

Town of Woodside

Compiled by Town of Woodside Town Clerk Jennifer Li

Measure A

Shall an initiative in support of parking and community gathering spots on residentially zoned parcels within and adjacent to the Town Center be adopted?

Full Text

ORDINANCE OF THE TOWN OF WOODSIDE AMENDING THE WOODSIDE MUNICIPAL CODE SECTION 153.113 USE OF RESIDENTIAL PARCELS FOR COMMERCIAL PURPOSES ~~IN THE~~ WITHIN AND ADJACENT TO TOWN CENTER

The people of the Town of Woodside do ordain as follows:
SECTION 1: The Woodside Municipal Code, Section 153.113 is amended as follows (change indicated by strike-out and underlined words):

153.113. Use of residential parcels for commercial purposes ~~in the~~ within and adjacent to Town Center.

Parcels zoned residential in or adjoining the Town Center may not be used to facilitate or support commercial use of other parcels, including parking or access,

- (1) Except where a permit was granted by the Town for the use of the residential parcel and improvements were constructed prior to June 1, 1988, and
- (2) Except residentially zoned parcels within the Woodside Road-Whiskey Hill Road Parking Assessment District, as established November 2, 1988, which may be improved only as shown on the Town Center Site Plan, dated March 8, 1989 with at least (50% ~~percent~~ fifty-percent of each residential parcel remaining undeveloped or landscaped, or
- (3) Except where parcels zoned residential in the Town Center, subject to duly issued conditional use permits, are improved with a public building to promote art and cultural events, such as, an amphitheater, gazebo, or similar building designed to provide a gathering place for community events, or
- (4) Except Assessor's Parcel No. 072-162-350, located behind Canada Corners, which may be improved with facilities, subject to duly issued conditional use permits, such as, surface parking to accommodate permanent outdoor dining within Canada Corners, trails, and play structures.

SECTION 2: This ordinance may be repealed or modified only by a majority vote of the citizens of Woodside in an election. The foregoing is the full text of the proposed ordinance.

Impartial Analysis of Measure A

Measure A appears on the ballot because the Town received a citizen's petition signed by the requisite number of voters qualifying this Measure for the ballot. If approved by a majority of voters, it will amend Section 153.113 of the Town's Municipal Code – Use of Residential Parcels for Commercial Purposes in the Town Center. A public amphitheater, gazebo, or similar building could then be constructed on residentially zoned parcels in Town Center. Additionally, parking for permanent outdoor dining at Canada Corners, trails, and parking structures could be constructed on the parcel of land behind Canada Corners.

As currently written, Section 153.113 contains land use regulations applicable to residentially zoned properties in and adjacent to Town Center, the area of Town along Woodside Road from Whiskey Hill Road to Robert's Market and Canada Corners at the Canada Road intersection. Land use regulations for those residentially zoned properties were established by voter approved Measures "J" and "I" in 1988-1989.

Upon its approval in 1988, Measure "J" did two things. First, it prohibited development of commercial or office space on a then vacant Town-owned parcel near where Town Hall is now located. Second, it required residential properties in and adjoining Town Center to remain residential unless commercial parking on those properties had been permitted prior to June 1, 1988.

Measure No. "1", approved the following year, authorized residentially zoned parcels in the Woodside Road – Whiskey Hill Road Parking Assessment District to be improved to provide access, parking, and open space per the 1989 Town Center Site Plan if at least 50% of the residential parcels were maintained in open space. This allowed the Town to construct Town Hall parking and access improvements to serve the public, Town Hall, and commercial businesses in Town Center.

Measure A would create two new exceptions to Measure "J", codified as Woodside Municipal Code Section 153.113.

First, Measure A would allow improvement of residentially zoned properties in Town Center with a public amphitheater, gazebo, or similar building designed to provide a gathering place for community events, promoting art and culture.

Second, Measure A would allow Assessor's Parcel No. 072-162-350, adjacent to Town Center and located behind Canada Corners, to be improved with surface parking to accommodate permanent outdoor dining at Canada Corners, trails, and play structures.

Conditional use permits would be required prior to construction for any improvements authorized by Measure A.

If Measure A is approved by the voters, it may only be modified or repealed in the future by a majority vote of Woodside's voters.

This is an impartial analysis of Measure A. For a copy of Measure A, please call the Town Clerk at (650) 851-6790 or email at jli@woodsideside.town.org to receive a copy at no cost to you.

/s/ **Jean B. Savaree**
Town Attorney, Town of Woodside