Council Chambers 300 First Street Woodland, California

September 4, 1990

#### RESOLUTION NO. 3568 - PRESENTATION TO LORETO GARZA:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3568 commending Loreto Garza for winning the World Boxing Association Junior Welterweight Championship.

At 7:00 p.m. Mayor Holman welcomed guests, Council Members and others in front of City Hall to pay tribute to Loreto Garza. Mr. Garza received presentations from the Woodland Chamber of Commerce, the Hispanic Chamber of Commerce and the Woodland City Council.

Council then met in regular session at 7:35 p.m.

## PLEDGE OF ALLEGIANCE:

Mayor Holman invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

## **ROLL CALL:**

COUNCIL MEMBERS PRESENT: Holman, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: Crescione

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, Suhr, Bach, Moutinho,

McDonell, Smith

# **MINUTES**:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of June 5, 1990; the regular meeting of June 19, 1990; and the adjourned meeting of August 28, 1990, as prepared.

#### **COMMUNICATIONS:**

1. From Pacific Gas and Electric Company a notice was received advising of its

application filed with the California Public Utilities Commission for authority to increase rates for natural gas services. No Council action was necessary.

- 2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license for Brown's Corner, 392 W. Main Street, Woodland. No Council action was necessary.
- 3. From Richard and Debbie Powell, I542 Grass Valley Drive, Woodland, a notice of appeal was received regarding the Planning Commission's denial of their request to modify the planned development requirements for their parcel. The appellants requested permission to construct a 6' fence to setback 1' 10" from the street side yard. (The setback requirement for a 6' fence is 10 feet.)

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a September 18, 1990 hearing on the appeal filed by Richard and Debbie Powell.

- 4. From Mr. and Mrs. Alfred C. Brum, Jr., a letter was received expressing support of the Woodlands Project and urging the Council to authorize the Needs Assessment Study. No Council action was taken.
- 5. From Manuel Arteche of Woodland Street Cruisers a report was received regarding Blast from the Past 1990. The City Clerk advised that the Police Department will be reporting on this item under the Regular Calendar items.

#### COMMITTEE REPORTS:

- 1. From Assistant to the City Manager Sandy McPherson a report was received transmitting the minutes of the August 15, 1990 meeting of the Recycling Committee. No Council action was necessary.
- 2. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Historical Preservation Commission at its meeting of August 14, 1990. No Council action as necessary.
- 3. From Parks and Recreation Director John Suhr a report was received summarizing action taken by the Child Care Commission at its meeting of August 22, 1990. No Council action was necessary.
- 4. From City Manager Kris Kristensen a report was received advising that the most recent meeting of the Community Center/Police Building Task Force Executive Committee was held on August 27, 1990. No Council action was necessary.
- 5. From the City Manager a report was received summarizing topics discussed at the August 30, 1990 2 x 2 meeting between the County of Yolo, the City of Davis and the City of Woodland. The City Manager said the meeting was held as a continuation of discussions between Davis and Woodland on land use policies for the County Road 27/29 area. Mayor Holman said no decisions have been made. The City Manager said the only area of agreement between both parties is that

they are trying to set aside an area for a buffer zone. No Council action was necessary.

# **PUBLIC COMMENT:**

Bobby Harris, 524 Walnut Street, Woodland, presented Council Members with a letter stating that he feels that the City has not complied with California Environmental Quality Act requirements in the processing of the Southeast Area Plan. He said there is potential for a successful court challenge to the Plan.

## HEARING - COLLEGE PARK PREZONING/APPEAL:

The City Council received a letter from Louis J. Fox of Sweetwater Enterprises, Inc., requesting that the College Park project be taken off the agenda.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council continued to October 2, 1990 the hearing regarding the College Park Project prezoning and the hearing regarding the College Park conditional use permit appeal.

## **HEARING - CLANTON PROJECT PREZONING:**

The City Manager said this time was set as a hearing to consider the prezoning of the Clanton Project property which is located in the vicinity of West Kentucky Avenue, County Road 98 and County Road 98B and to consider the proposed extension of the City's linear park system into two subdivision projects.

The Community Development Director gave the staff report. The proposed prezoning is from M-1 and A-1 (Yolo County) to R-1 Single Family Residential, R-1/PD Single Family Residential/Planned Development, and I/PD Industrial/Planned Development (for the Rain For Rent property).

Mayor Holman opened the public hearing.

Meryl Prince of Stanley M. Davis (developer) said he supports the proposed prezoning.

Jose Jiminez of Veterans of Foreign Wars (VFW) asked what effect there will be on their property with the proposed prezoning. He said they have plans to remove the building and improve the property. The Community Development Director said if improvements are made, the entire site would have to be brought back to Code. She said there is no provision in the R-1 provisions for an expansion of this type of use. She said

even if the property is not annexed to the City the property owner would have to comply with City standards because the property is within the Urban Limit Line.

Mayor Holman suggested that Mr. Jiminez contact staff tomorrow to discuss his concerns.

Marty Aubrey said he has a residence in the area to be prezoned with a small business. The Community Development Director said he can continue the business but not expand it in the R-1 zone.

There being no further comments, Mayor Holman closed the hearing.

#### Ordinance No. 1172:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1172 to prezoning the Clanton Project area to R-1 Single Family Residential, R-1/PD Single family Residential/Planned Development, and I/PD Industrial/Planned Development with the following findings and conditions of approval:

#### Findings:

- 1. The proposed prezoning is consistent with the General Plan.
- 2.The EIR has been certified.
- 3. The prezoning has been reviewed by the Planning Commission.

#### Conditions:

- 1. Subject to annexation to the City.
- 2.No construction on Turold property unless approved by the Yolo County Health Department.

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved including the proposed park areas depicted on Tentative Subdivision Maps Nos. 3794 (North Park #5) and 3714 (Woodland West) into the City's Park System with the following findings and conditions of approval:

## Findings:

- 1. The parks are consistent with the General Plan.
- 2. The EIR has been certified.
- 3. The project has been recommended by the Planning Commission.

#### Conditions:

1.Dedicate the parks to the satisfaction of the Parks Department or pay fees to cover costs for acquisition and development of park lands.

# **REPORTS OF CITY MANAGER:**

## **CONSENT CALENDAR:**

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved the following Consent Calendar items:

#### COMPLETION OF UNDERGROUND TANK REMOVAL PROJECT:

The City Council accepted the Underground Tank Removal project as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

## DOWNTOWN IMPROVEMENT PROJECT UPDATE:

The City Council received a written update on the Downtown Improvement Project from Director of Public Works Ron Tribbett.

# ACQUISITION/EAST MAIN STREET ASSESSMENT DISTRICT:

The City Council approved the negotiated value for right-of-way and authorized the City Manager or his designee to execute all documents related to acquisition of right-of-way for a sewer line and other utility improvements from Wilberne and Aileen Marks in connection with the East Main Street Assessment District.

#### PURCHASE OF RUBBERIZED RAILROAD CROSSING MATERIAL:

The City Council authorized the purchase of rubberized railroad crossing material in an amount not to exceed \$33,000 from Reidel Omni Products. The material will be used for the reconstruction of the railroad crossing just north of Commerce Avenue.

## RESOLUTION NO. 3569 - SALE OF FEDERAL AID URBAN MONIES:

The City Council adopted Resolution No. 3569 approving an agreement between the City of Woodland and the Santa Clara County Traffic Authority for the sale of Federal Aid Urban (FAU) monies.

#### **REGULAR CALENDAR:**

## MARBLE/ANDERSON APPEAL RE IMPROVEMENTS AT LINCOLN AVENUE:

The City Manager said Dr. William Marble and Dr. Mark Anderson are constructing a new dental office at 47 West Lincoln Avenue. The project was conditioned with, among other things, a requirement to relocate a street light and a fire hydrant to behind the sidewalk. These facilities are currently in the sidewalk, approximately 3.5 feet from the curb. He said Drs. Marble and Anderson are appealing this requirement.

Dr. Marble said their project involves only one-half an acre with the construction of a 3,000 square foot office building. He said he was opposed to paying for moving the existing fire hydrant onto their property, the purchase of a new street light, removal of the old street light, returning it to the City yard and installing a new street light on their property. He then presented photographs to the Council of the project site. Dr. Anderson also voiced his objections to the proposed requirements.

After comments from Greg Moutinho of the Engineering Division, Council took the following action:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council denied the appeal of Dr. Marble and Dr. Anderson and required that the street light and fire hydrant be relocated behind the sidewalk at the project at 47 W. Lincoln Avenue.

#### RESOLUTION NO. 3570 - UNDERGROUNDING POLICY:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3570 clarifying the future financial obligations for the undergrounding of overhead utilities for the Kentucky Avenue frontage of the Gorman Property (APN 27-340-14).

#### REVISED DEVELOPMENT FEE POLICY:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council rescinded all previously adopted policies regarding the payment of development fees and adopted a revised Development Fee Policy attached as Exhibit A.

# "BLAST FROM THE PAST '90":

The Council heard a report from an operational standpoint from Police Chief Bob McDonell regarding "Blast From the Past '90" which took place on August 4, 1990.

Manuel Arteche of Woodland Street Cruisers reported that total income from the event was \$8,747.00, total expenses were \$4,810.34, leaving a balance of \$3,936.66. He said Cruisers will be giving the City of Woodland \$2,000 for reimbursing for City expenses in connection with Blast from the Past '90 and will give \$1,936.66 to the Children's Sexual Assault and Abuse Center.

## RESOLUTION NO. 3571 - TRANSIT CONGESTION MANAGEMENT POLICY:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3571 designating the Yolo County Transit Authority to develop congestion management programs and approved an amendment to the Joint Exercise of Powers Agreement establishing the Yolo County Transit Authority.

The Council requested that the Traffic Safety Commission recommend the appointment of a Woodland representative to the Yolo County Transit Authority Transportation Advisory Committee.

## **WOODLAND RAIL GRANT APPLICATION:**

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council directed staff to prepare a project application for fiscal year 1991-92 Transit Capital Improvement Program Funding, an alternative analysis for the Woodland/Davis Corridor study, and allocated up to \$12,500.00 for the local match subject to concurring participation by the City of Davis.

## **BOARD AND COMMISSION RECRUITMENTS:**

The City Clerk provided Council Members with a report of commission and board members whose terms will be expiring on December 31, 1990.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council directed the City Clerk to proceed with recruitments to fill future vacancies on the Parks and Recreation Commission and the Planning Commission.

## **CLOSED SESSION**

At 9:12 p.m. Council adjourned to closed session to discuss a personnel matter.

# ADJOURNMENT:

At 9:40 p.m. the closed session was adjourned and the regular session was adjourned shortly thereafter.

City Clerk of the City of Woodland	