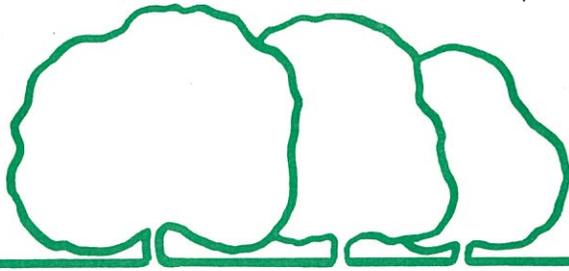


Kob - please review



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT

300 FIRST STREET

WOODLAND, CALIFORNIA 95695

(916) 661-5820

FAX (916) 661-5844

August 2, 1995

Department of Housing & Community Development
1800 Third Street
Sacramento, CA 95814

Gentlemen:

Enclosed is the City of Woodland Annual Report dealing with planning activity. It is submitted to you in accordance with Sections 65400 (b) and 65588 (a) of the State Planning Law. The Report was approved by the City of Woodland Planning Commission on July 6, 1995.

Sincerely,

A handwritten signature in blue ink that reads "Janet M. Ruggiero". The signature is written in a cursive, flowing style.

Janet M. Ruggiero
Community Development Director

ANNUAL REPORT

July 1, 1994 - June 30, 1995

WOODLAND CITY PLANNING COMMISSION

**Prepared by the Woodland Community Development Department
300 First Street
Woodland, California 95695**

WOODLAND PLANNING COMMISSION

**Paula Agostini - Chairperson
Jan Hicks - Vice Chairperson
Tony Fernandez
Alex Seiberth
Dan Friedlander
Tom Schwartz
John Moore**

**COMMUNITY DEVELOPMENT DEPARTMENT STAFF
PLANNING DIVISION**

**Janet Ruggiero - Director
Howard Nies - Senior Planner
Colleen McDuffee - Senior Planner
Ronald Pinegar - Associate Planner
Paul Hanson - Junior Planner
Janette Roncoroni - Administrative Secretary
John Perry - Administrative Clerk
Joanne Young - Administrative Clerk
Linda Schaupp - Administrative Clerk**

In accordance with Sections 65400(b) and 65588(a) of the State Planning Law the Planning Commission submits the Annual Report for 1994 - 95 to the City Council. This report indicates the status of the General Plan and its implementation.

Status of the General Plan (Section 65400b of the Government Code)

The General Plan was updated in December of 1988. The City did not amend the General Plan from July 1994 to June 1995.

Implementation of the General Plan:

The Zoning and Subdivision Ordinances are the two documents that implement the General Plan. The text Zoning Ordinance was amended two (2) times. They included the following.

- (1) Establishing a Central Business District Zone to implement the Downtown Specific Plan.
- (2) Amending the off-street parking to establish minimum and maximum requirements.

Major Projects:

The following major projects were approved by the City during 1994-95:

- (1) Adoption of an Affordable Housing Ordinance to implement the Housing Element.
- (2) Approval of the Conditional Use Permit for Yolo Polo Plaza Commercial Shopping Center at 1716 East Main Street.
- (3) Approval of the Conditional Use Permit for Orchard Supply Hardware Store at 1350 East Main Street.
- (4) Approval of Western Passage a trucking and distribution center at 1600 Tide Court.

General Plan Update:

The City Council and Planning Commission held seventeen (17) meetings dealing with the update of the General Plan.

Table 1 is a statistical summary of the Planning Commission activity for the past year.

Share of Regional Housing Needs:

The City provided the following housing units in 1994 - 95 in meeting its share of regional housing needs:

Very Low Income	1 units
Low Income	0 units
Moderate Income	131 units
Above Moderate Income	<u>135 units</u>
Total	267 units

The City has provided the following number of housing units from 1989-1996 in meeting the City share of regional housing needs:

Very Low Income	29 units
Low Income	162 units
Moderate Income	314 units
Above Moderate Income	<u>666 units</u>
Total	1,171 units

General Plan Compliance With Guidelines Pursuant to Section 65040.2 and Date of Last Revision to the General Plan:

The Woodland General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2. The last major revision the General Plan was adopted in December of 1988. The most recent land use revision was adopted in March of 1994 when the City Council designated 200 acres industrial and 93 acres open space in the vicinity of County Road 102 and north of County Road 21 (East Beamer Street).

TABLE 1

WOODLAND CITY PLANNING COMMISSION
STATISTICAL SUMMARY

Regular meetings	21
Special Sessions	2

COMMISSION ACTIONS

Approved

General Plan Amendment	0
Rezoning	0
Variances	2
Use Permits	12
Amendments to Zoning Ordinance	4
Amendments to Subdivision Ordinance	0
Other Actions	16

Tentative Map Considerations

Approved
#Maps/#Lots Created

Tentative Map	11	29
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