

**Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California**

April 25, 2000

**CITY COUNCIL
ADJOURNED REGULAR SESSION**

Vice Mayor David Flory opened the adjourned regular meeting of the Woodland City Council at 7:00 p.m. to convene a joint meeting with the Planning Commission.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Steve Borchard, Martie Dote, David Flory, Jeff Monroe, and Neal Peart

COUNCIL MEMBERS ABSENT: None

PLANNING COMMISSION
MEMBERS PRESENT: Michele Carotenuto, Dennis O'Bryant,
Steve Barzo, Felix Ybarra, Toni
Thompson (arrived at 7:20 p.m.)

STAFF PRESENT: Richard Kirkwood, Phil Marler, Steve Harris, Brian Grattidge, Dan Bellini, Jean Kristensen, Henry Agonia

PLEDGE OF ALLEGIANCE:

Vice Mayor David Flory invited members of the audience to join him in the pledge of allegiance to the Flag of the United States of America.

PUBLIC COMMENT:

Council Member Peart advised that the Woodland Fourth of July Ceremony Committee will have its second meeting and is asking for any help or ideas from the public. That meeting will be held at 9:00 a.m. at the Parks, Recreation and Community Services Department office on Friday, April 28, 2000. He said in regard to the Woodmark Apartments, about six months ago the developers approached the City and there were many exceptions made for the project. He said he wanted to commend the Planning Commissioners for bringing to the Council's attention the changes regarding the roofline. He said the project now looks good, and he said he was thankful the issue came to the Council.

Mayor Borchard reminded the viewing audience that this upcoming weekend the Scottish Games will be held at the Yolo County Fairgrounds.

Planning Commissioner Steve Barzo announced that Sunday April 30 the Library Rose Club garden tours will start at 11:00 a.m. and then from 3:00 p.m. until 5:00 p.m. there will be the "wine and roses."

PRESENTATION FROM GREAT VALLEY CENTER (HOUSING):

City Manager Rick Kirkwood noted that during the past week there has been a display in the upstairs lobby of City Hall of renderings of what has been occurring in other cities, particularly in the Great Valley of ours. He said there are ideas on display of how we can plan for the future populations of California.

Community Development Director Steve Harris introduced Doug Jackson from the Great Valley Center who gave a presentation regarding the Great Valley Center's competition.

ANNUAL GENERAL PLAN IMPLEMENTATION REPORT:

Junior Planner Brian Grattidge gave Council the Annual General Plan Implementation Report. He then responded to questions from Planning Commissioners and Council Members.

SIX-MONTH PLANNING COMMISSION WORK PROGRAM:

Community Development Director Steve Harris reported that the Planning Commission met in a study session to discuss ongoing activities and potential future work efforts. Staff had met earlier with a Commission appointed committee (Chair Carotenuto and Commissioner Thompson) to discuss the Department's preliminary budget objectives and how these would relate to and compliment the Commission's work program. The Commission's discussion centered on a number of initiatives aimed at improving communications between staff and the Commission, improving current development regulations and processes, as well as how to improve the effectiveness of their public meetings.

He reported that the result of this discussion was the following proposed four areas of concentration for the Commission and staff:

Zoning Code Update: This will be a comprehensive update to the code, with the intent of developing and adopting a unified development code within twelve months. To date, the Commission held one study session (March 30th) with a second scheduled for June 29th. These will be regularly scheduled study sessions to be held on 5th Thursdays.

Mobile Workshops: The Commission and staff will be conducting a public mobile workshop of the Southeast Area to examine how the neighborhood has built out when compared to the original specific plan; focusing on land use, site design, circulation and public improvements. The Commission has also expressed an interest

in touring new developments in other cities in the region to compare development standards and design guidelines.

Growth Management: Commission members are particularly concerned with adhering to the General Plan annual growth rate targets. This concern is based on part with the Turn of the Century Specific Plan and the remaining build out of the Southeast Area. At the direction of Council, the Commission would like to work with staff in preparing a report on how to maintain the General Plan's annual growth rate target.

Training and Education: Staff has initiated a series of training sessions with the Commission on a variety of community development related topics. Staff and the City Attorney's office will also be presenting a study session on current legal issues, as well as effective meeting practices. In that regard staff is developing a new meeting agenda format, a written director's report and changes to the staff report format. The Commission also requested that the Council consider conducting an annual training and information session for all City boards and commissions. The purpose of the meeting would be to provide instruction on how to conduct an effective meeting, educate members on the Brown Act public meeting requirements and to inform members of the functions of the various city boards and commissions.

Planning Commission Chair Michele Carotenuto gave the Commission's perspective on the Six-Month Planning Commission Work Program. He emphasized that the Commission would like to study the location and financing for a permanent urban limit line to the east and to the south.

Mayor Borchard said he agreed the City needs to study a permanent urban limit line.

Council Member Dote said she would like to see research done on what effect urban limit lines or service lines have on communities similar to Woodland, what the actual effect is on housing costs, growth, and what happens beyond. She said she was supportive of the Commission's proposal that they have a joint meeting at least once a year with all of the boards and the commissions for training on the Brown Act and other issues as well as how to run a meeting.

Council Member Monroe said he agrees that there needs to be more study of a permanent urban limit line as long as we emphasize preservation of prime farm land.

Vice Mayor Flory commended the Planning Commission and Community Development Department staff for their idea of traveling to other areas to see what has been done in other communities in planning neighborhoods.

Council Member Peart said he also agreed on the need for training of boards and commissions and efforts toward the commissions working together.

GROWTH PROJECTIONS AND MANAGEMENT REPORT:

The Community Development Director said the Planning Commission wanted to have a report on growth projections and growth management at this joint meeting to determine if it is an issue in Woodland, and if it is an issue, how we can best solve the problem under the General Plan policies.

Brian Grattidge presented the Growth Projections and Management Report. He said 1.4 percent is staff's estimate for the growth rate, and the City will get a more refined estimate from the State and SACOG in about a month. He said that lowers the City's average down to 1.8 percent, which is two points closer to the goal than the City was. In terms of looking long range he said staff is looking at the land that is available because people have to be housed somewhere. There will be variables and changes in household size. He said his projected 2015 estimate indicates 61,451 including current City population (46,260), remaining Southeast Area (4,516), infill development (589), and TOC Specific Plan A (10,086). He said the stated goal is 60,000. He pointed out the implementation measures in the General Plan for growth management. Another measure is Program 10.5 which states that the City shall implement the provisions of the General Plan through its ongoing project review process. He said anytime staff looks at a development proposal it is looking at the density, where it is going to go and how it will impact those services. Some of the methods of growth management include phasing, which is how the City managed growth until the 1996 General Plan, building permit allocation, service lines/urban growth boundaries, and ballot controls.

Council and Commission discussion followed.

The City Manager, responding to comments, said the City does have a General Plan process that looks out to 20 years and then there are five-year updates. He said he did not feel that the City has the ability to project up to 100 years as suggested by some Commissioner comments. He then discussed options the Council has to have the Planning Commission engage in specific plans, such as the East Street area or redevelopment project areas, and the Planning Commission can review these types of issues. He said sometimes the Council can be criticized for rushing issues through. He said matters, such as the animal keeping ordinance, was reviewed by the Planning Commission before the Council will take action. With regard to dealing with intergovernmental agencies such as the County, he said many times the elected officials, the policy makers of the City must decide how to handle the issue, and the Council has no control over those conditions.

Council Member Dote said she would like the Council to have some sort of policy development before the Council is placed in the position of having to make decisions.

Mayor Borchard said Planning Commission Chair Michele Carotenuto initially suggested some sort of strategy of how we control the growth percentage. He said this is directly involved with the study of an urban limit line.

Commission Chair Carotenuto thanked the Council for its support for the past two years. He said one of the reasons the Commission is requesting additional training is to enable the Planning Commission to be a more effective and efficient Commission for the citizens and for the Council so that when issues do come to the Commission the Commission can provide an open forum for the community to step forward and address their concerns. Then the Commission can move forward and resolve the issue and pass it on to the Council for its approval.

ADJOURNMENT:

At 8:50 p.m. there being no further comments Vice Mayor Flory adjourned the adjourned regular City Council session and Planning Commission Chair Carotenuto adjourned the Planning Commission meeting.

Jean Kristensen, City Clerk of the City of Woodland