

Email: [REDACTED]

Address of Nominated Home:

110 College St

Woodland, CA 95965

Location Description (including nearest cross streets):

Two story Victorian at Corner of College St and Clover St

Approximate date of construction of the home (if known):

Built in 1889.

Is the home occupied now? Yes

Who lives there? James and Edna Bohon

Property Owner Name(s): James and Edna Bohon

What is the address of the owner of the property?

110 College St.

Woodland, CA 95695

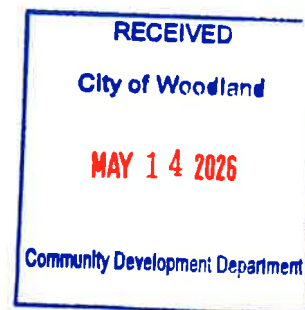
Phone: [REDACTED]

Email: [REDACTED]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number:

Other Notable Houses, page 287, #1, Woodland Sanitarium

Built by Rhoda Fisher in 1889, this rectangular two-story house is built in the Victorian Stick style, has a hipped gable, or gablet, roof and features a boxed cornice with brackets and a decorative frieze under the main and porch rooflines. The Stick style was a late-19th-century American architectural style that was transitional between the Carpenter Gothic style of the mid-19th century, and the Queen Anne style that it had evolved into by the 1890s. The frieze and porch braces are also reminiscent of an oriental motif. The front entrance features a stained-glass transom window above the door.

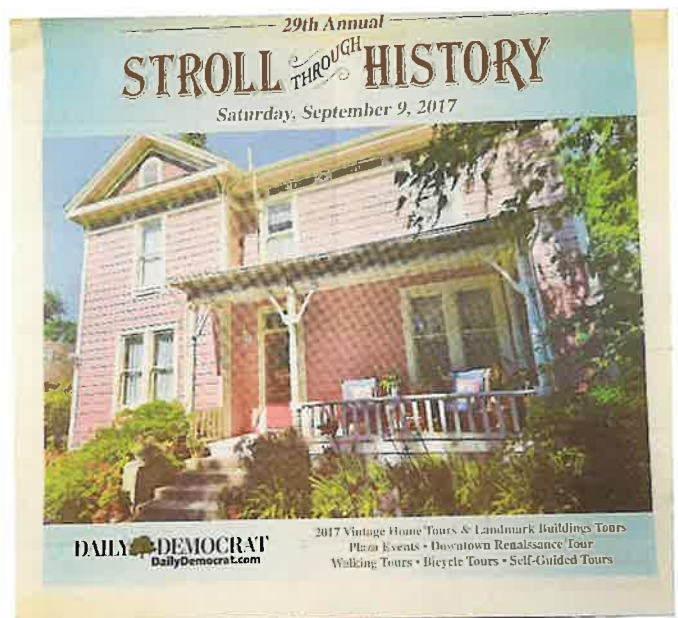


In 1905 Kathleen McConnell, a registered nurse, and her two sisters, also nurses, rented the house to start the first hospital in Woodland. Newspaper articles from the time describe the Woodland Sanitarium as having recovery rooms upstairs and an operatory that had walls lined with zinc panels, was well lighted, and outfitted with the most modern surgical equipment. Drs. Fred and Chester Fairchild, Hiram Lawhead, and William Blevens Sr. treated patients at the Sanitarium up until 1911. After 1911, the house continued as either rental property or a private residence.



The house passed through a number of owners from the 1920's to the 1950's, serving primarily as a boarding house. In the early 1960's before it was set to be demolished, the house was purchased and fully renovated by Mrs. Golden. The present owners, Jim and Edna Bohon, purchased the house in 2000 and began their long-term relationship with this old Victorian.

The house has been on the Stroll Through History twice, in 2005 and 2017. The Bohon's had the house completely repainted in 2016 by local Victorian painting specialist Don Easton using period appropriate colors.



The Bohon Home
110 College Street
by Mary Aulman



Exterior: It can be hard to believe that this two-story Stick Style Victorian, with all its lovely trim, was Woodland's first hospital. Originally built by Rhoda Fisher in 1889, the home has an inviting front porch, with a boxed cornice with brackets and a decorative frieze under the main and porch rooflines. The interior features a curved staircase beginning in the entry and a "four-over-four" design, with four large rooms downstairs and four upstairs.

Not a floor plan that we would think of for a hospital today, in 1905 a registered nurse, Kathleen McConnell, and her two sisters rented the house

and established the Woodland Sanitarium, Woodland's first hospital. The upstairs "operatory" room walls were lined with zinc so they could be sterilized. A special articulated litter that bent in the middle was used to carry patients around the staircase curve before and after surgery. Almost condemned and torn down in the early 1960s, the home was saved, and since 2001 has been the family home for Jim and Edna Bohon.

Interior: A stained-glass transom window above the front door features a dove surrounded by colored panes of glass. Upon entering the foyer, a staircase with a beautifully curved banister leads to the upstairs rooms. To the right of the foyer, an original parlor is now a downstairs bedroom. To the left of the foyer, a large alcove serves as a family picture gallery. Further to the left, you enter the living room. The curved wall of the living room is echoed upstairs by the curve in the hallway leading to the bedrooms. The living room and family room can still be separated by the original pocket doors. The family room leads into an office and bathroom. Originally the back wall of these rooms was the end of the house. Starting in the 1920's, in three "build-outs" a larger kitchen, dining room and back porch were added.

Gardens: The front of the home is filled with old-fashioned flowers and lush wisteria vines. The back of the home is perfect for relaxing to the sound of water from a fountain, with a shaded gazebo surrounded by roses, butterfly bushes, mature trees and a koi pond.

Ownership: This home has had many owners through the years, and was primarily a boarding house from the 1920s to the 1950s. Rescued from demolition in 1963 by Barbara Golden, since 2001 the home has been owned and lovingly cared for by Jim and Edna Bohon.

The entry Forer and parlor feature a unique curved wall that continues to the second floor. The staircase is within the entry and includes the original railing. The house features an entry Parlor with a formal chandelier.



The house sits on a double lot in the old Neighbor Preservation Zone a few blocks north of Main Street. The Bohon's have worked on the back yard to make it into a colorful, relaxing environment that supports pollinators.



Historic Preservation Award Application Form

Applicant Name: Stephen Peithman

Applicant Phone Number and Email: [REDACTED]

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

Complete the section below if nominating a PERSON/ORGANIZATION:

Nominee Name: Adam & Shannon Hancock

Is the nominee a Woodland resident? yes

How has the nominee/organization contributed to the preservation of Woodland history?

The Hancocks have had a restoration/painting company take the siding back to the original wood then restore elements as needed. A new roof, as well. This took ~~5~~ 5-6 months. The result is amazing. The original indoor stairs were restored, too. (I live next door)

Complete the section below if nominating a BUILDING/PROPERTY:

Address of Nominated Building: 516 First St

Location Description (including nearest cross streets): First & Lincoln

Approximate date of construction of the building (if known): 1870-71

Is the building occupied by a tenant or business? If so, please describe:

occupied by the owners

Property Owner Name(s): Adam & Shannon Hancock

What is the address of the owner of the property?

Street Address: 516 First St

City: Woodland State: _____ Zip: 95695

Phone: [REDACTED] Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: page 89 of "Explore Historic Woodland" book

Heritage Home Award Application Form

Applicant Name: David Wilkinson

Applicant Phone Number and Email: [REDACTED]

Address of Nominated Home: 516 First Street, Woodland

Location Description (including nearest cross streets): West side of street, near Lincoln Ave

Approximate date of construction of the home (if known): 1871

Is the home occupied now? yes Who lives there? owners

Property Owner Name(s): Adam & Shannon Hancock

What is the address of the owner of the property?

Street Address: Same

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: #5 - page 89

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of two of the three following categories:

- Historical Significance
 - Architecture
 - Recent Projects
- } see attached

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Nomination of 516 First Street for a Heritage Home Award

Historical Significance

The historical record for this house is reasonably complete. A lithograph of the house was published in 1879, eight years after it was built (Depue *Illustrated Atlas and History of Yolo County*). The early owners of the house were prominent people whose lives are documented. With the assistance of the staff at the Yolo County Archives, the current owners have traced the dates when the house was constructed and information about its builder.

This Victorian-era house, and the twin house next door at 526 First Street, are the oldest extant houses on First Street. It was built in 1871 by local carpenter and contractor James Sibley (1839-1922). Sibley's "steam-powered" Yolo Planing Mill was located one block north near what is today 414 First Street. Sibley was one of the Woodland's pioneer general contractors. (see attached Sibley ad from the *Western Shore Gazetteer and Commercial Directory* (1870). Sibley was also a landowner. Sibley's Addition to Woodland (1865-66) was comprised of 20 city lots bounded by First-Lincoln-College streets.¹

Sibley's stay in Woodland was relatively short. He married Susan Giddings in Woodland in 1866. The couple had two children before moving in the early 1870s to the San Joaquin Valley where the Southern Pacific Railroad was building a new line. He acquired significant acreage and became a farmer, land surveyor, and home builder. Sibley has the distinction of being one of the town founders of Dinuba, California, which was originally known as Sibleyville.

The house Sibley constructed in 1871, which is now located at 516 First Street, was for newlyweds William and Hattie Lowe Brownell. The couple purchased lots 18-21 in Sibley's subdivision. At the time the house was built it was located on the S/W corner of First Street/Lincoln Avenue facing Lincoln Avenue- as shown on Sanborn Fire Insurance Maps.

William W. Brownell (1833-1912), who was from Massachusetts, settled in Yolo County in 1852. He began his career as a Knights Landing merchant before becoming a partner with John Laugenour in a highly successful grain business. The Brownells lived in their house for 31 years before selling it in 1902 to Esther Leithold, the wife of J.V. Leithold.² Shortly after purchasing the house the Leitholds had the house moved a very short distance to its present location at 516 First Street. Why it was moved is unknown, but First Street was the premier address during this era.

¹ Deed Book F, pages 43 and 248, Yolo County Archives.

² Deed Book 60, page 317, Yolo County Archives

The Leitholds were long-time owners of a drug store located in the Romanesque sandstone building they owned at 619 Main Street. The Leitholds and later their daughter lived in the home until the 1960s.

Genevieve M. Loughran and her son, Steven Kurt Romesburg were the owners in the late 20th century. Genevieve lived downstairs and Kurt upstairs. Kurt completed basic rehab work (plumbing and electrical) on the home. Genevieve was an artist. In 2002 the house was sold to the current owners, Adam and Shannon Hancock.

Architecture

The architecture of the house is Italianate or the “bracketed style” popularized by Andrew Jackson Downing in his influential book *Victorian Cottage Residences*, first published in 1842. The book was very popular and went through several editions. It is still in print today (Dover). Constructed in redwood, the house is L shaped with cross gables that extend over the roofline, supported by decorative brackets. A balustrade with finials lines the second story of the house and caps the two lower-story angled bay windows. A sitting porch extends halfway across the front of the house. This relatively simplified variation of the Italianate style is rare for Woodland. Fancier, highly decorated versions of the style would emerge in Woodland by the mid-1870s for Woodland’s emerging affluent class. Builder Sibley likely studied published architectural “pattern books” like Downing’s to develop his plan for the house.

Based upon a historical drawing of the house published in 1879, the current owners, Adam and Shannon Hancock, have done a very commendable job of preserving the architecture and replicating wooden design elements that deteriorated over the course of the home’s long history. The new paint scheme chosen for the house emphasizes the craftsmanship and style of the architecture to pleasing effect.

The house and landscape are an intact remnant of the early, formative period of Woodland. Heritage valley oak trees, which once were prevalent in this part of Woodland, shade the southern and western sides of the house and have been well maintained.

Recent Projects

After living and teaching overseas for 15 years, Adam and Shannon Hancock moved back to their home at 516 First Street in August 2024 to begin a full renovation, meant to bring the home back to her original glory. Given the house’s historic importance in the community, it was of critical importance to them that local Woodland people were hired to complete and consult on the work.

Here are the projects completed from August 2024 to the present:

- The three Valley Oaks that surround 516 First Street are critical to the the home’s wonderful energy-efficiency. Shannon and Adam Hancock used an arborist, Solario Tree Service (Woodland), to evaluate and trim the valley oaks, which

were assessed as healthy. This was the same arborist who has been evaluating the oaks since 2002.

- Tom Baird (Woodland) milled (and is still milling) the front railings, trim pieces, front window moldings, to match the house's etching that we received through the historical society. Tom has used old growth redwood pieces and reclaimed wood that he has saved from historical houses in Yolo County, the demolition of the Sacramento Causeway, and benches from a California state park, all collected over decades.
- Don Easton (Woodland) stripped the entire home down to the original redwood, restored the house's bay windows and decorative pieces, reglazed all of the original windows, and rebuilt the front, side, and back porches. Don and his partner Mark consulted and added their expertise regarding the color story for the house, which was very important to Shannon Hancock. Don and Mark repainted and restored the entire home over the course of a 10 month period, working 8-9 hr days/5 days a week. The final color choices were meant to acknowledge and evoke the new name of the house, "Zoenhuis", which means "sun house," a nod to Shannon and Adam's connection to The Netherlands as well as the vibrant warmth they have felt from the Woodland community. The blue color (called Turkish Tile) is meant to evoke Woodland's blue sky, while the dark green, light sage, and gold are a nod to more traditional Victorian colors. Blue was also chosen to complement the colors already present on the 500 block. The purple and lavender porch ceilings are an homage to the house's original purple and lavender color story and the artistic nature of the current owners.
- Matt Cesena (Woodland) remodeled three of the four bathrooms, installed new appliances, fixtures, and plumbing, and restored the original iron claw foot tub, using a colorful, vintage aesthetic.
- Adam Hancock and Matt Cesena stripped and restored the original wood staircase at the center of the home over a three month period of trial and error.
- Adam Hancock refinished the original wood flooring upstairs that was salvageable (the home had a fire in the attic about 40 years ago, possibly when there was stained glass studio in the top, back room), laid hardwood flooring in the upstairs of the home, and is currently milling thresholds. The downstairs wood flooring was also refinished.
- Adam and Shannon repainted the entire interior, top and bottom floors, and re-wallpapered the entryway.
- Mike Rabaino Roofing (Woodland) installed a new roof and gutters on the house.
- Adam Hancock installed all new outdoor lighting fixtures and solar lighting was added to the trees and garden in the front of the home to add warmth to the street. Adam Hancock also installed overhead lighting throughout the home.

- New, energy-conscious air conditioning was installed in the top floor and insulation.
- Shannon and Adam Hancock installed a new lawn in the front and back of the house, planted a bulbs, annual wildflowers, rose bushes, flowering vines, and low water bushes throughout the front and back of the house, along with sprinkler and watering systems. A low water, clustering bamboo hedge was also planted in the back and front yards to add to the lush, tropical aesthetic and complement the home's shady footprint.

Summary

This house is very important contributor to Woodland's built environment. It preserves the stories of people who made significant contributions to the city's early economic history. Its rural style of Italianate architecture is today rare in Woodland. The architecture and wooded landscape provides an intact snapshot of Woodland in the early 1870s. The current owners have embraced this history and done an exemplary job of preserving the architecture. In choosing a lively and striking color palette for the house to highlight the design elements in a personal manner, Adam and Shannon Hancock elevated the architecture into exuberant and attractive public art. This attractive house and its landscape enhances First Street, a neighborhood celebrated for its stylish historical homes and eclectic architecture.

CITY FOUNDER LAID TO REST

James Sibley, 83, Was
Dinuba Pioneer

DINUBA, Aug. 11.—Funeral services for James Sibley were conducted at his home near here yesterday morning at 10 o'clock, Rev. J. Frank Jones officiating.

The home and picturesque garden were filled with a crowd of friends, who, after the service, accompanied the remains to Smith Mountain cemetery, where they were laid in the mausoleum.

Mr. Sibley was 83 years old and a native of New York, although the years of his life were mostly spent in California. He first lived in Woodland, Yolo county, and afterward, about the time of his marriage to Miss Susan Giddings, moved to Lemoore, which was then in Tulare county.

In the early eighties he came to the Alta district, and the remainder of the history of his life is inextricably bound up with that of this city and county.

The pall bearers at the services were six other pioneer residents of this section—J. F. Williams, Walter Billingslea, E. Barris, J. D. Pillsbury, H. Hurst and W. F. McCracken.

Mr. Sibley was a surveyor. He assisted in laying out the streets of the town of Dinuba and located many a boundary throughout the Alta irrigation district.

He was a musician; he loved and played the best on his violin; he taught the young, and some of his pupils have done him great credit.

He planned and built a number of comfortable homes.

He loved and planted trees, and some of the finest ones along the streets of Dinuba that have survived the commercialism of progress are monuments to his foresight.

He was an agriculturist who loved and studied his work and took pride in his success.

His wife, two sons and one daughter survive him. The daughter, Mrs. F. L. Bacon, and the elder son, Elmer Sibley, are residents of Dinuba; the younger son, R. R. Sibley, lives in San Mateo. There are also several grandchildren.

Gets Last Rites

James Sibley, 83, founder of Dinuba, who was buried at Dinuba Thursday.

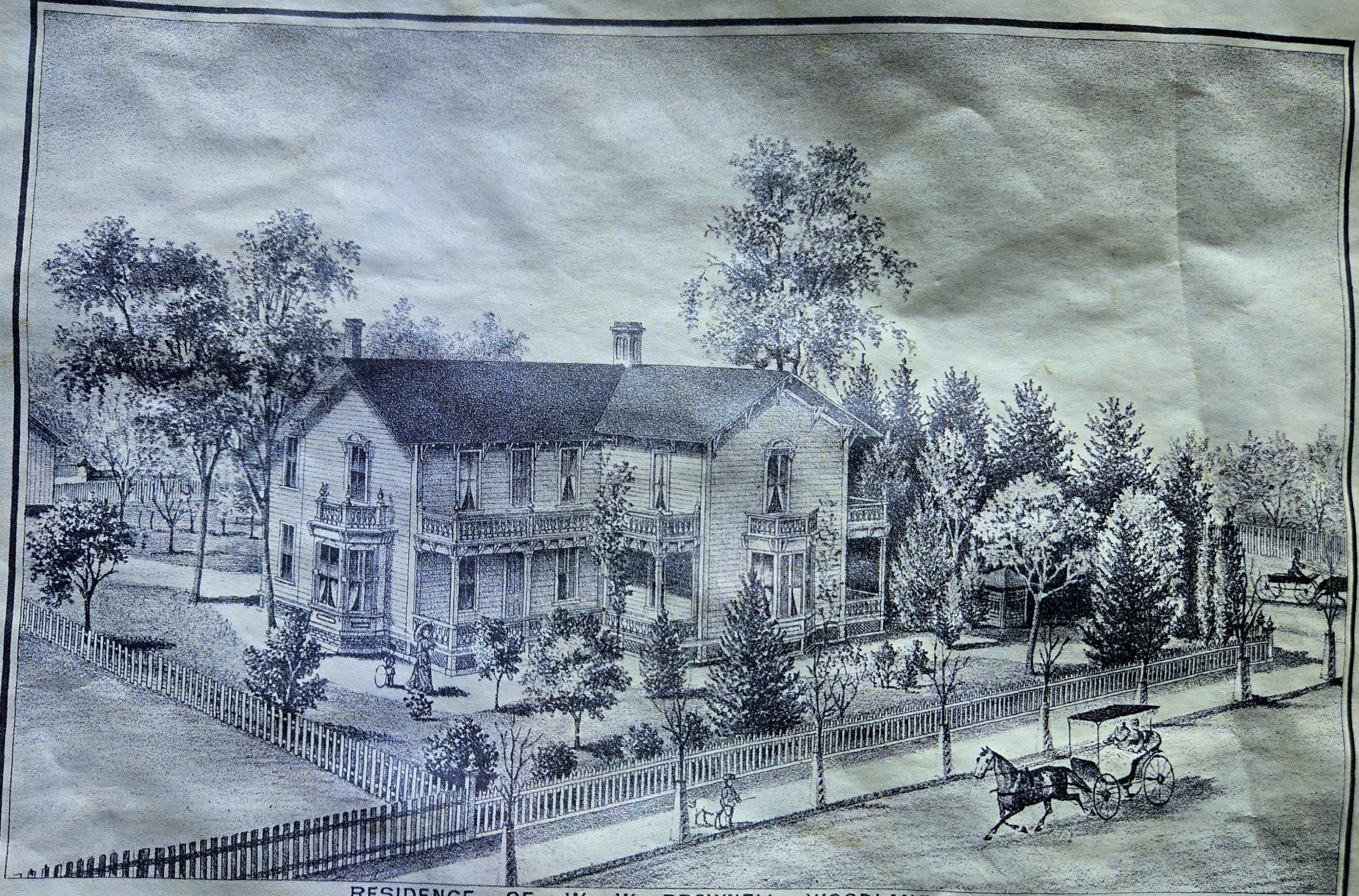


BAND CONCERT AT KINGSBURG

Concert Attendance Is
Growing Larger

KINGSBURG, Aug. 11.—The attendance at the concerts given by the Kingsburg Booster band has been steadily increasing all summer. The following program will be given tomorrow evening:

Star Spangled Banner.
March—American Musician.
Overture—Superba.
Serenade—Organ Echoes.
Melodies from Faust.



RESIDENCE OF W. W. BROWNELL, WOODLAND, CAL.

Heritage Home Award Application Form

Applicant Name: Peggy Seidel

Applicant Phone Number and Email: Land [REDACTED] [REDACTED]

Address of Nominated Home: 530 2nd st

Location Description (including nearest cross streets): between Lincoln + Oak, 2nd st

Approximate date of construction of the home (if known): 1905

Is the home occupied now? yes Who lives there? Don Easton

Property Owner Name(s): Don Easton

What is the address of the owner of the property?

Street Address: 530 2nd st

City: Woodland State: CA Zip: 95695

Phone: [REDACTED] Email: [REDACTED]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: #4 pg 128 of Explore Historic Woodland

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of two of the three following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Heritage Home Application for Don Easton's home at 530 2nd street.

The beautiful home at 530 2nd street is worthy of acknowledgment by the city as a heritage home. This lovely house was built in 1905. In 1917, it was bought by the neighbors Dr HD and Lydia Lawhead for their son and new wife, Fred and Roma Lawhead. They hosted their wedding reception there "where one room was filled with wedding gifts" Fred graduated from the U.C. School of Pharmacy in 1912. He owned and operated the Corner Drugstore between 1909 and 1922. Later he worked at the Bank of Yolo and had a long career as a County Auditor for the State Board of Equalization. In 1927, they build their home at 440 Pendegast Street.

This house is an example of the Shingle Style. It features a dominant front facing gambrel roof line. Typical of the Shingle Style it is sided with beautiful shingles, probably from redwood. It has an asymmetrical facade with the porch under the main roof line on the right with a single porch support. On the left of the front side there is a bay window bringing in the lovely morning light. Window dormers are observable on both the north and south side of the house. The uncovering and restoration of the exterior wall shingles has brought the house back to its true style and beauty.

Early pictures of the home show its shingle siding which was covered by asbestos tile for decades before current owner, Don Easton, restored it to its original beauty. Don is the owner of Easton Painting and they have worked extensively with historic homes in Woodland and the Sacramento area. His house is an example of his amazing repertory of skills in bringing out the details of historic homes. Check his website out for more examples.
Eastonpainting.com/projects

Don has renovated and restored inside as well. He made a lovely master suite in the basement and remodeled to fit his large family. The family he raised there include his 7 adopted children (now all adults) which is coincidental since Fred Lawhead was the adopted son of Dr and Mrs. Lawhead.

Attached are copies of pictures of 530 2nd from 1920s, from Fred and Roma Lawhead's daughter, Betty Novak of Atherton, California (now deceased) And contemporary pictures showing some of the architectural features common to Shingle Style Homes, including the gambrel roof line, bay windows, asymmetrical porch and window dormers.

Thank you for your consideration. Peggy Seidel, 520 2nd st, Woodland, CA
[REDACTED]















Heritage Home Award Application Form

Applicant Name: Karen Hannum

Applicant Phone Number and Email: [REDACTED]

Address of Nominated Home: 620 Cleveland

Location Description (including nearest cross streets): Across from the tennis courts at City Park between Oak & Cross

Approximate date of construction of the home (if known): 1889

Is the home occupied now? no Who lives there? _____

Property Owner Name(s): Kathleen Smith

What is the address of the owner of the property?

Street Address: 51 Pershing

City: Woodland State: CA Zip: 95695

Phone: [REDACTED] Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: 33

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of two of the three following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

April 21, 2026

Dear Heritage Home Selection Committee,

I am pleased to nominate Kathy Smith for a Heritage Home Award. Kathy is the owner of C.L. Smith Landscape Materials in Woodland. In 2015, while delivering materials to a customer near City Park, she noticed the home at 620 Cleveland Street. Observing that it was in serious need of care, she inquired about the property and learned that the owner was living at the Hotel Woodland. Squatters had taken up residence in the basement. Without water or electricity, they were relying on park facilities for basic needs.

Kathy arranged to meet with the owner and his sister and began negotiations to purchase the home. Upon her first visit inside, the doors could barely be opened due to the sheer volume of items collected over the years from garage sales and thrift stores. She was only able to photograph the interior by slipping her phone through a narrow opening between the door and frame. The yard contained five abandoned cars, all filled with additional belongings. From these challenging beginnings, Kathy embarked on a years-long effort to restore the home and return it to its original grandeur.

Built in 1889 by local contractor and skilled carpenter Andrew Jackson, the house is a richly detailed example of Queen Anne Victorian architecture. It features frieze designs, decorative eave brackets, boxed cornices, a slanted bay window, and ornate gable elements. Particularly striking are the sunburst in the front gable and the imaginative decorative window surrounds. The half-width porch includes turned columns with intricate scroll-sawn brackets, and the porch railings and stair balusters reflect the same craftsmanship. Kathy preserved all of these defining features, along with the transom windows and a large double pocket door between the dining room and kitchen. She collaborated with local structural engineer Mark Pemberton and architect Chris Campbell to develop restoration plans, and Jim Richardson served as the contractor.

At the time of purchase, the partial basement had a dirt floor and a compromised foundation. Kathy had the house lifted onto cribs to allow excavation, enabling a Bobcat to deepen and expand the basement. She installed a new foundation, a proper basement floor, and egress windows. These improvements nearly doubled the home's usable square footage while maintaining its original exterior appearance and historical integrity. Notably, the home had never been repainted; Kathy personally undertook the demanding work of power washing, sanding, and painting the exterior from scaffolding.

Without Kathy Smith's vision, determination, and hands-on commitment, this historic treasure might not have survived. I respectfully urge the committee to give thoughtful consideration to the significance of her efforts and the lasting impact of her restoration.

Sincerely,

Karen D. Hannum



Heritage Home Award Application Form

Applicant Name: MARDI BAGAN

Applicant Phone Number and Email: [REDACTED]

Address of Nominated Home: 741 3rd St.

Location Description (including nearest cross streets): Cross st & third

Approximate date of construction of the home (if known): 1930

Is the home occupied now? yes Who lives there? Mardi Bagan

Property Owner Name(s): Mardi Bagan

What is the address of the owner of the property?

Street Address: Same as above

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of two of the three following categories:

- ☒ Historical Significance *original built 1930 for \$400*
- ☒ Architecture *original owners MARK Vernon Hutchings*
- ☐ Recent Projects *EUNICE VERNETTA Hutchings*
2 children

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Attached 2 references
explore historic woodland - #47
historic resources inventory *See # 57-5695-101*
also address listed 1935 Daily Democrat for
Party.

Hadlie Wom:

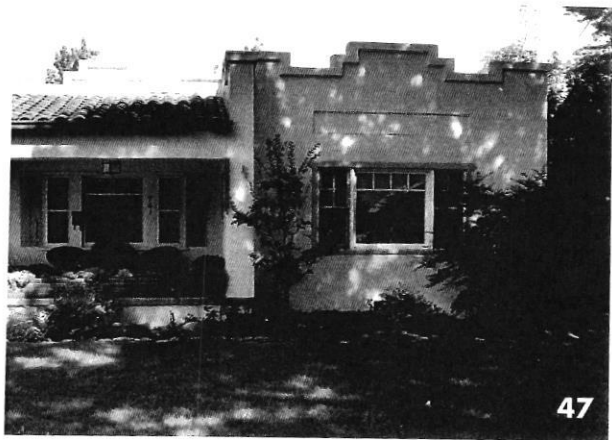
Thank you so much for sending application.

I consider my little bungalow a "gem". I have only lived in my casita for 10 years. She's so beautiful & serene. I don't have color printer, but you can Google her. She was built in 1930. The original owner had 2 children. She has not changed in 96 years, but she has had stucco update & windows, except for front porch window is original. I also painted & did a little landscaping.

Thank you for looking! Heritage Home Application.

Mandi Bagan
741 3rd St.





47. PAULSON-FOSTER-CAHILL

1926

741 Third Street

This Spanish Eclectic home features a flat roof with a decorative crenellated parapet, a half-width clay tile shed roof supported by stucco beams and posts and fixed multi-pane windows with simple surrounds. A low brick wall spans the porch. This home was built in 1926 by local builder Anton Paulson. Paulson was well known for the charming Tudor Revival style homes he built in the surrounding neighborhoods. The home was sold to P.T. Foster in 1928 and remained in the Foster family until 1946. The home was later owned by Charles W. Day and his wife Merle. In 1939 Charles was the Vice President of the Bank of Woodland National Association. The current owners are Michael and Karen Cahill.



48. CARROW-SHELLHAMMER

1928

716 Third Street

This Spanish Colonial Revival home, with a tile gabled roof, was built by Delmus Fenton for Harry and Annie Carrow. Mr. Carrow was the proprietor of Brown's Corner and operated an insurance business. After Harry's death, Annie Carrow occupied the home until 1985 when it was sold to Stirling and Diana Peart, who lived here for eleven years. Chris Shellhammer, the current owner, purchased the home in 1996. The street facade features two Palladian window groups, with the dining room's being the more prominent. An arch and glass-

HISTORIC RESOURCES INVENTORY

Ser. No. 57-5695 -101
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 10-608955-4280800 B _____
C _____ D _____

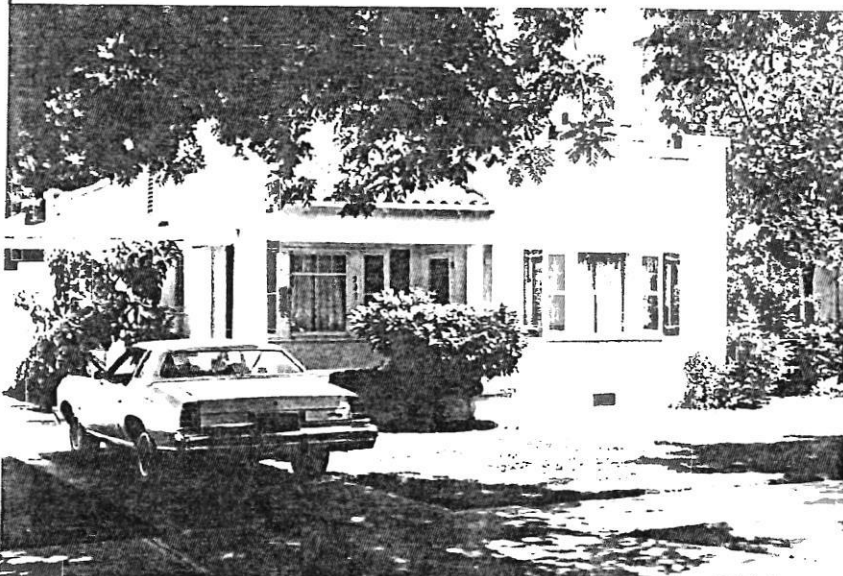
IDENTIFICATION

1. Common name: FISHER HOUSE
2. Historic name: _____
3. Street or rural address: 741 Third Street
City Woodland Zip 95695 County Yolo
4. Parcel number: 6-255-04
5. Present Owner: Ima Mae Fisher Address: 1404 Jimeno Lane
City Woodland Zip 95695 Ownership is: Public _____ Private x
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A tall, single storied stucco house, with a crenellated parapet, and a clay tile shed roof that is supported by a stucco beam and posts. An arbor extends from the open porch over the driveway. The door enters the side of the front extension, off of the porch. The fixed windows have sidelights and wood shutters. A low brick wall spans the porch.



Construction date:
Estimated 1920 Factual _____

Architect Unknown

Builder Unknown

Approx. property size (in feet)
Frontage 50' Depth 134'
or approx. acreage _____

Date(s) of enclosed photograph(s)
June 1982

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

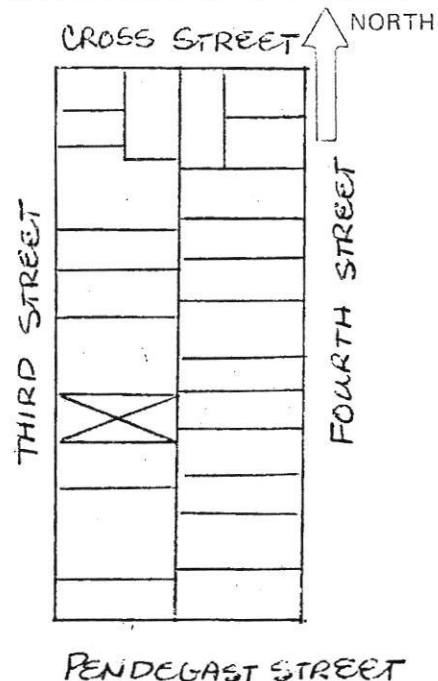
One of the many romantic revival styles developed after the turn of the century as a reaction against Victorian excess and a return to the architectural roots of our country. The solutions were based on a re-use of the architectural forms and elements of the Spanish Mission introduced to our country in California and the South-West. The most interesting features of this solution to the Spanish Mission Style are the clay tile roof, arbor, and crenelated roof line.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared June 1982
By (name) Janice Knepp
Organization City of Woodland
Address: 300 First Street
City Woodland, CA Zip 95695
Phone: (916) 662-5416

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Picture when I purchased

in 2016

< Back to search



Save



Share



More

Off market



more

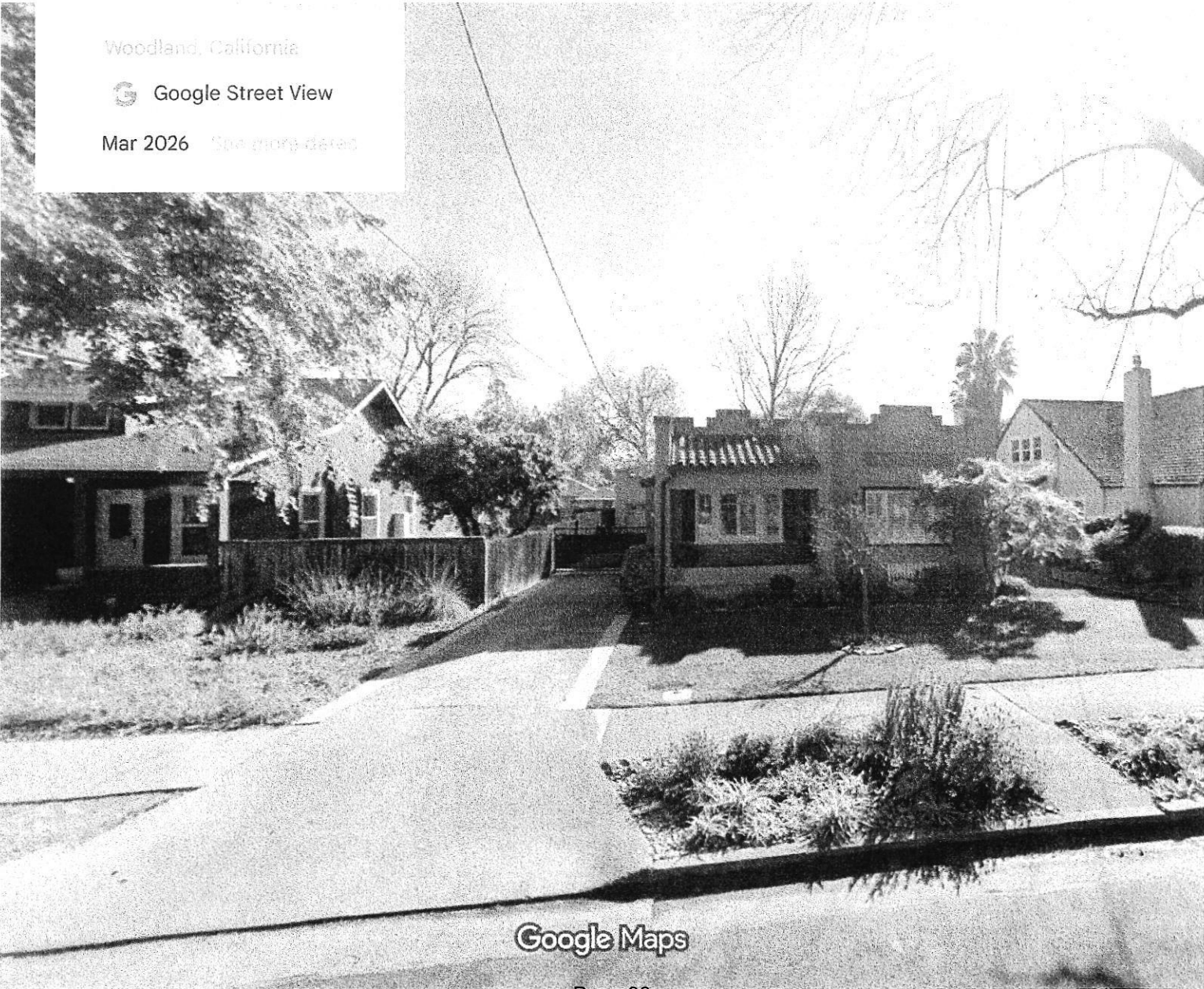
Google Maps

720 3rd St

Woodland, California

 Google Street View

Mar 2026 [See more dates](#)



Google Maps

provide the home's construction year to move forward in the process.

- The nominator, property owner, and/or business owner work together to write a historical narrative about improvements, restoration, and history of the property, and any relevant facts or stories. Planning staff will provide a worksheet with prompts for the narrative, along with local resources for historical research.
- City staff sends formal invitations to the award recipient for the ceremony.
- If desired, staff will work with the property owner and tenant(s), if applicable, to further publicize the recipient of the Historic Preservation Award. The property owner is encouraged to purchase a plaque to commemorate the award, but this is not required.
- The narrative and certificate are presented at an awards ceremony at the City Hall.

RECEIVED

City of Woodland

MAY 14 2026

**COMMUNITY
DEVELOPMENT**

CONTACT:

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Page 4

HISTORIC PRESERVATION AWARD APPLICATION FORM

Applicant Name: _____

George Turner

Applicant Phone Number and Email: _____

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

COMPLETE THE SECTION BELOW IF NOMINATING A PERSON/ORGANIZATION:

Nominee Name: _____

Is the nominee a Woodland resident? _____

How has the nominee/organization contributed to the preservation of Woodland history?

COMPLETE THE SECTION BELOW IF NOMINATING A BUILDING/PROPERTY:

Address of Nominated Building: 327 College St

Location Description (including nearest cross streets): @ Dead Cat Alley

Approximate date of construction of the building (if known):

1924

Is the building occupied by a tenant or business? If so, please describe:

23 small tenants

Property Owner Name(s): George & Kylene Turner (25 yrs)

What is the address of the owner of the property?

Street Address:



City:



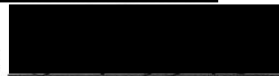
State:



Zip:



Phone:



Email:



If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Built in 1936, at the height of the Depression, the Porter Theater made its debut in the small town of Woodland with a population of a little over 5,500 people. The Redwood Theater Group owned by George Mann and his partner Morgan Walsh built 33 theaters in the small towns of California and Oregon. Most of the theaters have either closed or have been converted to other uses. The Porter Theater is a great example of that conversion. Originally The United States Post Office was on this site. When the Post Office moved to Court Street, this building was bought and converted to a Theater for approximately \$70,000. The other theater that Mann contracted to build was the State Theater. Although overshadowed and outperformed by its rich cousin, the State, the Porter Theater provided movie entertainment in Woodland for twenty-one years until its closure in 1957. By this time television had seriously eroded movie attendance

The theater boasted between 550-600 seats and had one screen. Two of the theater seats are in the lobby. The builders created a very comfortable and sensory pleasing experience for their customers. The Porter Theater was referred to "sort of fireside and home-like appeal". Central heating and air conditioning (invented in the 1930's) kept patrons comfortable throughout the year. Acoustics were improved by using new technologies such as special wall plasters and a theater screen that was gentle on the ears and sharpened the sound quality.

The Theater was built in the Art Deco style. This style is characterized by simple, clean shapes, often with a "streamlined" look. The style reflected admiration for the modernity of the machine and for the design qualities of machine-made objects: relative simplicity, [symmetry](#), and unvaried repetition of elements. Many decorative ideas came from the [American Indian](#), Egyptian, and early classical sources as well as from nature. Characteristic motifs included nude female figures, animals, foliage, and sun rays, all in conventionalized forms.

The theater was designed by William B. David an architect who also designed the Tower Theaters in Sacramento, and the Varsity in Davis.

The Porter Theater opened in November of 1936 with the Shirley Temple movie "Dimples". Later it boasted *Gone with the Wind* and *The Wizard of Oz*. The cost to see a movie was 25 cents and sometimes, you left with a piece of glassware, lovingly referred to Depression Ware in today's market.

The building was then re-converted back to a business building. Today the building is owned by George and Kayleen Turner. It houses over 20 businesses that range from Whitewater Adventures, insurance, tax services, real estate and counseling services. It truly is a building of diversity.

Although there is not much of the theater to see, the roof is characteristic of the old movie theaters. The north side of the building is Dead Cat Alley. The plaque outside on the alley is dedicated to the railroad that came through Woodland, picked up produce and sold it in San Francisco. This building also boasts an 'infamous' cat on the ledge.

2001 Purchase, six tenants

2001 install 38 solar tubes, to mitigate lack of side windows as ecologically as possible.

2016 Paint exterior with all recycled paint from Yolo dump.

2016 Achieve 100 per cent occupancy, 23 tenants.

2025 Replace every light fixture, light switch, and electrical outlet using special “no money down, save money from day one” PG and E program.

2025 Apply special “calico” paint job to roof, extending roof life, using all recycled paint from Yolo County dump.

2026 Gregory Shilling paints mural.

Ten years zero vacancy.

Best price (with month-to-month terms!) on office space for 100 miles.

Most friendly arrangement for the very small business and the growing business.

Total number of rent increases over 25 years? One. That's right, one.

Every other increase...so far...has been when one person moves out, next person is waiting, with a modest, transparent increase.

I ride my bicycle down every day or two, put it in my special bicycle parking area, do my cleaning, greet any tenants or customers, and feel so very grateful to have this job. I ride my bike up College St. to my retirement job, really, in Downtown Woodland. I have found my groove. Pretty cool for a guy about to turn 70. Thank you, world!

Woodland's history continues

As I usually do on the first Friday of each month, I toured downtown Woodland as part of the ArtWalk. Normally, I stop first at Gallery 625 in the Erwin Meier Building, have a sip or two of wine and then head out to other parts of the community.



Jim Smith

It seems, however, there is less and less art to see than there has been in the past. And that's disappointing. Even the current exhibition at Gallery 625 is expected to remain in place through Oct. 1.

One bright spot, however, are the free tours being offered by the Yolo County Historical Society of some older buildings downtown. The most recent tour was of the old Porter Theatre at 327 College

St. The building itself has been redone so that it's now a collection of offices. None of them even have windows because the Porter Theatre didn't have windows either. I guess the best way to describe the building is to imagine a big square box slid into an even bigger tube.

While I enjoyed the visit, the most significant aspect to me were the lighting fixtures hanging from the ceilings and on the walls, which seemingly were saved from the old theater. They were pretty cool.

One other thing has me curious. The building has a domed roof, yet the offices are all square. That means the space above the office is most likely open and I would sure like to see what it looks like. There still might be remnants of the theater itself.

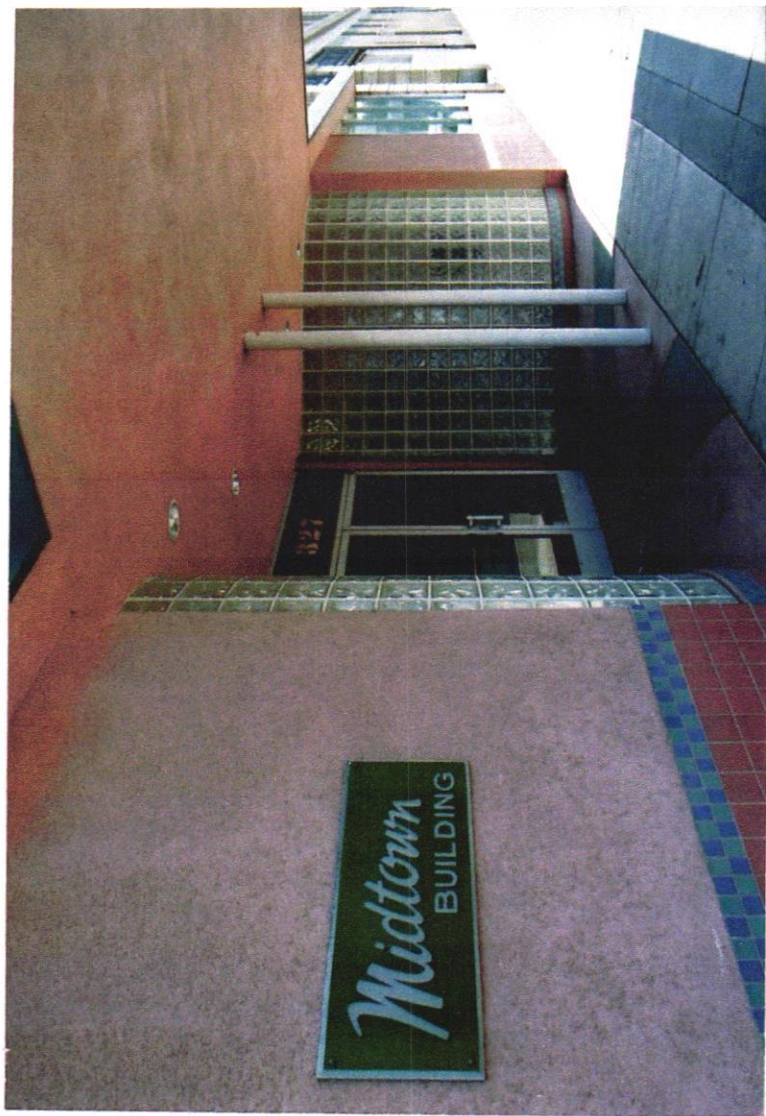
One other cool thing about the

tour of the Porter Building was the Charles White lithograph titled "The Contribution of the American Negro to Democracy" on display. It was a limited lithograph. There were only around 115 made. I looked up Charles White and he's an amazing artist, who wasn't respected during his time. But his work was extraordinary. One other interesting thing: I couldn't find any copies of the lithograph featured at the Porter Building. Yet, it's obviously White's work. That makes it exceedingly rare.

One other event that occurred last Friday was the fundraiser and "grand opening" of the bar at American Legion Post 77 on Bush Street. I stopped by to pay a courtesy call and was invited to a free dinner, but declined because I wanted the Legion to

How to have your say: The Daily Democrat welcomes letters. Letters must be tasteful and deal with subjects of general interest. They must be signed by the writer, and must include their address and a daytime telephone number for verification. The Democrat reserves the right to edit for style, brevity and libelous material. Editorials are the opinion of the editorial board. Columns and letters are the opinion of the writer and are not necessarily those of The Daily Democrat.





current →



2001 ↑

northern California theaters for Redwood Theatres and Blumenfeld. Several of these theaters are still operational and have undergone renovations, including the Lark (Larkspur, 1937), Cerrito (El Cerrito, 1937), Fortuna (Fortuna, 1938), Arcata (Arcata, 1938), Noyo (Willits, 1939), Eureka (Eureka, 1939), Tower (Sacramento, 1938), Ukiah (Ukiah, 1948), and the Varsity (Davis, 1950).⁸¹ In addition to the Sacramento Tower Theatre, David designed two other Sacramento theaters for the Blumenfeld chain: the Esquire (1940) and the Times Theatre (1941). The Times has been demolished and the Esquire stopped showing movies in 1982. However, the Esquire's Streamline Moderne facade was saved and incorporated into the design of the Esquire IMAX Theatre that replaced it in 1999.⁸²

In the early part of David's theater design career, Redwood Theatres was a key client and David typically took an equity stake in the theaters he designed for George Mann. In fact, David eventually became Vice President of Redwood Theatres and was part owner of the Woodland State Theatre until his death. He also designed George Mann's house in St. Francis Wood in San Francisco.⁸³

In 1943, the multi-talented David took a break from designing theaters, returning to Hollywood where, perhaps inspired by his former boss, William Randolph Hearst, produced several B movies over a four-year period for Golden Gate Pictures and Action Pictures.⁸⁴ A charismatic and dashing figure much like his mentor S. Charles Lee, David's flamboyant lifestyle included car racing. He was at one time the president of the Sports Car Owners of America.

Porter Theatre

For the Porter Theatre project, Lee and David used only the four walls and foundation of the former Woodland Post Office building, so it was essentially a new building costing \$75,000. It seated 600 people in a comfortable stadium-style seating configuration. Attention was paid to detail as Mann-Walsh and their crack team of builders sought to create a very comfortable and sensory pleasing experience for their customers. The developers also knew that John Garrette, their former landlord at the National Theatre, wasn't bowing out of the theater game. He announced about this time that he was rebuilding his theater and a race was on to see who could open first to tap the pocketbooks of the eager movie-going public.

The Porter Theatre was the winner, opening on Thanksgiving Day, 1936, one month ahead of the Yolo Theatre. The November 25, 1936 special edition of the *Woodland Daily Democrat* celebrated the grand opening, lavishing praise on Mann and Walsh:

"The entire community honors and appreciates these two musketeers of the show business whose vision prompts them to believe that this city is destined for a rapid but substantial growth... Mr. Mann and Mr. Walsh have caught Woodland on the forward march. They're out in front of the parade."

The cozy ambience of the theater was likened to "a sort of fireside and home-like appeal seldom found in a public building. The whole atmosphere radiates warmth and hospitality." Safety features built into the theater included heavy-duty conduit wiring and a structural shell of steel ribbing tied into iron columns easing the load on the brick walls. Central heating and air conditioning kept patrons comfortable throughout the year, as did the plush seats with wide aisles. Acoustics of the theater were improved by using new technologies such as special wall plasters and a theater screen that was gentle on the eyes and sharpened sound quality.

The first film shown at the Porter Theatre was Shirley Temple in *Dimples*. In 1939 *Gone with the Wind* opened at the Porter.

Opposite: *Woodland Daily Democrat*, November 25, 1936.

Shirley Temple in 'Dimples' to Be Attraction In New Play House

'My Man Godfrey' Would Turn Sphinx Into Laughing Hyena

There are, seemingly, no limits to the talents of Shirley Temple. During the production of her new hit, "Dimples," she has turned into a laughing hyena. For the first time in her career, she has been seen in a role that is not a comedy. In "My Man Godfrey," she plays a woman who is turned into a laughing hyena. The popular star, who has been seen in a role that is not a comedy, is now seen in a role that is not a comedy.

'Stage Struck' Gives Blondell Her Best Role

Blondell's versatility, evidenced by her great variety of screen roles, was shown in "Stage Struck," the new First National musical, which opens at the Porter Theatre Friday, December 4. However, she has been seen in a role that is not a comedy.

Good Theaters Play Useful Civic Part

THE LINDSEY VAN TONGEREN, Secretary of Woodland District Chamber of Commerce, said that the good theaters play a useful civic part. He said that the good theaters play a useful civic part.

J. BARTH

Takes pleasure in congratulating the management of the new

Porter Theatre

And extends best wishes to Mr. Mitchell for continued success

Air Conditioning is modern. The cost of complete units will surprise you. Standard models, in a variety of sizes, are available. Our competent staff will handle all installation.

J. BARTH

Heating—Home Appliances—Sheet Metal

423 First Street Woodland Phone 252

Shirley's Talents Widely Diversified

There are, seemingly, no limits to the talents of Shirley Temple. During the production of her new hit, "Dimples," she has turned into a laughing hyena. For the first time in her career, she has been seen in a role that is not a comedy.

Stunning Gown Do You Know? Worn by Carole Lombard

A beautiful gown of heavy imported silk, which cannot be described in this country, is one of the most stunning creations worn by Carole Lombard in "My Man Godfrey." The gown is a masterpiece of design and is a true work of art.

New

PORTER Theatre

Woodland

Opening—Thanksgiving Day

3 Days

THURSDAY	FRIDAY	SATURDAY
Nov. 26	Nov. 27	Nov. 28



Shirley's WONDER SHOW!

LAUGHTER!

Frank Morgan irresistibly funny on an unforgettable scamp who is here only to his valet, Stepin Fetchit!

ROMANCE!

Robert Kent torn between two loves... Astrid Allwyn at the footlights and Delma Byron of the Four Hundred!

DRAMA!

Helen Westley and Barton Churchill as socialites who feud with the show-folk!

and Shirley singing, dancing, dimpling her way into your heart! (Picture her playing "Little Eva" and starring in a minstrel show!) You'll be laughing and applauding and winking tears away!

SIX SONGS including "Picture Me Without You Hey, What Did the Blue Jay Say? He Was a Dandy" and "DANCES, TOO!" (All staged by Bill Robinson)

Shirley TEMPLE

Dimples

with FRANK MORGAN HELEN WESTLEY • ROBERT KENT ASTRID ALLWYN • DELMA BYRON THE HALL JOHNSON CHOIR STEPIN FETCHIT

Directed by William A. Seiter

Associate Producer: Mervyn Lasker

Screen play by Arthur Sheekman and Mel Ferris

Music and Lyrics by Jimmy McHugh and Ted Koehler

THE MIGHTY MIRACLE SHOW
9200 Living Actors in Biggest Sensation Since "Snow White"

AMAZING SIGHTS TO SEE!
THE TORNADO
That Whirls A Girl From Kansas To A Land Beyond The Rainbow!

MUNCHKINLAND
Where Poppies Grow Bigger Than Trees... Land Of The Merry Midgets... That Leads To The Magical Emerald City, Carved From A Single Jewel!

HORSE: A DIFFERENT COLOR
A Lavender Steed... In A Land Of Brilliant Hues!

Startling BALLOON ASCENT
The Mysterious Wizard Of Oz Is Carried Off By The Hazeaway Balloon!

FLYING MONKEYS
Winged Messengers Of The Wicked Witch!

TREES THAT TALK AND THROW APPLES

MORE! MORE!! MORE!!!
It's all in **THE WIZARD OF OZ**

with **Judy GARLAND** • **Frank MORGAN**
Ray BOLGER • **Bert LAHR** • **Jack HALEY**
Belle DURKE • **Margaret HAMILTON** • **Charley CRAWFORD**
And The **MUNCHKINS**

A Victor Fleming Production
From the Book by L. Frank Baum

Also "The Ash Can Fleet" Screen Miniature—"From the Ends of the Earth"—Novelty—New Movietone News

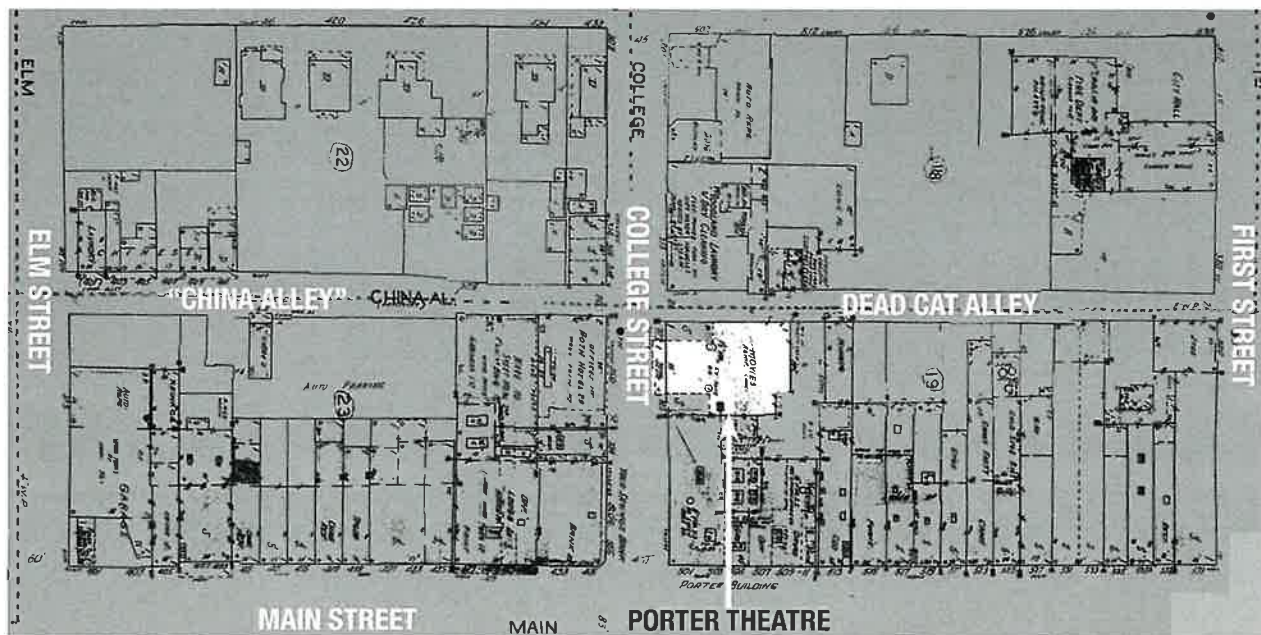
PORTER Theatre Starts Tomorrow
PHONE 211 • **WOODLAND**
Sunday—Monday—Tuesday
• **Charles** Shows Sunday—Monday—Tuesday

Above: *Woodland Daily Democrat*, September 30, 1939. Opposite: Photographer Paul Hollingshead's training in cinematography is evident in this elegant evening shot of the Porter Theatre's special showing of *Gone With the Wind* in 1941. Copyrighted photo by Paul W. Hollingshead, courtesy of Bill and Edward Hollingshead.



Although overshadowed and outperformed by its rich cousin, the State, the Porter Theatre provided movie entertainment in Woodland for twenty-one years until its closure in 1957. By this time television had seriously eroded movie attendance throughout America and the Porter fell victim to this trend and also the competition posed by the arrival of the

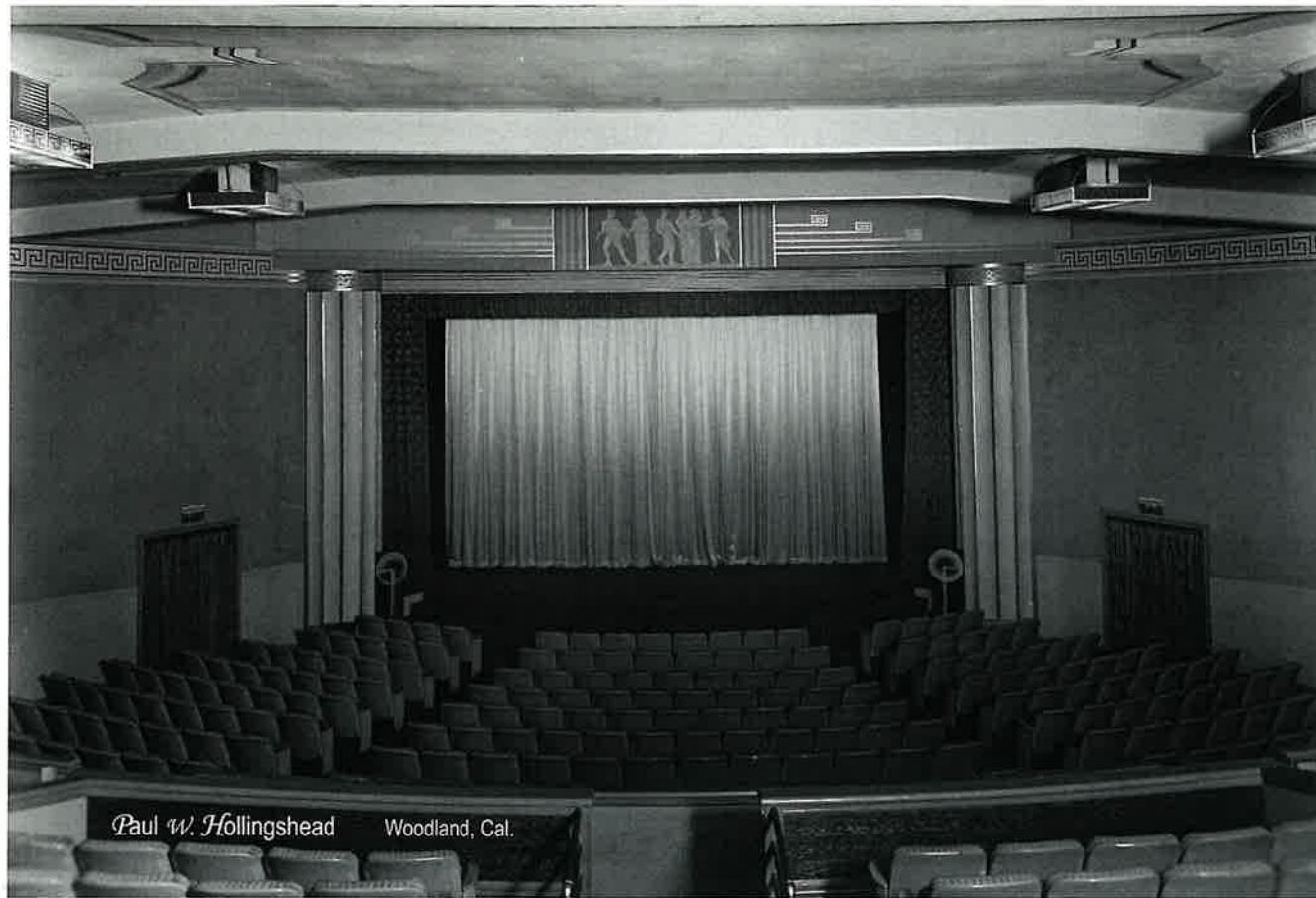
Sunset Drive-In Theatre south of Woodland in 1951. In 1960 George Mann's son, Richard, with the assistance of architect and part owner William David, converted the Porter Theatre into the Midtown office building. The Woodland Chamber of Commerce was the first tenant, leasing ground floor space. The office building is still in use today.



"China Night" at the Porter Theatre in 1938 where free overware was given "Free To the Ladies" for the price of admission to see two B movies. Copyrighted photo by Paul W. Hollingshead, courtesy of Bill and Edward Hollingshead.

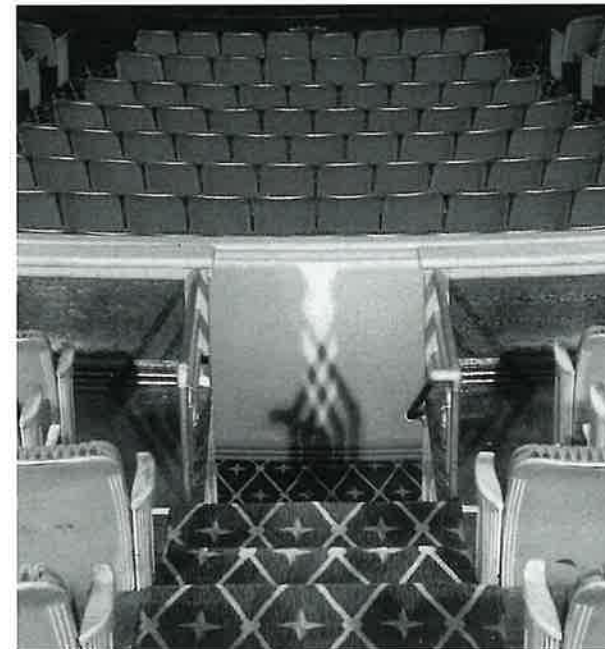
Opposite top: World War II-themed movies were shown at the Porter Theatre in this 1945 photo. Courtesy Richard Mann.

Opposite bottom: The 1949 Sanborn Fire Insurance Map shows the highlighted location of the Porter Theatre located at College Street and Dead Cat Alley. Note the alley is called "China Alley" west of College Street, where Chinese residents were historically concentrated.



Above: Interior photo of the Porter Theatre taken from the balcony. Designed by architect S. Charles Lee, the cozy theater was decorated in a neo-classical theme by the R. Ashby Eckles Studio of San Francisco. This photo was taken before a mural was installed on the side wall of the theater. Photo enlargement (left) of the neo-classical mural above the theater screen. Copyrighted photo by Paul W. Hollingshead, courtesy of Bill and Edward Hollingshead.

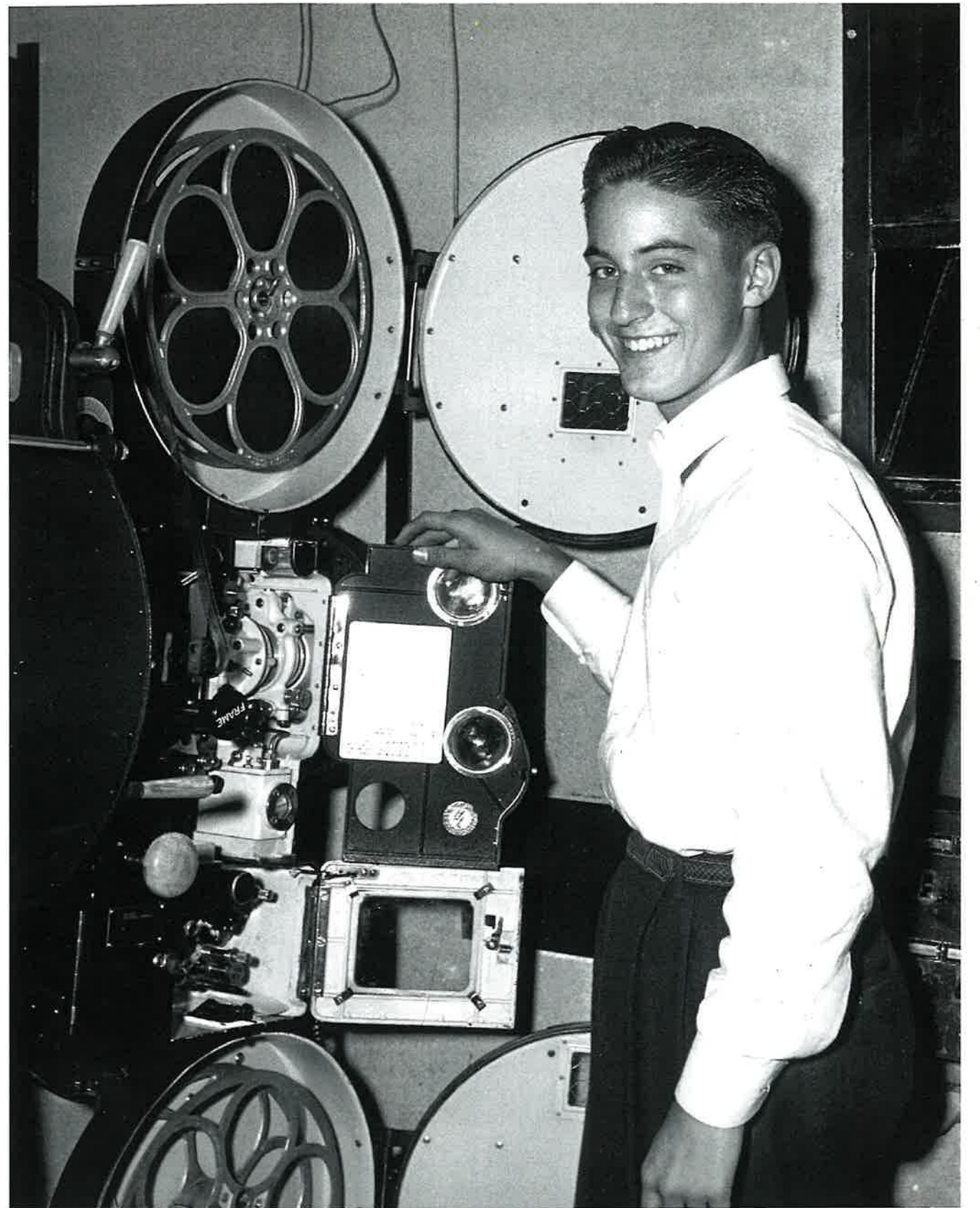
Photos on opposite page: (Top) The industrial steel beams installed across the ceiling of the Porter Theatre to strengthen the remodeled building were softened by the tasteful mural created by the R. Ashby Eckles Studio. (Bottom left) Photo taken from balcony reveals the carpet pattern of the Porter Theatre. (Bottom right) A rear interior shot of the Porter Theatre, which comfortably seated 600 patrons. Photos courtesy Richard Mann.





In this 1942 photo Bill Cornwell hands out tickets to local youth lined up in front of the Porter Theatre participating in the metal scrap drive for World War II. Copyrighted photo by Paul W. Hollingshead, courtesy of Bill and Edward Hollingshead.

Opposite: Richard Mann, son of George Mann, the developer of the State and Porter theaters, shown in this c1947 photo, began working summers at the Porter Theatre as a teenager. Photo by Superior Photo Service Woodland, courtesy Richard Mann.





TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: July 2, 2026
ITEM #: I.4
SUBJECT: Planning Division Website Updates

Recommendation for Action: Staff recommends that the Planning Commission receive a presentation regarding recent updates to the Planning Division website.

Discussion:

Planning staff have spent the past several weeks updating the Planning Division website to improve public usability, enhance access to information, and provide additional helpful resources for residents, applicants, and community members. These updates include improved organization of existing content, refreshed informational materials, and the addition of new resources, including the City's new Landscape Guide.

The Planning Division website can be viewed at:

<https://www.cityofwoodland.gov/544/Planning>

Staff will provide a brief presentation to the Planning Commission highlighting these updates and will be available to answer questions and receive feedback regarding additional ways the Division can continue to improve online content and community access to planning-related information.

Attachments:

None