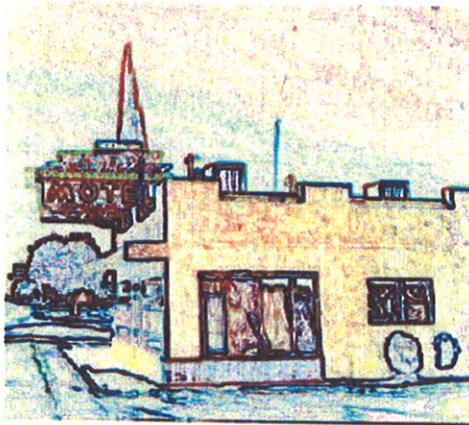
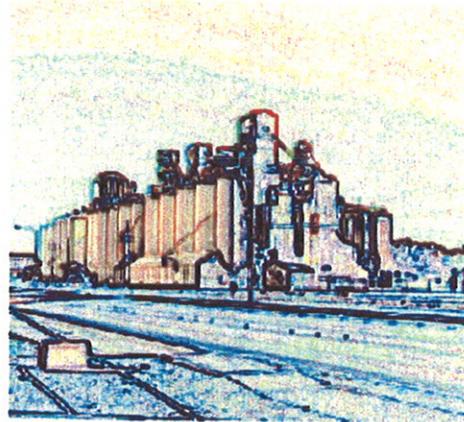
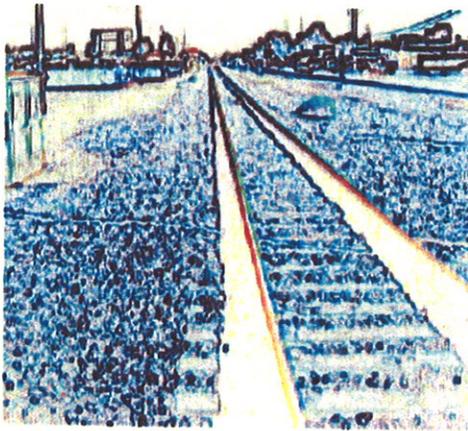


EAST STREET CORRIDOR SPECIFIC PLAN



Adopted by the
City Council
May 19, 1998

**AMENDMENTS TO EAST STREET DISTRICT
SPECIFIC PLAN
APRIL 2005**

Ordinance/ Resolution	Description	Date
Res. 4581	Amending East Street Corridor Specific Planning Land Use Table	10/5/04

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE EAST STREET CORRIDOR SPECIFIC PLAN

WHEREAS, the City of Woodland Planning Commission after a public hearing on September 2, 2004 recommended that the East Street Corridor Specific Plan be amended to restrict residential uses in Areas D and E; and

WHEREAS, the amendments to the East Street Corridor Specific Plan will amend the Land Use Element (Areas D and E) and the Land Use Table pertaining to Residential Uses as identified in attached Exhibits A and B; and

WHEREAS, public testimony on the proposed Specific Plan amendment was taken; and

WHEREAS, the proposed Specific Plan amendment furthers the public health, safety, and general welfare of the City of Woodland; and

WHEREAS, the proposed Specific Plan amendment is consistent with the goals, policies and implementation programs of the City of Woodland's General Plan; and

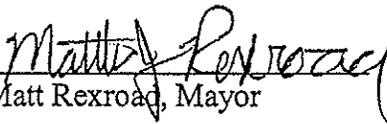
WHEREAS, the City Council has determined that the Specific Plan amendment is categorically exempt under Section 15332 of CEQA and constitutes a Class 5 Categorical Exemption- Minor Alterations in Land Use Limitations.

NOW, THEREFORE, BE IT RESOLVED that the City Council:

1. Finds that the proposed Specific Plan amendment Plan will be consistent with the General Plan and to the East Street Corridor Specific Plan; and
2. Finds that the proposed Specific Plan amendment will clarify the intent of the Specific Plan for residential uses in Areas D and E and provide for the conversion of the area to part of the City's downtown core and become a focal point of the community; and
3. Approves the amendment to the East Street Corridor Specific Plan as described above and as shown on attached Exhibits A and B.

PASSED AND ADOPTED by the City Council of the City of Woodland this 5th day of October, 2004, by the following vote:

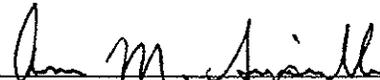
AYES:	Council Members Flory, Monroe, Peart, Rexroad
NOES:	Council Member Pimentel
ABSENT:	None


Matt Rexroad, Mayor

ATTEST:


Sue Vannucci, City Clerk

APPROVED AS TO FORM:


Ann Siprelle, City Attorney

CODIFY__ UNCODIFY~~X~~

Attachment: Exhibits A and B

Exhibit A

1. Changes to ESCSP, 2.5 Land Use Table, Page 2-19, Zones D and E, Residential/Single Family/Duplex/Split Lots (Note: Changes are underlined and bold, deleted text is crossed out)

Uses	Zones					
	A	B	C	D	E	F
Research & Development			c		c	z
Residential - single family / duplex / split lot	x		z	z s	z s	z
Residential - multiple family	p		b	c	c	c
Residential hotels			c	c	c	

2. Changes to ESCSP 2.5.C. Special Conditions, New Text on Page2-22 (Note: Changes are underlined and bold, deleted text is crossed out)

q. Office must be converted to residences when sales activity ceases.

r. Conditional Use Permit subject to Section 25-21-30 of the Zoning Ordinance.

s. Zoning Administrator Permit required and subject to the following restrictions:

1. Such uses must be part of a mixed-use project incorporating both residential and commercial land uses. The residential square footage may not exceed the commercial/retail square footage and the residential use must be located on the second floor.

2. Such uses must be Live/work units with the residential use located on the second floor.

3. Adequate parking must be provided for both the residential and commercial land uses.

z. Zoning Administrator Permit required.

Exhibit B

1. Changes to ESCSP Land Use Element, 2.3 Commercial Land Use, Area D, Page 2-13 (Note: Changes are underlined and bold)

2.3.A.1. Central Business District (Area D)

The Plan extends the current Central Business District to the east along East Main Street and into the Armfield neighborhood and creates a new extension to the CBD. This zone is referred to as (Area D). The area will be the site of "Yolo Station" commercial development which is focused around the relocation of the Southern Pacific terminal and the Yolo Shortline excursions, see Urban Design, Section 4 and Prototypical Development Scenarios, Appendix D for more details. By extending the Central Business District to the east across East Street will help bridge, physically and psychologically, the Downtown with the larger floor plate retail uses that are found east of the planning area. This extension will also allow the opportunity for more intensive new office development to occur adjacent to the Central Business District and complement the current city and county office complex as well as the "Garden Office" development contemplated in the Downtown Specific Plan's Area D. Existing single family detached homes and duplexes in Area D will become non-conforming uses with the application of the Central Business District Land Use Designation. Additional single family units, duplexes and split lot duplexes will be allowed only through a Zoning Administrator Permit as mixed use projects involving a combination of commercial and residential uses, live work units or one or more units as part of a Multi-use development. The primary land use will be commercial with compatible residential uses allowed on a discretionary case by case basis. Traditional stand alone single family, duplex or split lot duplex units are not allowed.

1. Changes to ESCSP Land Use Element, 2.3 Commercial Land Use, Area E, Page 2-13 (Note: Changes are underlined and bold)

2.3.A.2. General Commercial (Area E)

Much of the area along the corridor will remain commercial but be upgraded from Service Commercial to General Commercial (Area E). All of the properties designated as (E) are either vacant or in commercial use. The Land Use Matrix identifies permitted and conditional uses that will enhance the types of uses which will

locate along the corridor over time. Existing single family detached homes and duplexes in Area E will become non-conforming uses with the application of the Central Business District Land Use Designation. Additional single family units, duplexes and split lot duplexes will be allowed only through a Zoning Administrator Permit as mixed use projects involving a combination of commercial and residential uses, live work units or one or more units as part of a Multi-use development. The primary land use will be commercial with compatible residential uses allowed on a discretionary case by case basis. Traditional stand alone single family, duplex or split lot duplex units are not allowed.

CREDITS

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Melton M. Losoya - Vice Mayor
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Daniel E. Ryhal
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Marcia Cary
Charles Chase
Paul Leathers
Larry Schlaht

STAFF

Janet M. Ruggiero - Community Development Director
John DeWeerd - Redevelopment Coordinator
Paul Hanson - Project Manager

CONSULTANT TEAM

Mogavero Notestine Associate
CoDesign
Rural California Housing Corporation
Bay Area Economics
Fehr & Peers Associates
JRP Historical Consulting Services

TABLE OF CONTENTS

SECTION 1. INTRODUCTION	1-1
1.1 Purpose and Content of the Specific Plan	1-1
1.2 Methodology and Organization of the Plan	1-1
1.3 Plan Area Setting	1-3
1.3.A. History	1-3
1.3.B. Major Planning Issues	1-6
1.4 The Vision	1-8
SECTION 2. LAND USE ELEMENT	2-1
2.1 Goals and Policies	2-1
2.2 Residential Land Use	2-6
2.2.A. Existing Conditions	2-6
2.2.B. Residential Zoning Classifications	2-8
2.2.C. Residential Rehabilitation	2-8
2.2.D. Mobile Home Park Regulatory Policy and Physical Improvements	2-10
2.3 Commercial Land Use	2-12
2.3.A. Characteristics and Zoning Classifications for Commercial Land Use	2-12
2.4. Other Uses	2-14
2.4.A. Yolo County Fair Grounds	2-14
2.4.B. California Northern Railroad Company	2-14
2.4.C. Yolo Shortline Railroad Company	2-15
2.4.D. Southern Pacific Real Estate Enterprises (Now Union Pacific)	2-16
2.4.E. Motels	2-16
2.5 Land Use Table	2-17
2.5.A. Purpose	2-17
2.5.B. Permitted Commercial Uses	2-17
2.5.C. Special Conditions	2-21
2.6. Existing Non Conforming Uses	2-22
SECTION 3. CIRCULATION ELEMENT	3-1
3.1 Concept	3-1
3.2 Goals and Policies	3-1
3.3 Existing Conditions	3-1
3.4 Access Spacing/Control	3-2
3.5 Operational Considerations	3-4
3.6 Proposed Specific Plan Land Uses and Roadway Improvements	3-4
3.7 Roadway System Impacts and Mitigation Measures	3-5

SECTION 4. URBAN DESIGN ELEMENT	4-1
4.1 Applicability	4-1
4.1.A. Scope	4-1
4.1.B. Requirements and Guidelines	4-1
4.2 Setting and Concept.....	4-1
4.2.A. The Old East Side Highway	4-1
4.2.B. East Street Character	4-2
4.2.C. Anchoring the East End of Main Street.....	4-3
4.2.D. Neighborhood Linkages/Pedestrian Access.....	4-3
4.3 Public Right of Way Requirements.....	4-4
4.3.A. East Street - Public Right of Way Improvements	4-4
4.3.B. Main Street - South Side Public Right of Way Improvements	4-6
4.3.C. Entrance Signage - North End - Freeway Offramps	4-7
4.3.D. Entrance Signage - South End.....	4-8
4.3.E. Modifications to Existing Streets or New Streets	4-9
4.3.F. Typical Pedestrian Enhanced Crossing	4-10
4.3.G. Intersection Improvements - Main Street & East Street	4-11
4.3.H. Public Open Space	4-12
4.4 General Private Property Design Requirements	4-17
4.4.A. Site/Context.....	4-17
4.4.B. Placemaking.....	4-22
4.4.C. Connections	4-26
4.4.D. Parking/Garages/Driveways.....	4-27
4.4.E. Landscaping	4-27
4.4.F. Lighting	4-29
4.4.G. Signage	4-30
4.4.H. Utilities and Mechanical Equipment	4-32
4.4.I. Fences	4-33
4.4.J. Bike Parking.....	4-34
4.4.K. Energy Efficiency	4-35
4.4.L. Architectural Design	4-36
4.4.M. Historical Building Elements.....	4-37
4.4.N. Mixed Uses	4-39
4.4.O. Single Family Subdivisions.....	4-40
4.4.P. Mobilehome Parks	4-42
SECTION 5. HISTORIC PRESERVATION ELEMENT	5-1
5.1. Historic Preservation in the East Street Corridor.....	5-1
5.1.A. Historic Character and Context of the East Street Corridor	5-1
5.1.B. Commercial and Industrial Properties	5-1
5.2. Benefits of Historic Preservation	5-2
5.2.A. Market Appeal for Historic Structures.....	5-2
5.2.B. Broader Community Identity and Community Values.....	5-2
5.3. Historic Preservation in Woodland	5-3

5.3.A. Background.....	5-3
5.3.B. City Historical Landmarks Designation.....	5-3
5.3.C. Regulatory Process	5-6
5.3.D. Historic Recognition Program	5-7
5.3.E. Historic Preservation vs. Urban Design	5-7
5.4. Implementation.....	5-8
5.4.A. Goals and Policies	5-8
5.4.B. Re-use Options for Commercial Buildings within the East Street Corridor.....	5-9
5.4.C. Mitigation Options	5-11
5.4.D. Preservation Assistance.....	5-12
5.5. Financial Incentives.....	5-12
5.5.A. Tax Incentives	5-12
5.5.B. Grants and Loan Programs.....	5-13
5.5.C. State Historic Building Code	5-13

SECTION 6. PUBLIC FACILITIES / SERVICES AND INFRASTRUCTURE

ELEMENT.....	6-1
6.1 Existing Setting	6-1
6.1.A. Fire Protection.....	6-1
6.1.B. Police Services.....	6-1
6.1.C. Yolo County Sheriff's Department.....	6-2
6.1.D. Water Supply	6-2
6.1.E. Wastewater Service	6-3
6.1.F. Storm Drainage.....	6-3
6.1.G. Flooding	6-4
6.1.H. Utilities.....	6-4
6.1.I. Code Enforcement	6-5
6.2 Impacts.....	6-5
6.2.A. Fire Protection.....	6-5
6.2.B. Police Services.....	6-5
6.2.C. Yolo County Sheriff's Department.....	6-7
6.2.D. Water Supply.....	6-7
6.2.E. Wastewater Service	6-7
6.2.F. Storm Drainage.....	6-7
6.3. Goals and Policies (From the 1996 Woodland General Plan).....	6-8
6.3.A. Funding	6-8
6.3.B. Fire Protection.....	6-8
6.3.C. Police Services.....	6-9
6.3.D. Water Supply.....	6-11
6.3.E. Wastewater	6-11
6.3.F. Storm Drainage.....	6-12
6.3.G. Utilities.....	6-13
6.3.H. Code Enforcement	6-14

SECTION 7. IMPLEMENTATION	7-1
7.1. Financing Plan and Schedule	7-1
7.1.A. Introduction	7-1
7.1.B. Costs	7-1
7.1.C. Prioritization and Implementation Schedule	7-1
7.1.D. Potential Financing Sources Overview.....	7-2
7.1.E. Summary	7-13
7.2. Development Review Process	7-14
7.2.A. Applicability of the Design Guidelines	7-14
7.2.B. Development Review Process	7-14
7.2.C. Development Review Appeal Process	7-15
7.2.D. Development Review Submittal Requirements	7-15
7.3. Specific Plan Amendments and Enforcement.....	7-16
7.3.A. Relationship to the Zoning Ordinance.....	7-16
7.3.B. Interpretation	7-17
7.3.C. Enforcement.....	7-17
7.3.D. Amendments	7-17
7.3.E. Definitions	7-17
7.3.F. Severability.....	7-17
7.4. Master Environmental Document.....	7-17
7.5. Actions Required to Implement the Plan.....	7-18
7.5.A. Regulatory Procedures	7-18
7.6. General Plan Consistency.....	7-19
7.6.A. General Plan Consistency.....	7-19
7.6.B. Maintaining Consistency	7-19
7.6.C. Individual Projects	7-19
7.6.D. All Land Use Entitlements.....	7-19