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

July 6, 2004

CITY COUNCIL SPECIAL/CLOSED SESSION

6:00 P.M.

CLOSED SESSION

Council met in Closed Session to hold a conference with the Labor Negotiator, Assistant City Manager Phil Marler, pursuant to Section 54957.6. The Employee Organization under discussion was Management. Present at this session were Mayor Rexroad, Vice Mayor Flory, Council Members Peart, Pimentel (arrived at 6:03) Monroe, City Manager Kirkwood and Assistant City Manager Marler. Council also held a conference with Legal Counsel regarding one case of anticipated litigation, significant exposure to litigation pursuant to subdivision (b) of Section 54956.9, two cases and one case of initiation of litigation pursuant to subdivision (c) of Section 54956.9. City Attorney Siprelle and Public Works Director Wegener were present for the litigation cases.

REGULAR SESSION

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad reported that Council had held a Closed Session to discuss labor negotiation for Management employees, one case of anticipated litigation, significant exposure to litigation and two cases of initiation of litigation and had provided direction on all issues.

CALL TO ORDER

At 7:03 p.m. Mayor Rexroad called the 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 Vice Mayor Flory.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Art Pimentel,

Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue

Vannucci, Paul Hansen, Heidi Hopper, George Bierwirth, George Ahlgren, Dan Gentry, Wendy Ross, Jennifer Dzakowic, Ron Pinegar, Joan

Drayton

OTHERS PRESENT: Contract Finance Consultant Margaret Vicars

PUBLIC COMMENT

Tanya McKay, Chairperson of the Parks, Recreation and Community Services Commission, read a letter from the Commission asking Council to reconsider the closure of the Hiddleson Pool and to set a special meeting to discuss options. Council concurred to hold a Special Joint Council and Parks, Recreation and Community Services Commission meeting on Monday, July 12, 2004 at 6:00 p.m. in the Council Chambers.

Carolyn Nordstrom indicated she supports the PRCS Commission on their attempt to keep the Hiddleson Pool open. The community wishes to be involved in the solution.

Grace Hiddleson said the City needs to look after the citizens with special needs.

Susan Ahlquist said the citizens support grants, raising fees and working with the Woodland Recreation Foundation to receive donations for the Pool.

Jack Slaven of the PRCS Commission said Council has the power to keep it open for a few more months.

William Patterson wants the pool open and the Senior Center.



Frank Cooper asked Council to consider changing the City Code to allow dogs off-leash in the City Parks.

Kathy Dreyer said her dog needs a place to run and walk.

Al Eby said there was an issue of a person on Main Street who had set up a mobile art sale and he was able to get a permit to operate within 15 minutes. He said local citizens do not receive that same type of service. These vendors do not pay sales tax.

Dudley Holman said the General Plan has a population cap with firm numbers. Community growth will reach that cap more rapidly than anticipated.

COUNCIL/STAFF COMMENTS

Council Member Peart indicated the LOCAL initiative to keep funds in the City rather than send to the State, has been named Proposition 65.

Vice Mayor Flory asked that the issue of mobile vendors placed on a future Council Agenda. He would also like information on the Business License issuance processes. Council concurred.

PRESENTATIONS

WOODSIDE PARK PLAYGROUND PROJECT 02-49

Parks Superintendent Ahlgren indicated the preparation of the grounds and construction of equipment at the Woodside Park had been the project of Eagle Scout Candidate Michael Weirmann. It was very successful and many citizens participated.

CERTIFICATE OF APPRECIATION TO ROBERT BUCHIGNANI

Mayor Rexroad presented a Certificate of Appreciation to Bob Buchignani for over fifty years of community service as an umpire for youth baseball and softball.



WASTE REDUCTION REPORT/CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD AWARD

Conservation Coordinator Hopper said the City had received an award for exceeding the mandated percentage of recycling. Marissa Juhler, Recycling Education Coordinator from Waste Management, provided data regarding the various aspects of the program and the increases in the recycling throughout the City.

PUBLIC HEARINGS

APPEAL OF WAL-MART REGARDING DENIAL OF PERMIT TO EXPAND

City Attorney Siprelle summarized the basis for the appeal in that when Wal-Mart was approved, Condition 27 was set forth to prohibit a Super Center from being constructed as part of the store. Wal-Mart alleges Condition 27 does not prohibit such construction. A letter from Steven A. Herum of Coalition for a Better Woodland, said this group offers to indemnify the City for litigation defense costs up to \$60,000 and urges Council not to approve Wal-Mart's request for the Super Center.

Assistant City Attorney Ingram presented the factual account of the process leading to the denial by the Planning Commission of the appeal of the Community Development Director decision. In 1993 an Economic Impact Analysis was undertaken to determine the impacts on the City. To limit impacts, the recommendations include limitation of the uses at the Yolo Polo Plaza to prevent competition, consideration of financial assistance by Wal-Mart to mitigate some of the dislocations of existing businesses, and prohibition of a full service supermarket on the site. A price impact store could be permitted. Definitions were added to the Condition 27 to so define. Wal-Mart contends at this time their Super Center is consistent with a price impact store. A third party review by Economic and Planning Systems was requested by the Community Development Director, of which Wal-Mart objected citing they had provided sufficient information to demonstrate a Super Center would be consistent with Condition 27. EPS indicated Wal-Mart had failed to demonstrate the Super Center would be a warehouse discount-style grocery store and not a neighborhood serving supermarket. Wal-Mart then appealed to the Planning Commission who voted unanimously to reject the Wal-Mart appeal.

At 8:20 Mayor Rexroad opened the Public Hearing.



Tim Cremin of Steefel, Levitt and Weiss representing Wal-Mart said the Staff report and materials submitted by his firm show compliance with Condition 27. He said this is a price impact food store and is the same as a Super K-Mart. Costco and Food-4-Less are examples of a Wal-Mart Super Center. It would be a permitted use as it is not a grocery store but provides a full array of services not provided in grocery stores. The industry recognizes these Super Centers in that fashion. Wal-Mart also has a neighborhood market type of store different from this proposal. The language in the Condition is very plain and the intent is to prevent competition. The Condition should have provided an economic study to show that intent. Wal-Mart has submitted extensive information and objects to requests for information invalid to the Condition and that will purposely preclude compliance with the Condition.

Mayor Rexroad asked for the relevance of other types of Wal-Mart stores to this Condition. Mr. Cremin said the statute should govern but the Condition had listed other types of stores as a comparison and the neighborhood Wal-Mart more reasonably fits the Condition than a Super Center would fit.

Vice Mayor Flory objected to Mr. Cremin's allegation that the City had asked for further information from Wal-Mart in an effort to manipulate the conclusion.

David Sanders of the Planning Commission urged support of the Commission determination that this project is a grocery store. A Super Center is a typical large grocery store. Wal-Mart has been very aggressive on this issue and should have been more upfront with their plans by advising the City they would be requesting a Super Center in the future when the original plan was approved.

Bruce Jacks said one of the issues is that Wal-Mart is drawing from a 30 mile radius. Yuba City is 45 miles away and just opened a Super Center. Sacramento has several Wal-Marts and they will draw. The Natomas area will likely put in a Super Center. The 30 mile radius is not a very good argument.

Martin Bernavage said Wal-Mart has a history of being a predatory business and are racially biased. It was a mistake to let Wal-Mart into the City. If we are committed to the downtown and to our local businesses they should not be allowed to expand. When the City of Inglewood rebuffed Wal-Mart, it was placed on the ballot.

Cath Posehn said the intent of the environmental and economic review process was established to inform the public about the potential impacts of the



various decisions to build here. The intent of the stipulation on the Condition was to protect local or planned stores in the City and to prevent sprawl. The Super Center carries regular grocery items and is not a discount store

Steven Herum cited the 1995 Staff Report statements regarding Condition 27 specifics. A Super Wal-Mart is not a regional store as there are two within three miles of each other. Council Member Peart asked for clarification on who the are Coalition members and Mr. Herum said his clients have asked that he not disclose that information at this time.

Martha Fuchslin said Wal-Mart does not care about the City, just the profits. They cause the small, hometown businesses to close.

Martie Dote, member of the Planning Commission, said they had reviewed all of the materials. Council needs to consider the entire Condition 27. She urged Council to uphold the Commission decision.

Ken Trott said Council need to consider the information and gather more if needed.

David Wilkinson urged Council to support the Planning Commission decision. This will be a huge grocery store and the impacts serious. Other Cities have denied expansions as they are very concerned about the impacts, especially on the labor market. He indicated he is a member of the Coalition.

Tim Cremin said the Super Centers have been around since 1988. The expansion is 81,000 square feet but only 56,600 will be grocery. The 1995 staff report language is important and should be read entirely. On page 7, the last paragraph "given our consideration of all of these issues, the Staff faces a dilemma in developing a recommendation for the commission on this issue. While our tendency is to recommend that food stores be precluded on the subject site, we recognize that this may be extreme. Staff acknowledges that certain price impact stores may never pose a problem for a future conventional food store in the Southeast area. As a middle ground, the Staff offers the following wording", which is repeating Condition 27.

Mayor Rexroad believes the language does deny the right of Wal-Mart to expand. Vice Mayor Flory said his understanding was that when Wal-Mart was going to expand, it was for the same materials they carry at present, not a grocery store. Council Member Peart said this is a legal interpretation which was very poorly written. Council Member Monroe said the Wal-Mart request does not



fit under Condition 27. This is a grocery store. Council Member Pimentel said Wal-Mart does contribute to the City but an expansion is not acceptable.

At 9:05, Mayor Rexroad closed the Public Hearing.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council denied the appeal, upholding the decision of the Planning Commission, thereby upholding the determination of the Community Development Director that the proposed Wal-Mart Super Center is not consistent with Condition #27 of the 1995 Conditional Use Permit.

REPORTS OF THE CITY MANAGER

ALLOCATION OF REMAINING MEASURE H ANTICIPATED REVENUES

Assistant City Manager Marler said the projected revenues from the Measure H one-half cent sales tax through June 30, 2004 is \$11,565,748. Expenditures to date are \$11,514,134. The original amount of anticipated receipts was \$22,000,000, now down to \$18,000,000. The concerns is the shortfall for the Community/Senior Center construction and completion of the roads repair and rehabilitation portions. The advisory ballot placed the roads at the top of the list for use of the funds, the new Police Station second, with the Community/Senior Center and soccer and softball fields third and fourth respectively. The shortfall is a result of the lack of sales tax revenue generation, which could be related to the post 9/11 economic decline, lack of retail growth in the City and overall economic climate. The balance of available funds under this Measure lies at \$6.9 million. It is recommended that \$2.7 million be allocated to the roads and \$4.2 million to the Community/Senior Center project.

Director Wegener expressed concern regarding the credibility of the City should the bids currently out for the Community/Senior Center be rejected if the funds are not allocated toward that project.

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried, Council accepted the Staff recommendation to allocate the remaining anticipated funds from Measure H at \$2.7 million for specific roads projects and the balance to the Community/Senior Center project, Phase I. Vice Mayor Flory and Council Member Monroe voted to the negative.



STATE REIMBURSEMENT FOR IN-KIND SERVICES ON FLOOD FEASIBILITY STUDY FOR NON-FEDERAL SHARE OF ADDITIONAL WORK REQUIRED TO RESPOND TO THE ENVIRONMENT IMPACT STUDY/ENVIRONMENTAL IMPACT REPORT

Director Wegener indicated it is required that the comments received on the Flood Feasibility Study receive responses to complete the study. completed Environmental Impact Report that studies all alternatives even though the City cannot pursue them, must be included to complete the document. City Attorney Siprelle said the Measure S precluded the Council from funding a flood barrier as an alternative but this does not preclude them from completing the studv. Director Wegener said we need the document regardless of the determination. Council Member Pimentel asked if the flood barrier is part of the consideration and Director Wegener indicated is not and cannot be part of the consideration but must be included in the study as the impacts of that alternative must be finalized. The City would be open to a sustained challenge on the EIR if it is not included. City Attorney Siprelle said a different range of alternatives would be considered. The stage of the EIR now did include that option and all of the comments must have responses even though that option is to no longer be considered viable. Director Wegener said of the \$1.6 million non-Federal share we received \$425,000 from the State. We owe the State for the in-kind work they have done thus far.

Brenda Cedarblade said the City Attorney is incorrect. The document ruled with the flood wall and set back levee. If the Council spends any money on this they will be in violation of the Measure.

Council Member Monroe sees the value of completing the study, but feels this is a violation of the spirit of the Measure.

Director Wegener said if the study had to be restarted, there is a tremendous amount of time involved. City Attorney Siprelle said if this does not proceed, all of the studies would have to be redone. This would be a certified document and a supplemental document would be prepared from that point forward. The Corps will decide which is the viable alternative, not the City.

Council Member Peart said without moving forward, the City would have to start over. He moved to proceed to authorize Staff to utilize the remaining project funds of ~\$200,000 to cover the remaining reimbursement to the State for in-kind services on the Flood Feasibility Study to fund the non-Federal share of the additional work required to respond to comments on the EIS/EIR. Motion died for lack of a second.



Vice Mayor Flory feels it is going against the intent of the community. As it does not appear the County is doing anything, we cannot afford to pursue. Council Member Pimentel feels we owe it to the citizens to find a solution for those we are to protect.

Director Wegener said the City needs a complete EIR. City Attorney Siprelle said the flood barrier was identified by the Board of Supervisors, the Council, Flood Task Force and the Corps of Engineers as an option so the City cannot exclude it from the Study. The Corps will need to include all considerations. City Attorney Siprelle said if this is not done it will not be a certified EIS/EIR. In five years this document could be used and a supplement could be prepared.

Council Member Peart moved to proceed to authorize Staff to utilize the remaining project funds of ~\$200,000 to cover the remaining reimbursement to the State for in-kind services on the Flood Feasibility Study to fund the non-Federal share of the additional work required to respond to comments on the EIS/EIR. Motion died for lack of a second.

CITY COUNCIL MEETING SCHEDULE FOR JULY AND AUGUST 2004

Council concurred to declare a recess during the Month of August 2004 and set the meeting schedule for July as regular meetings on July 6, 20 and 27.

RESOLUTION OF INTENTION 4561- PARKING AND BUSINESS IMPROVEMENT DISTRICT (VISITOR ATTRACTION DISTRICT); LEVY ASSESSMENTS FOR IMPROVEMENT AND ACTIVITIES WITHIN THE DISTRICT; SET PUBLIC HEARING

Redevelopment Manager Ross indicated Council had supported the proposal to provide a Letter of Support to the County Board to establish a County-wide Visitor Attraction Bureau. Should adequate "protests" from the owners of the hotels and motels be received, the project will not move forward. There was an unofficial ballot and 51% were in support.

Kristy Wright, Executive Director of the Chamber of Commerce, presented letters of support from the Shadows and Holiday Inn Express.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council adopted Resolution 4561, "A



Resolution of Intention of the City Council of the City of Woodland to Establish a Parking and Business Improvement Area (Visitor Attraction District) and Levy an Assessment for Improvements and Activities within the District Pursuant to the Parking and Business Improvement Area Law of 1989" and scheduled a Public Hearing for July 27, 2004.

At 10:26, on a motion by Vice Mayor Flory, seconded by Council member Peart and unanimously carried, Council extended the meeting until 10:40.

CONSENT

Mayor Rexroad requested the following items be removed from the Consent Calendar for discussion (see discussion following adoption of remaining items):

TAXICAB AND VEHICLES FOR HIRE ORDINANCE AND CONSIDER ASSOCIATED AMENDMENTS TO USER FEE SCHEDULE

SACRAMENTO VALLEY ORGANIZING COMMUNITY FEE DEFERRAL FOR SUTTER STREET YARD/NUEVA VISTA PROJECT

QUIT CLAIM DEED RELEASING INTEREST IN PRAIRIE PARK AND APPROVING TRANSFER TO WOODLAND JOINT UNIFIED SCHOOL DISTRICT

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for June 2004 from Community Development.

<u>MONTHLY STATUS REPORT – PARKS, RECREATION & COMMUNITY SERVICES</u>

Council received the Monthly Status Report for June 2004 from Parks, Recreation and Community Services.



RENEWAL OF ANIMAL SERVICES AGREEMENT WITH YOLO COUNTY SHERIFF'S DEPARTMENT

Council approved renewal of the Animal Services Agreement as proposed by the Yolo County Sheriff's Department and amended by the County Board of Supervisors for Fiscal Year 2003-04.

DEEP FLOODING POLICY INTERPRETATION

Council received a report on the Deep Flooding Policy interpretation.

RESOLUTION 4562-SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT; FINDINGS; NOTICE OF DETERMINATION; REVISED GIBSON ROAD FRONTAGE LANDSCAPING PLAN

Council certified the California Environmental Quality Act Addendum #1 to the Supplement to the Sycamore Ranch Specific Plan EIR to address the CFD No. 1, Phase 2 improvements to the project dated July 2004; adopted findings related to the Addendum via Resolution 4562, "A Resolution of the City Council of Woodland Adopting Findings Pursuant to the California Environmental Quality Act in Support of an Addendum to the Supplemental Environmental Impact Report of the Sycamore Ranch CFD No. 1 Improvements Project"; directed filing of a Notice of Determination; approved the revised landscaping plan for the Gibson Road frontage of the Gibson Plaza development.

COURT STREET AND LINCOLN AVENUE ONE WAY COUPLET CONCEPTUAL PLAN

Council received a report on the conceptual plan to consider Court and Lincoln as one-way couplets.

PROJECT PROGRAMMING SUMMARY SHEET; CONSTRUCTION CONTRACT; CONTRACT EXPENDITURES; WELL #24 PROJECT 00-23

Council approved the revised Project Programming Summary Sheet; awarded the Construction Contract for the project to Layne Christensen Company in the amount of \$728,730; authorized contingency expenditures in the amount of \$72,873; authorized the Public Works Director to execute the



construction contract for new Well Construction Project 00-23- Spring Lake Specific Plan Area.

RESOLUTION 4563-LAND AND WATER CONSERVATION FUNDS FOR DUBACH PARK DEVELOPMENT PROJECT

Council adopted Resolution 4563, a "Resolution of the City Council of the City of Woodland Approving the Application for Land and Water Conservation Funds for the Dubach Park Development Project" which revises Resolution 4521.

RESOLUTION 4564-SPRING LAKE SPECIFIC PLAN INFRASTRUCTURE FEE

Council adopted Resolution 4564, a "Resolution of the City Council of the City of Woodland Making Findings and Adopting the Spring Lake Infrastructure Fee Relating to Road, Water, Sewage, Storm Drainage, Park Facilities, and Administrative Costs".

WASTE MANAGEMENT LIENS

Council set a Public Hearing for July 20, 2004 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent accounts.

RESIGNATIONS-TREE COMMISSIONER AND TRAFFIC SAFETY COMMISSIONER

Council accepted the resignations of Traffic Safety Commissioner Hector Mokhtarian effective June 30, 2004 and Tree Commissioner Holly Hamilton effective June 9, 2004.

EMERGENCY MEDICAL SERVICES COORDINATOR

Council authorized the City Manager to execute a Contract for Services with John Michelini to act as Emergency Medical Services Coordinator in order to provide EMS program administration for the period of July 1, 2004 through June 30, 2005 in an amount not-to-exceed \$20,250.



<u>CONTINGENCY FUNDS FOR REPLACEMENT OF SENIOR CENTER KITCHEN</u> HOOD

Council approved \$6,000 of contingency funds for the replacement of the Senior Center kitchen hood fire extinguishing system.

TAXICAB AND VEHICLES FOR HIRE ORDINANCE AND ASSOCIATED AMENDMENTS TO USER FEE SCHEDULE

Mayor Rexroad asked for clarification on the necessity of this Ordinance. Assistant City Attorney Ingram indicated all California Cities are required to adopt an Ordinance to so regulate. On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried, Council introduced and read by title only, "An Ordinance of the City of Woodland, California Adding Chapter 14, Article 13 Regulating Taxicabs and Vehicles of Hire" and that upon adoption the City of Woodland Fee Schedule will be amended to include the proposed fees for the regulation of taxicab operations. Mayor Rexroad voted to the negative.

SACRAMENTO VALLEY ORGANIZING COMMUNITY FEE DEFERRAL FOR SUTTER STREET YARD/NUEVA VISTA PROJECT

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried, Council approved the deferral of City development and building permit fees in the amount of \$496,521.93 for Sacramento Valley Organizing Community Affordable Homes Woodland until completion of the 36 units. Mayor Rexroad and Council Member Peart voted to the negative.

QUIT CLAIM DEED RELEASING INTEREST IN PRAIRIE PARK AND APPROVING TRANSFER TO WOODLAND JOINT UNIFIED SCHOOL DISTRICT

Bruce Jacks asked if a Public Hearing had been held on the property transfer. City Attorney Siprelle said there is no requirement to hold such a Public Hearing when the City transfers property. Mr. Jacks feels as the City is taking away park land from the citizens, they should be provided the opportunity for input. Council Member Monroe indicated that citizens are not allowed in the park at present during the time Prairie Elementary School is in session. City Attorney Siprelle said the District would like to have the park closed during the time school is in session for the safety of the students on school grounds.



It was the consensus of Council to defer this item, schedule a Public Hearing and notify the residents within a 300 foot radius.

MINUTES

On motion by Council Member Monroe, seconded by Council Member Peart and unanimously carried, Council adopted the minutes of the joint regular Council and Redevelopment Agency Board meeting of May 18, 2004 and the joint special Council and Redevelopment Agency Board meeting of May 25, 2004 as presented.

COMMUNICATIONS

Council received a notice of a Person-to-Person and Premise-to-Premise Transfer of an Alcoholic Beverage Control License for Quik Stop Markets, Inc., located at 10 Kentucky Avenue.

Council received the Table of Contents of 2004-05 Final Budget of Yolo County Transportation District and notification that the full budget is on file in the City Clerk's Office for review as desired.

Council received a notice of Filing of an Application by Pacific Gas and Electric of their 2005 Energy Resource Recovery Account and Ongoing Competition Transition Charge Revenue Requirements.

Council received a copy of a letter to Yolo County's Intergovernmental Tribal Coordinator regarding submission of Applications for Impact Mitigation Assistance.

Council received a copy of a letter to the Governor regarding support for Local Government Agreement Adoption.

COMMITTEE REPORTS

Council received the minutes of the Parks, Recreation and Community Services Commission meeting and Commission on Aging/PRCS Commission joint meeting of April 26, 2004.

Council received the minutes of the Tree Commission meeting of May 17, 2004.



Council received the minutes of the Disaster Mitigation Act Steering Committee meeting of May 20, 2004.

Council received the minutes of the Parks, Recreation and Community Services Commission meeting of May 24, 2004.

Council received the minutes of the Library Board of Trustees meetings of May 26, 2004 and June 7, 2004.

Council received a summary Planning Commission actions taken at their June 3, 2004 meeting as follows:

- (a) conditionally approved a Mixed Use Industrial Use Permit at 18 and 20 N. East Street
- (b) continued to July 1, 2004 a request to divide a parcel into three lots at the Southwest corner of Kentucky and Palm Avenues
- (c) continued to June 17, 2004 a request for a lot split on E. Main Street in front of Home Depot at Woodland Harvest Square
- (d) conditionally approved a request to divide a parcel into two lots on property located at 324 Elliot Street
- (e) continued to July 1, 2004 an appeal of the determination of the Zoning Administrator's interpretation to allow two single-family detached homes on a Duplex Zoned (R-2) lot located on the North side of Woodland Avenue between N. College Street and Palm Avenue
- (f) continued until June 17, 2004 a request for a Zoning Administrator Permit to construct a single-family home in the East Street District Zone Area "E"
- (g) conditionally approved a request for a Conditional Use Permit for an auto sales lot and office for Max's Chevys, Fords and More at 317 W. Main Street

Council received a summary of Planning Commission actions taken at their June 17, 2004 meeting as follows:



- (a) conditionally approved a request for a lot split of E. Main Street in front of Home Depot at Woodland Harvest Square to divide a 4.98 acre parcel into two lots in the "I" Zone
- (b) continued a request for Zoning Administrator Permit to construct a single-family home in the East Street District Zone District "E"
- (c) continued a request for the City to initiate amendments to the East Street Specific Plan in order to provide land uses in the Land Use Table that are more consistent with the Goals and Policies of the Plan
- (d) conducted a workshop on possible General Plan Amendment for the Growth Rate and instructed staff to set a hearing date
- (e) recommended approval of a fee deferral for the Sacramento Valley Organizing Community
- (f) held a workshop on the Dead Cat Alley Historical Markers and found they are consistent with the General Plan, Downtown Specific Plan and the Zoning Ordinance

Council received a summary of the Redevelopment Citizens' Advisory Committee actions taken at their June 23, 2004 meeting.

ORDINANCES

ORDINANCE 1397-LEVY AND APPORTIONMENT OF A SPECIAL TAX IN THE SPRING LAKE SPECIFIC PLAN COMMUNITY FACILITIES DISTRICT

On a motion by Council Member Monroe, seconded by Council Member Peart and unanimously carried, Council adopted Ordinance 1397, "An Ordinance of the City Council of the City of Woodland Levying and Apportioning the Special Tax in Community Facilities District No. 2004-1 (Spring Lake). On roll call the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None



ORDINANCE 1398-SPRING LAKE SPECIFIC PLAN INFRASTRUCTURE FEE

On a motion by Council Member Monroe, seconded by Council Member Peart and unanimously carried, Council adopted Ordinance 1398, "An Ordinance of the City of Woodland Amending Section 6-1-1 of the Woodland Municipal Code Establishing the Spring Lake Infrastructure Fee". On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

<u>ADJOURNMENT</u>

Mayor Rexroad adjourned the regular meeting of the City Council at 10:35 p.m.

Respectfully submitted,
Sue Vannucci, CMC, City Clerk