Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

CITY COUNCIL REGULAR SESSION

APRIL 1, 2008

6:00 P.M.

CALL TO ORDER

At 6:03 P.M. Mayor Flory called the regular meeting of the Council to order.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Vice Mayor Davies.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff

Monroe, Artemio Pimentel, David Flory

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Ann Siprelle, Sue Vannucci,

Carey Sullivan, Paul Siegel, Cynthia Norris, Sandy Briggs, Bob MacNicholl, Greg Meyer, Liz Houck, Barry Munowitch, Christine Engel, Jair Camacho, Tod Reddish, Dan Rice, Akintunde Okupe, Dan Gentry, Bruce Pollard, Wendy Ross, Doug

Baxter, Clara Olmedo

COMMITTEE REPORTS

Council received the minutes of the Water Resources Association meeting of November 19, 2007.



Council received the minutes of the Library Board of Trustees meeting of March 3, 2008.

Council received the minutes of the Yolo Emergency Communications Agency meetings of December 5, 2007, January 9, and February 8, 2008.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies attended a presentation by Jim Perry on the Yolo County Courts which identified the need for the new court system in Woodland. He said 14 new courtrooms are proposed and currently there are 300,000 visitors to the courts in Yolo County each year. He said if the new court system is built, there will be a significant benefit to the Downtown. He and Council Member Marble attended a $3 \times 2 \times 2$ meeting with the Community College and the School District. The School representatives were pleased with the effort of the City staff to get the grant for Safe Routes to Schools, and the grant will assure that proper crosswalks and property crossing guards are in place. He and Mayor Flory attended a 2×2 with the County and agreed with the County Supervisors to pledge to work together to develop some principles of cooperation in construction for the betterment of the community.

Council Member Monroe said in 2005 Yolo County had more sexual assaults per capita than Sacramento County and several other major counties in California.

Council Member Pimentel said the Infrastructure Committee discussed several important issues the City is going to face in the near future thanks to the State, Proposition 218 and moving forward to the metering of water for all of the homes built after 1991. He attended the Community Service Awards event. He and Council Member Marble met with County Supervisors Rexroad and Chamberlain at the 2 x 2 x 2 to discuss what to do with a regional flood solution that includes the WRA, the County, City of Woodland, the Federal and State governments.

Council Member Marble said there was a presentation by Fran Borcalli at the 2 x 2 x 2 meeting. There will soon be a presentation to Council so there will be some accounting of the \$100,000 that the City has earmarked for that joint effort with the County and the Flood Control District on the Flood Safe Yolo project. He attended the League of California Cities Planners Institute with City Planning Commissioners and Planning staff. They heard presentations on CEQA, matters pertaining to City finances, and redevelopment. On April 29, 2008 there will be a Council study session relating to water issues from a broad perspective.



Mayor Flory said the Community Service Award dinner honored former Council Member Neal Peart, Short Parker, Jim Lindberg and the Woodland Elks Lodge for contributions to the community.

City Manager Deven introduced the City's new Library Services Director Sandy Briggs. Ms. Briggs said she was looking forward to working with City staff, the City Manager and the Council to offer the best possible library services to our community.

PRESENTATIONS

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, the City Council approved the following Proclamations:

PROCLAMATION - SCOTTISH GAMES

Council Member Monroe presented the Proclamation for the 132^{nd} anniversary and the 11^{th} celebration of the Sacramento Valley Scottish and Festival in Woodland to Marlene Meyers from the Callie Club.

PROCLAMATION - FAIR HOUSING MONTH

Council Member Pimentel presented the Proclamation for Fair Housing Month to Assistant City Manager Munowitch.

PROCLAMATION - RED CROSS MONTH PROCLAMATION

Council Member Marble presented the American Red Cross Month Proclamation to Donna Neu, Executive Director, and Candace Burgess, Red Cross Board Member. Ms. Neu presented to the Council some brochures on how to become prepared for emergencies.

<u>ANNUAL REPORT - PLANNING COMMISSION</u>

Planning Commission Chairperson David Sanders briefed the Council on the Planning Commission activities over the past year. He said there were 14 meetings, and Commissioners worked on 27 projects. He thanked Community Development Department staff for their efforts. Some of the projects were affordable housing, the Spring Lake Specific Plan, infill



development, public art, new businesses and controversial projects including the Rite Aid site map and tattoo parlors.

CONSENT CALENDAR

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

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT

Council received the monthly status report from the Community Development Department.

MONTHLY STATUS REPORT - FIRE DEPARTMENT

Council received the February 2008 monthly status report from the Fire Department.

MONTHLY STATUS REPORT - PARKS AND RECREATION

Council received the monthly status report from the Parks and Recreation Department.

PUBLIC WORKS MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS

Council received the Public Works Monthly Status Report and Capital Budget Execution Report.

PROCLAMATION - CHILD ABUSE PREVENTION MONTH

Council Member Monroe said over 3 million children are abused or neglected in the United States every year, and in Yolo County alone last year there were over 2,000 calls received regarding suspected child abuse or neglect.

Council proclaimed April 2008 as Child Abuse Prevention Month.



PROJECT 00-15-COMMUNITY AND SENIOR CENTER PHASE I COMPLETION

Council accepted as complete the contract with Broward Bros., Inc., for their work on the Community and Senior Center, Project No. 00-15, and authorized the City Clerk to file a notice of completion. The final construction contract value (including amounts withheld) was \$19,705,185. The total value of the withheld amount plus the sub-contractor claim was \$151,000.

PROJECT 07-37-CATHOLIC HEALTHCARE WEST REIMBURSEMENT AGREEMENT

The Council approved the Reimbursement Agreement between the City and Catholic Healthcare West-Woodland Health Care Medical Office Building for payment of a traffic signal Project 07-37 at the intersection of Cottonwood Street and West Gibson Road and approved the budget augmentation for the construction cost increase.

PUBLIC HEARINGS

RESOLUTION 4901-INTENT TO PREPARE GROUNDWATER MANAGEMENT PLAN

Acting Public Works Director Donnelly said in 1992 the California Legislature passed Assembly Bill 3030 which was designated to provide local public agencies increased management authority over their groundwater resources. Woodland receives all of its drinking water from groundwater resources, and a proposed Resolution of Intent is intended to kickoff that public participation process. There will be a great deal of public participation in the first phase of the Groundwater Management Plan.

Mayor Flory opened the Public Hearing, and there being no comments, closed the Public Hearing.

On a motion by Council Member Marble, seconded by Vice Mayor Davies and carried unanimously, Council adopted Resolution 4901, "A Resolution of Intent to Prepare a Groundwater Management Plan."



RESOLUTIONS 4902 THROUGH 4904 - GIBSON-OGDEN DEVELOPMENT PROJECT, TENTATIVE MAP 4879

Council Member Marble said it is appropriate for the community to understand what the Resolution is for the Gibson-Ogden Development Project relative to the potential bike overcrossing and pedestrian crossing for Gibson Road.

Planner Norris said City staff is pleased that the School District and staff were able to work to a resolution on the matter and provide dedication for a bike landing. The project provides a connection to the overall bikeway network throughout the City and will link up the north portion of Woodland to the south and to a regional bike system.

Council Member Marble asked if some of the homes are fronting on Gibson Road. Planner Norris said all of the houses are backing up to Gibson Road and there will be continuation of a sound wall.

Council Member Pimentel said he will not be supporting the project mainly because of the fees the City will be charging to the developer. The City will be reducing every single fee by half, and he did not feel that is appropriate. He said there were no fire fees, library fees, police fees, wastewater fees, or water, road or storm drain fees. The project is good but is not as dense as some of the projects approved in the past. The developer will be donating funds to the stadium for Pioneer High School and other good projects, but the City is short changing the community by not charging the appropriate amount of fees.

Vice Mayor Davies said the City is charging the fees that are appropriate for this development project. If the project was a school site as was planned, the City would be getting no fees. He said the City will be receiving fees that were appropriate for 2001 and the City will be assisting the School in their need to transfer that property and build a school where they actually need that. There will be a tax base of about \$75,000 per year from the homes the City would not have received. The 2007 fees are not applicable anywhere in Woodland because a person cannot build a house with the fees the City is charging.

Mayor Flory opened the Public Hearing.

Tom Lumbrazo, representing the Gibson-Ogden Partners, said they support the staff conditions and thanked everyone for working together on the project.



Council Member Marble said one of the things that occurred with the negotiations with the developer was \$500,000 going to a joint project in the Pioneer Football Field that the City will now be able to participate in to the tune of \$500,000.

There being no further comments, Mayor Flory closed the Public Hearing.

Council Member Pimentel said this project has brought attention to the need to address the City's fee structure for infill development. He would like to schedule a future agenda item to discuss the fee policy.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the following vote, the Council:

- Adopted Resolution 4902 approving the Mitigated Negative Declaration, including the identified mitigation measures, directing that a Notice of Determination be filed and adopting the Mitigation Monitoring Plan;
- Adopted Resolution 4903 amending the City General Plan Land Use Exhibit to change the land use designation for 14.47 acres (APN 027-80-008) from Public Service (PS) to Medium Low Residential Density (MLRD);
- Adopted Resolution 4904 amending the Southeast Area Specific Plan Land Use Exhibit to change the specific plan land use designation for 14.47 acres from Medium Density Residential (MDR-20) to Low Density Residential at 7 dwelling units per gross acre (LDR-7);
- Introduced an Ordinance to rezone 14.47 acres (APN 027-80-008) from Multiple Family (R-M/PD) to Duplex Residential Zoning (R-2/PD);
- 5. Approved Tentative Subdivision Map No. 4879, creating 90 lots on 14.47 acres plus dedication for a pedestrian/bike overpass, and dedication of public street right-of-way as identified in the Tentative Map; and
- 6. Approved a Conditional Use Permit (CUP) for Planned Development (P-D) Overlay that includes modifications to setbacks, lot dimensions, and minimum lot area, street width and design.



AYES: Council Members Davies, Marble, Monroe, Flory

NOES: Council Members Pimentel

ABSENT: None ABSTAIN: None

Council concurred to add to future agenda discussion of the fees and relation to "infill" development.

Council Member Monroe left the Council Chambers at 6:38 p.m.

RESOLUTION 4905 - DOWNTOWN PARKING; DISTRICT BOUNDARIES AND IN-LIEU-OF PARKING FEE

Planner Norris said the matter of Downtown parking standards is an agenda item from the February 5, 2008 Council meeting at which Council had asked staff to research revised standards for retail and commercial, as well as, possibly increasing the standards for the two-bedroom requirement. Council had asked staff to do more public outreach, and as a result staff has prepared some additional analysis.

Council Member Monroe returned to the Council Chambers at 6:41 p.m.

Planer Norris said staff also evaluated the in-lieu fees, looked at a sliding fee scale, looked at potential future development over the next ten years and what kind of a return may occur from an in-lieu fee. The \$5,000 fee that is recommended will not wholly fund a parking structure. The intent of the in-lieu fee is to function as an economic development incentive and provide an option in cases when the full amount of parking cannot be provided on a particular site. A community workshop was held on March 13 for which 600 notices were mailed to both owners and tenants in the Downtown area. There were approximately 17 attendees and a good discussion about the key elements. There was a concern that new development should provide adequate parking and management of existing parking.

Mayor Flory opened the Public Hearing at 6:41 p.m.

John Perry said his business is located at 350 Court Street in Woodland and his office is next to the proposed multi-story structure on Court and Walnut Streets. It is proposed to have commercial on the first story and residential on the upper stories. No parking is being provided for



the commercial, and that is where the in-lieu fee comes into play. He has been practicing in the County of Yolo for 38 years and 34 of those years he has been located in the Woodland Downtown. He provides services for Woodland, the Bay Area and Sacramento. One common factor for business is the need for parking at the convenience of the customers. He contacted the City about parking for commercial establishments and he was told there is adequate parking within a three block radius. He said neither his clients nor his employees feel three blocks is a reasonable parking area. He said that parking radius would not be acceptable to his elderly client base. He said he realizes that the City needs to provide parking for the proposed expansion of the Court system, but he said that project is six blocks from the multi-story project on Court Street. He said the Chamber of Commerce supported the proposed multi-story project subject to resolving the parking issues. He said the Chamber represents all businesses in Woodland but the parking problems in the Downtown are not the same as other commercial areas of the City. He said the in-lieu fee may work with a computer model for an EIR, but the fact is that the in-lieu fee does not work in the real world. He asked how the in-lieu fee will be calculated. He said the in-lieu fee is devastating to small businesses in the Downtown.

Larry Andrews, representing the City Center Lofts project at 333 Main Street, said building Downtown is very different from building in the suburbs. He said the Downtown has to place parking underground and Downtown businesses have to find alternative ways for people to park that are not as convenient as being on the edge of town. He said the City Center Lofts project is supportive of the Downtown Parking Ordinance and understands that the regulations are going to generate some money for the City to consider a garage. He said they are trying to create an exciting project for Downtown Woodland that will help transform the Downtown and will help revitalize businesses Downtown.

Lenore Sharp concurs with Mr. Perry's comments. She shops in Sacramento and does not care if she walks two blocks from a store, but Woodland does not have the shopping opportunities that Sacramento has. There is a large lot at the corner of Main and Walnut Streets that would adequately take care of a two-story garage and a garage can be architecturally appealing. When the Epperson property (at Court and College) was purchased and a parking facility was established, a two story structure should have been built. She suggested that the Court system build toward the east of the Downtown.

There being no further comments, Mayor Flory closed the Public Hearing at 6:52 p.m.



Assistant City Manager (ACM) Munowitch said the proposed City Center Lofts project does provide 100 percent of parking for the residential and some of the commercial parking. He said the project has not completed the final Planning Commission review process, so the project is not yet approved but the project does provide for a significant portion of commercial parking.

Council Member Monroe asked when the City Center Lofts project will come to Council for review.

ACM Munowitch said a draft EIR has been completed and circulated, and the next action item is to have the Planning Commission review and certify the final EIR and all of the entitlement requests. The entitlement requests are final at the Planning Commission level unless they are appealed by the public, the applicant or called by the City Council.

Council Member Monroe said the \$5,000 fee bothered him early on, and he asked if that would impact existing businesses.

ACM Munowitch said the City staff is only proposing new parking requirements when new development and new buildings come in or conversion of an existing business that increases the parking requirements. Existing business will be allowed to continue to operate without any new parking requirements or fees. The City Center Lofts project is providing 300 plus parking spaces and are required to provide 100 percent of the need for residential and a portion of their commercial requirement.

Vice Mayor Davies said when the parking regulations were referred back to staff the Council changed some of the ratios to take care of the concerns of Mr. Perry and Ms. Sharp, and those ratios in commercial were originally proposed at one space per 400 square feet and one and a half for two bedroom units. He said the Council felt that was not adequate so Council dropped the requirement to one space per 300 square feet, and 1.75 spaces for two-bedroom units.

ACM Munowitch said the current Ordinance has a provision for parking for residential. Planner Norris said the City currently requires a minimum of one space per each unit. Each project has to make findings why the project cannot meet the required amount of parking. The parking provision also requires the applicant to show the project would benefit the Downtown.

Vice Mayor Davies said most of the Council Members would like to have a multi-story parking garage in Woodland and maybe at more than



one location. The spaces start out at \$10,000 per space, and the cost has been a resource problem even though ground is available. The City has to work with the in-lieu fees as well as some of the redevelopment fees to see if the City can begin to construct a facility.

Mayor Flory said in today's market the parking space for two-story or greater costs \$18,000 to \$21,000 with the new cost of construction.

Council Member Pimentel said the City has been talking about parking in the downtown for at least the last four years. The proposed fees are a good start for Downtown. He worked in the Downtown and parking is a problem, and now the City is seeing more movement and redevelopment in the Downtown. The City needs to have some sort of policy to work with in conjunction with some of the two-hour parking.

On motion of Council Member Monroe, seconded by Vice Mayor Davies, and carried unanimously, Council (1) adopted the Initial Study and Negative Declaration for the proposed parking ordinance; (2) introduced an Ordinance to add Section 25.23.15 to the Woodland Municipal Code relating to downtown parking; and (3) adopted Resolution 4905 establishing Parking District boundaries and an in-lieu of parking fee.

REPORTS OF THE CITY MANAGER

FUTURE OPERATIONS - COMMUNITY AND SENIOR CENTER

Director Dan briefed Council on the Community and Senior Center operations. The Sports Management Group did a study for the City in 2003 to determine projections for revenue and expenses. The projections were broken down to different rooms: banquet, meeting, gymnasium and dance aerobics (which was not built in Phase 1), arts and crafts, vending and the total revenue. He gave a PowerPoint presentation on the revenue and expenses. The Community and Senior Center collected \$239,771 in gross revenues at the end of the third year and waived facility fees of \$51,879 for City sponsored events at the end of the first year of operation. The actual budget for this year is \$1,075,252, so there was a balance of \$835,481, giving an \$80,981 negative balance. The Sports Management Group five years ago had projected \$273,000 in gross revenue and expenses projected at \$1,027,500 per year, leaving a \$754,500 negative balance. Employee benefits have increased by 25 percent since those projections. Right now the projections for expenses are \$955,823 which gives a positive balance for the center of \$56,448.



Council Member Pimentel receives many complaints from residents regarding the costs at the Center and asked if the City were to reduce the costs of renting the facility, would there be a corresponding increase in usage.

Director Gentry said the City is receiving an overwhelming number of requests to rent the facilities, such as the gymnasium. The gymnasium was designed to hold big events but were only anticipating two or three 500-person events per year. The Department has been receiving almost two or three requests per month, and he could foresee the revenue projections increasing.

Council Member Pimentel asked for a projection in revenue for next year.

Director Gentry said there will probably be an additional \$50,000 in revenue for next year. Those who rent the facilities for big events, such as wedding receptions, pay at the end of the event, but the non-profit groups in the community are not accustomed to paying anything for usage.

Council Member Monroe said the Community Awards Service banquet is a City event so the City does not pay fees for that. There are some events which are strictly for Woodland, specifically the Stroll through History, that draw many people to the City and emphasize our history. The Stroll organizers wanted a small banquet hall, but the Center was out of their price range. The City should waive the fees for that type of event as well as for non-profits.

Director Gentry said many requests are referred to the City Manager to make a decision on whether to charge fees or charge reduced fees, and the Parks and Recreation Department is accepts his decision.

Vice Mayor Davies does not agree with him, but there are revenues and expenses. There needs to be an analysis done by Director Gentry and his staff, and Council needs a report on strategies to increase the revenue side.

Council Member Pimentel would like a report back in terms of the cost effectiveness versus the usage of the facilities. The City also needs to look at the population the City is serving, and better marketing could increase revenue. The City has a 45 percent Latino community that does not know about the Center and the usage.



RESOLUTION 4906 - YOLO COUNTY CLIMATE ACTION COMPACT

Council Member Monroe asked to discuss fees for solar panels. The City has a permit fee for 1 kilowatt hours at \$100, but if an average house uses 6 to 8 hours the fee is multiplied. He said he would like to fix that fee so that solar panels could be emphasized.

ACM Munowitch said the City is in final stages of a building permit fee study and staff is well aware of the inequities on solar fees. Staff will be recommending that fee for adjustment. Council Member Pimentel said the Energy Task Force could look into reducing the solar fees.

On a motion by Council member Pimentel, seconded by Vice Mayor Davies, and carried unanimously, the Council adopted Resolution 4906 to support the Yolo County Climate Action Compact as part of the City's efforts to promote climate protection.

"BUSINESS FRIENDLY" ACTIONS IMPLEMENTED; JOB DESCRIPTION REVISIONS AND APPROVALS

ACM Munowitch gave a brief report on the Community Development Department's implementation of changes to improve customer service and efficiency of the overall development review process. One of the major changes recommended is to reorganize the Building Division and create two new job descriptions.

Council Member Monroe said there was frustration created with a part-time plan checker, and sometimes the plan checking process could go on for weeks. A full time plan checker will make everyone in the community happier.

ACM Munowitch said the City will still have to contract out some of the plan checking for special bigger projects.

Council Member Marble said it is important to note that Council has provided direction to make this a more "business friendly" process. He asked if the City has downsized sufficiently with the current economic environment.

ACM Munowitch said staff feels the downsizing is adequate. One year his department sent plan checking outside the department. Recently the City has brought the Plan Checker in-house two and one-half to three days a week. There is still a back log for that in house plan checker.



Building permits for new single family houses are down, but that is not what takes the plan checkers time because most sub dividers present a model plan which is replicated a number of times throughout the subdivision. There is a lot of plan checking for individual home remodels and new commercial construction, so there is still a back log.

On motion by Council Member Marble, seconded by Council Member Pimentel and carried unanimously the City Council approved revisions in the job descriptions for Building Inspector I/II and Senior Building Inspector and approved new job descriptions for Senior Building Plans Examiner and Building Inspection Services Manager.

ADJOURNMENT

At 7:23 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council: July 7, 2009