

SKYLONDA CENTER PLAN

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SKYLONDA CENTER PLAN

INTRODUCTION

This sub-area plan, Part IV of the General Plan, is intended to amplify, augment and further the policies and proposals set forth in Parts I and II. Where additional detail is provided in this Skylonda Center Plan, it is intended to be governing; however, it is not intended to supersede the basic goals and policies included in Parts I and II.

This Plan is to be used as a guide to expansion and replacement of existing structures and facilities and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. It provides a framework for gradual changes in the area which will take place over a period of time by a combination of private endeavors and public actions. It also provides, in conjunction with Parts I and II of this General Plan, a basis for necessary implementing regulations and programs.

The extent of the Skylonda Center Plan Area is described in general terms in paragraphs 2317-2318.

The Plan is intended to guide, unify and enhance, both functionally and aesthetically, the development and use of separately owned private properties in coordination with public spaces and facilities. It is desired that the Skylonda Center maintain the existing physical scale and visual informality and that all commercial activities be physically quiet, and have low visual impact.

This Plan is not intended to impair materially the continuance of existing uses or structures or to require modifications other than as provided herein. Regulations and programs adopted to implement this Plan should provide a reasonable time to allow existing uses to be brought into conformity with the policies and proposals of this Plan.

POLICIES

GENERAL AND AESTHETIC QUALITIES

Buildings and Structures

1. Architectural character shall be informal and unpretentious. Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs. All building design and site planning within the Center shall be reviewed by the Architectural and Site Review Board and approved by the Planning Director.
2. Scale of structures and building elements shall be moderately small, as defined by existing improvements.

3. Materials, colors and form utilized in the construction of buildings, roadways, walks and other structures shall be similar to the existing building character and style. Materials such as glass wall panels and glass block, porcelain-enamel, metal, chrome and plastics must be avoided to maintain the rural character of Woodside.

Landscaping and Site Development

1. Existing vegetation shall be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.
2. Landscaping of individual sites shall contribute to the visual unity of the Center. Trees and other large plant materials should be selected and placed to become a part of an overall design scheme. This does not mean that the individuality of separate enterprises and institutions should be discouraged.
3. Planting shall be used to establish a pleasant setting for structures, to screen service and parking areas, and to soften the appearance of building elements and paved areas.
4. The character of planting and landscape materials shall be suited to the building style, topographic land form, soil conditions and exposure, and compatible with existing native materials.

Signs

1. Signs shall be compatible with the building character or style.
2. All signs shall be as simple as possible in lettering and logo design. Size and placement should be controlled through existing ordinances.

Lighting

1. Outdoor lighting shall be in accordance with the Town Outdoor Lighting Ordinance. In general, exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.
2. Outdoor lighting shall be provided as necessary for safety with particular attention to pedestrian walks and parking areas.

LAND USE

1. The primary function of the Skylonda Center is to offer convenience goods and consumer services to nearby residents. Permitted uses in the Center include stores and shops providing these goods and services and small offices.
2. Commercial activities shall be in conformance with the existing rural atmosphere.
3. Impacts of commercial land use intensity on adjoining residential uses shall be mitigated through consideration of the following factors: ratios of built to unbuilt space; hours of operation; generation of noise, odors, smoke, or fumes; energy consumption; character and intensity of lighting; traffic generation and parking requirements; extent of land form modification; landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.
4. Late nighttime activities shall be discouraged and hours of operation regulated to assure against disturbance to adjoining residential properties with particular attention given to uses with high traffic impact.
5. Policies, standards and criteria set forth in paragraph 2107 shall be observed.
6. Special procedures shall be established for review of proposed new developments and changes in use to assure consistency with the objectives, principles, standards and criteria of this General Plan. Specific consideration should be given to: intensity of use; visual qualities; provision of goods and services primarily for the residents of Woodside; scheduling of site development and other construction; conformance with any specific plans for circulation and landscaping.

CIRCULATION

Policies:

1. To provide safe and convenient circulation for all persons within the Skylonda Center by providing clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians, bicyclists and runners.
2. To encourage and provide a pleasant circulation system through and within the Skylonda Center without the use of vehicles, with space for additional landscaping wherever feasible on public and/or private property.
3. To reduce or eliminate the various potential problem areas, e.g.:
 - a. Egress from parking areas and service stations onto Skyline Boulevard.
 - b. The large number of parking and turning movements along the Skyline corridor.

4. To restrict or prohibit facilities within or near Town limits which would generate a significant increase in traffic through Skylonda Center which would create unacceptable traffic levels within the Skyline corridor.

Motor Vehicle Objectives

1. Separate parking movements from the through traffic.
2. Limit turning movements along Skyline Boulevard and La Honda Road.
3. Limit and define ingress and egress areas along Skyline Boulevard.

Pedestrian Objectives

1. Provide safety paths for school children and secondary paths for convenient access to shops at commercial enterprises as well as to equestrian trails, minor roads and other facilities.
2. Pedestrian crosswalks should be provided at safe, convenient locations, including crosswalks on Skyline Boulevard and La Honda Road.

Equestrian Objectives

1. Provide clearly defined, safe trails through the Center.
2. Eliminate hazards on existing trails.
3. Provide reasonable on-going funds for maintenance of trails.
4. Define regional trails within the Center and install suitable markers.
5. Provide places to tie up horses at commercial and institutional establishments.

Bicycle Objectives

1. Provide clear definition of regional and all other desired bike lanes on roads within the Center.
2. Provide well defined safe bike paths for school children and others.
3. Provide for bicycle parking at commercial and institutional establishments.

STANDARDS AND DESIGN POLICIES

LAND USE AND DEVELOPMENT

The varying physical characteristics of lands within the Center shall be recognized.

Specific standards shall be included in Town regulations covering: maximum allowable building coverage and building height; required landscaped and other open space areas; scale of buildings, noise limits, lighting, and parking requirements and limits related to type of use.

CIRCULATION

1. Pedestrian paths shall be of sufficient width for walkers to pass.
2. Pedestrian paths shall be surfaced and separated by a curb or other device from parking areas and driveways.
3. Trails and paths shall be separated and protected from vehicular ways as much as possible.
4. Trails and paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.
5. Bike racks and hitching rails shall be located conveniently.

SPECIFIC OBJECTIVES TO AMELIORATE PROBLEMS

1. Provide for one crosswalk near the Fire Station on Skyline Boulevard.
2. Provide crosswalks on Skyline Boulevard and La Honda Road.
3. Reduce speed limit to an appropriate speed on Skyline Boulevard between Morse Land and Skyline Drive.
4. Reduce La Honda Road speed limit to an appropriate speed with no passing on La Honda Road from Woodside Road to Skyline Boulevard.
5. Improve sight distance at the intersection of Blakewood Way and Skyline Boulevard and La Honda Road intersection.
6. Remove the utility poles from the front of the buildings.
7. Improve the appearance of the arterial light.
8. Eliminate outdoor alcoholic beverage consumption and loitering in the Center.

IMPLEMENTATION

The Town of Woodside will:

1. Review Town regulations and give consideration to changes needed to insure consistency with this Part and provide specific procedures and requirements for implementation.
2. Continue to review proposals for development and change within the Center Area to assure adherence to the objectives, principles, standards and criteria of this Part and other applicable General Plan policies.
3. Support programs to improve the visual quality of the Center.
4. Continue to work with other governmental agencies and property owners to reduce hazards caused by conflicting traffic movements.
5. Look favorably upon changes in parcel configuration which would reduce the problems of access and circulation within the Center.
6. Formulate precise plans in cooperation with property owners to coordinate all improvements needed along public ways so that property owners will know what will be required in terms of public ways, planting, drainage, and other improvements.