

WOODSIDE GENERAL PLAN

**Town of Woodside
3155 Woodside Road
P.O. Box 620005
Woodside, CA 94062**

WOODSIDE GENERAL PLAN

Adopted April 6, 1988

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WOODSIDE GENERAL PLAN

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INTRODUCTION

This General Plan is a long-range, comprehensive, general planning guide to the future development of the Town of Woodside and territory outside its boundaries. It describes the desired character and quality of the community; sets forth the goals and objectives that govern the Town; and states the policies that Town government will follow to achieve these goals and objectives.

The Plan is a guide to the day-to-day decisions that Town government, other public agencies and private parties will make affecting the character of the community over the next fifteen years. The General Plan applies to the Town of Woodside and the body of people closely tied to it in adjoining areas by common concerns, needs and desires. This area is called the Planning Area (see the Plan Diagram).

This Plan deals with broad areas of land use and the character of the environment. It does not include specific development schemes for individual properties, but rather establishes the context within which private and public property is to be used.

This Plan is comprehensive in that it considers the range of topics considered to be important to the future form and character of the community. These include natural physical conditions, land use, population growth and characteristics, traffic flow, and activities, needs and desires of members of the community. Many of the topics given special attention relate primarily to the physical environment of the community. It is recognized, however, that they also influence and are affected by economic and social conditions.

The General Plan, consisting of text and exhibits, comprises a number of "Elements," many of which are required by State Law. The general location and extent of land uses, facilities, and environmentally sensitive areas are shown on the Plan Diagram (see paragraph 1600.) The tables and figures listed in the Table of Contents are integral parts of the General Plan.

This General Plan includes the more specific plans of the Town Center and the Skylonda area. Other "Local Area Plans" may be prepared in the future for other sections of the Town and adopted as amendments to this General Plan.

There were approximately 1,970 housing units in Woodside (1985). Approximately 298 units, including second living units, will be added to the housing stock by 1990. Approximately 500 undeveloped sites have been identified for future housing. The projected maximum number of houses for Woodside is approximately 2,500 main housing units plus 200 second living units. At the construction rate of 22 units per year, total buildout would be achieved in about 2010.

Planning has played an important role in the history of Woodside. The citizens of the Woodside voted to incorporate a new town in 1956, largely so they could do their own planning and maintain the rural, residential character of the community.

The first Town Master Plan (General Plan) was adopted in 1959 and revised in 1970. In 1970 and 1972 the State Legislature amended the State Laws governing local planning. Woodside complied with State requirements, adding the following "elements" to its General Plan:

Open Space Element	July 10, 1973
Conservation Element	September 11, 1973
Noise Element	September 10, 1974
Scenic Roads and Highways Element	December 10, 1974

A revised General Plan was adopted in 1976, which superseded the Master Plan of 1959, the General Plan of 1970, and the four Elements cited above. The Town Center Plan, which is a part of the General Plan, is under study.

State Law recommends that the Plan should be reviewed thoroughly and updated every five years. The Housing Element must be reviewed every five years. The Plan should be reviewed annually to be sure that it continues to reflect the desires of the community and changing conditions, and to assure that short range goals, policies and objectives are addressed.

The Plan will be put into effect through the enactment and administration of regulations and the pursuit of programs based on the Plan. The most important of these regulations govern land use, subdivision, and site development. The regulations now in force will be reviewed to make sure that they are consistent with the Plan, and new regulations will be adopted if needed.

1000

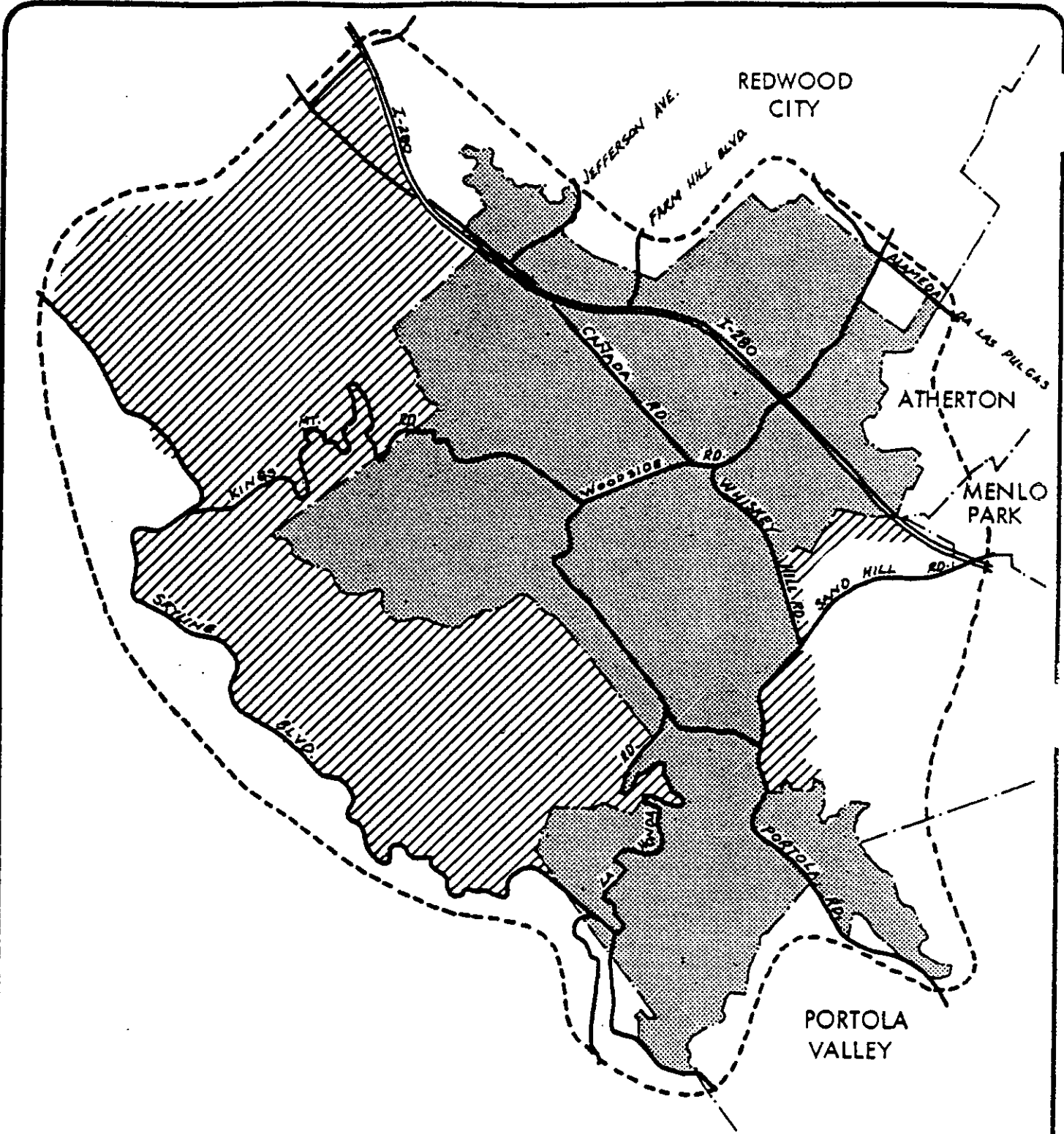
I FOUNDATIONS OF THE PLAN

PLANNING AREA




- 1100 The Planning Area is shown on the Plan Diagram. It consists of the Town of Woodside and adjoining lands that relate to its planning. The lands beyond the Town boundary include:
- 1101 Areas of influence assigned to the Town by the San Mateo County Local Agency Formation Commission (LAFCO). The General Plan expresses firm Town policy for future development of these areas and provides the basis for rezoning and other effectuation measures required to carry out the General Plan.
- 1102 Areas within other incorporated jurisdictions or their spheres of influence where the type and intensity of land use are of substantial concern to the Town. Portions of Redwood City, Atherton, Menlo Park and Portola Valley, and their spheres of influence are included. The Plan expresses the Town's desires regarding the general character and quality of use for these lands to: (1) achieve compatibility between uses that are within and adjacent to the Town, (2) protect the vistas from the Town, and (3) prevent adverse impact from higher intensity uses that cause increased traffic, noise and demands on public facilities and services. The Plan establishes a basis for communication with these other jurisdictions to encourage cooperation in planning for these areas.
- 1103 Lands in the unincorporated area of San Mateo County not assigned to any sphere of influence. The area includes most of the drainage areas that flow into streams traversing Woodside. It extends over the western ridge to include a band of land west of Skyline Boulevard because of the Town's interest in protecting the natural resources and visual aspects of this critical area. The General Plan expresses Town policy to provide a basis for collaboration with the County of San Mateo.

BASIC ASSUMPTIONS

- 1200 The General Plan for Woodside must relate to the larger forces at work at national, state, and regional levels. Most importantly, it must relate to forces at work in the San Francisco Bay Area. Following are the assumptions on which this plan is based:
1. Major and permanent changes in the economy of the nation, and of California and the Bay Area, are not anticipated. While there will be, from time to time, fluctuations in economic conditions, they are not anticipated to be of a magnitude to cause major changes in development patterns in Woodside.



PLANNING AREA

-  Town of Woodside (Incorporated Area)
-  Unincorporated Areas Within Woodside Sphere of Influence
-  Woodside Planning Area Boundary

SCALE

0 1/2 1 1 1/2 2

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

TOWN OF WOODSIDE

FIGURE 1

2. The shortage of fossil fuels may cause Americans to reconsider their use of natural resources over the coming years. This may result in greater recycling of materials, production of a more efficient means of transportation, and changes in life styles. The changes of life style may tend toward less usage of the private automobile, towards a concentration of population in urban areas, and towards Woodside being populated by those persons who choose a rural atmosphere, knowing that either they may have to reduce their intercommunity travel, or will have to pay substantially more for it. While the shortage of fuel and other natural resources may change the life style of Woodside residents, there is no indication that this will make a substantial change in the physical form of the Town.
3. The rate of population growth in California, the Bay Area, and the Midpeninsula will be substantially slower between the years 1987 and 2000 than it was between 1975 and 1987.
4. Despite reduced population growth, the demand for housing in the Midpeninsula area will continue to be strong because of the attractiveness of the area.
5. Transportation between Woodside and other parts of the Bay Area will not change significantly prior to 2000, although somewhat greater reliance will be placed on public transportation, because of the scarcity of energy resources and congestion. Transportation by private automobile will remain at or near its present level of convenience.
6. Although convenience shopping will be available locally for Woodside residents, many of their needs for goods and services will continue to be satisfied through outlets and facilities in other parts of San Mateo County and the Bay Area.

REGIONAL RELATIONSHIPS

1300 Woodside is closely tied to other parts of the San Francisco Bay Area. Residents of Woodside draw on other parts of the Bay Area for a wide range of cultural, commercial and recreational facilities. Employment centers throughout much of the Bay Area are within the reach of residents of the Planning Area. On the other hand, Woodside is a rather unique part of the Bay Area. It is an area of great natural beauty which is relatively close to major activity centers of the Bay Area. Hence it is attractive for those seeking to reside in a rural environment. Junipero Serra Freeway (I-280), Woodside-La Honda Road, and Skyline Boulevard provide primary highway links to other parts of the Bay Area.

1301 The Midpeninsula consists of diverse and continuous urban uses located between the Bay and I-280 freeway corridor. The lands within the Woodside Planning Area, along with other adjacent communities, provide a transition or buffer between these intense urban and suburban areas to the east and the fragile wildland, agricultural and watershed areas west of the Skyline Ridge. Diverse and intense non-residential land uses are not compatible with the transitional and rural nature of the Planning Area. A diversity of shopping service facilities and employment opportunities, however, is available in Redwood City, Menlo Park, Palo Alto, Stanford Shopping Center, and other parts of the Midpeninsula from San Carlos to Mountain View. Major employment and service centers are thus easily accessible to Woodside.

1302 If Woodside and similar communities are to continue to provide a natural environment as an alternative to the congestion of the more intensively developed portions of the Midpeninsula and the Bay Region, the following principles must be observed:

1. Individuals, groups, and government should participate in the planning, management, and use of the limited natural resources of the Bay Area in order to conserve and, where necessary, restore a desirable environment.
2. Regional patterns of growth and development should be defined through appropriate regional planning mechanisms, with projections based on environmental constraints, space availability, and reasonable extension of services and facilities. Local regulatory measures should be used as one means of implementing the regional plan.
3. The Bay Area is and should continue to be composed of many communities, each with its own characteristic qualities. It is appropriate for some communities to be intensively urbanized; it is also appropriate for some communities, such as Woodside, to remain rural in character. Planning for the Bay Area should recognize these differences, and strive to strengthen the good features of each form of community development.
4. Belts of existing open land adjoining communities should be preserved in order to reduce urban sprawl and promote community identity.
5. Much of the landscape of the peninsula, such as the San Francisco watershed lands, the Skyline ridge, the wooded mountains, and the oak studded foothill grasslands, is of regional significance and should be preserved.

6. State and regional agencies should exercise effective environmental controls, such as air and water pollution regulations, and noise abatement programs that will improve the quality of the physical environment.
7. All persons in the Bay Area should be able to obtain adequate housing in satisfying neighborhoods and in locations convenient to jobs, and needed community facilities and services. Each community should be viewed in this regional context, and should provide the housing types that are best suited to its natural setting and its proximity to employment, recreation, shopping, services, and educational and cultural facilities.
8. In the areas adjoining Woodside effective planning and control of development are needed to prevent adverse effects on the Woodside environment.

GENERAL COMMUNITY GOALS

1400. The major community goals stated below are general in nature and provide the most basic policy for the General Plan:
- G1 To preserve and enhance Woodside as a scenic, rural residential community.
 - G2 To protect and enhance the unique character of the Town.
 - G3 To conserve the natural environment of the Town, and to minimize disturbance of the natural terrain.
 - G4 To conserve the visual resources of the community, including the important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides.
 - G5 To foster the provision of appropriate public and private recreation programs and facilities for local residents, with emphasis on equestrian activities.
 - G6 To protect persons and property from unreasonable exposure to hazards in the local environment, such as fire, flood, unstable ground, erosion, and earthquakes.
 - G7 To prevent loss of life, reduce injuries and property damage, and to minimize economic and social dislocations which may result from natural disaster or other calamity.

- G8 To designate only that space which is required for commercial services and facilities to meet frequently recurring needs of residents of the local community.
- G9 To expand opportunities for public transportation and to explore alternate means of travel in addition to the use of private automobiles.
- G10 To provide a system of paths, trails and roads to
 - a. afford access to individual properties within the community.
 - b. permit safe, pleasant, and reasonably convenient travel between parts of the community.
 - c. connect local areas within the community to main paths, trails and thoroughfares in adjoining areas.
 - d. minimize through traffic in order to maintain the Town's rural quality and natural environment and provide for public safety.

GENERAL POLICIES

- 1500 The following policies provide general guidelines for conservation, development, and use of land and other resources in the Planning Area:
- P1 Land uses in the Town of Woodside and in the areas located outside its boundaries, and adjacent to it, should be compatible with the General Plan.
 - P2 Future uses of land in Woodside shall, in general, be restricted to residential uses, conservation and open space preserves for watershed protection, air quality protection, scenic enjoyment and recreation, and such public, private and commercial uses as are necessary to provide reasonable or accustomed services to local residents.
 - P3 The magnitude and intensity of land use within the Woodside Planning Area should be limited by natural and other planning constraints.
 - P4 The population density pattern shall be consistent with the following:
 - a. the role of Woodside as a transition area between the urban densities in neighboring communities on the Bay and the predominantly agricultural and open space uses west of Skyline Boulevard;
 - b. existing patterns of development within the Town;

- c. the need for proper utilization of the undeveloped areas within the Town;
 - d. the preservation of natural open spaces and natural scenic areas in the Woodside Planning Area; and
 - e. the recognition of the fact that certain areas within the Town are not suited for development because of natural constraints.
- P5 Care shall be taken in the development and use of lands in the Planning Area to protect Woodside and downstream communities against excessive storm water runoff, flooding, erosion, fire, landslides, and other natural hazards.
- P6 The Town Center shall be maintained as the primary commercial area of the Town which serves primarily the residents of the Town. It may contain public and private facilities. The commercial center at Skylonda should be maintained to serve primarily the residents of the immediate vicinity.
- P7 Utility lines and other services shall not be extended in advance of need.
- P8 Care should be taken in the development of the Woodside Planning Area to protect the underground water table from depletion, deterioration, or contamination.
- P9 Public school buildings and grounds should be designed and used as much as possible to serve the cultural, civic and recreational needs of the community.
- P10 Cultural, civic and recreational facilities shall be conveniently located within the community to serve the requirements of residents.
- P11 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.

PLAN DIAGRAM (in pocket, back cover)

- 1600 The Plan Diagram is a general indication of the location and extent of land use areas, facilities, environmentally sensitive areas, and other features, and is not intended to be precise in regard to specific location or limits of areas or features shown. The Diagram, together with the objectives, principles, standards and descriptions set forth in the text, provides a general guide to the

establishment of zoning districts and the specific extent of areas which may be included in programs designed to implement the Plan.

Use categories are defined and described in the Land Use Element and the Open Space Element. The road system shown on the Plan Diagram is defined and described in the Circulation Element.