Council Chambers 300 First Street Woodland, California

December 3, 1991

The Woodland City Council convened a special session at 6:45 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss a personnel matter. All Council Members were present at the meeting (present were Holman, Crescione, Flory, Sandy and Timothy). City Manager Kristensen and Assistant City Manager Kristine O'Toole were also present at the meeting.

Council adjourned the closed session and the special session at 7:32 p.m.

The Woodland City Council met in regular session at 7:40 p.m. in the City Hall Council Chambers.

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, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, O'Toole, Murphy, Ruggiero, Bryan

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:32 p.m. to discuss a personnel matter as provided by the California Government Code. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of October 1, 1991, and the adjourned meeting of October 22, 1991, as prepared

except for a minor correction on page one of the October 1 minutes to show that the date of the meeting was October 1 and not October 3.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine public premises license for Harvey's Sports Bar, 11 East Street. No Council action was necessary.
- 2. From Christina M. Bojorquez, a claim was filed against the City of Woodland in the amount of \$500,164.40. The claim stated that Ms. Bojorquez received injuries during apprehension by the Woodland Police Department on May 21, 1991. The City's insurance representative recommended that Council reject the claim.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council rejected the claim filed against City by Christina M. Bojorquez and referred the claim to the City's insurance representative.

- 3. From the California State Library a letter was received by Library Services Director Marie Bryan advising that the Woodland Public Library has been awarded a grant from Federal Library Services and Construction Act funds in the amount of \$4,000 to serve Spanish speaking immigrant populations in the community. No Council action was necessary.
- 4. From Yolo County Transit Authority a letter was received advising of each local jurisdiction's responsibility under the Congestion Management Program (CMP). Assistant Planner Colleen McDuffee had advised that in December there will be an initial workshop of the technical advisory committee to determine how to monitor local conformance with the CMP, and these procedures will then be submitted to the Transit Authority. The adoption and implementation of the CMP land use impact analysis program will be submitted for Council approval in early 1992.

COMMITTEE REPORTS:

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of October 21, 1991. No Council action was necessary.
- 2. From Senior Engineer Dan Blankenship a report was received transmitting the minutes of the Traffic Safety Commission meeting of November 4, 1991. No Council action was necessary.
- 3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of November 12, 1991. No Council action was necessary.

- 4. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Park and Recreation Commission meeting of November 20, 1991. No Council action was necessary.
- 5. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of November 21, 1991, as follows:
 - a.Commission recommended approval to the City Council of a proposed revision to the Zoning Ordinance that will regulate bed and breakfast inns in the NP/T, C-2, C-3 and C-H zones.
 - b.Commission continued action on the Oil Can Henry Project until the December 5, 1991 meeting. This project involves an oil tube facility at Westgate Shopping Center (at the northeast corner of County Road 98 and West Lincoln Avenue).
 - c.Commission continued action on the Lasher automall project (final EIR and conditional use permit) until the December 5, 1991 meeting.
 - d.Commission approved the Brown Planned Unit Development modification for an existing home located at 1574 Owens Valley Drive in the Country Park East Subdivision. This PUD modification allows for a reduced rear yard setback of 12' to 14' where the Zoning Ordinance normally requires 20'. Commission also certified an NDEIR on this item.
 - e.Commission approved Tentative Parcel Map No. 4008 that will split a parcel of approximately 5.3 acres into two parcels -- .16 and 5.1 acres in size respectively. The project is located at the southwest corner of Cottonwood Street and Farrell Street (the Cottonwood Plaza Shopping Center). Commission also approved a categorical exemption for this item.
 - f.Commission approved a mixed use permit for the El Rancho Shopping Center at 117 West Main Street. The mixed use permit will allow for a mixture of commercial and office uses and for the construction of three new one-story buildings on the site. Commission also certified an NDEIR on this item.

The Community Development Director advised that a notice of appeal was received from Norma A. Turner, 506 Filmore Court, Davis, and Christian Wilde, 12135 Valley Spring

Lane, Studio City, regarding item "d" above (PUD modification).

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council set December 17, 1991 for hearings to consider (1) an ordinance to regulate bed and breakfast inns; and (2) the appeal of Norma A. Turner and Christian Wilde regarding the approved Brown Planned Unit Development modification for an existing home located at 1574 Owens Valley Drive.

HEARING - FROMMELT PROPERTY REZONING:

The City Manager said the first of three public hearings scheduled is to consider rezoning the Frommelt property located east of Walnut Street and south of Emerald Street from R-2 Duplex Residential to R-2/PD Duplex Residential with a Planned Development Overlay Zone.

Community Development Director Janet Ruggiero gave the staff report.

Mayor Holman opened the hearing.

Lloyd Jager of Yolo Engineers said he was present if Council had any questions about the proposed rezoning.

There being no further comments Mayor Holman closed the hearing.

Ordinance No. 1198:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1198 to amend the Zoning Map of the City of Woodland to rezone the Frommelt property R-2/PD Two Family Residential/Planned Development.

HEARING - ZONING ORDINANCE AMENDMENT RE AUTO BODY & REPAIR SHOPS:

The City Manager said the second public hearing is for the purpose of considering a City Zoning Ordinance amendment regarding off street parking requirements for auto body and repair shops.

The Community Development Director said the Planning Commission on November

7, 1991 held a hearing and approved recommending to Council a change in the parking requirement for auto repair and body shops to one space for every 400 square feet of building area.

Mayor Holman opened the hearing, and there being no comments he closed the hearing.

Ordinance No. 1199:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1199 to amend the Zoning Ordinance of the City of Woodland to revise off street parking requirements for auto body and repair shops.

HEARING - PURCHASE OF 340 W. KENTUCKY AVENUE PROPERTY:

The City Manager said the last hearing is a continued hearing to consider acquisition of property at the southwest corner of Kentucky and Ashley Avenues (340 West Kentucky Avenue).

Assistant City Manager Kristine O'Toole reported that tentative agreement has been reached to purchase the 340 W. Kentucky Avenue property. She said the purchase price is \$180,000 and there will be a 50 percent share of the closing costs with the property owner (Hill-Lewis). Escrow is expected to close on January 6, 1992.

City Attorney Bob Murphy recommended that Council open the hearing but continue the hearing to the next meeting as a precaution.

Mayor Holman opened the hearing.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council continued the hearing to December 17, 1991 and approved a tentative sales agreement for the acquisition of the 340 W. Kentucky Avenue property.

REPORTS OF CITY MANAGER:

FORMATION OF 1992 COMMUNITY SERVICE AWARD NOMINATING COMMITTEE:

After some discussion the City Council tentatively agreed the 1992

Community Service Awards nominating committee will include Melba Whitehead, Jean Sisson, Mabel Thomas, Henry Delp and Mayor Holman. The Committee will report back to the Council on December 17, 1991.

FRIENDS OF CHILD CARE ORGANIZATION:

The City Manager reported that the proposal to establish a nonprofit Friends of Child Care Organization has been withdrawn from the agenda.

BOARD AND COMMISSION REAPPOINTMENTS:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council reappointed the following board and commission members: Charles Moore to the Board of Building Appeals for a term ending December 31, 1995; Chuck Pratt to the Commission on Aging for a term ending December 31, 1995; Bonnie Freshwater to the Library Board for a term ending December 31, 1994; Marlin Davies to the Parks and Recreation Commission for a term ending December 31, 1995; John Morris to the Personnel Board for a term ending December 31, 1995; Jan Hicks to the Planning Commission for a term ending December 31, 1995; Arthur McNay to the Traffic Safety Commission for a term ending December 31, 1994; and Jack Potter to the Traffic Safety Commission for a term ending December 31, 1995.

Council directed the City Clerk to proceed with advertisements to fill vacancies on the Library Board, Traffic Safety Commission and Tree Commission.

FUTURE MEETING AGENDA ITEMS:

Council Member Timothy requested an updated personnel status report with organizational charts.

ADJOURNMENT:

At 8:17 p.m. there being no further business the meeting was adjourned.

City Clerk of the City of Woodland