

RESOLUTION NO. 8321

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE CITY OF WOODLAND GENERAL PLAN AND LAND USE MAP IN RELATION TO THE COMPREHENSIVE ZONING CODE UPDATE

WHEREAS, the Woodland City Council adopted the 2035 General Plan on May 16, 2017. The 2035 General Plan involved a comprehensive update with new goals and policies, changes to the General Plan Land Use Map and creation of new land use designations; and

WHEREAS, on May 16, 2017, through adoption of Resolution No. 6835, the City Council certified the Final Environmental Impact Report (EIR) (SCH 2013032015) for the 2035 General Plan and Climate Action Plan, including: (1) certification of the Final EIR; (2) adoption of California Environmental Quality Act (CEQA) findings for significant environmental impacts and a statement of overriding considerations; and (3) adoption of the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on March 21, 2023, the Woodland City Council adopted the 6th Cycle Housing Element for the City of Woodland, which was later certified by the State Department of Housing and Community Development on April 28, 2023;

WHEREAS, given the adoption of the 2035 General Plan and Housing Elements, the current Zoning Code (Title 17 of the Woodland Municipal Code) and Zoning Map require a comprehensive update to be consistent with the 2035 General Plan and Housing Element implementation measures; and

WHEREAS, given the age and disorganization and outdated condition of the current Zoning Code, the City determined that a comprehensive update and overhaul of the Zoning Code was necessary, as opposed to specific amendments implementing the 2035 General Plan; and

WHEREAS, the City has identified refinements necessary to increase housing opportunity and to reinforce the intent and purpose of the Corridor Mixed Use and Community Commercial General Plan Land Use designations, which are described on page 2-38 and 2-44 of the Land Use, Community Design and Historic Preservation Element of the General Plan. Amendments identified in **Exhibit A**; and

WHEREAS, during the Comprehensive Zoning Code and Zoning Map update project, it was discovered that amendments to the General Plan Land Use Map are necessary to reflect the recommendations and proposed zoning designations associated with the Comprehensive Zoning Code update. Amendments identified in **Exhibit B**; and

WHEREAS, on September 19, 2023, the Public Review Draft of the Comprehensive Update to the Zoning Code and Zoning Map and the 2035 General Plan and Land Use Map Amendments were released for public review and posted on the City's web site. Notification of the availability of draft documents was published in the Woodland Daily Democrat, on social media channels, emailed to interested parties, and a mailed notice of proposed zoning and land use changes was sent to each of the property owners directly affected by the amendments; and

WHEREAS, in September and October 2023, the City held seven public hearings and/or public workshops to provide information regarding the Public Review Draft Comprehensive Zoning Code and Zoning Map update and related 2035 General Plan and Land Use Map amendments, and to take

comments and feedback from the community and local stakeholders prior to preparing the Final Hearing Draft Comprehensive Zoning Code; and

WHEREAS, in April 2024, the Final Hearing Draft Comprehensive Zoning Code and Zoning Map were made available online and information regarding the availability of documents was shared through mail, email, social media posts, and through publication in the Woodland Daily Democrat; and

WHEREAS, the proposed amendments to the 2035 General Plan and Land Use Map, and the proposed Comprehensive Zoning Code and Zoning Map were reviewed for applicable CEQA tiering exemptions, for which findings are provided below; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on May 16, 2024, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting, and voted 6-1 to adopt a Resolution, recommending City Council adopt the Comprehensive Zoning Code Update with minor amendments including allowing for nonconforming use expansion in the CMU-Armfield zone, associated Zoning Map, related General Plan and Land Use map amendments, and to repeal the Interim Zoning Code and Downtown Specific Plan; and

WHEREAS, a Notice of Public Hearing was duly published in the Woodland Daily Democrat on May 26, 2024, providing notice of the City Council's June 4, 2024, public hearing regarding the Comprehensive Zoning Code, Zoning Map and related actions including amendments to the General Plan and Land Use Map and repeal of the Downtown Specific Plan and Interim Zoning Ordinance; and

WHEREAS, the City Council held a duly-noticed public hearing on June 4, 2024, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland hereby approves the General Plan and Land Use Map amendments, as described and illustrated in Exhibits A and B, attached hereto and incorporated herein by this reference based upon the following findings:

A. CEQA

1. The City Council finds that no substantial changes are proposed in the Comprehensive Zoning Code update, Zoning Map and related 2035 General Plan text (**Exhibit A**) and Land Use Map (**Exhibit B**) amendments resulting in new or unanticipated levels of development that were not previously identified in the 2035 General Plan Final EIR, and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in *CEQA Guidelines* Section 15162(a)(3). Therefore, the previously certified 2035 General Plan EIR is adequate and the Addendum Evaluation (**Exhibit C**) serves as an addendum to the 2035 General Plan Final Environmental Impact Report (General Plan FEIR).

B. 2035 GENERAL PLAN AND LAND USE MAP AMENDMENTS

1. The City Council finds that the amendments to the 2035 General Plan, which include amendments to the Land Use Map, to the proposed residential density range of the Corridor

Mixed Use – Gateway land use designation, and to the Community Commercial land use designation to allow residential development, comprise a long-range, internally consistent statement of the City’s goals, policies, and actions relating to land use, quality of life, public health and safety.

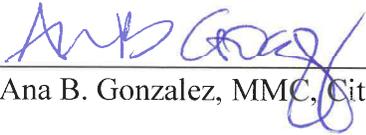
2. The City Council finds that the amendments to the General Plan Land Use Map will promote the public health, safety, and welfare of the City’s residents by updating the Land Use Map to reinforce the City’s intent for certain land use designations, and guide development within the City to achieve the goals and policies of the 2035 General Plan.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 4th day of June 2024, by the following vote:

AYES: Members Fernandez, Vega and Mayor Garcia-Cadena
NOES: None
ABSENT: Members Lansburgh and Stallard
ABSTAIN: None


Tania Garcia-Cadena, Mayor

ATTEST:


Ana B. Gonzalez, MMC, City Clerk

APPROVED AS TO FORM:


Ethan Walsh, City Attorney

Exhibit A – General Plan Text Amendment

Exhibit B – General Plan Land Use Map Amendments

Exhibit C – CEQA Addendum

Exhibit A - General Plan Text Amendments

[see following pages]



Corridor Mixed Use (CX)

The Corridor Mixed Use designation allows for both vertical and horizontal mixed use. Ground floor retail and service uses may be required in certain locations. Corresponding zoning will be performance- and/or form-based in order to promote flexibility and minimize non-conformance issues of existing uses.

West Main Street and East Street

Residential, retail, commercial service, office, and light industrial (East Street only) uses are all permitted in a horizontal or vertical mixed-use setting.

Kentucky Avenue

Between Cottonwood Street and the west railroad boundary, a range of uses are allowed, including commercial service, light industrial, and agricultural industrial. New residential mixed use development on the north side of the corridor will be considered only in the context of a new Specific Plan for the SP-3 area.

Development Standards

- Allowable FAR is 0.25 to 2.0 for single-use developments and 0.5 to 3.0 for mixed-use developments (combined residential and non-residential uses)
- Residential density ranges from 20.0 to 40.0 dwelling units per gross acre. **[proposed text in red] and between 15.0 to 45.0 dwelling units per gross acre east of CR102.** Lower densities may be allowed where proposed development abuts low density residential development.
- New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, or the promotion of transit accessibility

Urban Form Characteristics

- Building entrances oriented toward the street
- Signature design qualities and attractive architectural features, including articulated facades, projections, and recessed entryways
- Adaptive reuse along East Street where existing buildings have desirable characteristics
- Higher intensity development designed with sensitivity to adjacent lower-intensity residential development
- Parking located to the side and rear of buildings whenever possible
- Street design balancing pedestrian and bicycle use with vehicular circulation
- Consistent planting of street trees to provide shade and enhance character and identity
- Well-designed, publicly-accessible open space



Community Commercial (CC)

The Community Commercial designation provides for commercial development that serves local neighborhoods as well as a broader area of the community than the Neighborhood Commercial designation, but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and specialty retail are not permitted so as to not compete with these types of commercial uses in the Downtown core.

Development Standards

- [proposed text in red] Residential Density ranges from 15.0 to 30.0 dwelling units per gross acre
- FAR from 0.15 to ~~0.5~~ **0.7 for** single use; 0.5 to 3.0 for residential mixed use
- Maximum 60,000 square foot floorplate for any single user

Urban Form Characteristics

- Large buildings “broken up” by variations in building form and architectural design
- Exterior lighting that is architecturally integrated with building style, material and colors
- Building signage that is integrated into the architectural design of each commercial establishment
- Convenient pedestrian connections from adjoining neighborhoods and transit
- Attractive landscaping in and around parking areas that provides shade and enhances community center character and identity
- Outdoor patios/plazas as focal gathering point
- Shaded walkways and parking areas
- Drive-through windows/establishments strongly discouraged and prohibited within a 1/2 mile of a school

Exhibit B – General Plan Land Use Map Amendments

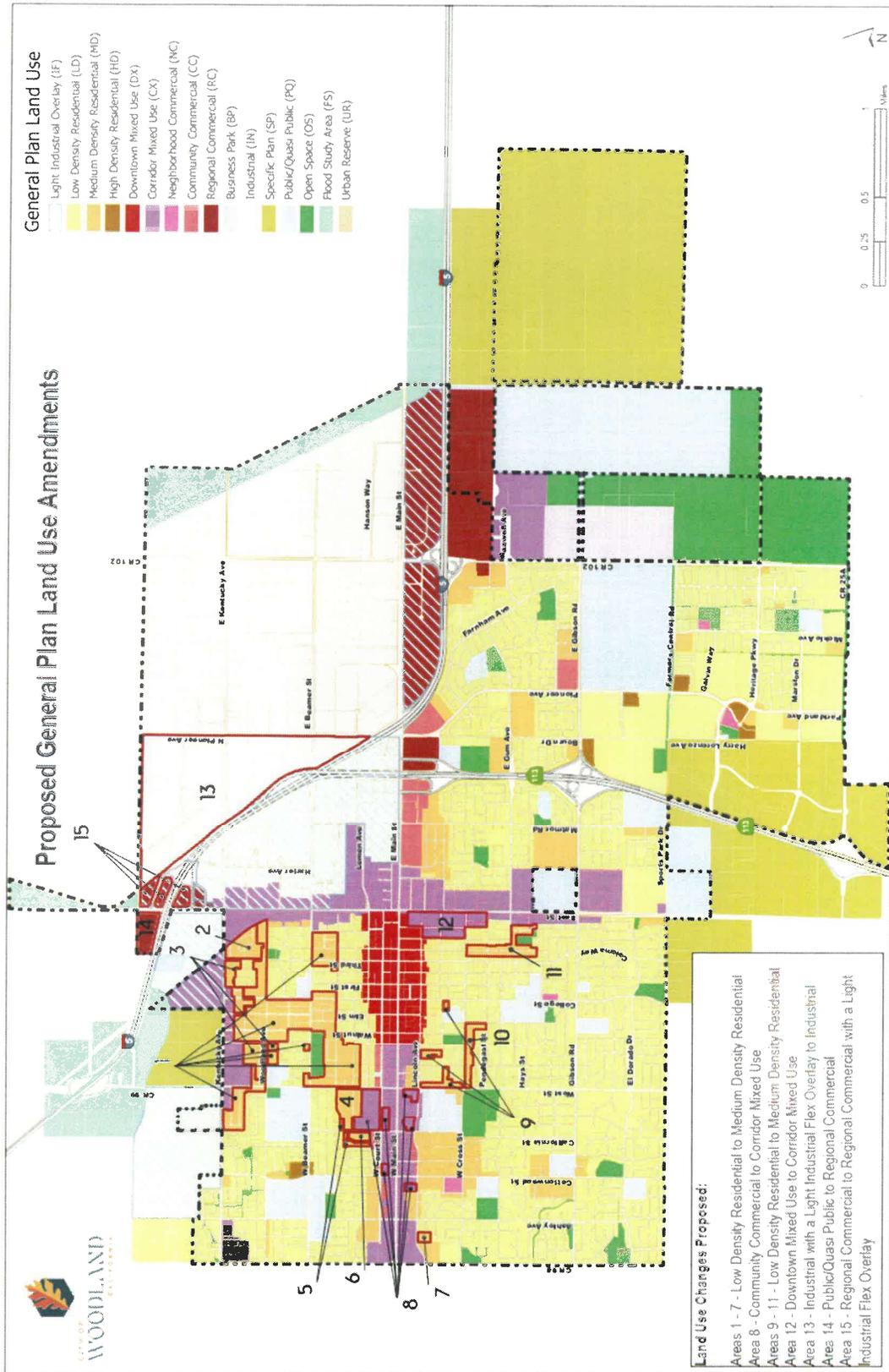


Exhibit C – CEQA Addendum

[Insert CEQA Addendum]