



# SKYLONDA CENTER AREA PLAN



HISTORIC OVERVIEW

INTRODUCTION

GENERAL PLAN ELEMENTS

APPENDICES

Introduction .....	398
Policies & Guidelines.....	400
Needed Skylonda Improvements.....	403
Implementation .....	403

SKYLONDA CENTER

Adopted June 11, 1985 (Resolution 1985-4233)

## INTRODUCTION

This sub-area plan of the General Plan, is intended to amplify, augment and further the policies and proposals set forth in the General Plan. 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 the General Plan.

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 the General Plan, a basis for necessary implementing regulations and programs.

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.



**Skyline Boulevard and Woodside Road junction at Skylonda Center (looking north on Woodside Road).**

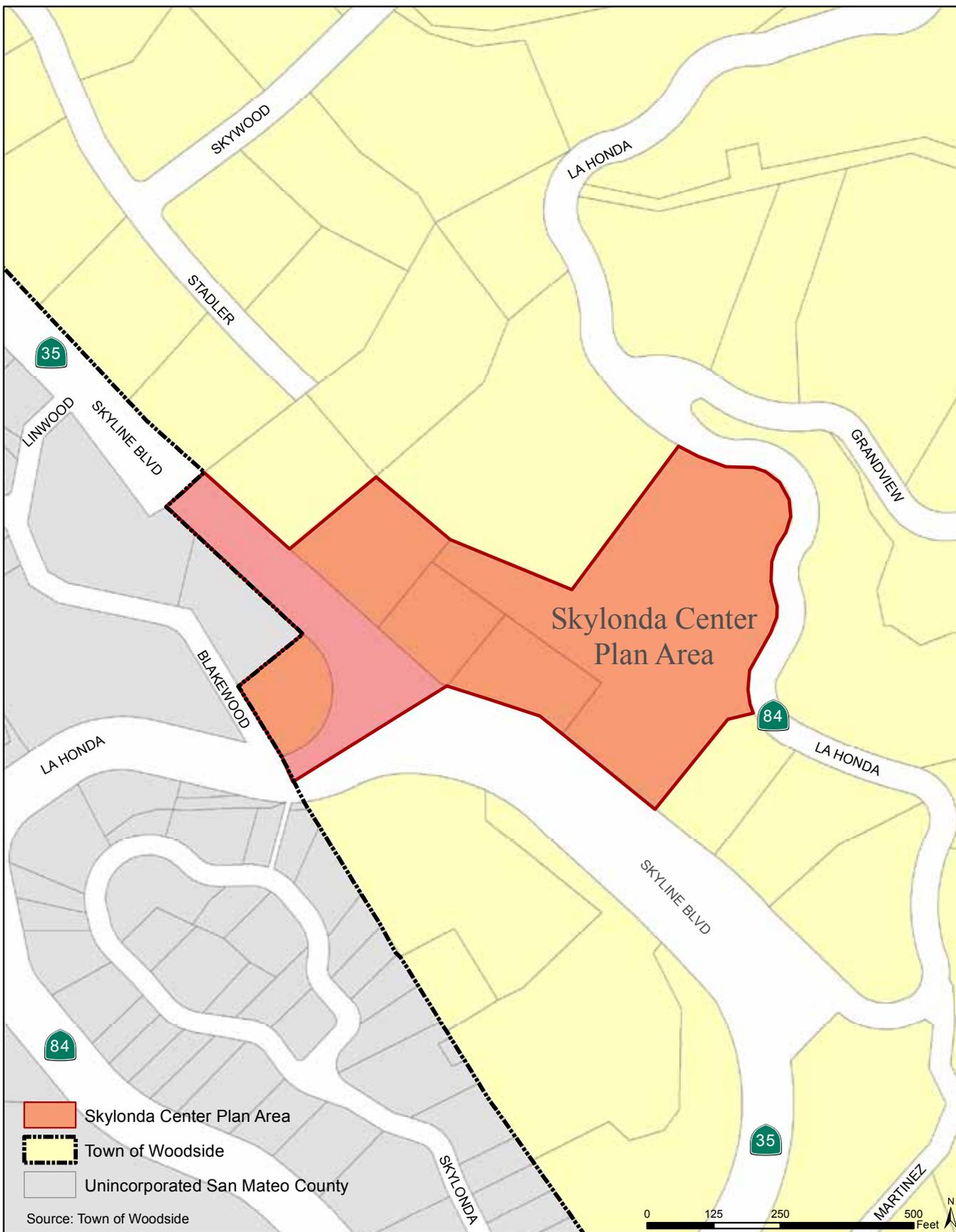


**Skyline Boulevard and Woodside Road junction at Skylonda Center (looking south on Skyline Boulevard).**



**Businesses located within the Skylonda Center.**

Map SL1: Skylonda Center Plan Area



---

# Policies & Guidelines

---

## POLICY SC1: BUILDINGS AND STRUCTURES

Ensure appropriate building design and scale by adhering to the following guidelines.

### Guidelines:

---

#### **a. Architectural Character**

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.

#### **b. Scale**

Scale of structures and building elements shall be moderately small, as defined by existing improvements.

#### **c. Materials and Construction**

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.

## POLICY SC2: LANDSCAPING

Ensure appropriate landscaping for the Skylonda Area by adhering to the following guidelines.

### Guidelines:

---

#### **a. Maintaining Vegetation**

Existing vegetation shall be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.

#### **b. Visual Unity**

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.

#### **c. Appearance and Screening**

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.

#### **d. Compatibility**

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.

## POLICY SC3: SIGNS

Ensure appropriate signage in the Skylonda Area by adhering to the following guidelines.

### Guidelines:

---

#### **a. Compatibility**

Signs shall be compatible with the building character or style.

#### **b. Design**

All signs shall be as simple as possible in lettering and logo design. Size and placement should be controlled through existing ordinances.

## POLICY SC4: LIGHTING

Ensure appropriate lighting for safety and aesthetics by adhering to the following guidelines.

### Guidelines:

---

#### **a. Design**

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.

#### **b. Pedestrian Lighting**

Outdoor lighting shall be provided as necessary for safety with particular attention to pedestrian walks and parking areas.

### **POLICY SC5: LAND USE**

Ensure land use compatibility within Skylonda and with the surrounding neighborhoods by adhering to the following guidelines.

#### Guidelines:

##### **a. Local Serving**

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.

##### **b. Compatibility**

Commercial activities shall be in conformance with the existing rural atmosphere.

##### **c. Impacts and Mitigation**

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.

##### **d. Intensity of Uses**

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.

##### **e. Consistency with General Plan**

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.

### **POLICY SC6: CIRCULATION**

Improve access and safety for all modes of transportation by adhering to the following guidelines.

#### Guidelines:

##### **a. Separate Modes of Transportation**

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.

##### **b. Non-Vehicle Transportation**

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.

##### **c. Mitigate Vehicle Circulation**

Reduce or eliminate the various potential problem areas, e.g.:

1. Egress from parking areas and service stations onto Skyline Boulevard.
2. The large number of parking and turning movements along the Skyline corridor.

##### **d. Mitigate Vehicle Traffic**

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.

---

## POLICY SC7: MOTOR VEHICLES

Improve motor vehicle safety and circulation by adhering to the following guidelines.

### Guidelines:

---

#### **a. Parking and Through Traffic**

Separate parking movements from the through traffic.

#### **b. Turning**

Limit turning movements along Skyline Boulevard and La Honda Road.

#### **c. Ingress and Egress**

Limit and define ingress and egress areas along Skyline Boulevard.

## POLICY SC8: PEDESTRIANS

Improve pedestrian access and safety by adhering to the following guidelines.

### Guidelines:

---

#### **a. Paths and Connections**

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.

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. Pedestrian paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

#### **b. Crosswalks**

Pedestrian crosswalks should be provided at safe, convenient locations, including crosswalks on Skyline Boulevard and La Honda Road.

## POLICY SC9: EQUESTRIANS

Improve equestrian access and safety by adhering to the following guidelines.

### Guidelines:

---

#### **a. Designate Trails**

Provide clearly defined, safe trails through the Center.

1. Trails shall be separated and protected from vehicular ways as much as possible.
2. Trails shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

#### **b. Eliminate Hazards**

Eliminate hazards on existing trails.

#### **c. Secure Funding**

Provide reasonable on-going funds for maintenance of trails.

#### **d. Wayfinding Signage**

Define regional trails within the Center and install suitable markers.

#### **e. Hitching Rails**

Provide convenient places to tie up horses at commercial and institutional establishments.

## POLICY SC10: BICYCLES

Improve bicycling within the Town Center by adhering to the following guidelines.

### Guidelines:

---

#### **a. Designate Bicycle Paths, Lanes and Routes**

Provide clear definition of regional and all other desired bicycle paths, lanes and routes on roads within the Center.

1. Bicycle paths shall be separated and protected from vehicular ways as much as possible.
2. Bicycle paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

**b. Design Accessible Bicycle Paths, Lanes and Routes**

Provide well defined safe bicycle paths, lanes and routes that are accessible to a variety of bicyclists (e.g. children, elderly, etc.).

**c. Bicycle Parking**

Provide for convenient bicycle parking at commercial and institutional establishments.

## Specific Objectives to Ameliorate Problems

**NEEDED SKYLONDA IMPROVEMENTS**

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.





# TOWN CENTER AREA PLAN



Introduction .....	406
Policies & Guidelines.....	408
Implementation .....	411

Adopted March 9, 1970 (Resolution 1970-835)

Amended December 11, 1973 (Resolution 1973-1156)  
 Amended in August 2, 1976 (Resolution 1976-3066/67)  
 Amended February 8, 1977 (Resolution 1977-3093/94)

## INTRODUCTION

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

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 the General Plan, a basis for necessary implementing regulations and programs.

The extent of the Town Center Commercial Area is described in general terms in the Land Use Element and indicated more exactly in the following Town Center Area

Map. Commercial activities should in the main be limited to Area A. Area B is identified as suitable for civic, cultural and institutional uses of lower intensity than in Area A.

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 Town 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 materially impair 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. Constraints on development of individual parcels should be kept to the minimum necessary to achieve basic goals and policies of the Town and assure that roads, paths and trails in the Center will form a safe interconnected system.

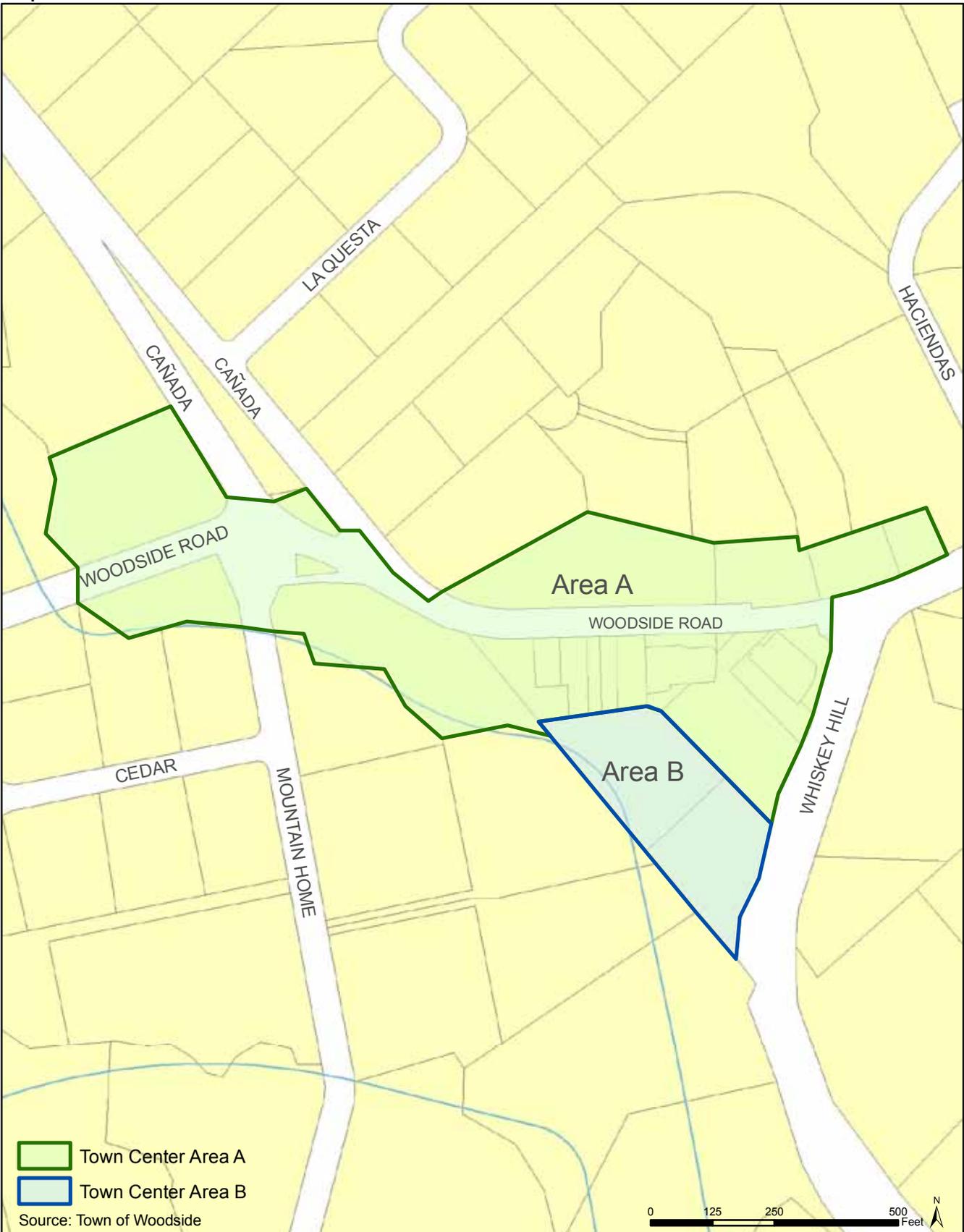


**Town Center is a high traffic area for pedestrians, bicyclists, equestrians, and automobiles.**



**Building design and architecture reflect the character and history of Woodside.**

Map TC1: Town Center Plan Area



---

# Policies & Guidelines

---

## POLICY TC1: BUILDINGS AND STRUCTURES

Ensure appropriate building design and scale by adhering to the following guidelines.

### Guidelines:

---

#### **a. Architectural Character**

Architectural character should be informal and unpretentious. Although no pre-programmed styles are desired or intended, some historic reference either in contemporary or traditional styles is desirable.

#### **b. Compatibility**

Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs.

#### **c. Scale**

Scale of structures and building elements should be moderately small and in keeping with existing improvements.

#### **d. Materials and Construction**

Materials utilized in the construction of buildings, roadways, walks and other structures should be conducive to maintaining the rural character of Woodside. Exclusive or excessive use of glass and glass block, porcelain-enamel, metal, chrome and plastics should be avoided.

#### **e. Adjoining Properties**

Structures on adjoining properties should be visually and functionally related to foster overall community identity, while allowing independent settings and design expression.

## POLICY TC2: LANDSCAPING

Ensure appropriate landscaping for the Town Center Area by adhering to the following guidelines.

### Guidelines:

---

#### **a. Maintaining Vegetation**

Existing vegetation along Dry Creek should be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.

#### **b. Visual Unity**

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.

#### **c. Appearance and Screening**

Planting should 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.

#### **d. Compatibility**

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.

#### **e. Open Space**

The areas of native vegetation along Dry Creek together with landscaped open spaces on individual sites and along public ways should form an "open space web" linking the several parts of the Center.

## POLICY TC3: SIGNS

Ensure appropriate signage in the Town Center Area by adhering to the following guidelines.

### Guidelines:

#### a. Compatibility

Signs should be designed to be compatible with the building character and environs.

#### b. Design

All signs should be as simple as possible in lettering and logo design. Size and placement should be controlled through appropriate regulations.

## POLICY TC4: LIGHTING

Ensure appropriate lighting for safety and aesthetics by adhering to the following guidelines.

### Guidelines:

#### a. Pedestrian Lighting

Night lighting should be provided as necessary for safety with particular attention to pedestrian walks and parking areas.

#### b. Design

All 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.

## POLICY TC5: LAND USE

Ensure land use compatibility within the Town Center and with the surrounding neighborhoods by adhering to the following guidelines.

### Guidelines:

#### a. Allowed Uses

Types of uses should be limited to those identified in the Land Use Element.

#### b. Consistency with Land Use Element

Policies, standards and criteria set forth in the Land Use Element should be observed.

#### c. Impacts and Mitigation

Intensities of use should be compatible with adjoining residential uses. Critical factors are: 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; mitigating measures employed including landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.

#### d. Disturbances

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.

#### e. Consistency with General Plan

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.

## POLICY TC6: CIRCULATION

Improve access and safety for all modes of transportation by adhering to the following guidelines.

### Guidelines:

#### a. Separate Modes of Transportation

Provide safe and convenient circulation for all persons within the Town Center by clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians and bicyclists.

---

### **b. Non-Vehicle Transportation**

Encourage and provide a pleasant circulation system through and within the Town Center without the use of vehicles, with space for additional tree planting wherever feasible on public and/or private property.

### **c. Mitigate Vehicle Circulation**

To reduce or eliminate the various potential problem areas, e.g.:

1. Egress from parking areas and service stations onto Woodside Road.
2. Large expanse of asphalt on Woodside Road from Whiskey Hill Road to Cañada Road.
3. Multiplicity of parking and turning movements along the Woodside Road corridor.

### **d. Mitigate Vehicle Traffic**

To restrict or prohibit facilities within or near Town limits which would generate a significant increase in traffic through Town Center.

### **e. Divert Traffic**

To divert as much through traffic as possible from routes in the Town Center to thoroughfares or regional trails in other locations.

## **POLICY TC7: MOTOR VEHICLES**

Improve motor vehicle safety and circulation by adhering to the following guidelines.

### Guidelines:

#### **a. Parking and Through Traffic**

Separate parking movements from the through traffic on Woodside Road.

#### **b. Turning**

Limit turning movements along Woodside Road.

#### **c. Parking**

Require installation of additional parking spaces away from Woodside Road where needed.

### **d. Ingress and Egress**

Limit and define ingress and egress areas along Woodside Road.

## **POLICY TC8: PEDESTRIANS**

Improve pedestrian access and safety by adhering to the following guidelines.

### Guidelines:

#### **a. Paths and Connections**

Provide safe, well defined separate paths along both sides of Woodside Road within Town Center limits — separated from vehicular traffic wherever feasible.

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. Pedestrian paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

#### **b. Pathway Safety**

Provide safety paths for school children and secondary paths for convenient access to shops at rear of commercial enterprises as well as to equestrian trails, minor roads and other facilities.

#### **c. Crosswalks**

Pedestrian crosswalks should be provided at safe convenient locations on roads and clearly marked.

## POLICY TC9: EQUESTRIANS

Improve equestrian access and safety by adhering to the following guidelines.

### Guidelines:

#### a. Designate Trails

Provide clearly defined, safe trails through the Town Center.

1. Trails shall be separated and protected from vehicular ways as much as possible.
2. Trails shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

#### b. Eliminate Hazards

Eliminate hazards on existing trails.

#### c. Wayfinding Signage

Define regional trails within the Center and install suitable markers.

#### d. Hitching Rails

Provide convenient places to tie up horses at commercial and institutional establishments.

## POLICY TC10: BICYCLES

Improve bicycling within the Town Center by adhering to the following guidelines.

### Guidelines:

#### a. Designate Bicycle Paths, Lanes and Routes

Provide clear definition of regional and all other desired bicycle paths, lanes and routes on roads within Town Center.

1. Bicycle paths shall be separated and protected from vehicular ways as much as possible.
2. Bicycle paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

#### b. Design Accessible Bicycle Paths, Lanes and Routes

Provide well defined safe bicycle paths, lanes and routes for school children and others.

#### c. Bicycle Parking

Provide for convenient bicycle parking at commercial and institutional establishments.

## 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 Town 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 Town 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.