

City of Willits

Land Use Element & Sphere of Influence Update



City Council Workshop

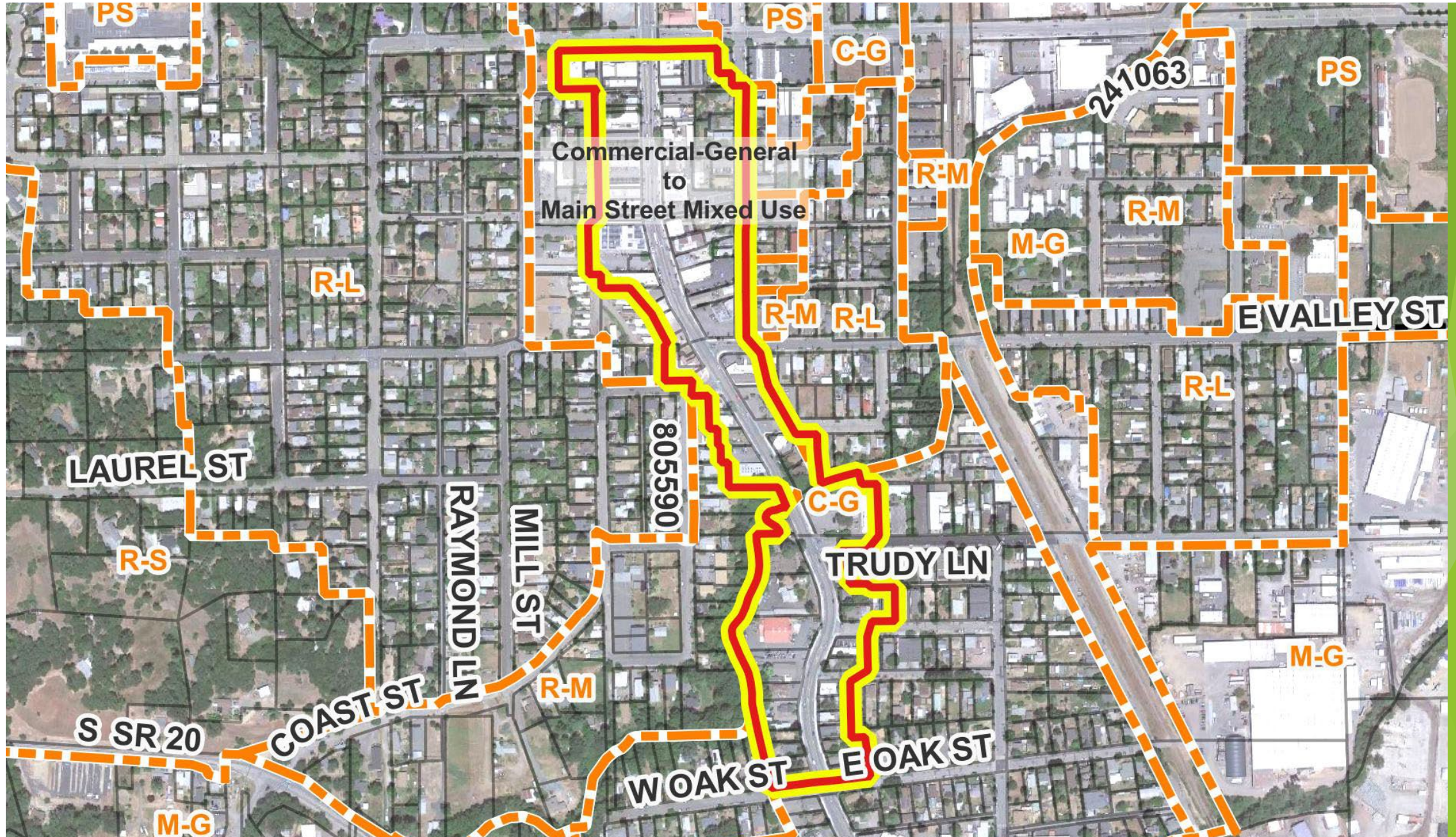
June 21, 2023

PLANWEST
PARTNERS, INC. 

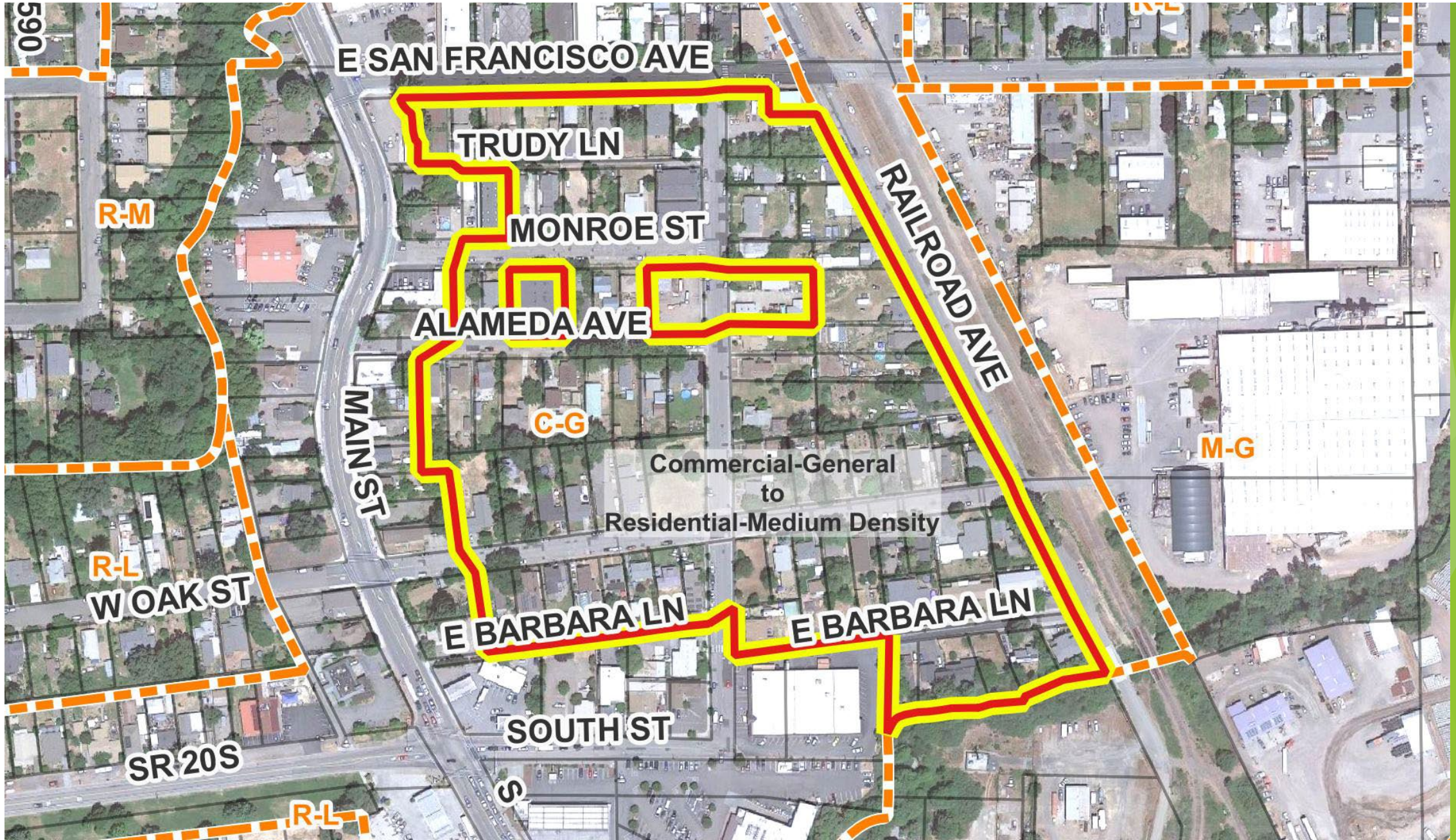
Proposed within City of Willits
“*Opportunity*” Land Use Designation Changes

The slide features a white background with a decorative graphic on the right side. This graphic consists of several overlapping, semi-transparent green shapes in various shades, ranging from light lime green to dark forest green. These shapes are primarily triangular and polygonal, creating a dynamic, layered effect. A thin, light gray line also runs diagonally across the lower right portion of the slide, intersecting the green shapes.

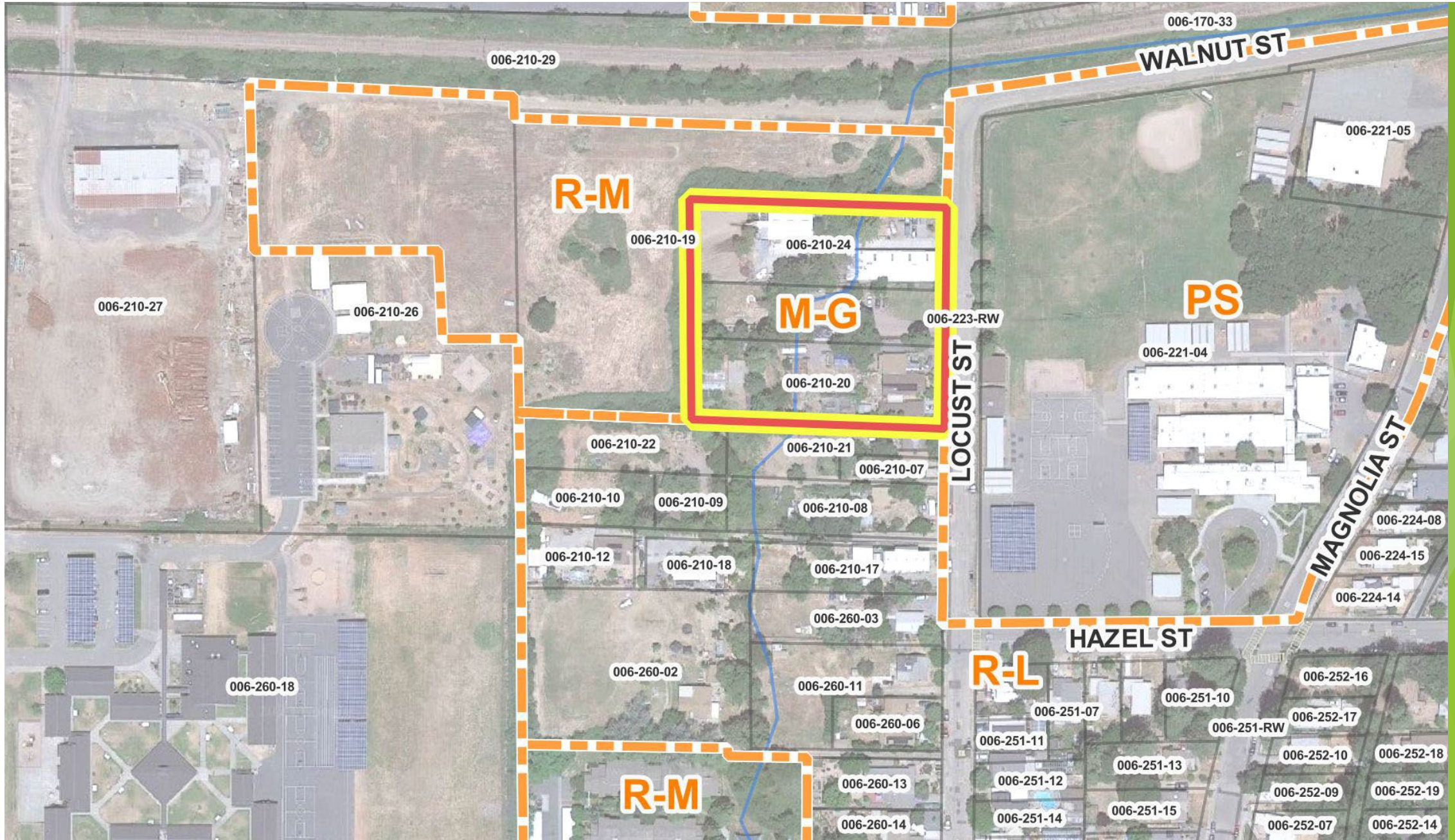
Downtown Main Street [C-G - to - Main Street Mixed Use]



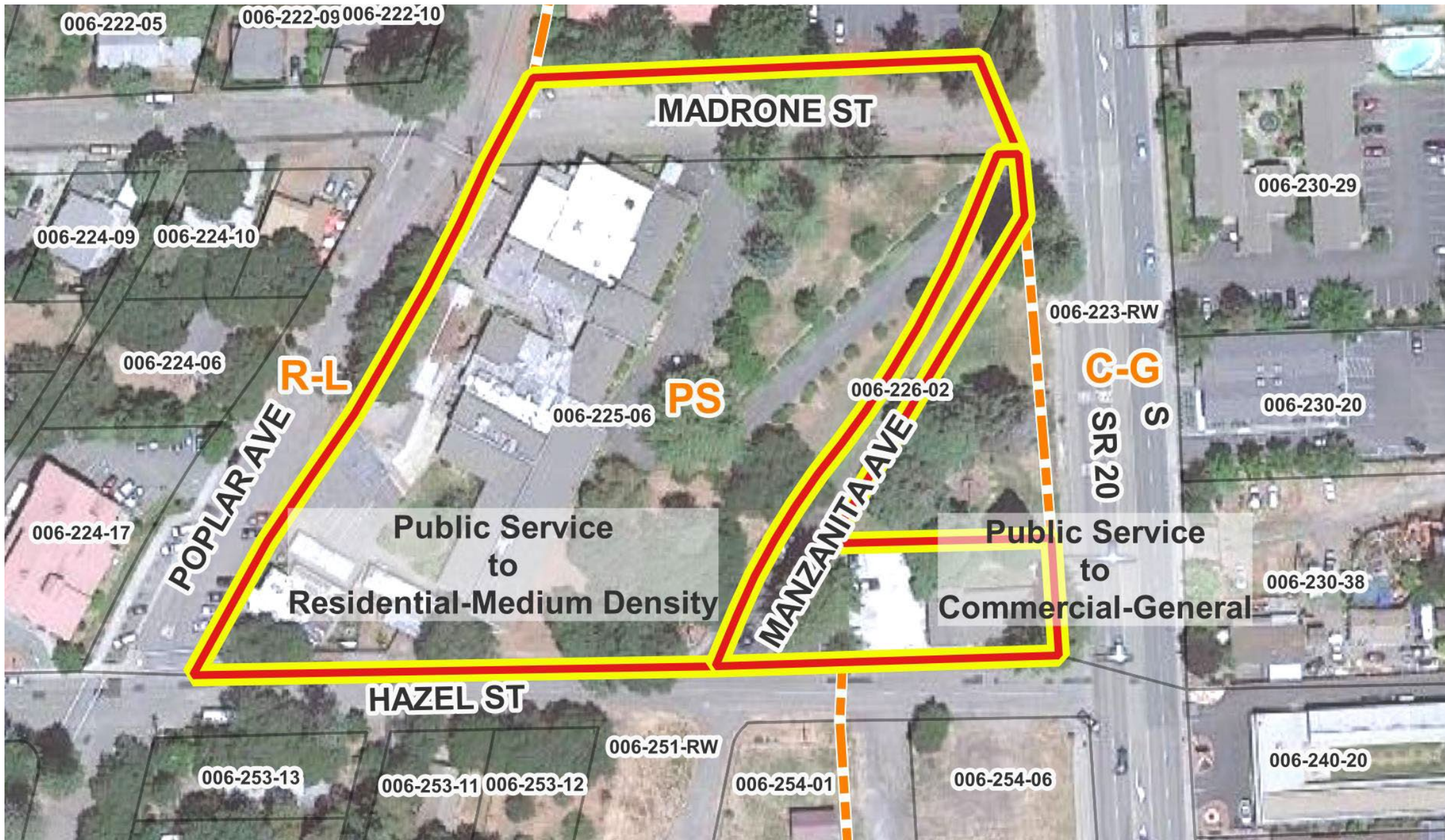
East San Francisco / Barbara Lane [C-G - to - R-M]



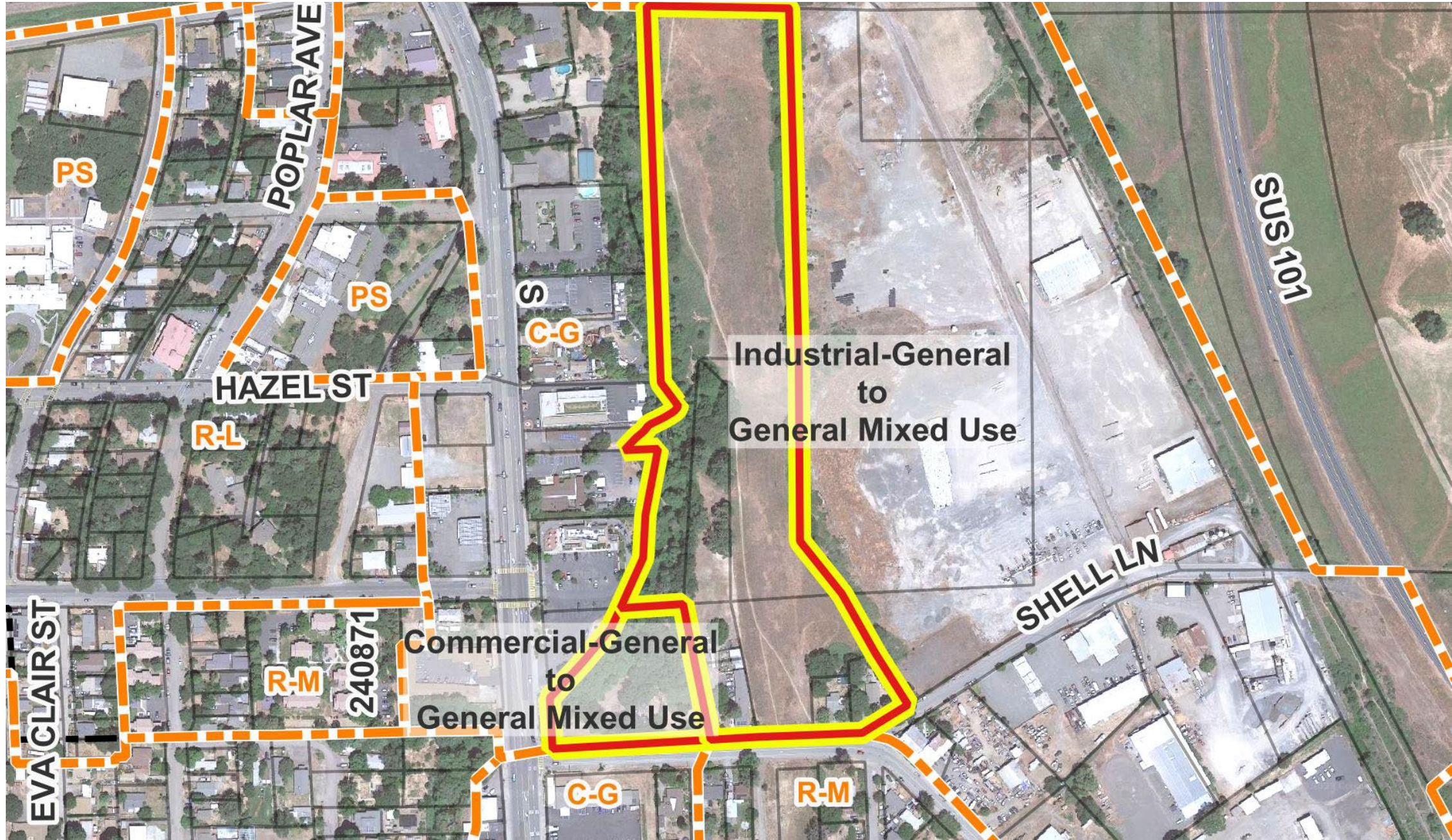
Locust Street Residential [M-G - to - R-M]



Former Hospital Site [P-S - to - R-M and C-G]



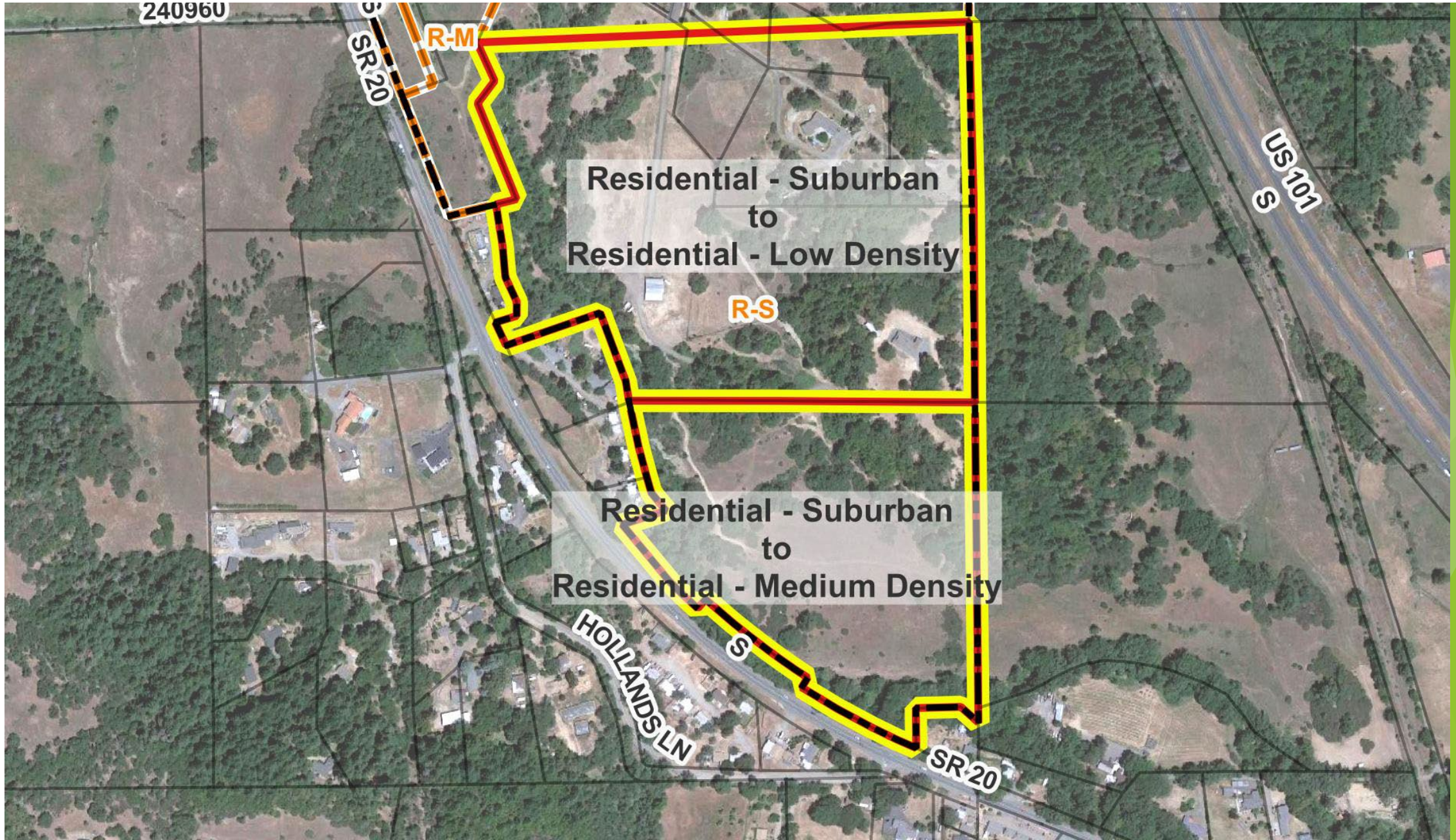
Baechtel Road [M-G and C-G to General Mixed-Use]



South Main Street Vacant Commercial [C-G to R-M]



South Haehl Creek Area [R-S to R-M and R-L]



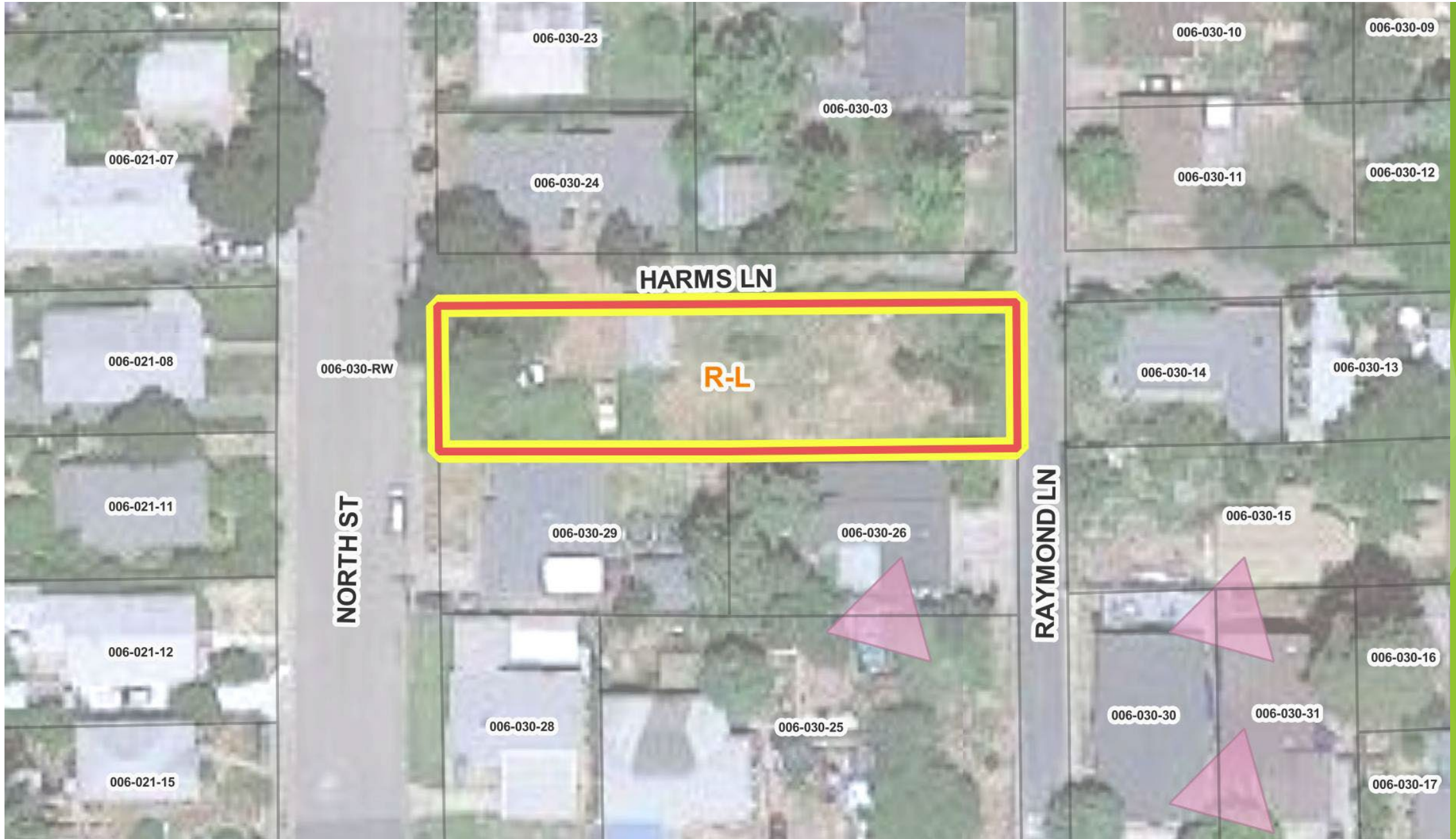
Property Owner Land Use Requests

The slide features a white background with a decorative graphic on the right side. This graphic consists of several overlapping, semi-transparent green shapes in various shades, ranging from light lime green to dark forest green. The shapes are primarily triangular and polygonal, creating a layered, abstract effect. A thin, light gray line also runs diagonally across the lower right portion of the slide, intersecting the green shapes.

Goines, Matt East - Commercial St [C-G to Gen Mixed-Use]



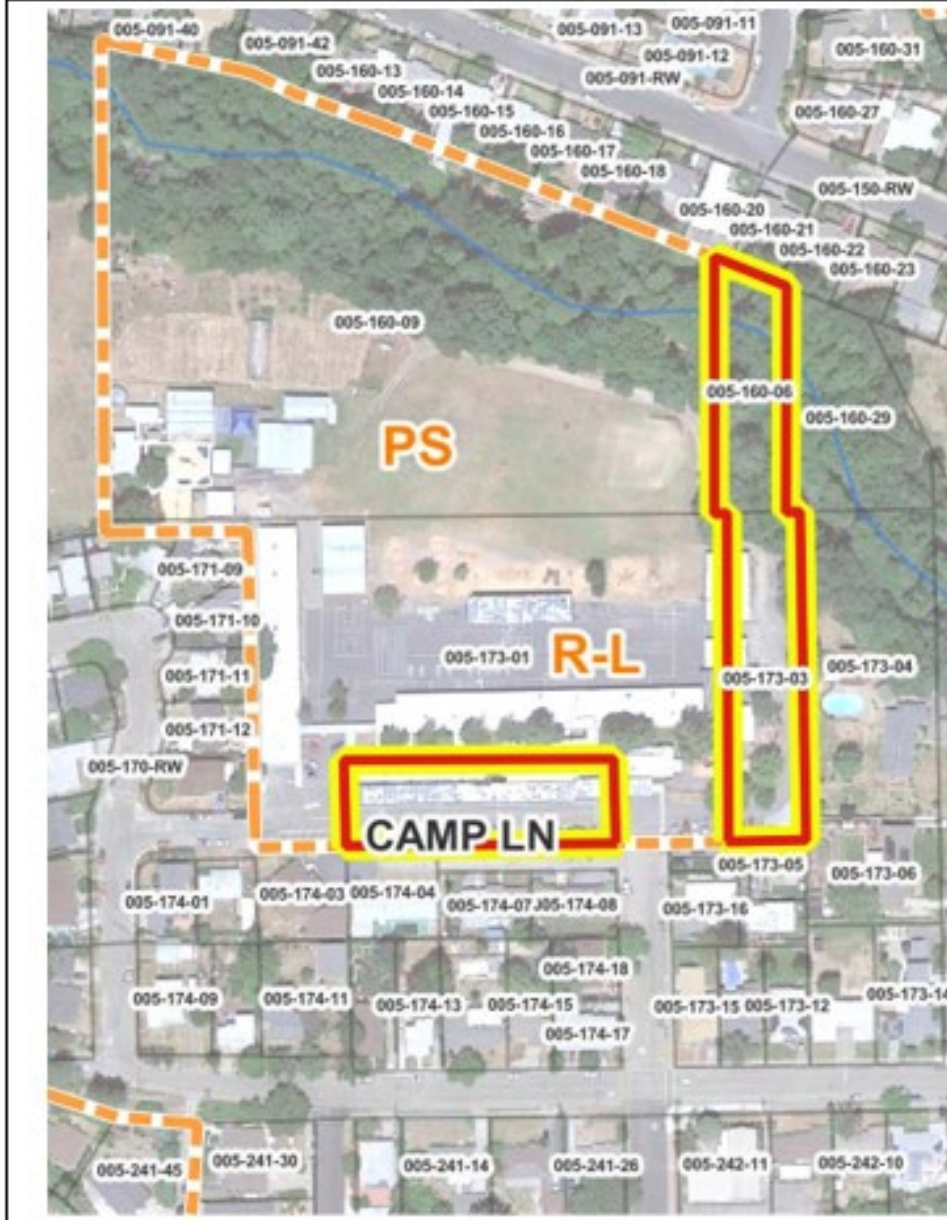
Frazer, Jay - 351 North Street [R-L to R-L]



Proposed within City of Willits
“*Clean-Up*” Land Use Designation Changes

Existing Public Use - Change Land Use to Public-Service

Brookside Elementary School [R-L - to - P-S]

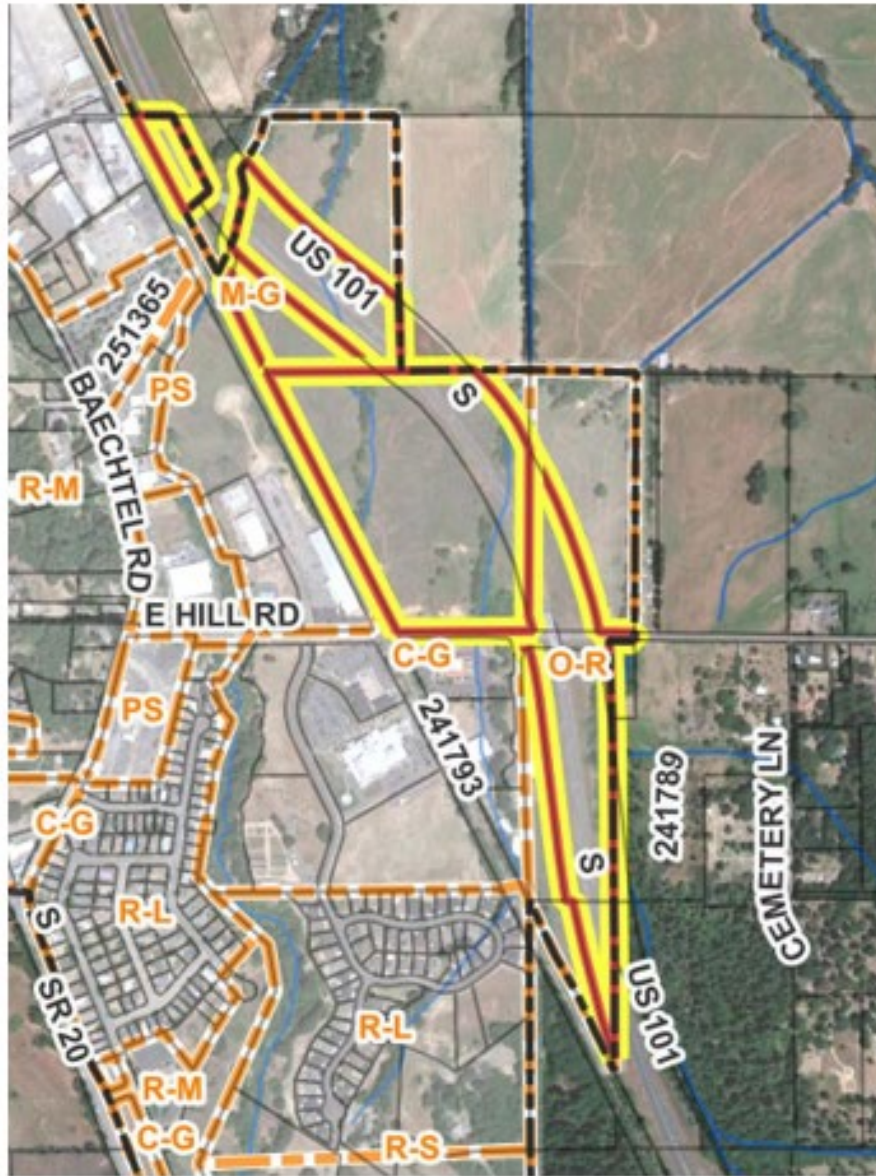


Blosser Lane Elementary School [M-G - to - P-S]



Existing Public Use - Change Land Use to Public-Service

Hwy. 101 & California Conservation Corps
[M-G, C-G, O-R to - P-S]

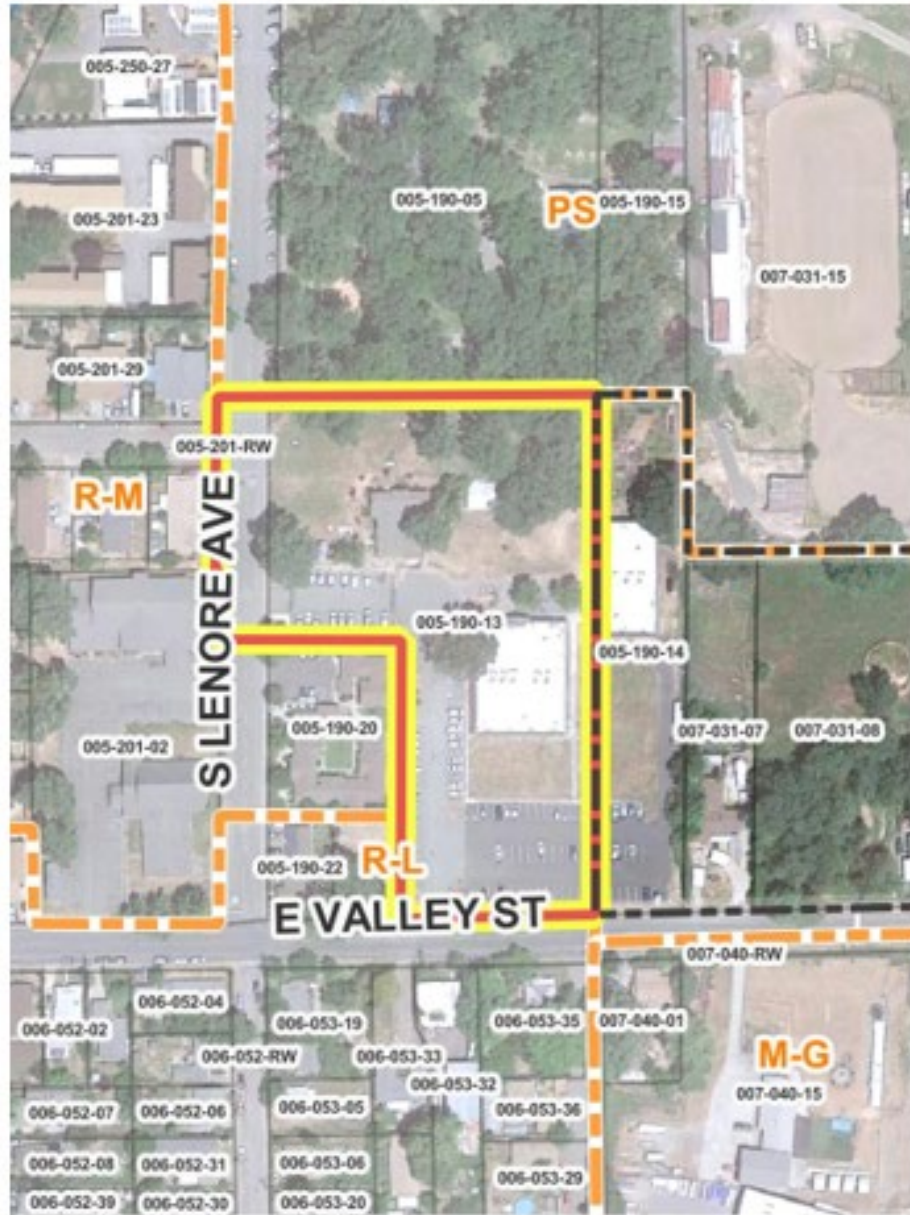


Adventist Health Howard Memorial
[C-G - to - P-S]



Existing Public Use - Change Land Use to Public-Service

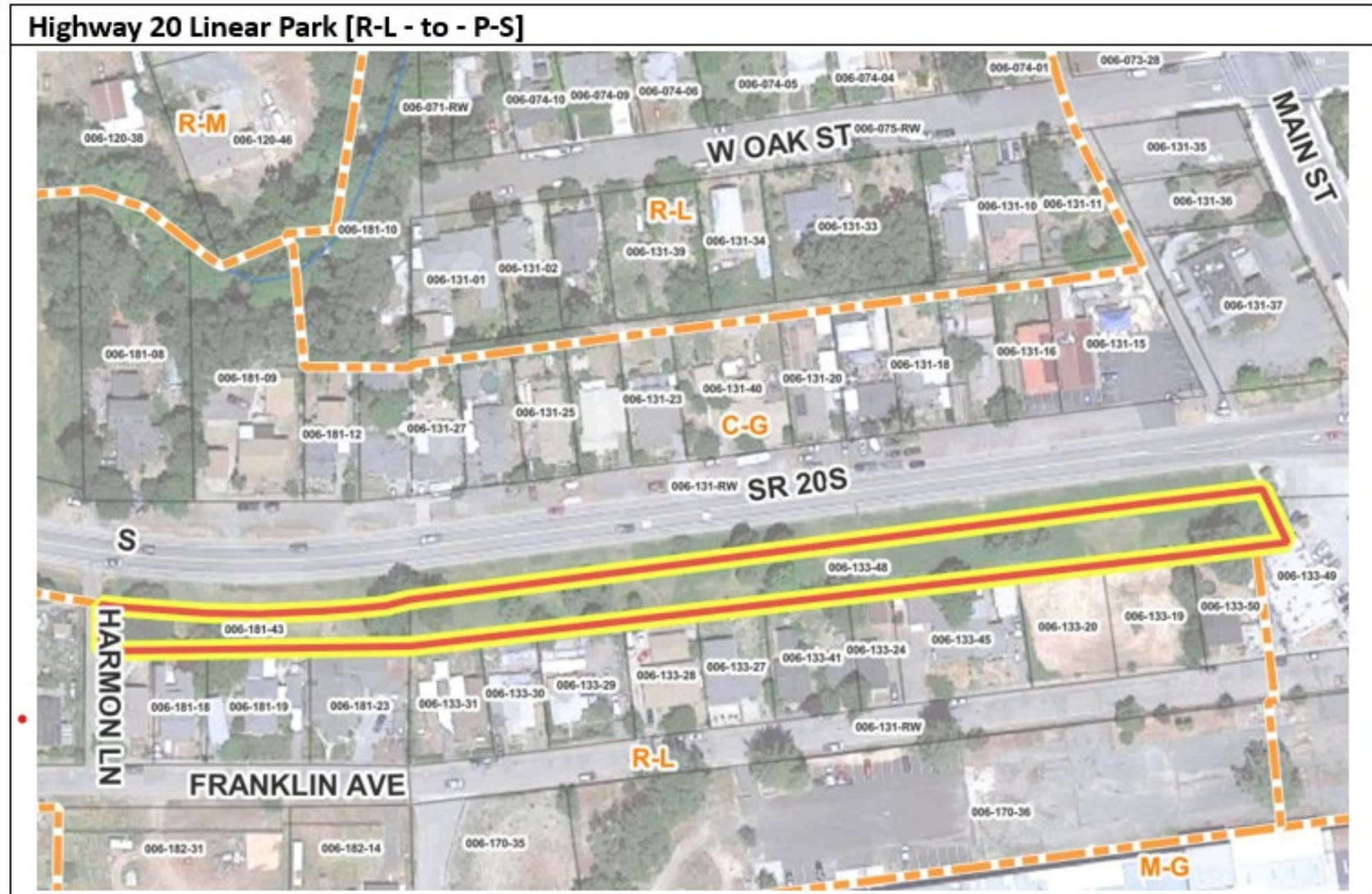
Mendocino County Facility [R-L - to - P-S]



Haehl Creek Trail [R-L - to - O-R]



Existing Public Use - Change Land Use to Public-Service

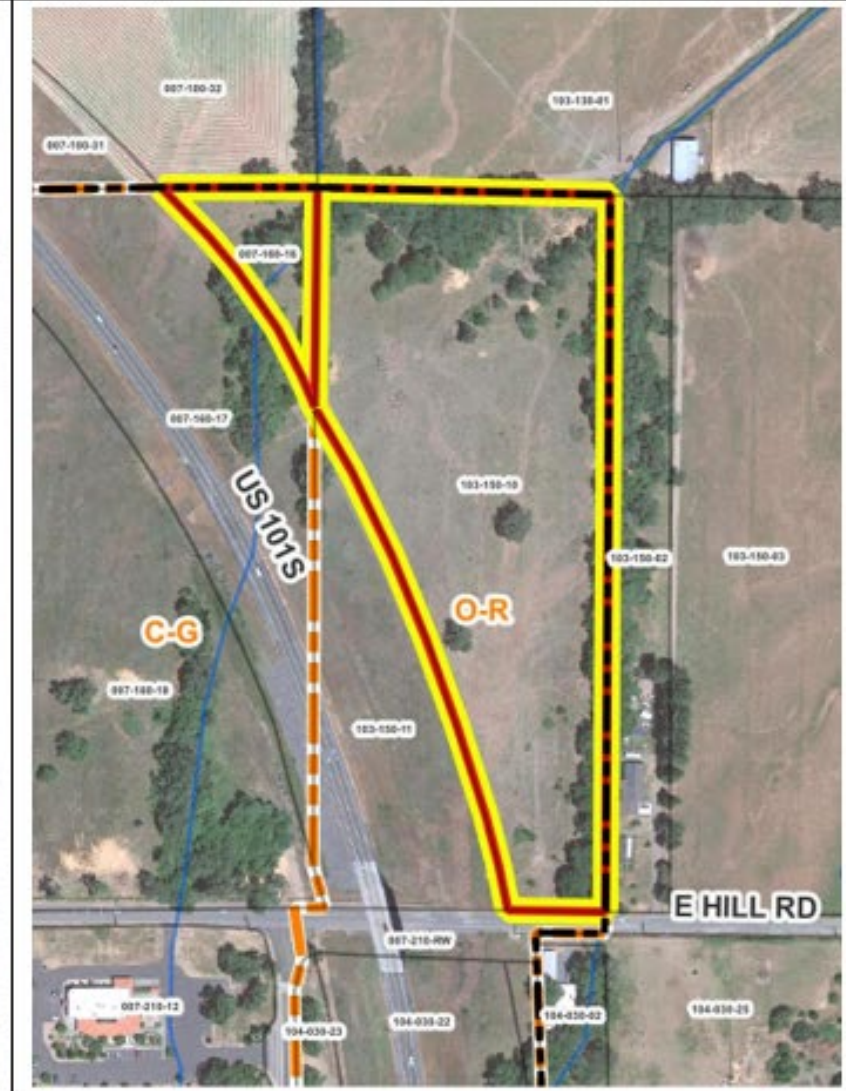


Change Land Use to A-G or M-G to Match Existing Use

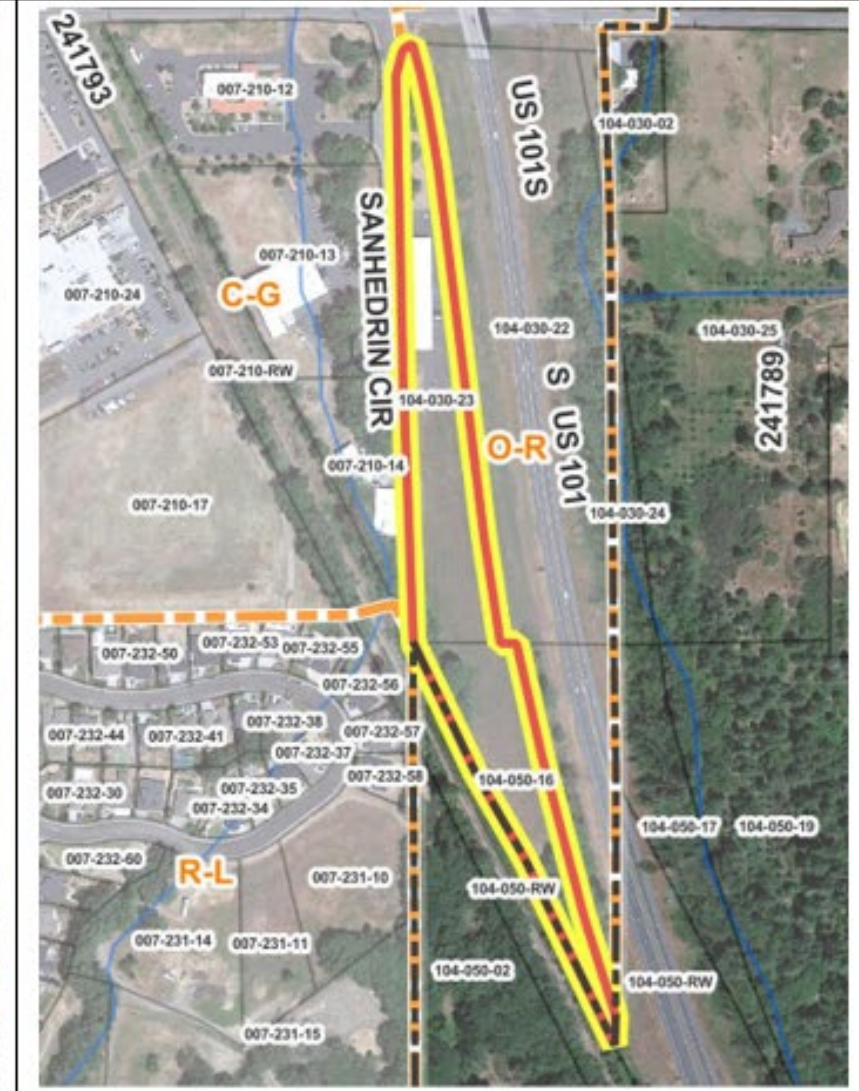
Shell Lane Agriculture [M-G - to - A-G]



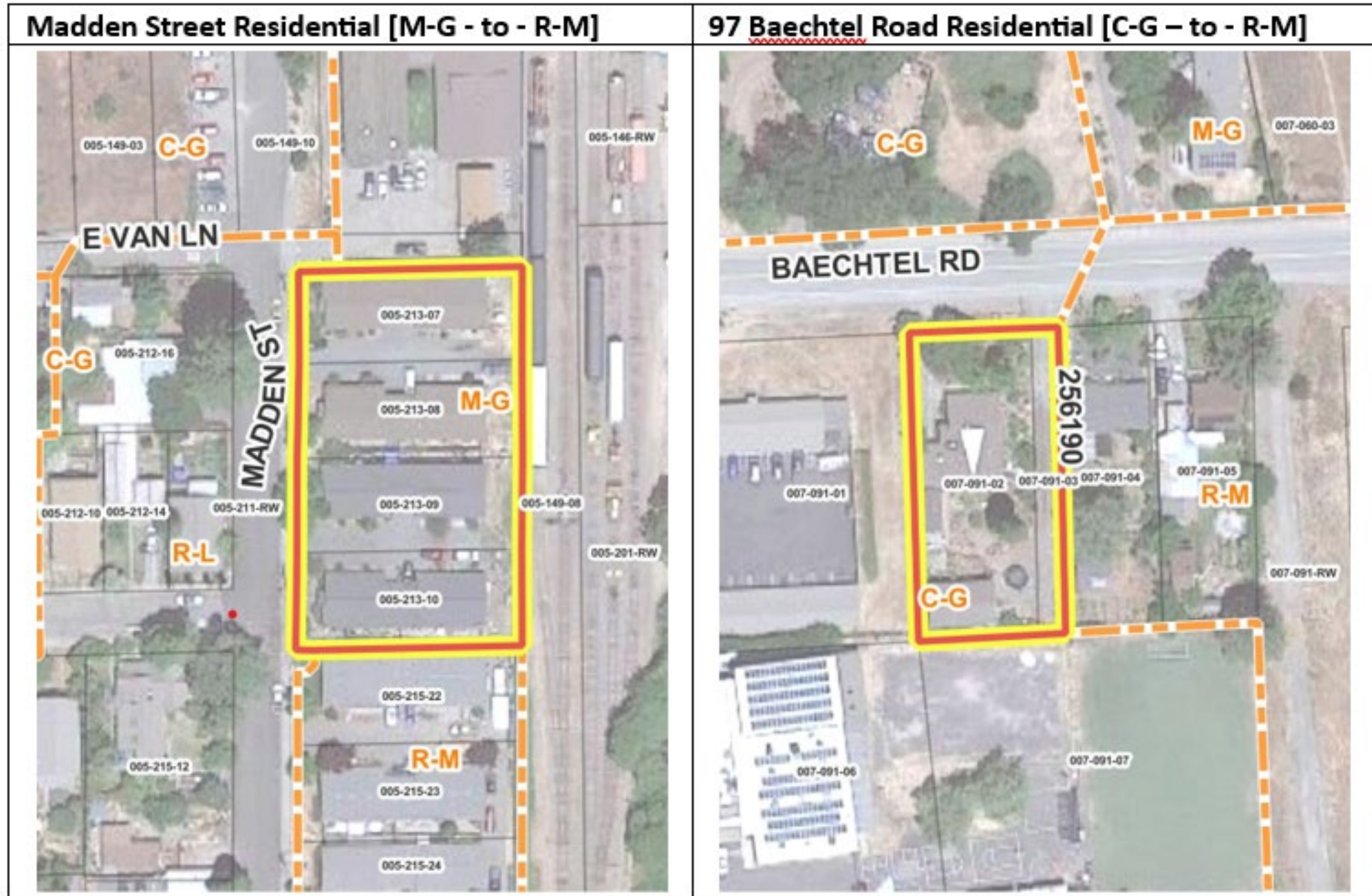
East Hill Agriculture [C-G, O-R - to - A-G]



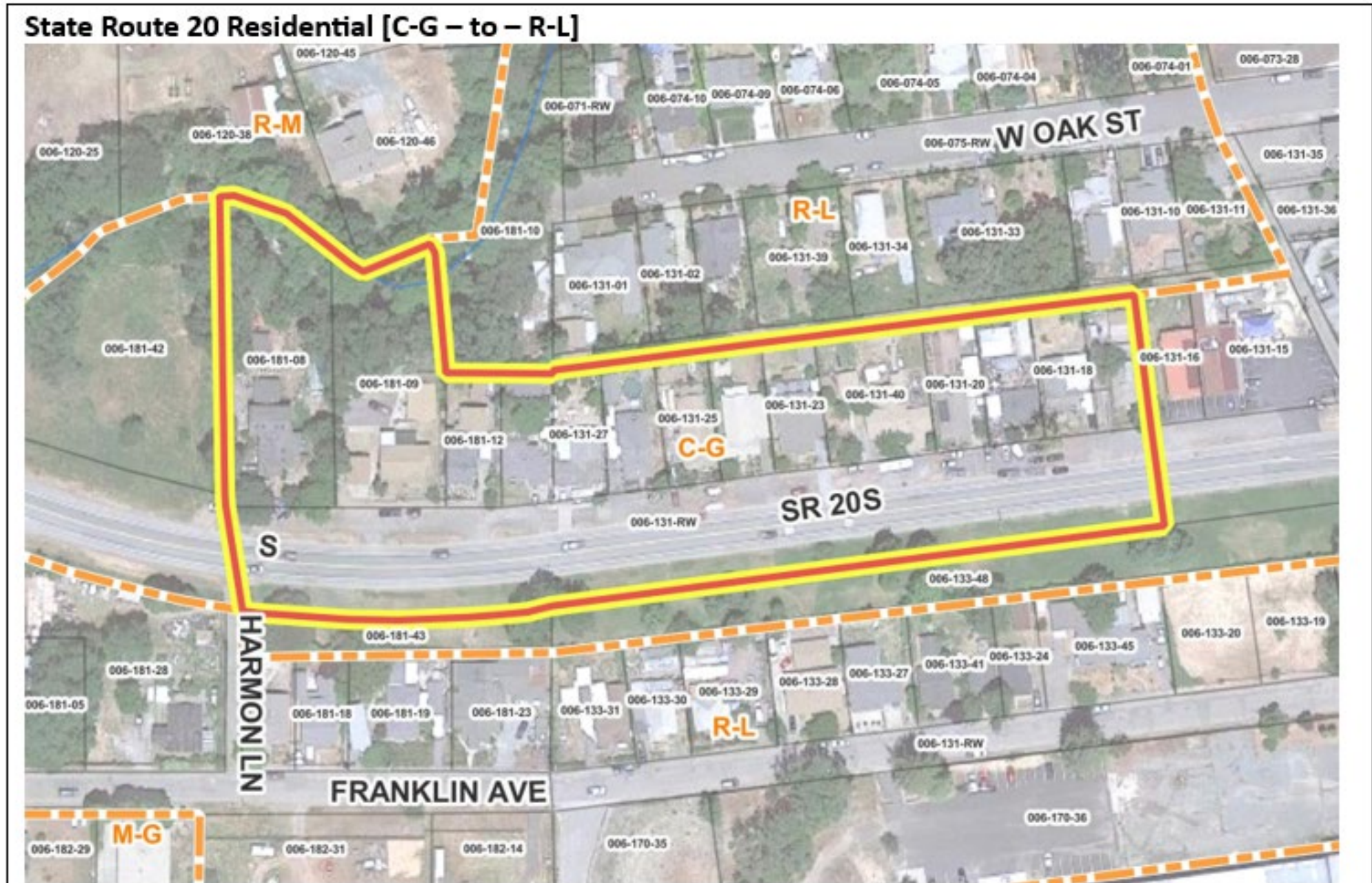
151 Sanhedrin Cir. Ind [O-R - to - M-G]



Existing Residential Use - Change to Residential Land Use



Existing Residential Use - Change to Residential Land Use



Existing Commercial Use - Change to Commercial-General

1471 South Main Street Commercial [R-M - to -C-G]



Proposed Sphere of Influence Additions

The slide features a white background with a decorative graphic on the right side. This graphic consists of several overlapping, semi-transparent green shapes in various shades, ranging from light lime green to dark forest green. These shapes are primarily triangular and polygonal, creating a layered, abstract effect. A thin, light gray line also extends from the bottom right towards the center of the slide.

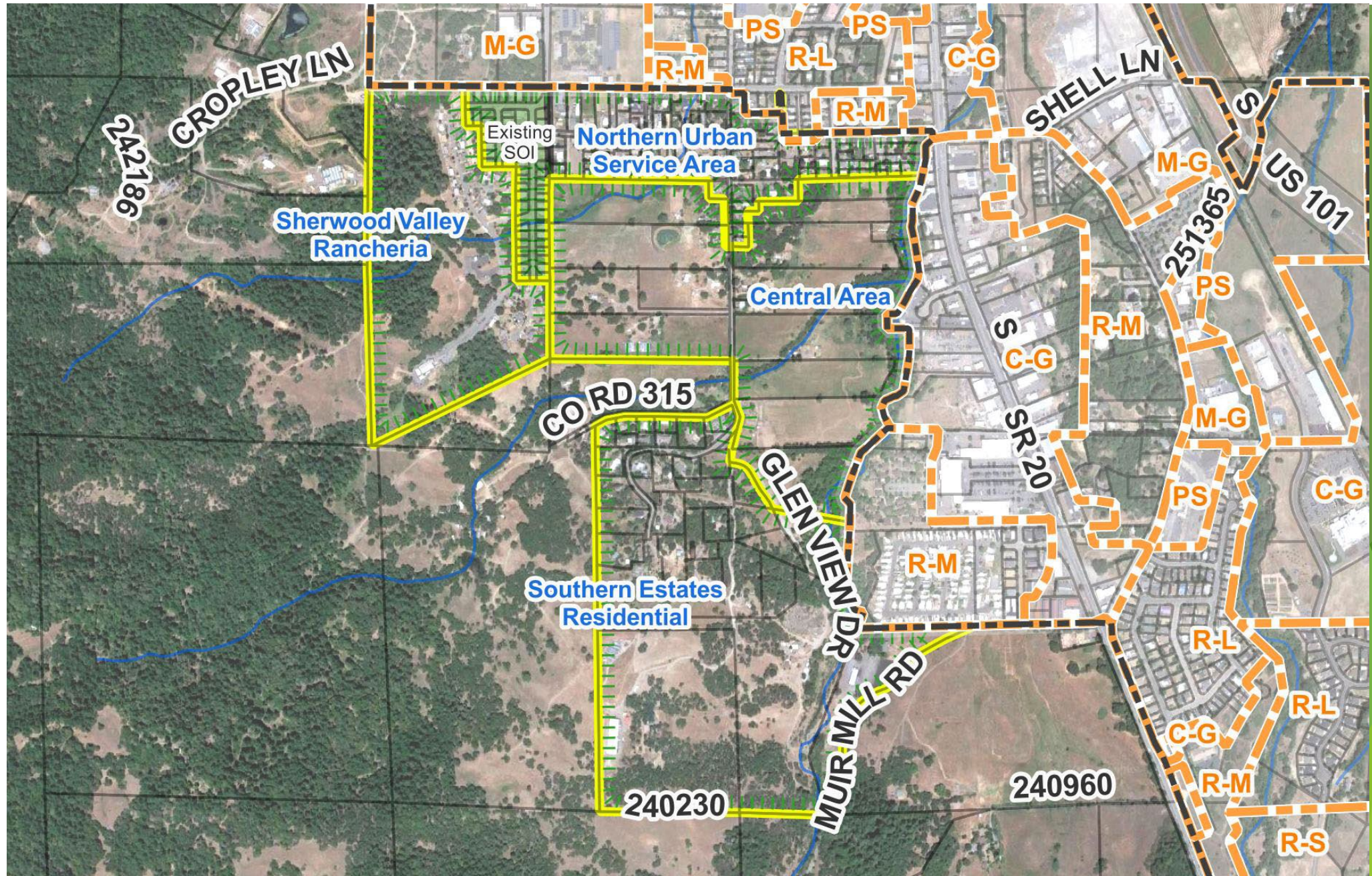
Muir Mill Road



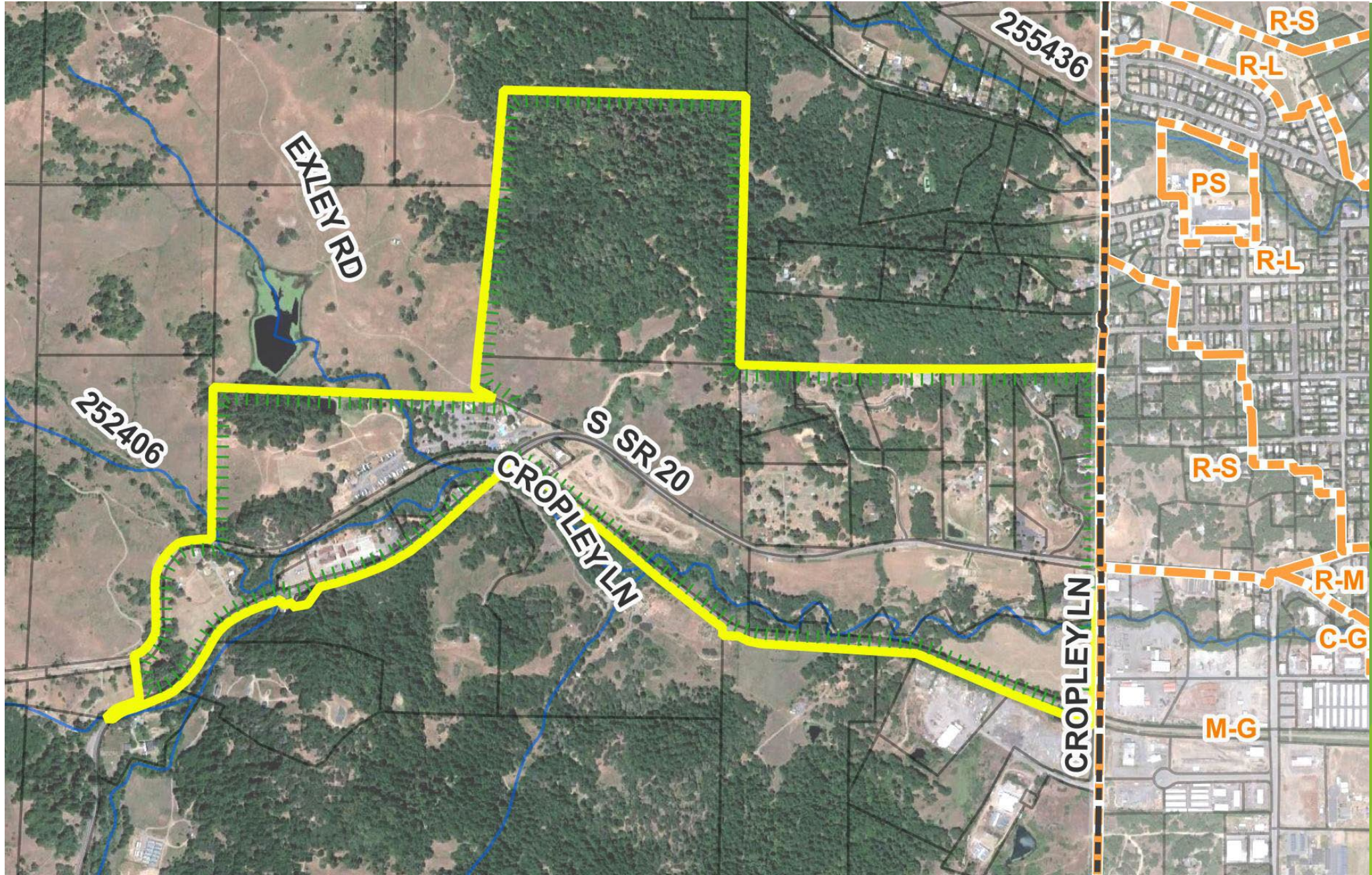
East Valley Street



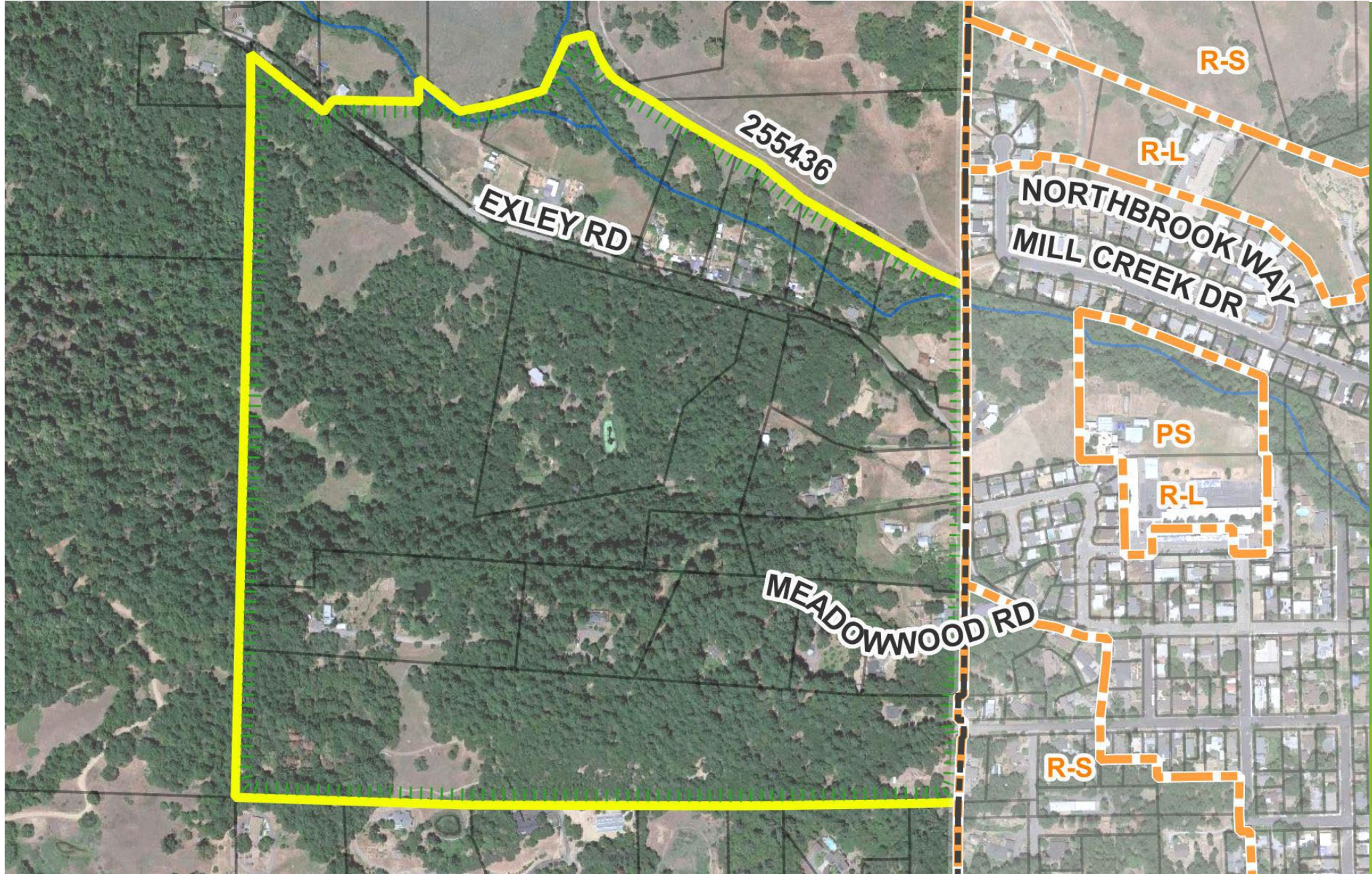
Locust Street Area



West SR 20



Mill Creek Area



Cropley Lane Industrial



Berryhill/Haehl Creek

