MINUTES

ADJOURNED REGULAR CITY COUNCIL MEETING

March 24, 2009

6:00 P.M.

CALL TO ORDER

At 6:00 p.m. Mayor Davies called the adjourned regular meeting of the Council to order.

PLEDGE OF ALLEGIANCE

Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Fire Battalion Chief Burau.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, William Marble, Jeff Monroe,

Artemio Pimentel, Marlin Davies

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Andrew Morris,

Barry Munowitch, Tod Reddish, Cynthia Shallit,

Jim Burau, Don Sokolow, Mark Cocke

COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Monroe indicated at a 3 x 2 x2 meeting with Woodland Joint Unified School District, Woodland Community College and the City, the District asked that the City work with them on placing a fence between Whitehead School and Ferns Park.



PRESENTATION

Council Member Monroe presented Certificates of Appreciation to representatives from Firemen's Fund Insurance Company and Independent Solutions United for a grant they awarded to fund needed rescue equipment.

CONSENT CALENDAR

PROJECTS 07-47 AND 08-32 - WATER WELLS 15 AND 22

On a motion by Council member Marble, seconded by Council Member Dote and carried unanimously, Council authorized the bid advertisement; approved the plans and specifications for the construction of the replacement of Wells Phase II; authorized the City Manager to award the construction contract for Phase II at an amount not-to-exceed 110% of the approved budget to expedite getting these wells on line in time to meet summer water demands.

Vice Mayor Pimentel asked if any comments had been received and Engineer Baxter said they have had no response from citizens.

PUBLIC HEARING

RESOLUTION 4493 – 2008 HOUSING ELEMENT UPDATE

Planner Sokolow said the proposed plan for the period 2008 through 2013 sets forth the housing need for the City. The regional needs are considered and our share of those needs identified. Our total allocation is 1,871 units for the period of January 1, 2006 through June 30, 2013, with 425 very low, 266 low, 238 moderate and 942 above moderate income level. The comments received from Legal Services are to be added to page 15 of the document. The public participation period of 30 days was broken into segments.

At 6:35 Mayor Davies opened the Public Hearing.

Cindy Shear with Willdan Associates said there was a housing conditions survey done house-by-house in 75% of the City. This data can be used when Redevelopment Manager Shallit writes the grant as it is a very detailed database.

Sylvina Frausto said due to the economy, she wants the very low income citizens to have self-help housing, similar to what is in place in Winters.

At 6:39, Mayor Davies closed the Public Hearing.



Council Member Marble asked in reference to section 2.7, are the boundaries of the Redevelopment Area allowed to assist in housing in other areas of the City. Assistant City Manager Munowitch said the Agency can assist throughout the City. This would be for housing only with the 20% set aside.

Council Member Marble asked if in relation to Section 2.15, our Ordinance was more stringent than the State's. Planner Sokolow said the State does not have a specific law to direct us. Local Policy provides the strength. The State could not sue us but housing advocates could be the ones that might consider that as an option. The Cities may be more stringent, such as the City of Davis. As we are in compliance, we are eligible for grants. Council Member Marble said he is more concerned with the General Fund impacts. We are averaging fees of \$58,000 that developers pay. Planner Sokolow said the \$58,000 could be a single family home in the Spring Lake area.

Council Member Monroe asked if we owe units. Assistant City Manager Munowitch said the first draft was wrong and that has been corrected. We need to show capacity without restraint. Planner Sokolow said it is not a production number. We cannot control the economy. Council Member Monroe would like to see the units spread out. Assistant City Manager Munowitch said they must be within the City limits. Planner Sokolow said we would not have to expand units should the urban limit line be moved or property be annexed. City Attorney Morris said annexation would not apply in this round but would in the next.

Council Member Monroe asked if we would need to add to the element if self-help was an option. Assistant City Manager Munowitch said we have done some in the Spring Lake Specific Plan area and there would be no changes needed to do this. Planner Sokolow we have to take away the zoning obstacles.

City Manager Deven said we have to be proactive and do it now. Council Member Monroe said if we do not follow SACOG's recommendations, what happens. Assistant City Manager Munowitch said we would not be able to apply for grants. There are other sanctions they could apply and we would be subject to litigation.

Council Member Dote said the Housing Element is related to capacity but the Ordinance is the production requirement. She asked if cash is still going to be available for the homeless. Assistant City Manager Munowitch said there will not be any transitional housing. Council Member Dote asked what the difference is between SRO and single family apartments. Manager Shallit said the SRO does not have a kitchen and is basically a studio apartment.



Council Member Dote asked if granny flats help with the plan. Planner Sokolow said the numbers are based on other factors. There are some restrictions and we may not get all the credit we anticipated. Assistant City Manager Munowitch said there are very few granny flats and HCD does not like them. Council Member Dote said fee waivers are mentioned and we already have them in place. Planner Sokolow said we have some but Assistant City Manager Munowitch said he does not expect any more. Planner Sokolow said they include setback standards, reduced street or parking, or lot size standards.

Vice Mayor Pimentel asked about farm worker housing calculations and why we are not counting them. Planner Sokolow said they are not counted because we cannot get really accurate numbers that are needed for submission.

Vice Mayor Pimentel asked what is the benefit of that data for housing. Planner Sokolow said it is not valuable but generates a program analysis of farm workers housing, but it was very incomplete. Vice Mayor Pimentel said the report said there will be a potential redesign or rezoning of sites and asked if staff was really going to do that. Assistant City Manager Munowitch said we are not looking at doing that right now but as things come forward we will look at them during this cycle. We are looking at an R25 site that may become an R15 and to do that we will need to redesign another site. The R25 site will reduce units on that site to 15. The other two sites will be similar to Terracina. Spring Lake needs to incur their fair share of affordable sites. He wants them spread out.

Mayor Davies said R25 and R20 is too much density. Open space is needed. There is a lot of inexpensive housing in the North area but it is not in the inventory. Some of the housing is at risk of coming out of the inventory and he asked how we stop this. Planner Sokolow said there are contracts with HUD that might be expiring and they might be required to offer the property for sale so that the project could continue as affordable. HUD does not always notify us so we may not find out until too late.

Mayor Davies said farm workers have housing needs but most of those sites are in the County. He would like contact made with the County on these units and return to Council with information. In relation to section 2.17, emergency shelters, don't they need a conditional use permit and how are they identified and monitored without a permit. Assistant City Manager Munowitch said there is no simple answer on this yet but there are methods to monitor at this time. Planner Sokolow said there are standards that can be used within the City. They would be considered as minimum standards. Mayor Davies said he needs to be sure those we have are healthy. We need to set the standards now and he asked Planner Sokolow to pursue this.



Mayor Davies said in section 2.19 it says there are no top numbers. He wants these facilities set into the right zone be sure they are meeting the standards. The community needs to know what is going into their neighborhood.

Vice Mayor Pimentel said farm worker housing is not a problem but we do need to know what is there. There are some Spring Lake projects and could some of them count for these units. Does senior housing count? Planner Sokolow said there are some that can but not just because they are senior housing.

Council Member Dote said Spring Lake did not want large apartment complexes and the developers said they would not build less than 125 units. Planner Sokolow said they were provided with some incentives beyond the bonus density. Assistant City Manager Munowitch said in Spring Lake the sites are disbursed throughout the division. Council Member Dote is concerned about current development restrictions because we will run out of available property. Assistant City Manager Munowitch said SACOG went through the numbers and looked at the local General Plan. At that time there will be infill opportunities that SACOG will look at.

On a motion by Council Member Dote, seconded by Vice Mayor Pimentel, and carried unanimously, Council adopted Resolution 4983, "A Resolution of the City Council of the City of Woodland Approving the 2008 Housing Element Update and General Plan Amendment No. 2009-01", which also confirmed the General Rule Exemption under the California Environmental Quality Act.

<u>ADJOURNMENT</u>

At 7:29 p.m., Mayor Davies adjourned the regular meeting of the Council in memory of four Oakland Officers who were killed in the line of duty, Officer John Hege, Sergeant Mark Dunakin, Sergeant Ervin Romans and Sergeant Daniel Sakai.

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Approved by Council: July 20, 2010