

# WHAT IS A PLANNING AREA?

## How can a City of Willits Planning Areas be used?

↪ Communicate to the County how land use planning around the City should be used to:

- Protect the City's current and future water supply
- Limit development around the City's Ells Field airport that may be incompatible with airport operations:
  - Certain types of development might put people on the ground at risk due to aircraft accident or emergency landing, or...
  - May conflict with airport operations and generate noise complaints.
  - New development should not create obstructions to safe aircraft operation (height, smoke, light, glare)

↪ Identify land that would best be developed as part of the City

↪ Ensure that new development outside the City does not negatively affect the City

- Generate excessive vehicle traffic in the City
- Reduce business activity within the City, for instance by allowing new retail and service establishment near offramps on the 101 by-pass

Cities can identify planning areas outside the city boundaries to include lands that bear a relation to the city's planning and development

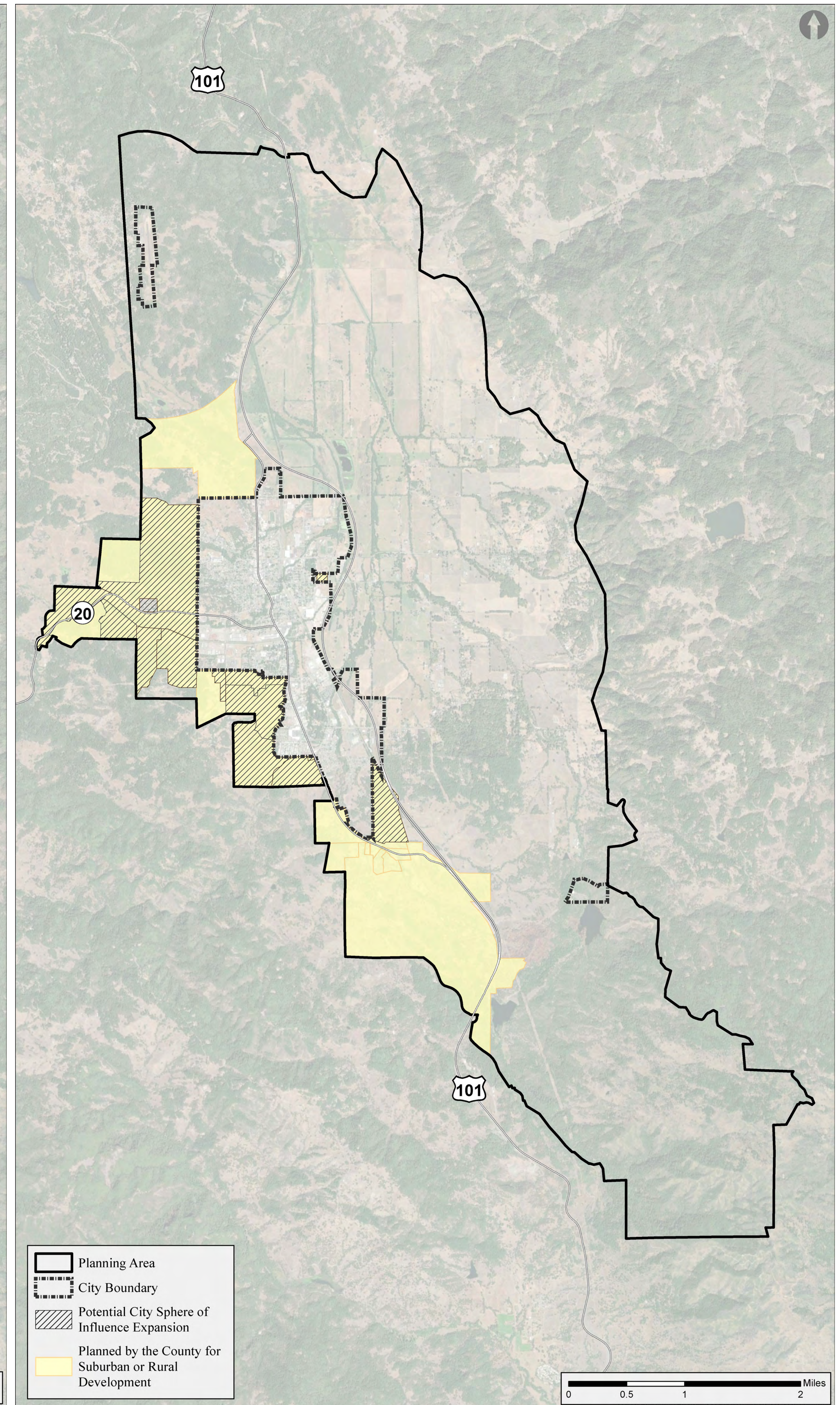
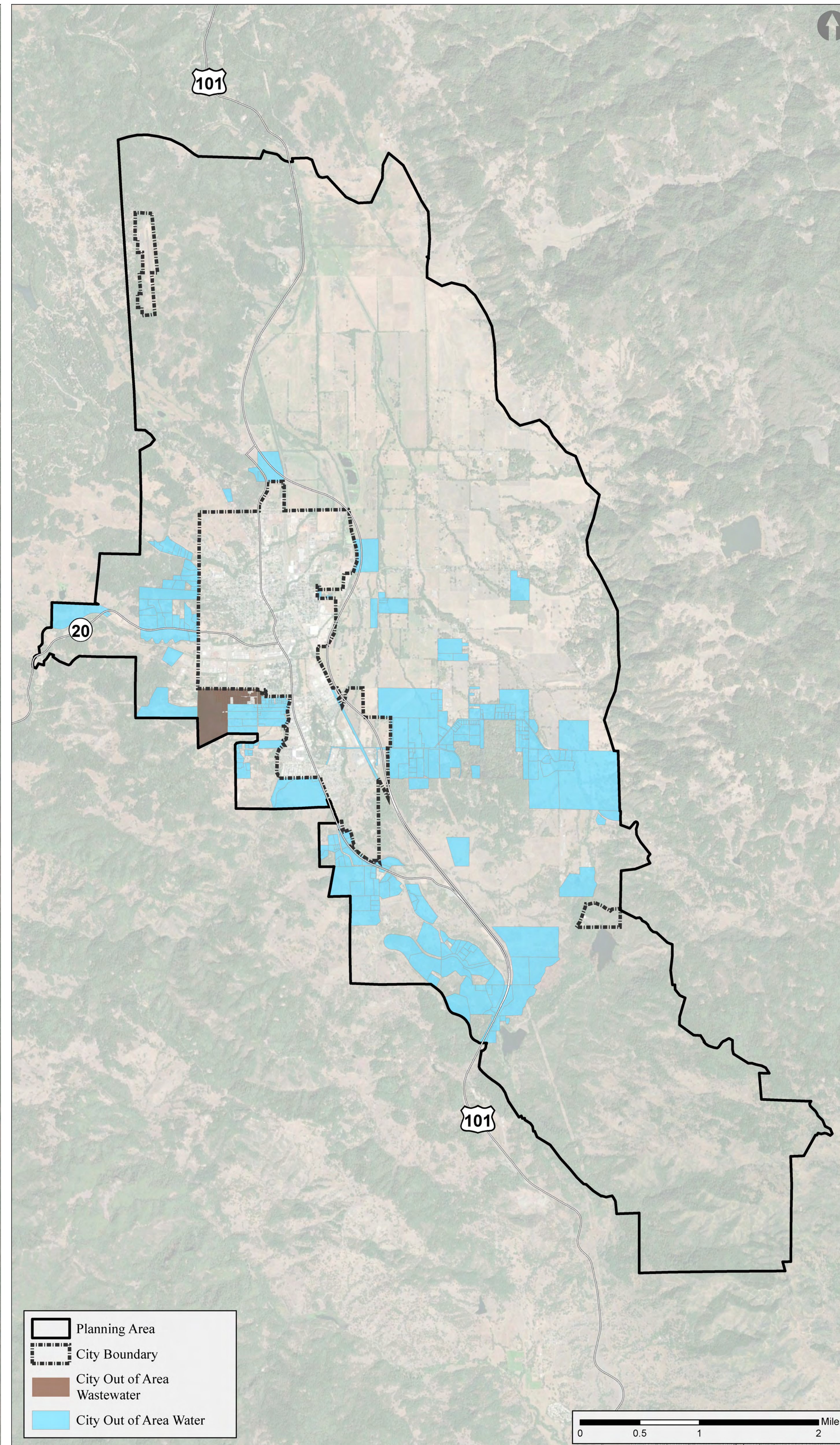
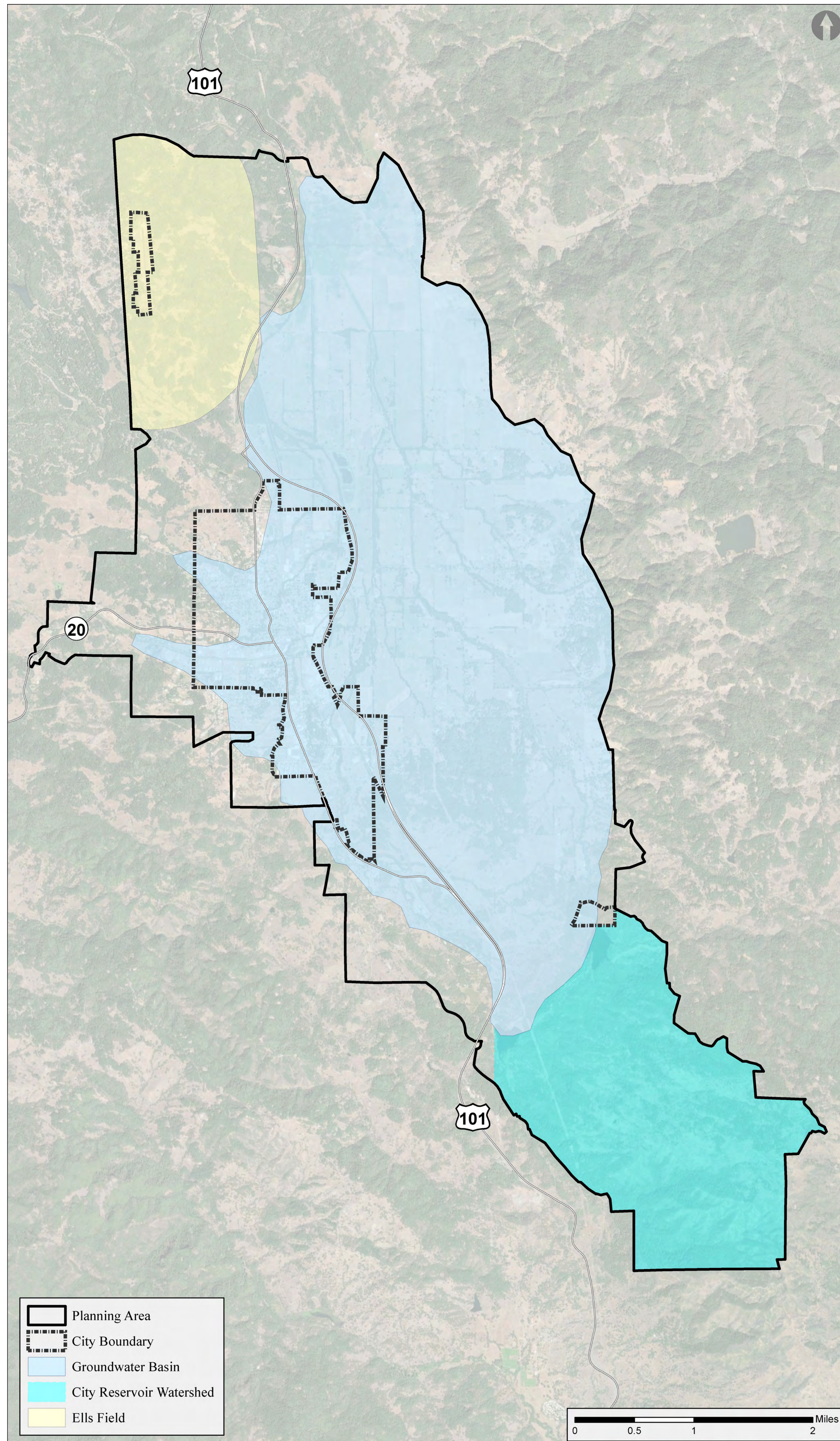
## Did you know?

- The Willits City boundary is about 2.8 square miles in area and includes Ells Field Airport near Brooktrails Township and the Morris Dam south of the City
- The City provides water service outside the city boundaries to over 400 homes and business including:
  - ✓ The Sherwood Valley Band of Pomo Indians Rancheria
  - ✓ Many homes in the Lake Valley
  - ✓ Meadowbrook and Locust Street areas
  - ✓ Homes in the Mill Creek drainage
  - ✓ Industrial, commercial and residential areas west of the City along 1.5 miles of highway 20
  - ✓ Most homes to the west and south of the City between Muir Mill Road and Walker Road

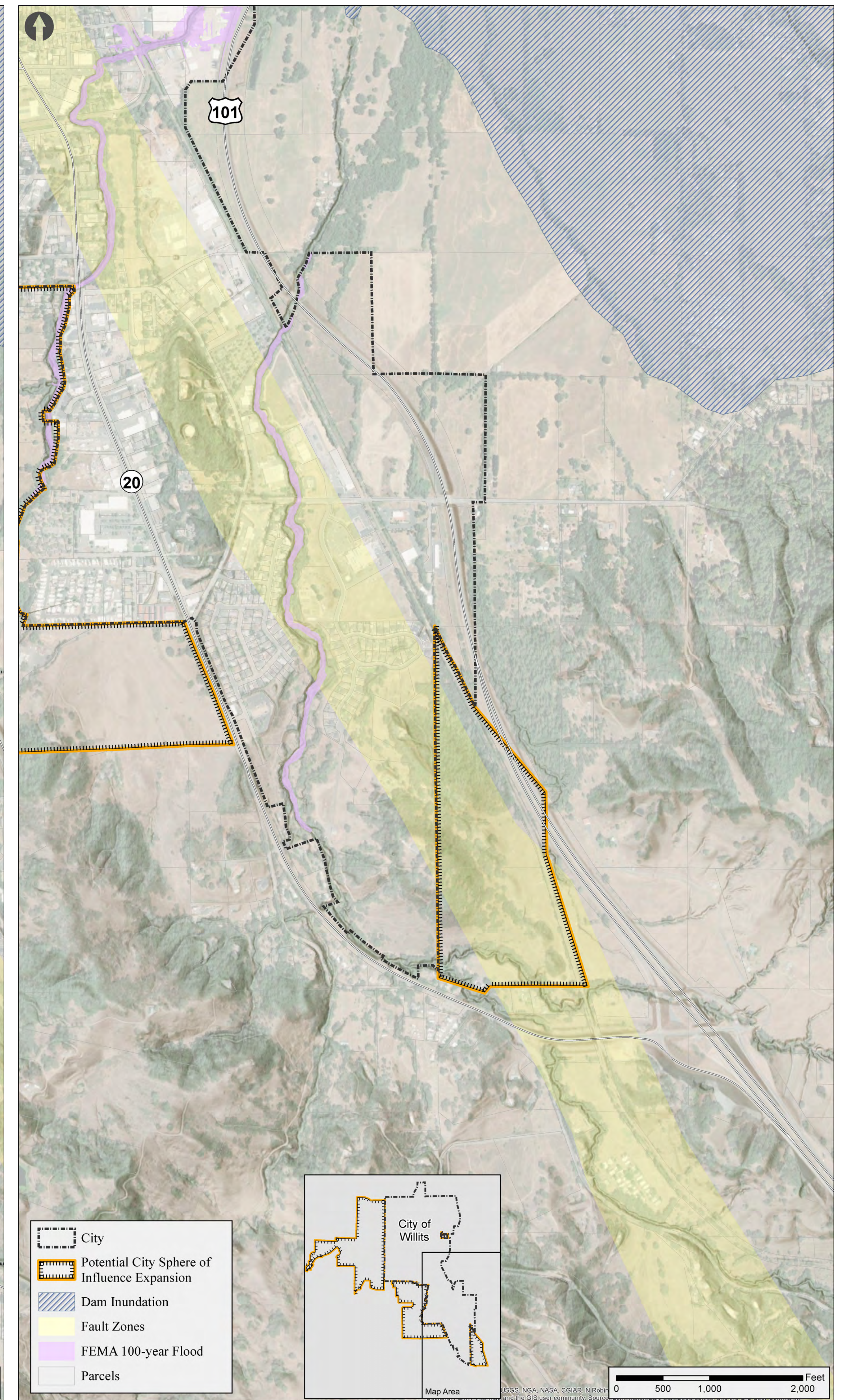
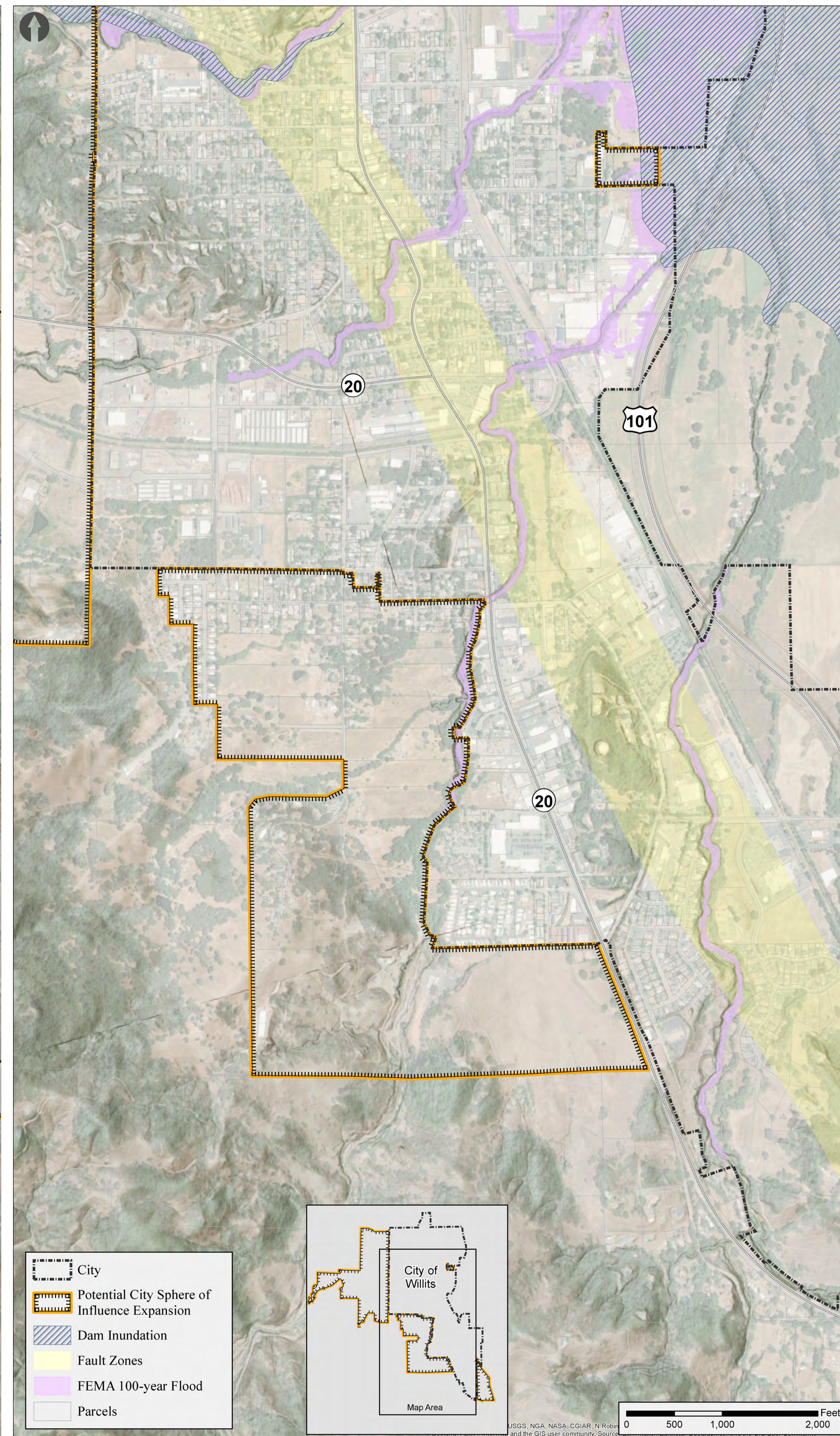
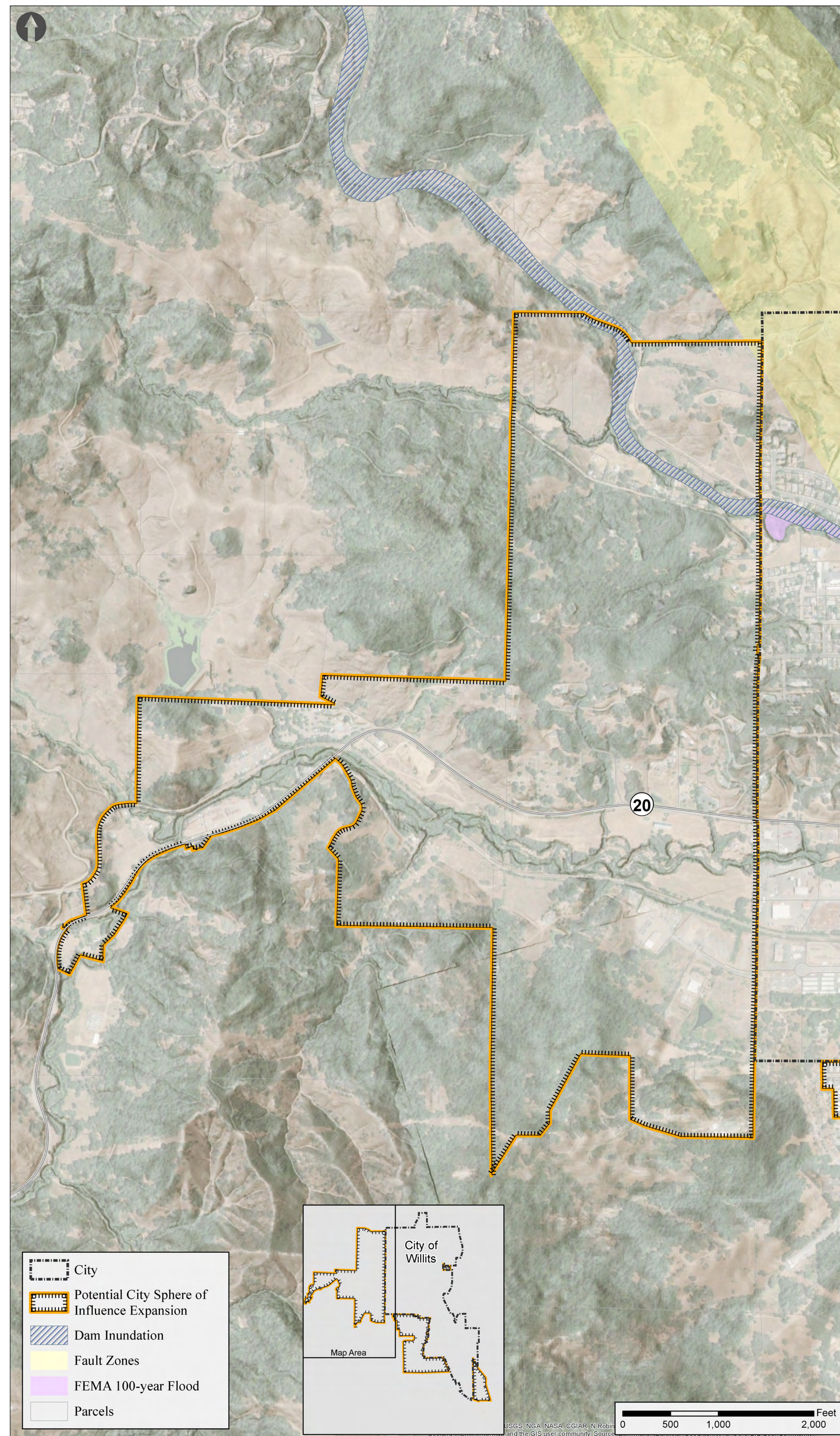
## How do you think a Planning Area could benefit the City?

Designate a Green-Belt around the City

# PROPOSED PLANNING AREA



# WHERE SHOULD WILLITS GROW?



# MAKING THE MOST OF OUR SPACE

## Opportunities to maximize the use of space:

- ↪ Allow smaller minimum parcel sizes
  - City currently requires that most parcels be 6,000 sq. ft. or larger, when many are 5,500 sq. ft. or less
- ↪ Increase maximum ground coverage limits
  - Currently the City's coverage limit is 40% for a single-family residential lot
- ↪ Allow attached homes or duplexes in single family areas (many already exist)
- ↪ Consider using building form standards to integrate the next increment of development into existing neighborhoods
  - If a home with more than one unit looks compatible, consider allowing it
- ↪ Allow taller buildings in or around commercial areas (current max height is 35 to 45 feet)
- ↪ Reduce or eliminate minimum on-site parking requirements
  - Use access to a planned continuous walking and bike network, existing parking or transit access as the threshold to reduce or eliminate on-site parking requirements or increases in density/building size;
  - Allow on-street parking within a certain distance of project site to count toward minimum parking requirements;
  - Exempt changes in use for existing structures from on-site parking requirements;
  - Reduce the number of required parking spaces for shared or collective on-site parking and eliminate use permit requirements;
  - Delete the prohibition on the elimination of existing on-site parking spaces
  - Reduce or eliminate the number of required parking spaces overall, allowing the business, developer, or the market to determine the amount of on-site parking spaces needed for a particular development.

## Did You Know?

- Reducing minimum on-site parking requirements allows more efficient use of land by property owners.
- One parking spot is typically 9 feet wide and 18 feet long or 162 square feet. Four parking spots equals roughly the same space as a large 1-bedroom apartment (648 square feet).
- One parking spot costs roughly \$5,000 to construct. This can substantially increase the cost of development.
- Reduced parking minimums encourage mix use developments where people can live, work, shop, and play all in one area or even the same building.

## Building Form Standards

These are standards developed by the City with input from the community that guide the configuration, features, and functions of buildings. They regulate land development based on the physical form of structures, such as building placement, frontage type, and building height, rather than focusing on separating land uses.

## How do you think the City can better utilize space?

Community gardens with multiple levels of garden beds!

# TYPES OF LAND USES



Residential Low-Density



Residential Medium Density



Public Service/ Facility



Industrial



Commercial



Open Space



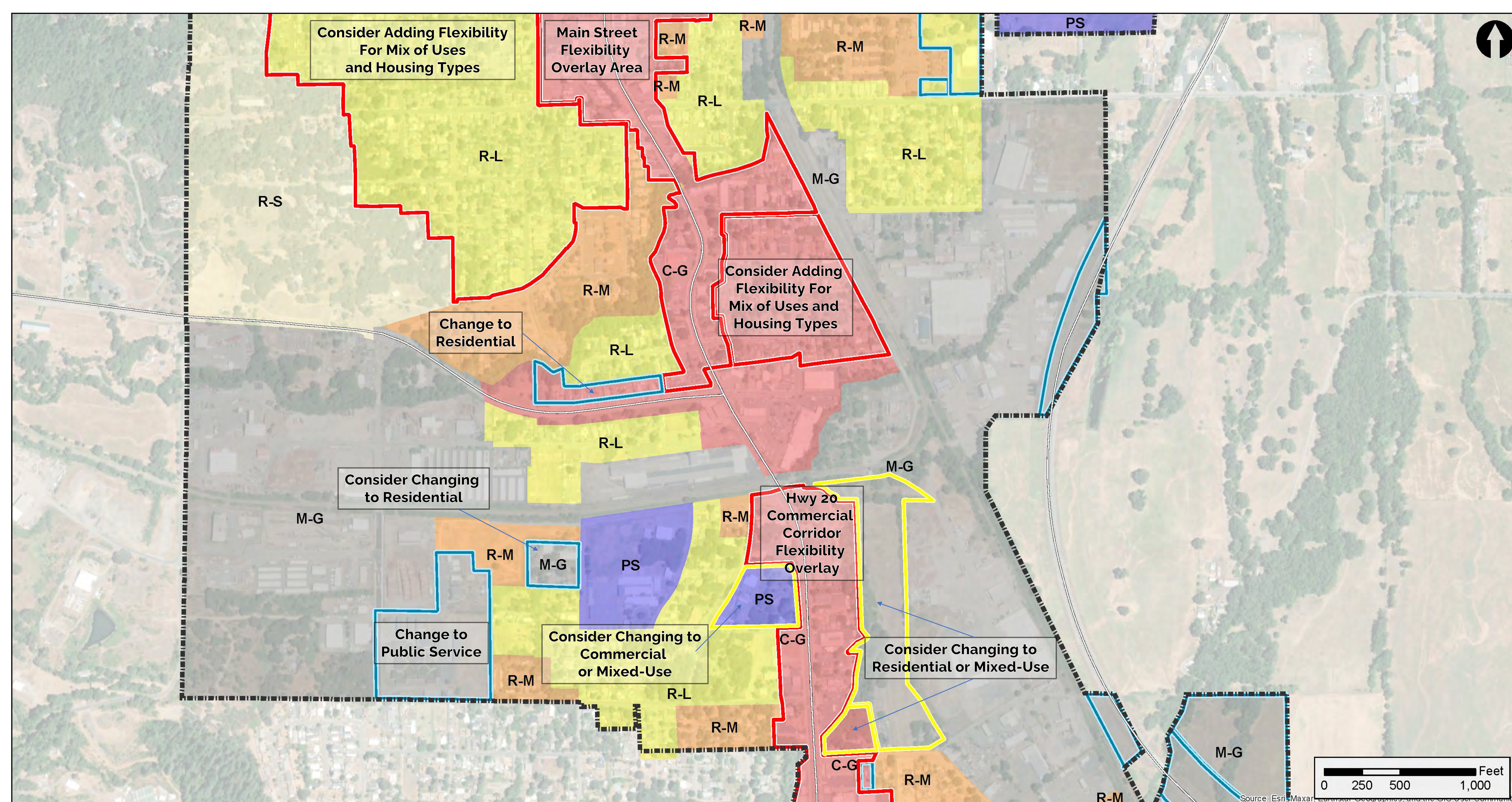
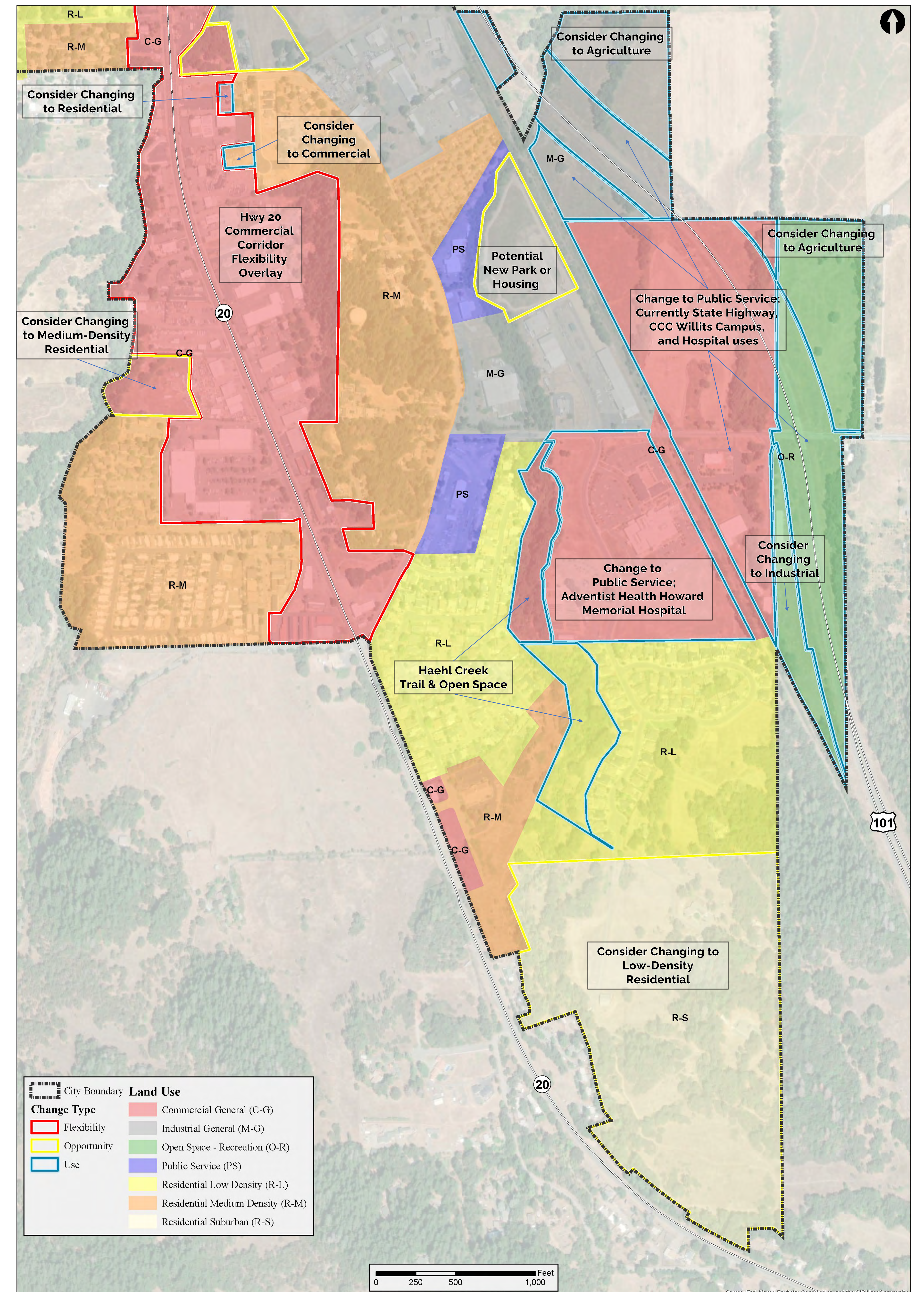
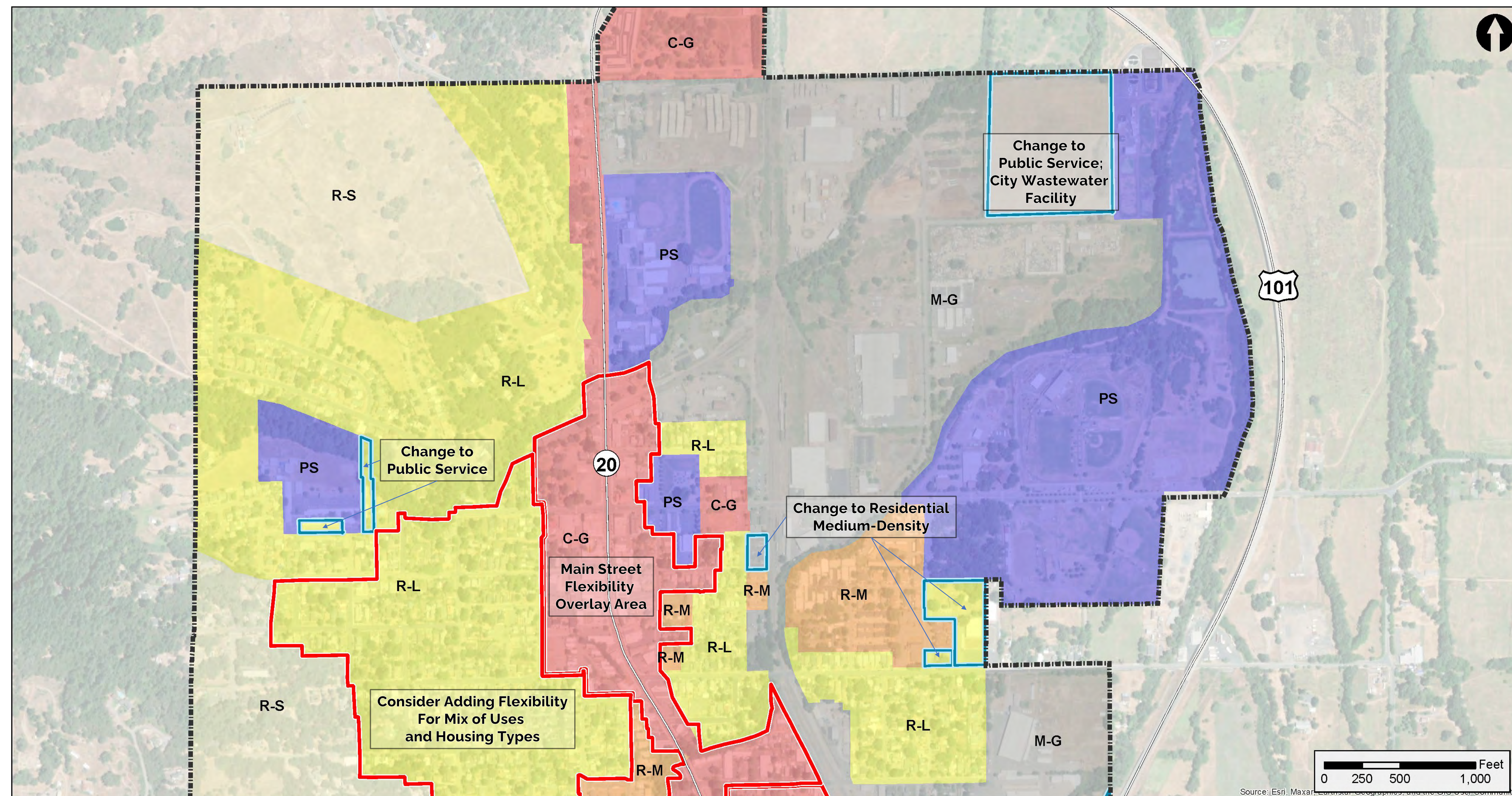
Residential Suburban



Mixed Use

**What would you like to see more of? Less of? Do you have other ideas for land uses?**

# WOULD YOU SUPPORT CHANGES LIKE THESE IN WILLITS?



Change Type	Land Use
Flexibility	Commercial General (C-G)
Opportunity	Industrial General (M-G)
Use	Open Space - Recreation (O-R)
	Public Service (PS)
	Residential Low Density (R-L)
	Residential Medium Density (R-M)
	Residential Suburban (R-S)

# FLEXIBLE ZONES FOR FLEXIBLE USES

## Creating Flexible Zoning Districts:

- ↳ Define more flexible zones to allow for a broader range of commercial and residential uses (there is a mixture of uses in many older neighborhoods already)
- ↳ Reduce the number of commercial zones by eliminating zones with a narrow range of uses
  - If there is a need for a reduced or narrow range of uses, consider adding an overlay or qualified zone that limits uses in a specific area where necessary
- ↳ Add a mixed-use zone that allows commercial and/or residential uses in the same building or on the same parcel
  - Consider limiting uses along commercial frontages to traditional shop front uses and allowing residential elsewhere (behind and above)
  - Allow residential in front on certain street types
  - Provide for flexible shared parking requirements, or low or no off-street parking requirements
- ↳ Provide for principally permitted café, corner store, or other neighborhood shop front uses in residential areas
- ↳ Provide greater flexibility for cottage commercial (or home occupation) uses with limited nuisance impacts
- ↳ Consider using building form requirements to achieve desired outcomes for a neighborhood, rather than use-based standards
  - Establish standards for location, height, frontage type (or façade), and relationship to the street to integrate the next increment of development into existing neighborhoods, most of which have a mix of residential, commercial, service, and industrial uses



### Living Where You Work

The idea of mixed-use areas is nothing new. People have been living and working in the same buildings for centuries. Trajan's Market in Rome was built in 100-110 AD and contained shops, grocers, taverns, administrative offices, and apartments. Architect William Appleton Potter built 435 Broome Street in SOHO, New York in 1873. It includes ground floor retail space and upper floor apartments. In small towns all across the United States it was common for the butcher/tailor/chef/pharmacist to live above their shop on Main Street. Mixed use, live work buildings make for an easy commute, reduce reliance on vehicles, encourage efficient use of land, and provide opportunities for more community connection.



## What do you think makes a flexible space?

Less restriction on type of business

# REVITALIZING COMMERCIAL AREAS

Opportunities to revitalize commercial areas:

- ↪ Identify downtown plaza areas and gathering spaces
- ↪ Expand protected lanes for walking and biking adjacent to storefronts
- ↪ Enable street fairs and other outdoor activities in downtown and consider moving to the farmers market to a new location
- ↪ Slow traffic to provide a comfortable atmosphere for walking, biking, outdoor seating and gathering
- ↪ Identify existing parking areas that may be best used for new commercial development
- ↪ Allow the development of street-facing building expansion in commercial areas dominated by off-street parking between buildings and the street



**What would you like to see in our commercial areas?**

More sidewalk dining and meeting places.



# CONSERVATION AND ENERGY SAVINGS

## Protecting Important Natural Resources & Conserving Energy

- Integrate important tree protections from the urban forest management plan into the Land Use Element and Zoning Regulations
- Establish objective setbacks from wetlands and riparian areas in consultation with the California Department of Fish and Wildlife to provide certainty to property owners
- Discourage the use of ornamental turf and encourage the use of drought-resistant and native plants in landscaping
- Expand the City's Low Impact Development guidelines to apply to more types of development
- Establish continuous, comfortable and safe walking and biking networks that connect residents with shopping, services, school, work, and recreation
- Enhance local transit service, and transition transportation systems and mobile sources from fossil fuels to renewable fuels

## Did You Know?

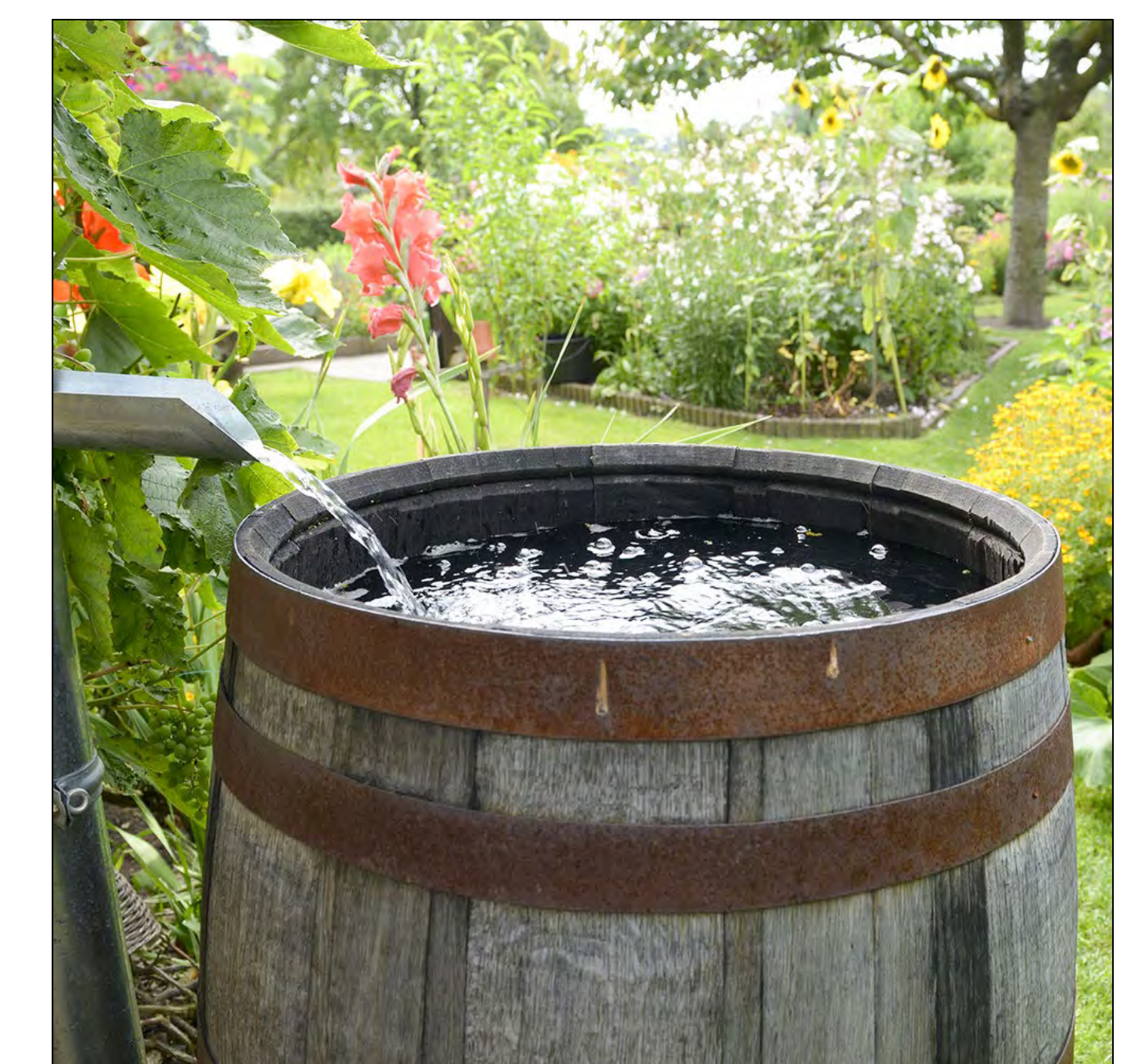
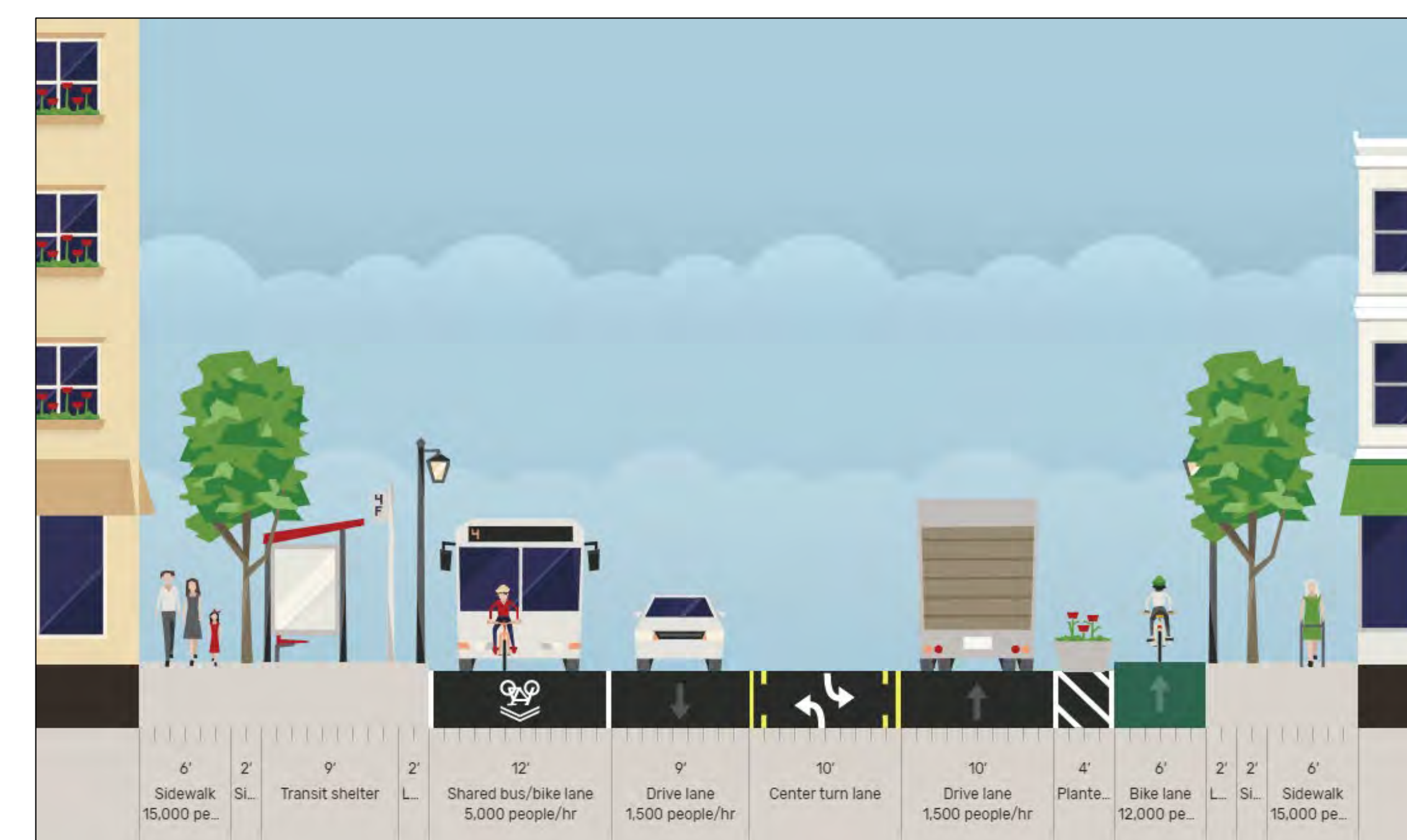
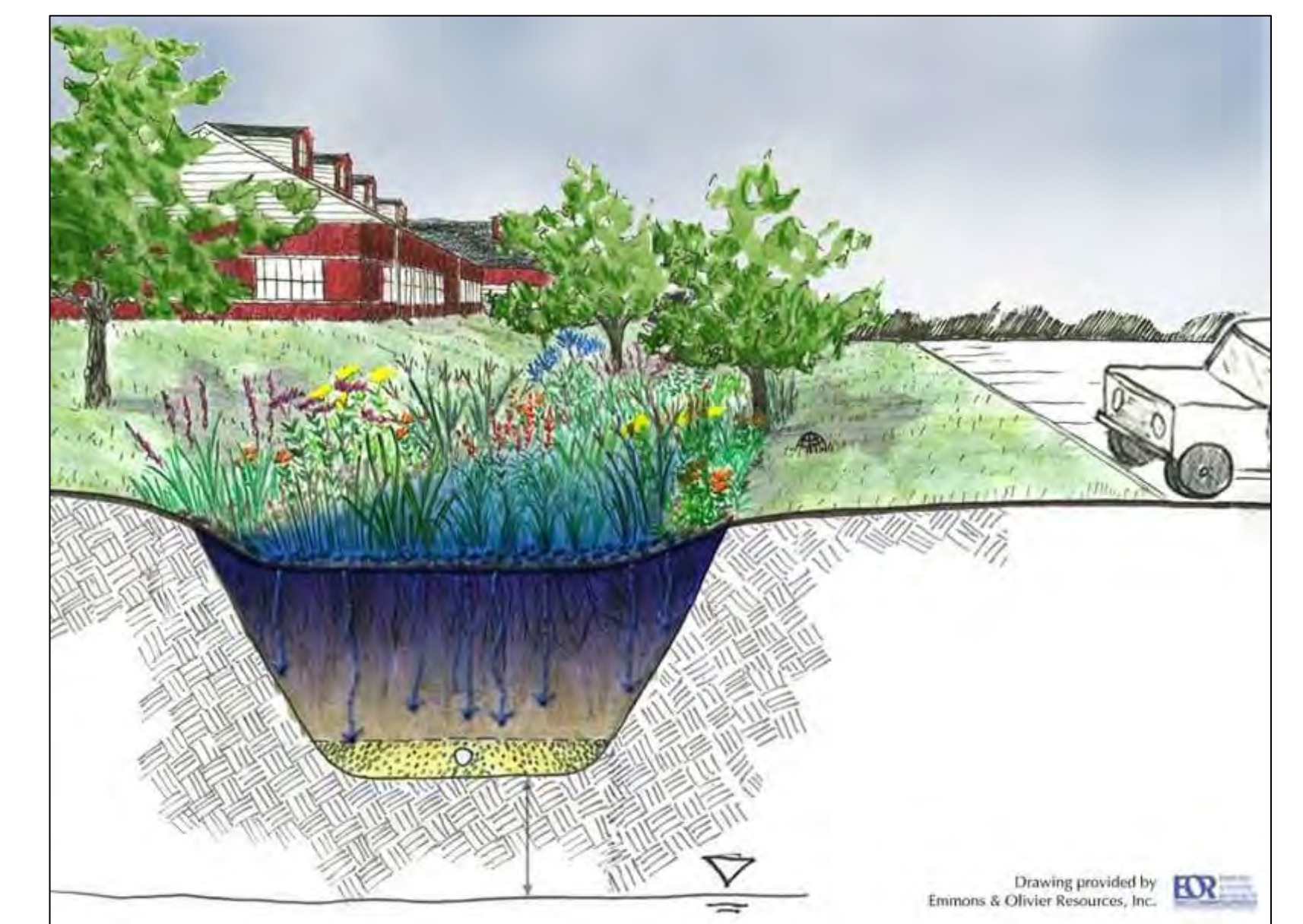
- Native plants often require less irrigation in urban environments since they are naturally adapted to the climate and provide habitat for bees, ladybugs, and other beneficial insects.
- Healthy riparian buffers lower nutrients and contaminants in streams and reduce the intensity and frequency of flooding as well as supports higher water flow in streams during dry periods.

## Low Impact Development

Low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. This can include rain gardens, vegetated rooftops, permeable pavements, and more. The idea is to manage stormwater as close to the source as possible so there is less runoff from developed sites.

## How can we promote conservation and conserve energy?

Free bus fare!



# COMMUNITY PARKS AND RECREATION

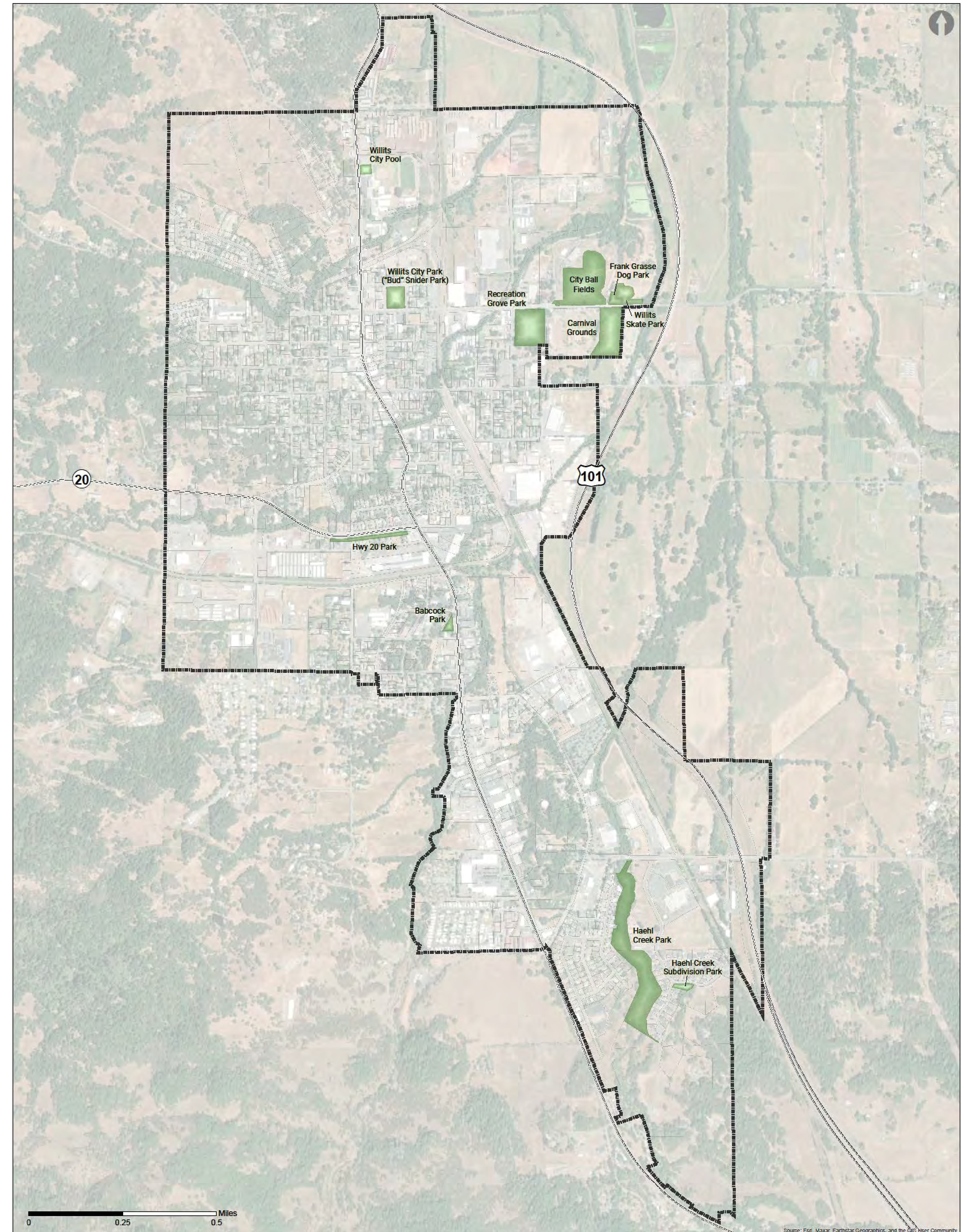
## Parks and Recreational Opportunities

- Where feasible acquire land or easements to extend the City's trail system along creeks and riparian corridors
- Integrate the Great Redwood Trail with neighborhoods
- Identify locations in the south and western portions of the City for pocket and neighborhood park facilities
- Plan for inclusive park facilities that meet a variety of needs

### Did You Know?

The existing City of Willits parks continue to provide over five acres of parklands per 1,000 city residents. Community, neighborhood and special use parks account for almost 23 acres (or 5.14 acres per 1,000 residents). Approximately 80 percent of residents are within 0.25 to 0.5 miles of City neighborhood parks and a little less than 75 percent of residents are within 1.5 miles of City community parks. The Baechtel Road area and both sides of State Route 20 between the two Baechtel Road intersections is outside of a traditional community and neighborhood park service area for existing City of Willits parks. Ideally, additional parks would be developed within or near this area.

**What are the top park needs? What areas or locations of the City should have new park and recreation facilities?**



# HOW CAN THE CITY IMPROVE OUR PARKS?

## Recreation Grove Park



*New fencing for security?  
Perhaps to allow for  
events tickets to be sold  
at a community event?*

*Upgraded event stage?  
New lighting or mural  
installation?*



*More community art events  
or Park Clean-Up Days?*

### OTHER POSSIBILITIES

- Upgrades to existing structures
- New park benches or additional seating
- Signage or kiosks

## Willits City Park (Bud Snider)



*An outdoor pavilion to  
support Farmer's Markets or  
live music?*

*Artificial turf underneath  
the playgrounds or new  
play structures?*



*More amenities like bike  
racks and seating?*

### OTHER POSSIBILITIES

- Pet drinking fountain
- Hydration Station
- Outdoor Chess Tables
- New playground fencing
- New sidewalk
- Lighting fixtures
- New signage
- Upgraded monument

## Babcock Park



*Exercise equipment?*

*Upgraded trash  
receptacles?*



*Interactive art or  
new seating?*

*New Bus Stop?*



### OTHER POSSIBILITIES

- Landscaping or bioswales
- New sprinkler system
- Monument or Sculpture

Write down your thoughts on the ideas above, or provide your own ideas on which improvements you think are needed on the comment cards below.

# WHAT MAKES WILLITS SPECIAL?



# WHAT COULD WILLITS BENEFIT FROM?

