

Council Chambers
300 First Street
Woodland, California

June 25, 1990

The Woodland City Council met in adjourned session at 7:34 p.m. with the City Planning Commission.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Crescione, Flory, Holman, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

PLANNING COMMISSIONERS PRESENT: Mott, Hicks, Nantz, Roncoroni, Ramirez,
Sharp (arrived at 7:40 p.m.)

PLANNING COMMISSIONERS ABSENT: Fechter

STAFF PRESENT: Ruggiero, Nies, Kristensen

MINUTES:

The Planning Commission took action on the minutes of the June 11, 1990 meeting regarding the Southeast Area Specific Plan.

PUBLIC COMMENT:

No one addressed the City Council or the Planning Commission during this public comment period.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council agreed to adjourn this meeting at 9:50 p.m.

HEARING - DRAFT EIR AND SOUTHEAST AREA SPECIFIC PLAN:

Mayor Holman and Planning Commission Chairman Roncoroni opened the public hearing on the Southeast Specific Plan, General Plan amendment, and Rezoning/Rezoning associated with the Southeast Specific Plan.

Council Members Sandy and Flory addressed the Council and Commission and presented the following list of modifications they would like to see the Plan include:

1. Development Objective:

Current Woodland residents who are first time home buyers shall be given first priority for home sales. Current Yolo County residents shall be given second priority.

2. Phasing:

The current phasing plan for growth shall remain in force until 1997 or until a comprehensive City-wide growth management plan is adopted.

3. Development Focus:

The Southeast Area will include a centralized public space which will be the nucleus of the plan. Schools, parks, bike and walking paths should emanate out from this central nucleus.

4. Circulation should include:

A. Bike tunnel or bridge across Gibson Road.

B. A network of interconnected bike and walking paths shall be created in the Southeast Area. This network will be the start of a plan to establish an interconnected series of bike paths, and greenbelts both through and around the City of Woodland.

C. Special attention shall be given to link schools, parks and commercial centers with bike and walking paths and greenbelts.

D. Narrower street.

5. Trees:

A. Every effort shall be made to maximize the planting of trees in the Southeast Area. They suggested doubling the existing requirement for the planting of trees.

6. Lighting:

A. Lighting requirements for the development shall be scrutinized to diminish the effects of "light pollution" which over time diminishes the City's view of the night sky and stars. Particular attention shall be paid to maintain safe environments while utilizing softer and more energy efficient lights. Commercial establishments shall undergo the same

requirements.

7.Art:

A.Commercial establishments shall be required to provide works of art which complement the design and nature of the Southeast area.

8.Community Identification:

A.Developers shall be required to construct at I-5 and County Road 102 and Gibson Road large plaques proclaiming "Welcome to Woodland."

9.Affordable Housing:

There should be 10% set side for affordable housing.

10.The C-H at County Road 102 and I-5 should be deleted.

11.Xeriscape - water conservation should be emphasized and plants requiring little watering should be required.

The City Council and the Planning Commission indicated the following on these major issues:

A. Residential Standards:

(1)Requested language to be included in the residential standards table to allow variation in the lot size to 4,500 square feet in the LDR 7 designation if lot width and lot sizes are dispersed through the development. The language should stress the need for flexibility and variation of design.

(2)Concurred with staff that 50% lot coverage acceptable. Sixty percent is not acceptable.

(3)Half-plexes or duplexes should be permitted on corner lots in all single family designations.

(4)Five-foot side yards are acceptable.

(5)The architectural schedule of over 100 dwellings should be deleted.

(6)The lot frontage of 32' is acceptable providing a 50' width is maintained at the front yard setback.

(7)The existing height limits should be retained.

(8)The 20' rear yard setback is acceptable.

This entire section will include language to allow for flexibility of design and relaxation of these standards if variation in design, housing type and lot size is provided as well as a set aside for open space (condo/townhouse/cluster development).

B. Affordable Housing Policy:

Testimony was provided on these issues by the Gibson Ranch Group, Housing Alliance and individual citizens. Information requested of staff included the number of median income families in Woodland and ratio of affordable units to these households. No direction was given and no decision was made on this issue.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council continued the hearing to July 11, 1990, and adjourned the meeting at 9:50 p.m.

On motion of Commissioner Ramirez, seconded by Commissioner Sharp and carried by the following vote, the Planning Commission continued the public hearing to July 11, 1990:

AYES: COMMISSIONERS: Mott, Hicks, Ramirez, Nantz, Roncoroni, Sharp

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Fechter

ABSTAINING: COMMISSIONERS: None

The Planning Commission continued its meeting and reviewed the Council referral to increase 50% building coverage for low density residential units and the R-1 Zone. The Commission then adjourned its meeting at 10:10 p.m.

Mayor of the City of Woodland

Minutes written by Secretary to
Planning Commission Janet Ruggiero