

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

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

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

### Executive Summary

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

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

Div. 2, pg. 1:

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

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

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

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

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

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

Div. 1

Table 17.24.030-1: Development Standards – Residential Zones					
Standard	R-L	N-P	R-LM	R-M	R-H
<b>Density and Lot Standards</b>					
Density (units/acre)	1- 8	1- 8	5-15	8.1-19.9	20-40
Lot Area (sq. ft.)					
Corner Lot	Min. 6,000				
Interior Lot	Min. 5,000	Min. 5,000	Min. 5,000		
Small Lot Subdivision	Min. 3,000	Min. 3,000	Min. 3,000	n/a	n/a
Lot Width (ft.)					
Corner Lot	Min. 60	Min. 60	Min. 60	n/a	n/a
Interior Lot	Min. 50	Min. 50	Min. 50	n/a	n/a
Small Lot Subdivision (see Section 17.56.040)	Min. 32	Min. 32	Min. 32	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%

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

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

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

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

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

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

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

Div. 3, pg.

Division III: Citywide Standards

Table 17.64.020.D-1: Accessory Structure Setbacks	
Eave Height at Point Closest to Property Line	Minimum Setback from Interior Side or Rear Property Line
Less than 9 feet	3 feet
At least 9 feet but less than 10 feet	4 feet
At least 10 feet but less than 11 feet	5 feet
At least 11 feet but less than 12 feet	6 feet
12 to 16 feet (subject to review)	7 feet



Low Density Residential (LD)

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

Development Standards:

- Density from 1.0 to 8.0 dwelling units per gross acre

Urban Form Characteristics

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

From General Plan

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

Residential Uses						
Single-Family						
Detached	P	P	P	—	—	
Attached	P	P	P	—	—	
Duplex	P	P	P	—	—	
SB 9 Project	P	P	P	—	—	See Subdivision Ordinance and Section 17.84.380, Two-Unit Projects
Small Lot Subdivision	C	C	A	P	P	
Multi-Unit Dwelling	—	—	A	P	P	
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units					
Family Day Care						

Do the single-family attached units include townhomes, which can be built as 3 units or more attached?

(AM): Add townhomes, four-unit dwellings (quadplexes) ministerially permitted, and multi-family units conditionally or with ZAP.

This would give property owners more options and allow an actual expression of community character to be implemented rather than arbitrarily restricting uses to expensive, limiting, unsustainable housing types.

re ADUs: Why are none of these listed as permitted by right, when in fact they are? Recommend we list these as being permitted with a note that directs people to the municode.

Residential Use Permitted						
Live/Work	—	—	A	A	P	See Chapter 17.84.230, Live/Work

Why are Live/Work units not permitted in residential zones? How will these work in tandem with Home Occupancy and Residential Retail uses?

These would make Woodland a more walkable place if they were included in 70% of its land use area.

Small Lot Subdivision Standards

Really nice consideration, I liked the existing cottage courts on College. What is the total number of units that can result on a small lot subdivision?

Can these illustrations be given scale dimensions, for illustrative purposes?

**Table 17.24.020-1: Use Regulations – Residential Zones**

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

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

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

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



**Medium Density Residential (MD)**

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

**Development Standards**

- Density from 8.1 to 19.9 dwelling units per gross acre

**Urban Form Characteristics**

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

**From the General Plan**

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

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

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

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

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

(AM): Live/Work permitted in all zones

**Mixed Use Zones – Development Standards**

Div. 2. Pg. 24

**17.32.030 Development Standards**

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

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

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

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

Division II: Zone Regulations

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

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

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

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

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

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

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

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

**17.56.020 Single-Family and Duplex Design Standards**

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

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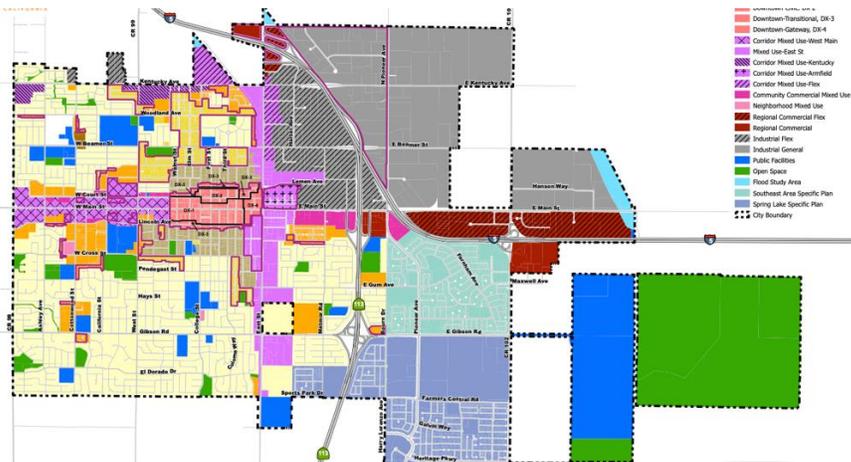
**Division II: Zone Regulations**

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

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

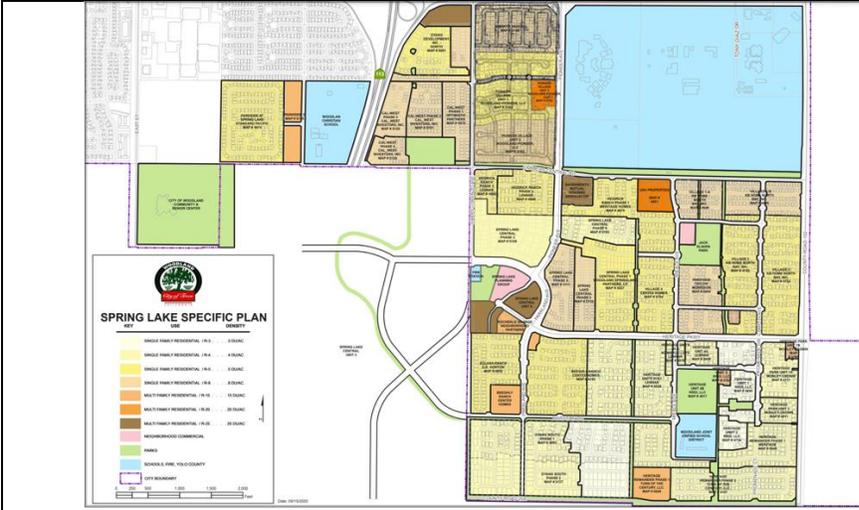
Is this going to reduce architectural ability and impose specific, though arbitrary, projections, breaks, windows and building plane variations?

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



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

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



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

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

Human Resources Dedicated to Zoning

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



CITY OF

WOODLAND

CALIFORNIA

# Zoning for 2035+

We can be a strong *and* visionary town

Commissioner McLaughlin comments

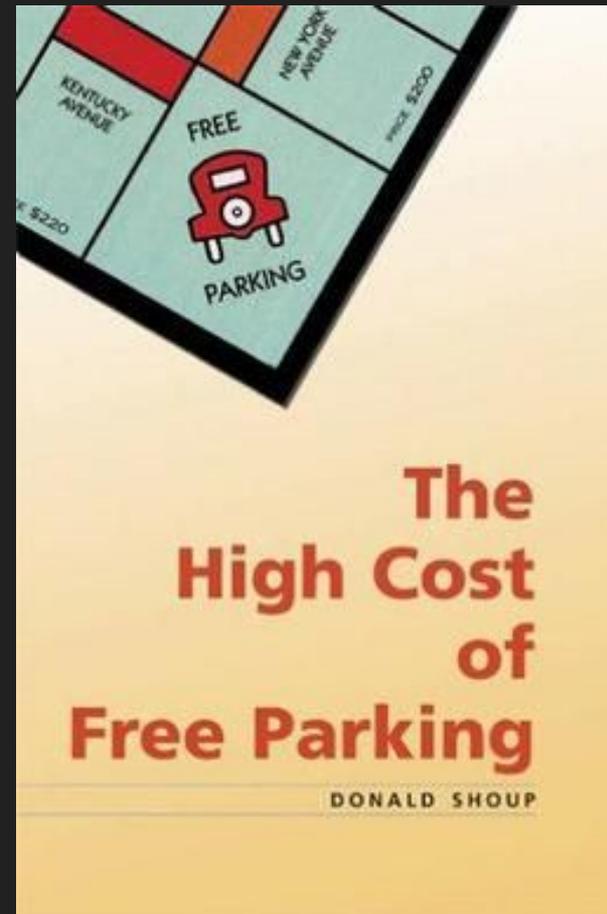
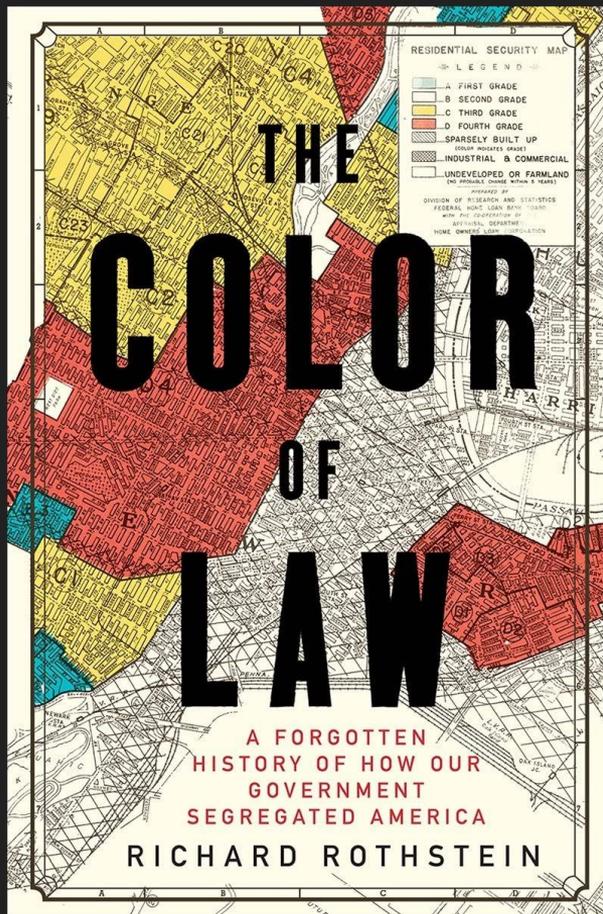
# THE HOUSING BOOM

# AND BUST

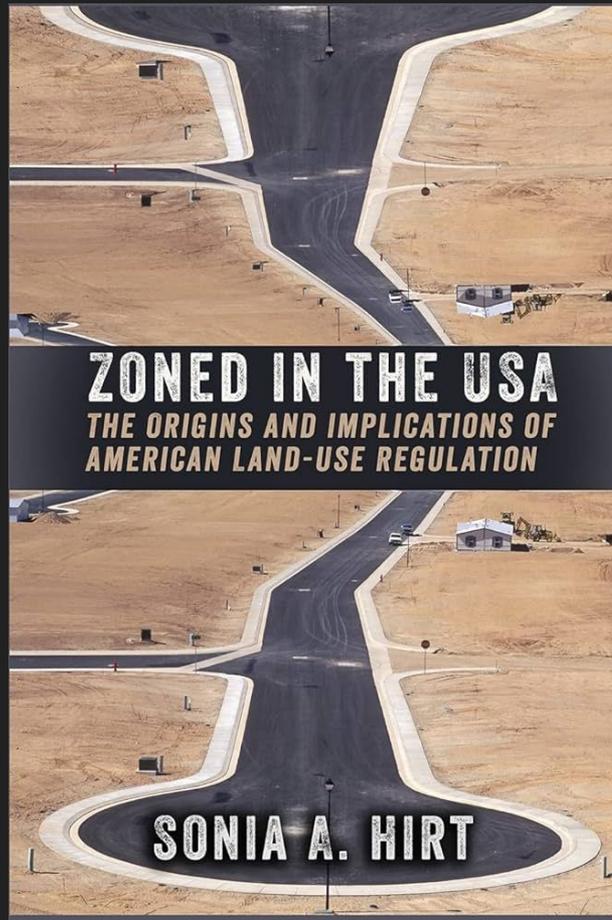
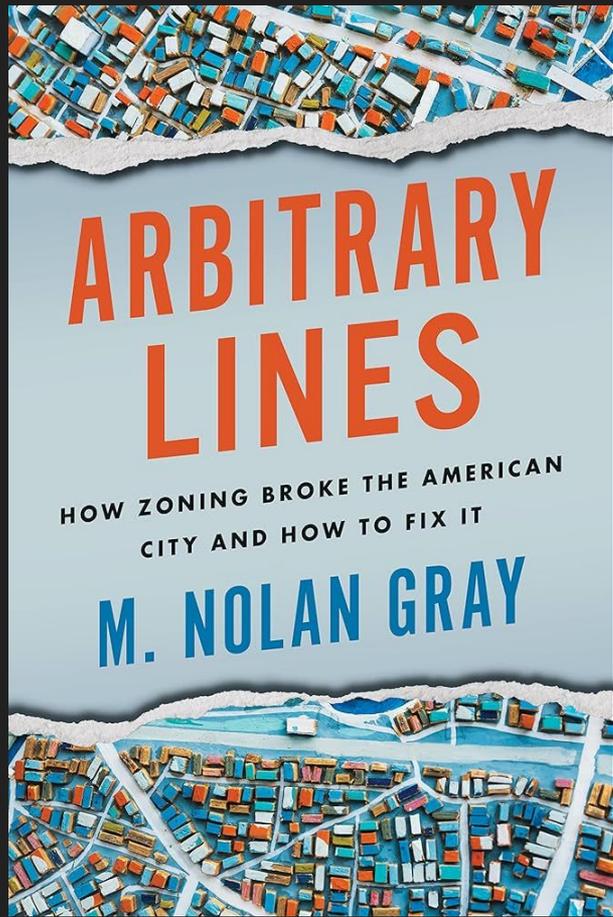
unabridged

Thomas Sowell

*Author of Basic Economics*



Sources



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**STRONG  
TOWNS**

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## Residential Zoning *does not*

- Protect building or environmental health and safety (Title 24, nuisance, environmental, public resource, etc.. laws do)\*
- Create natural regulation on land use markets
- Promote the values of a free people
- Produce affordable, sustainable communities
- Use our community development staff time optimally
- Compel property owners to do anything... unless they want to build

\* Except to limit Industrial uses, but this is a strawman

## Residential Zoning *does*

- Effectuate 19th century wealthy Anglo-American preferences
- Segregate classes because the Supreme Court outlawed blatantly restrictive covenants / Shelley vs. Kramer (1948)
- Reduce housing stocks, creates high housing costs, and segregated neighborhoods and concentrated poverty
- Eliminates many property owner options to decide on highest and best use of property

# Zoning Tools

**Use / building type limitations**

**Minimum Lot Size**

**Lot coverage**

**Setbacks**

**Height / Stories**

**Open Space**

**Dedications / Easements**

**Minimum Parking**

# Zoning Tools

## **Use / building type limitations**

Minimum Lot Size

## **Lot coverage**

## **Setbacks**

Height / Stories

Open Space

Dedications / Easements

## **Minimum Parking**

# Building Type / Use Prohibition

- Euclidean zoning separates “residential”, “commercial” “industrial” uses/buildings from co-existing
- Encouraged detached only, single dwellings – and single family lots
- Requires higher land investment, reducing opportunities for all individuals
- More than 70% of all zoning in California is limited only to single-family uses

# Exclusionary from the Start

Village of Euclid v. Ambler Realty Co  
(1926)  
*Majority Opinion*

segregation of residential, business, and industrial buildings will make it easier to provide fire apparatus suitable for the character and intensity of the development in each section; that it will increase the safety and security of home life; greatly tend to prevent street accidents; especially to children, by reducing the traffic and resulting confusion in residential sections; decrease noise and other conditions which produce or intensify nervous disorders; preserve a more favorable environment in which to rear children, etc. With particular reference to apartment houses, it is pointed out that the development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in destroying the entire section for private house purposes; that in such sections very often the apartment house is a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district. Moreover, the coming of one apartment house is followed by others, interfering by their height and bulk with the free circulation of air and monopolizing the rays of the sun which otherwise would fall upon the smaller homes, and bringing, as their necessary accompaniments, the disturbing noises incident to increased traffic and business, and the occupation, by means of moving and parked automobiles,

## Hit and Miss

By "JOE BEAMIS"

### ZONING LAW NEEDED

The city council has before it the suggestion that a city zoning ordinance be adopted . . . There is no question but that such an ordinance is needed, not so much for the control of the types of new buildings that shall be erected but for the assurance that whatever buildings are constructed shall be of the type that will afford the maximum of safety to other property holders in the community.

One might as well admit the fact that under present conditions Woodland is a one-street town . . . In other words, all of its major commercial establishments are located along Main street, with only a few important businesses located on other streets . . . This means that a zoning ordinance is not actually necessary in this community for the restriction of commercial establishments to certain areas, but it also means that particular attention should be given to the type of building that is erected, not only in the admitted business district, but in the border area which includes a good deal of the property now devoted to residences.

new locations in order to be in the middle of the new setup . . . There has been a good deal of remodeling work going on in various commercial establishments in the move to keep pace with the expanding business activity that has developed here, although most business men are not willing to admit that conditions have picked up to the extent where they are forced to give consideration to the increased volumes of business that are coming their way.

It is true, as members of the city council have stated, that the council already holds the power of control any type of building that may be erected in the community . . . But that power is not likely to be intelligently and efficiently used unless the statutes set up certain specifications that must be met by certain types of buildings in certain areas . . . We know of one city that delayed in adopting a zoning program with the result that now there are many undesirable buildings in certain districts and nothing can be done about it . . . The growth of the city in the new direction was recognized, even as it is here, but the extent and the rapidity of that growth exceeded all expectations.

We do not expect Woodland to blossom into a city of 10,000 people overnight, but we do know that there is a definite note of progress here and a shifting in the general business area of the city . . . To keep pace with these signs of the times, an adequate and intelligent zoning ordinance should be adopted.

## Zoning Needed

Mayor H. I. Bobb talked briefly on the need for a zoning ordinance to protect the taxpayers of Woodland. He urged the council to keep the project in mind to gradually work to a goal where only certain types of buildings, which is now practiced to some extent, can be erected.

City Attorney Laugenour told of the numerous difficulties confronted in passing a zoning ordinance. "I think what we need more than anything," he declared, "is a boundary line to designate the residential section of town from the business district. We have a zoning ordinance in effect at the present time. Our lumber companies are together, and so are our warehouses. Before a man can erect a certain type of building he must first get a permit from the council."

## Zoning in Woodland

Regarding the zoning ordinance, councilmen declare that there are two sides to the question. Many Woodland business men favor the ordinance while others have announced that they are definitely opposed to it. Certain groups have also taken sides on the question.

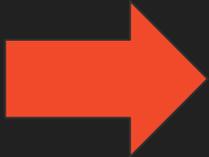
Left: Daily Democrat, 1934

Top: Daily Democrat, 1935

# Woodland's Proposed Lot Coverage

**Table 17.24.030-1: Development Standards – Residential Zones**

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



# Lot Coverage

## 1953 S.F. Zoning Code Update

2. The present zoning ordinance does nothing to assure better standards of building size and lot coverage.

The present ordinance regulates only the type of use to which a building may be put; there are no regulations governing building size or lot coverage to help prevent congestion of buildings, population and streets.

Invented to further reduce the types of buildings (like duplexes and quadplexes), or “work / live” or “carriage” units. This reduces the number of families that could live on a lot – even **two single family dwellings**.

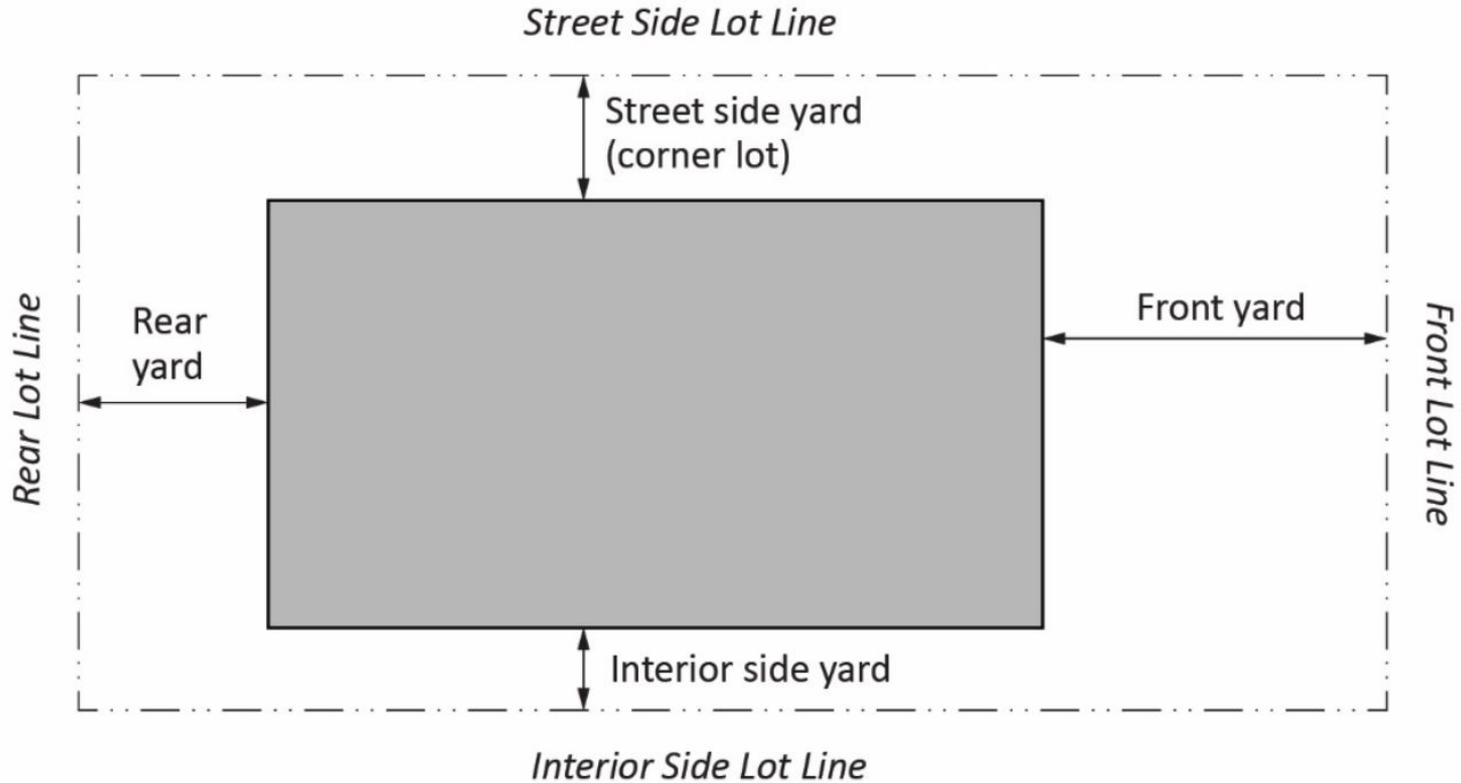
# Woodland's Proposed Residential Setbacks



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

# Setbacks

**Figure 17.08.030.K-1: Measuring Yards**



# Setbacks

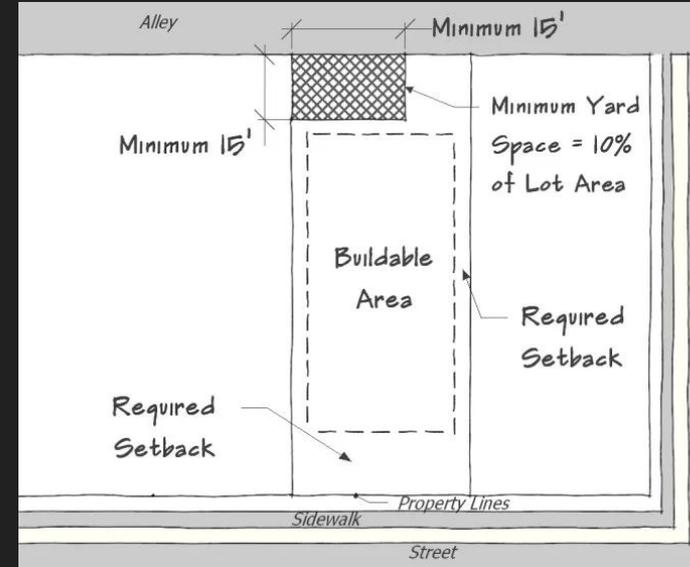
Setbacks were invented for two primary reasons: Safety and Aesthetics

## Safety

- Sewage and plumbing and other utilities
- No longer an issue as we have utility easements, bldg separation (Title 24), and OWTS Regs

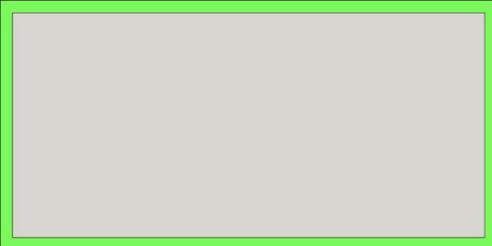
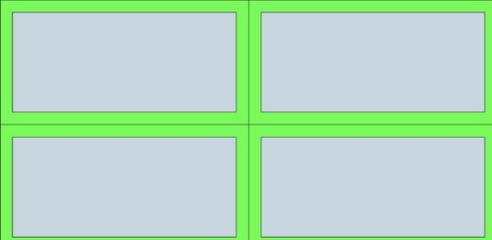
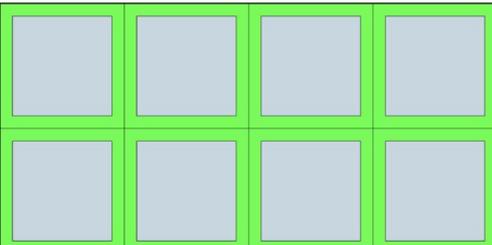
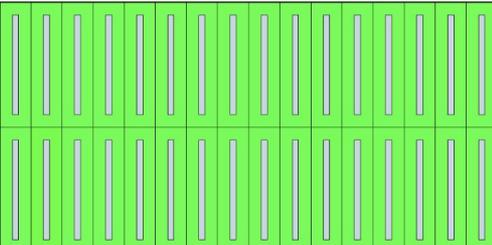
## Aesthetics

- Setbacks, especially large front setbacks, allowed large lawns / grass fields to be planted, in the style of English countryside towns



# Problem with Setbacks

- Reduce buildable areas
- Create “voids” and reduced protection for pedestrians
- High costs of crabgrass and shrubbery
- Enforces ‘xenophobic’ perceptions

Number of lots	Lot size	Buildable area	Buildable percentage	
1	80,000 sqft	68,400 sqft	85.5%	
4	20,000 sqft	14,400 sqft	72%	
8	10,000 sqft	6,400 sqft	64%	
32	2,500 sqft	400 sqft	16%	

Governments don't  
subsidize gas.

But it subsidises  
parking spaces.

## High Cost of “Free” Parking + Forced Parking

- Parking Minimums are the largest waste of land use (1.5-2% of GDP)
- “Free Parking” is actually passed down to buyer/consumer
- No empirical evidence for parking minimums
- Requiring off-street parking and subsidizing free on-street parking reduces demand for alternative transportation
- Most parking spaces are vacant for 99% of the time

HOWEVER > 200 cities in US have abolished parking minimums

**Table 17.68.030.C-1: Required Parking in the Residential and Non-Residential Zones**

**Residential Uses**

Single-Family Dwelling (Attached and Detached) and Duplexes	2 per dwelling unit, must be located in a garage.	
Accessory Dwelling Unit	See Section 17.84.030	
Multi-Unit Dwelling (See Section 17.68.050.A for Affordable Multi-Unit Dwellings)		
<i>Studio and 1 bedroom</i>	1.25 space per unit	One covered space per unit.
<i>2 bedrooms</i>	1.5 space per unit	One additional uncovered guest parking space must be provided for every 5 units
<i>3 or more bedrooms</i>	1.5 spaces per unit	One covered space per unit. One additional uncovered guest parking space must be provided for every 3 units.
<i>Single Room Occupancy</i>	0.5 spaces per unit	
Family Day Care, Large	1 per employee, plus an area for loading and unloading children, on or off-site. Required spaces and residential driveway for the primary residential use may be counted toward meeting these requirements.	
Live/Work	1 per unit, or 1 for every 1,000 sf of floor area, whichever is greater.	

Requiring 2 **covered** off-street spaces is arbitrary and capricious

# Woodland's Parking - Reductions

4. **Other Parking Reductions.** Required parking for any use may be reduced at the discretion of the Review Authority, if the following findings are met:
  - a. The site is developed and it would be infeasible or impractical to provide additional parking;
  - b. Special conditions, including, but not limited to, the nature of the proposed operation, proximity to frequent transit service, transportation characteristics of the persons residing, working, or visiting the site, or the applicant has undertaken a transportation demand management program, that will reduce parking demand at the site;
  - c. The use will be adequately served by proposed on-site parking or other approved off-site parking;
  - d. A parking use analysis is provided to support the proposed parking arrangement; and
  - e. Parking demand generated by the project will not exceed the capacity of the supply of on-street parking.

- Reduced minimums from previous code (a great start)
- Offers parking exemptions (too onerous)

## Recommendations

1. **Allow Townhouses, triplexes and quadplexes *by right* (P) in Residential & Mixed-Use Zones.**

Deem all townhouses, triplexes and quadplexes not to exceed residential density

Direct staff to develop standards for building typology



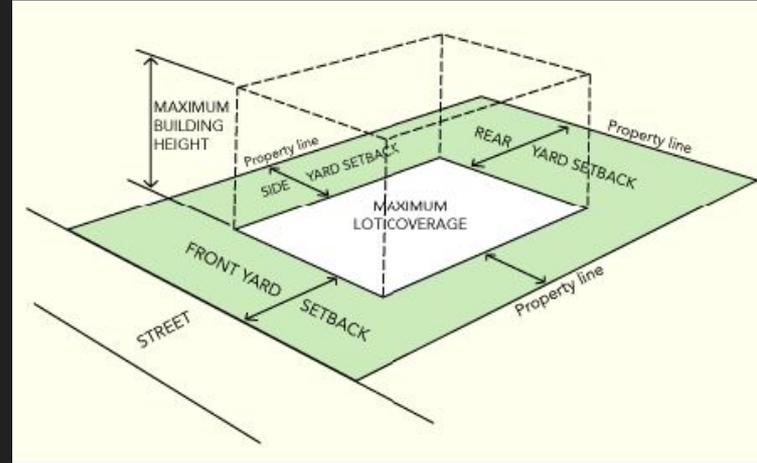


**Quadplex @ College and Bush, Woodland**

# Recommendations

2. Increase Lot Coverage to 95% in all Residential / Mixed Use / commercial Zones

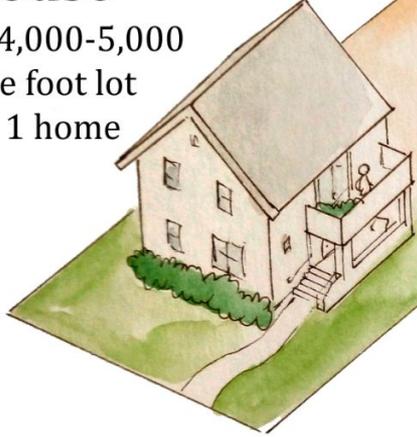
3. Reduce all Setbacks to 4' or 5' maximum



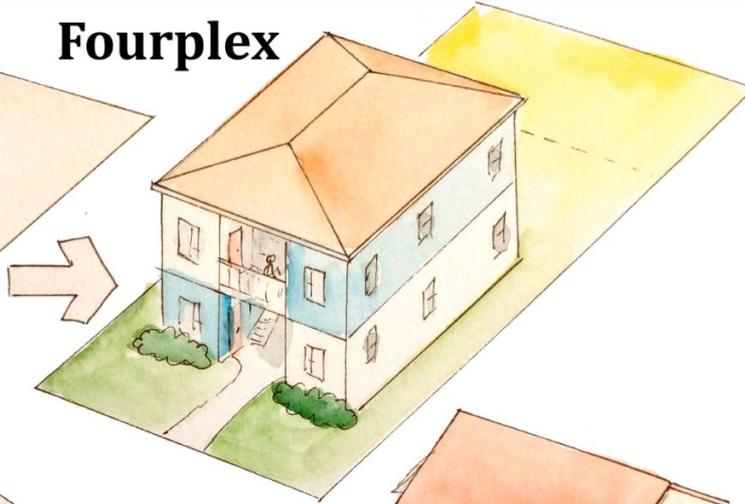
# What would these recommendation allow?

## House

Existing 4,000-5,000  
square foot lot  
with 1 home



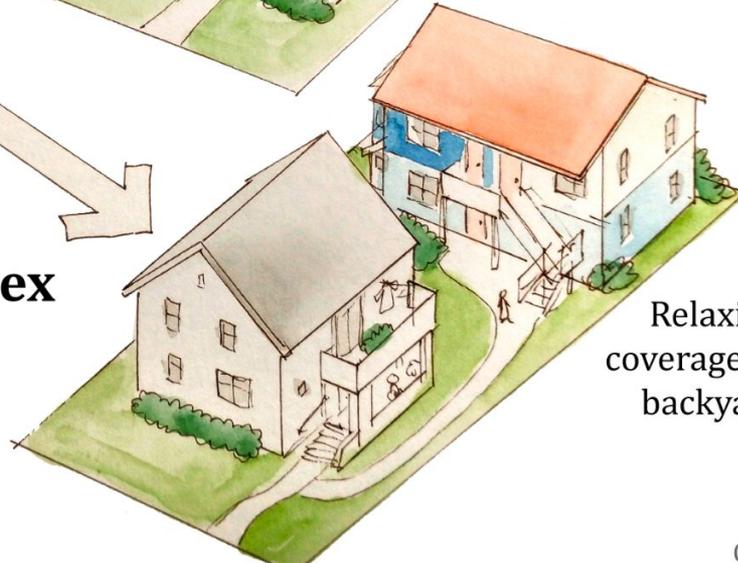
## Fourplex



$$1+3=4$$

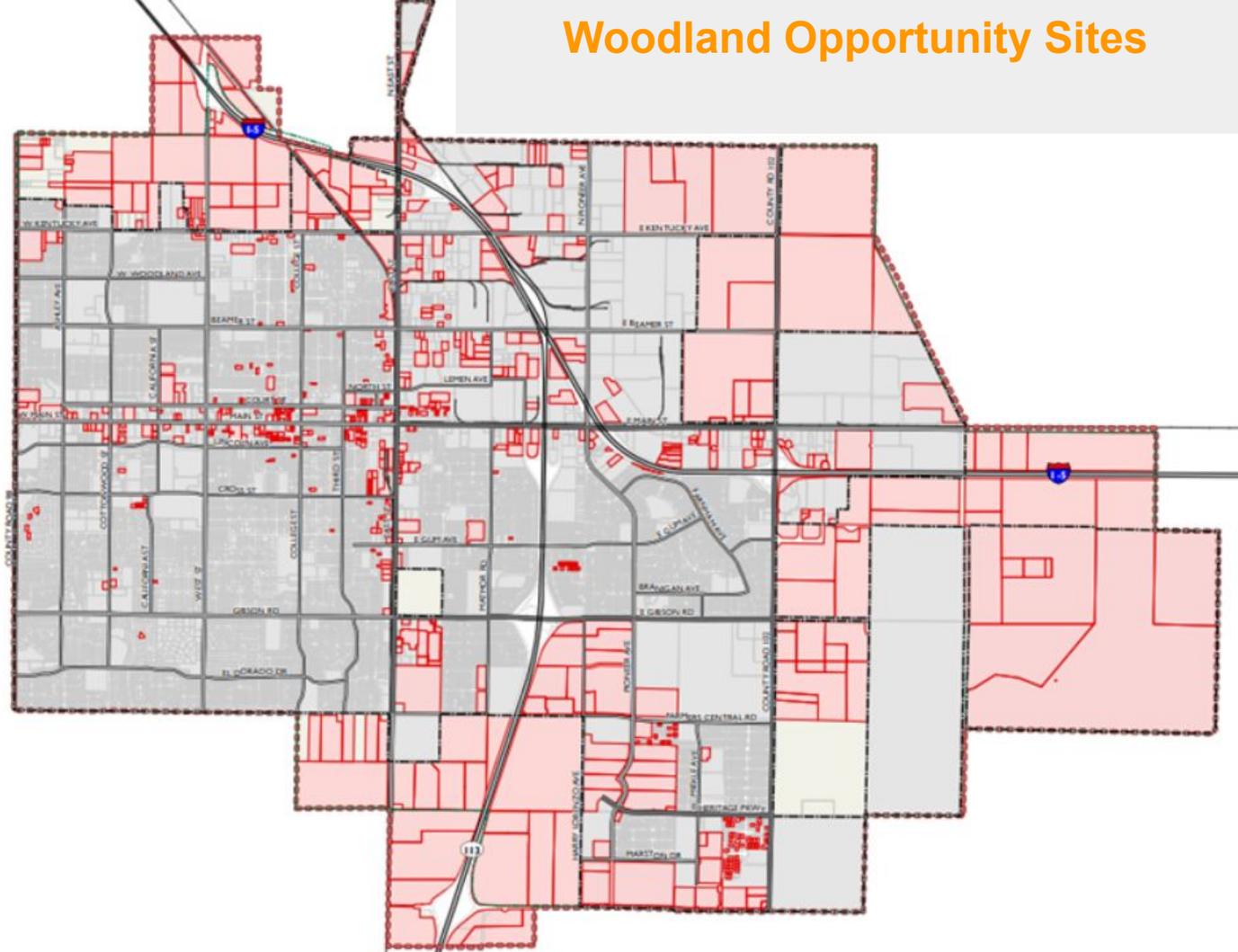
## Keep the House, Add a Triplex

- Lower Cost
- Less Disruptive
- Conserves Resources
- Greater variety of homes



Relaxing yard &  
coverage rules allows  
backyard triplex.

# Woodland Opportunity Sites



- Opportunity Sites
- Planning Area Parcels
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Ramps
- Railroads
- City Limits
- Sphere of Influence
- Urban Limit Line

Opportunity sites include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or be redeveloped within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs. This graphic also illustrates that there are large portions of the city that are developed and are unlikely to change.

The State already  
requires four units to  
exist *by right* on a  
single-family lot

# Recommendations

4. All Parking Minimums as  
“recommendations” (except  
accessible parking)

OR

Lower burden on “Parking  
Reduction Findings”



# Parking Reductions

4. **Other Parking Reductions.** Required parking for any use may be reduced at the discretion of the Review Authority, if the following findings are met:
  - a. The site is developed and it would be infeasible or impractical to provide additional parking;
  - b. Special conditions, including, but not limited to, the nature of the proposed operation, proximity to frequent transit service, transportation characteristics of the persons residing, working, or visiting the site, or the applicant has undertaken a transportation demand management program, that will reduce parking demand at the site;
  - c. The use will be adequately served by proposed on-site parking or other approved off-site parking;
  - d. A parking use analysis is provided to support the proposed parking arrangement; and
  - e. Parking demand generated by the project will not exceed the capacity of the supply of on-street parking.



Amendment: Parking or alternative parking arrangement

The State already  
abolishes parking  
minimums next to transit

# Recommendation Consistency

The Recommendations are consistent with the City's General Plan

- Recommendations promote Missing Middle Housing Types and Infill Housing as per Land Use and Housing Policy goals, among others:
  - Growth and Change: 2.A.1 (Urban Lot Limit), 2.A.2 (Finite land resources), 2.A.5 (Complete neighborhoods), 2.A.6 (Infill Development)
- Sustainable and regional coordination Goals
  - Sustainable Growth policies: All of Policy 2.C
- Economic Development: Goal 2.D.1 (Jobs/Housing Relationship)
- Pattern and Scale: 2.E.2 (Land Use responsiveness to context), 2.E.4 (Bike and Pedestrian Orientation), E.2.7 (Public Safety and Community Design)

# Recommendation Consistency

- Distinctive and Memorable: Policy 2.F.2 (Zoning), 2.G.2 (Sensitive to New Development)
- Open Space System: 2.N.3
- Traffic Calming (Policy 3.D.3)
- Economic Development: Policy 4.c (Strategic Land Use Development)
- Housing Development Goals
  - Policy 9.A.2 (Residential Land), 9.A.3 (Variety), 9.A.9 (Infill Development), 9.A.10 (Age in Place), 9.B.5 (Housing affordability), 9.B.6 (Energy conservation), All of 9.C.2 (Equal opportunity and desegregation), 9.D.2 (Infill, Adaptive reuse, mixed uses)

# Recommendation Consistency

- Recommendations to remove/reduce **parking minimums** in the Transportation and Circulation Element:
- Policy 3.A.5 (Transportation Demand Management), Complete Streets (Policy 3.B), Active Design (3.E.8), Managed Parking (All of 3.H)

## Risks, Challenges & Questions

With regard to effectuation of GP Goals:

- Recommendations have little to no effect
- Recommendations have too much effect
- Recommendations have unintended effects



Mark and Jennifer Fuoco



October 22, 2023

Planning Commission  
Board of Supervisors

Dear Planning Commission, Board of Supervisors, Mayor and Woodland City Council,

We attended Thursday October 19th, 2023 meeting regarding the COMPREHENSIVE ZONING CODE UPDATE changes for Woodland, CA. We watched the second half of the meeting online.

For the public to be involved, the community needs some time to digest all of the proposed zoning changes and help the planning commission make proper decisions. The proposed zone change on and around College Street is not considering the 115 year or older neighborhood inhabited by ethnic, elderly and young working class families. We do not feel we were properly informed .

There was no information available to the public to view before the meeting with the board of Supervisors. The plan was not available before the workshop. How could the public know what is what? The map did not have all streets labeled at the meeting. There should be no rush to make such zoning changes without proper plans available to the public. Especially in an historic neighborhood. We ask that more information be sent out and another workshop created so the public can be properly involved and the board of Supervisors and planning commission respects our concerns.

For the public to be presented with all this information at the Supervisors meeting on-the-spot was very intimidating. We could not possibly make any comments without prior information so we could feel involved. We are elderly and felt rushed. Plus the speaker system within the chamber was not loud enough for one to hear and the visuals were hard to see.

We are against any zone changes set upon College Street. and believe this should stay a middle class neighborhood of houses not apartment buildings or structures that take away from the character of the homes. It will destroy the character of the street and take away the privacy of this is historic neighborhood that should be preserved. Any homes that are built should co-ordinate with the size and styles of the era of the neighborhood. The

examples shown at the meeting would certainly take away from the lifestyle and character of this neighborhood. It would change the way of life and devalue our properties and add congestion. Woodland has many places to develop but this neighborhood should remain houses because for over 115 years it functions and is affordable. It has a charming style that by all rights should be preserved. Many houses are being restored like ours and this change would Gentrify the neighborhood and destroy it. We are sure if the public were notified showing the pictures of which the meeting offered could be built on College St. and surrounding neighborhoods, many home owners would oppose. We should have had the information before the meeting.

College St. still has drainage problems at College St. and Clover St. every year when it rains. A bigger load on the sewer system and drainage is a major concern. Check the records of how many times the city has been out to fix it. Nothing should be built on that corner. How many people could reside there?

What does RL and R-LM mean? The public needs a plan that can show what these changes really mean and show the community how they differ from the existing plan. The public should be involved in a manner that has an understandable process. We feel this is a bad start. We want to know when the next workshop is?

We are sure you had good intentions but it seems you had the meeting before the information was made available to the public. At the meeting the map did not have all streets marked. This was too much to digest on the spot.

The Spanish speaking community, the elderly and the young homeowners with families would surly want to protect their neighborhood. We have a right to know what really is going on so a proper workshop can be held. We must have time to discuss this with our neighbors and local representatives. This is the right path and by law is the path that should be followed. The pros and cons must be discussed. We find few pros to move the zoning but want to discuss the many cons.

Our neighborhood is an Historic neighborhood . The residents have new homes being built and restored. We find that the proposed zoning with RL and RLM permitted in our neighborhood will be unsightly and will destroy the style and aesthetics. There is no real justification for the proposed zoning change, unless plans are in the works that the public should know about. Our neighborhood should be zoned: Neighborhood Preservation.

The Historical preservation powers and duties of the planning commission. (see below)

## **15.24.020 Historical preservation, powers and duties of the Planning Commission.**

A. Powers and Duties. The Planning Commission shall have the following powers and duties related to historic landmarks, districts, and resources:

1. To undertake a comprehensive historic resources inventory and maintain a historic register;
2. To establish various criteria, guidelines and standards to carry out the intent of this chapter;
3. To recommend to the City Council the designation of historical landmarks and historical districts;
4. To participate in administrating regulations pertaining to historical landmarks and historical districts;
5. To recommend to the City Council ways to fund and to otherwise make financially feasible the protection of historical landmarks and historical districts in the City;
6. To recommend to the Council the means to implement the historic preservation element of the General Plan and this chapter by developing information and programs to increase awareness of, preservation of, and use of historical landmarks and historical districts in the City;
7. To perform such other duties as the City Council may direct. (Ord. 1695 § 1, 2022; prior code §§ 12A-2-1 – 12A-2-6)

We want the planning commission to recognize our neighborhood as an Historic neighborhood because it is.

Any one of the examples of the RL and RLM at the meeting would look out of place next to Victorians, 1920's or 1930's craftsman houses or over 100 year old Pioneer rival homes. We hope the city leaders can see this vision of keeping our neighborhood preserved. Once lost it will never be replaced. It will be lost to history and unnecessary development. We feel we are being sold out and want a chance to defend what we love, our existing Historic neighborhood.

We want more information available to the public and other meetings workshops. What we ask is only fair. This neighborhood is working class, ethnic and elderly we deserve to be informed correctly with a plan before the meeting to make an intelligent decision.

Sincerely yours,

Jennifer and Mark Fuoco