

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

September 28, 2004

**ADJOURNED REGULAR
COUNCIL MEETING**

7:00 P.M.

CALL TO ORDER

At 7:00 p.m. Mayor Rexroad called the adjourned regular meeting of the City Council to order.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited all in attendance to join in the Pledge of Allegiance led by Council Member Monroe.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Steve Ingram, Carey Sullivan, Gary Wegener, Joan Drayton, Paul Miller, Sue Vannucci, Dan Bellini, Bruce Lecair, Paul Hanson, Kathy Amen, Aaron Laurel

PUBLIC COMMENT

None.



COUNCIL/STAFF COMMENTS AND REQUESTS

None.

PUBLIC HEARINGS

CONTINUED PUBLIC HEARING; RECEIVE REPORT; CONSIDER FURTHER INFORMATION AND PROVIDE DIRECTION REGARDING APPEAL OF EXPANSION OF THE WAYFARER CENTER PHASE II CONDITIONAL USE PERMIT MODIFICATION

City Manager Kirkwood said Council had asked that this item return for further testimony to receive new items that have not yet been heard. Council can make a decision, continue the Public Hearing to a further time or close the Public Hearing and continue the appeal to another time.

Mayor Rexroad comments should be related to the Planning issue only.

At 7:04 Mayor Rexroad opened the Continued Public Hearing.

Douglas Zeck said he is on the Board of the Wayfarer Center. The Planning Commission approved the Phase II unanimously. The program will help people overcome their hardship and become a better person.

Marcelina Sandoval said there has been improvement to the area since the program has begun.

Mayor Rexroad asked that Director Stevens provide an overview of the issue and reminded speakers. This is a planning issue and whether the expansion violates any planning regulations. Director Stevens said this is a modification of the Conditional Use Permit for Phase II of the Center which the Planning Commission heard and approved unanimously on July 29, 2004. The CUP is required under the Zoning Code as this is in the Downtown Specific Plan which allows certain kinds of businesses without a CUP. Some types of occupancies allow the Public Hearing process so that some conditions could be set. This type of occupancy would require a CUP anywhere in the City.

Richard Collins said the expansion would improve the site itself. It would bring in the homeless sleeping in cars and the park.



Edward Munoz said this building will help everyone.

Terry Moss said by permitting the modification it will speed up the process of caring for the people in need. It will help the facility run better and keep more people off the streets.

Norman Callaway said there is a feeling that more people will come into the City and inundate the facility. When Phase I was built there was not a big influx of new people. Phase II serves the same census better.

Connie Roach said Phase II creates additional parking. This expansion will help many.

Paula Avalos lives in the area of the Center and does not feel the Center should be expanded. She presented a handout to Council.

Mike Mitchell lives in Walter's House. He expressed support for the expansion.

Pat Murray, Member of the Planning Commission, said there are two problems, the size of the building and the location. This Center will provide enough room to allow for growth. It is situated near the Courts and is in the right location for the needs of the clients. Council Member Peart asked if consideration had been given to scattering sites. Ms. Murray said there are many scattered throughout the City. They also arrange for apartments in town which are scattered.

George Bronco said the expansion will help and they are not out breaking the law.

Silvia Martinez said she lived in the transitional housing and they helped her find a job.

David Walker said he was approached by a person outside the Center and was told they were not happy about the expansion.

Larry Lyda said this will clean up the area and this make it better. It will also clean up the people.

Rhonda Robins said this expansion is needed because they need the help. It should remain where it is because it needs to be close to Walter's House.



Robert Cox said he understands if the zoning is wrong they may need to move. They need more space on that site, but the two facilities need to be together.

Paula Gentry has used the Center services. There is a great need for the expansion. It would reduce some of the crime and clean up the drug activity.

Vera Gomez said the building will be better for the area.

William Patterson asked if the Center will be bigger at this site.

Sylvina Frausto said they have collected signatures from Holy Rosary Church in support of the project and she presented them to Council. The Planning Commission studied and recommended the expansion seven to zero. This is a moral justice issue and Council knew Phase II was coming forward.

Hada Lambert said more room is needed and the restrooms are needed. The working poor also come for services because they cannot afford housing and food. There will be more homeless.

Colette Stewart said Council had said they were going to look at the increase in size and parking. They were going to re-look at the location of the restroom. If that was done, no one was invited to attend that meeting. She presented photos on the fence between the park and the former WEAVE building. There is now a chain link fence along the property because of how the property is being used by the homeless.

Charles Stevenson resides at Walter's House and believes the CUP is in order. The concerns are based upon fear. The program will be able to handle more of them.

Roy Lansburgh said the Center has been approved for the location and should go forward. There have been no facts to show a crime increase in that area that is directly related to those who go to the Center. Most of the clients do not have cars. The County will be adding structures that will add to the parking concerns, not the Center.

Brenda Cedarblade said staff did not adequately present the project to Council. The letter from the Police Department was to based on the crime. The letters on file from persons were not available for the Council. The draft from September 7, 2004 on parking was on file and the report did not say so. There were 83 signatures complaining about the parking. There are photos on file to



show otherwise. There have been no discussions on the trash on the site. The City has not held the same standards as for other projects. People living in the neighborhood feel threatened. People with drug issues are being driven into the area.

Anita Long said this is too large a facility, there is not enough parking, the location is not appropriate, as it is too close to the downtown. She has had problems with the Police Department not responding to her calls. There are increased homeless in the downtown. There are new people and she feels they are directly related to the Center. These homeless are in the downtown and surrounding residential areas.

Karl Rietzke said the parking is not necessarily related to the Center and could be jury and employee parking. The fence to be constructed will keep the homeless out and the Center will be a deterrent.

Martie Dote, Member of the Planning Commission, said the letter from the Police Department was withdrawn by the Department because their concerns had been addressed. The parking in the downtown is constrained because of the Courts. The City is a partner with the CDBG for Phase I and Phase II. The Center does not just service the homeless, but residents who need assistance making ends meet from paycheck to paycheck. This facility is needed and the services will continue to be provided in a substandard facility.

Kim Wirth said the influx of people from other areas in the City and State is a problem. The needs of some are now affecting the needs of others. There are too many unanswered questions.

Joy Cohan provides Community Outreach for the Center. They have been trying to meet the requests of the business community in the areas of restrooms, courtyard and responses to requests. The location has been in this area because of the proximity to services. Other locations will not preserve the grant funds. Less than 1% of the clients to the Center have vehicles. There is no evidence the homeless are pedophiles more so than other community members. There are some Fair Housing regulation issues that are at stake if this Center is not allowed.

Bill Hazelwood is the Program Director. He said they do not have adequate facilities to serve those who have need. If the Center cannot help them, they are sent elsewhere or they will sleep wherever they can. The staff is committed to making this work and making it safe. The CUP will help remove these people from the street. There are people on a waiting list but there is



inadequate funding. Vice Mayor Flory asked when the occupancy level has been reached in five or six years, where will they go. Mr. Hazelwood said there is no plan yet to address the future.

Terry Stark has 298 signatures against the expansion and has concerns that have not been addressed. Homeless have broken into the WEAVE building and children have been molested in the park. A woman was raped by the homeless. She asked what they could do as a community.

At 8:16, Mayor Rexroad closed the Public Hearing.

Council Member Monroe said he expects the Center to continue to do what they can for the community. This is a Planning issue and there will be a new Courthouse across the street with 16 new Courtrooms to double the current capacity. The old Court House will not go away. There will be a parking structure. A theater is proposed and that area will have restaurants and a traffic problem. He would support a new facility but cannot support expansion at this location. There are parking and traffic issues now and they will only get worse.

Council Member Pimentel received a letter from Leona Jull, Director of the Center, which addressed some of his concerns. He asked about parking and the reference to 1% of the clients having vehicles. Are they not allowed to park on the site. Ms. Jull said clients are allowed to use the lot for grocery distribution. Council Member Pimentel said there were eight spaces at Walter's House and asked if they were allowed to park there. He also asked about storage of personal property and where does it go if left behind. Ms. Jull said during cold weather there is some property left behind and it is discarded at the end of the day. Council Member Pimentel asked about the bussing of individuals from elsewhere and Ms. Jull said currently the cold weather shelter is funded by money from the Cities of West Sacramento, Winters, Davis, and Woodland and the County of Yolo. Because they are putting money into the fund, there is the expectation that people would have the use of the facility because this is the only shelter in the County. Through case management, these people need to go back to their own City during the day for other services. Discussion was held about the van but decisions have not yet been made. Since we are the County Seat, we have some other requirements for services to these people.

Vice Mayor Flory said he and Council Member Pimentel went through the neighborhood and the breakdown of support versus non-support was about 50% to 50%. Parking was an issue. People were parking on side streets and living in



their cars. They feel the problem will get bigger if the Center expands. They feel they should have an area for the clients to stay in during the day as well.

Council Member Peart has a concern that we are providing services for the entire County. He has a problem with the housing element. It establishes a scattering of sites in Section 5.1.23. We have services all over town, but not with this Center. He does not think the Phase I is in the right location. If kept at the same size, he would approve. He made a motion to uphold the appeal and seek more answers.

Mayor Rexroad said he would deny the appeal. Vice Mayor Flory said the motion was to have a study session at the next meeting and it would then go back to the staff and Center to try and find a consensus.

Council Member Pimentel said he has talked with the neighbors and there is a split agreement. His concerns have been addressed. Complaints have not had a method for response but that has changed also. He would deny the appeal and look at the parking by adding four additional spaces on site. This is a housing element and building the same size will not be adequate. The community is growing and the facility should take that into account. Things like adding parking and providing a two hour zone will be helpful.

A motion was made by Council Member Peart and seconded by Council Member Monroe to uphold the appeal. Vice Mayor Flory does not feel a vote should be taken at this time. He asked if the appeal is withheld, does it stop the process. Assistant City Attorney Ingram said the project would be denied and would have to start over. They could not add additional conditions. If continued, they could give direction to staff to meet with the Wayfarer Center and return with specific recommendations for consideration.

Vice Mayor Flory made a substitute motion to continue the decision to the next regular meeting and allow staff and the Wayfarer Center to work out differences with the project, to address the concerns of the citizens and the Council, including such things as parking. This would extend the issue only. Council Member Pimentel seconded the motion. Vice Mayor Flory said this will give staff and the Center time to finalize concerns addressed that have not been addressed at this meeting. Council Member Monroe asked if it would allow the reduced scope. Council Member Peart withdrew his motion and Council Member Monroe withdrew his second.

City Manager Kirkwood feels that October 5, 2004 meeting would be too soon to have adequate time on the issues and suggested October 19, 2004 to



continue the appeal. Council Member Pimentel would like more clear and concise direction be given to staff.

Director Stevens said there are many notes and lists of concerns to go through. The most critical issue seems to be the parking. There might be a way to keep the size the same but add more spaces on site. If a great deal of additional parking is desired, there would be significant size reductions in the facility requiring a large plan adjustment. The zoning requirements are not clear on this type of facility and other cities in the State have a wide variety of options that could be considered. Council Member Monroe said the traffic circulation and volume are also of concern. A bigger facility would be better on a different site. He would like a gathering place on site. He feels that forty spaces will be needed. Council Member Peart said 23 beds with a new kitchen would be acceptable to him. He has a problem taking care of the homeless from other cities.

Council Member Pimentel said four to six spaces would be adequate because the people he had talked to did not see a real problem with the parking in front of their homes. Vice Mayor Flory would like to see six or seven spaces.

The motion made by Vice Mayor Flory and seconded by Council Member Pimentel to continue the appeal to the October 19, 2004 meeting was unanimously approved by Council.

ADJOURNMENT

Mayor Rexroad adjourned the adjourned regular meeting of the City Council at 8:50 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk