

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

July 16, 2002

CITY COUNCIL
REGULAR SESSION

CALL TO ORDER

Mayor Flory called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join the Council in the Pledge of Allegiance led by Police Chief Carey Sullivan.

ROLL CALL

Council Members Present: Martie Dote, Jeff Monroe, Neal Peart, Matt Rexroad, David Flory

Council Members Absent: None

Staff Members Present: Rick Kirkwood, Phil Marler, Ann Siprelle, Carey Sullivan, Gary Wegener, Dan Gentry, Margaret Vicars, Steve Harris, Karl Diekman, George Bierwirth, Sue Vannucci, George Ahlgren, Lynn Gatie, Dick Donnelly, Paul Hanson, Hoss Khatami

PUBLIC COMMENT

None.



PRESENTATIONS

PROCLAMATION DECLARING SUPPORT FOR AMERICAN CANCER SOCIETY "RELAY FOR LIFE"

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, Council proclaimed support for the American Cancer Society Relay for Life to be held on July 20 and 21, 2002. Council Member Monroe presented the proclamation to Mary Alvarez representing the program.

WOODLAND MAJOR ALL STARS GIRLS FASTPITCH SOFTBALL ASSOCIATION FUND RAISER

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, the Council acknowledged the accomplishments and fundraising efforts of the Woodland Major All Stars Girls Fastpitch Softball Association and presented a Certificate of Appreciation for their efforts. Council Member Dote presented the Certificate to the team and their manager.

COUNCIL/STAFF REQUESTS AND COMMENTS

City Manager Kirkwood indicated that Assembly Member Michael Thompson wished to hold a roundtable breakfast meeting for July 29, 2002 and asked if Council would consider holding a Special Council meeting for that date. It was Council consensus to call for and notice a Special meeting of the Council for Monday, July 29, 2002 at 7:30 a.m. at the County Atrium at 625 Court Street. Vice Mayor Rexroad will officiate.

Council Member Dote attended the Water Resources Association meeting where an update was received on the projects before them. One is to develop a hydrologic model for the ground water in the water basin in Yolo County, with small portions of Colusa and Solano included. The other is a second subsidence study for ground water pumping underway this week with the lead agency as U. C. Davis. A base line study was done three years ago. Yolo County is in the forefront in the State on this issue.

Council Member Monroe requested that a letter be sent to the Railroad regarding the movement from the North to South asking they consider such movement other than "rush" hour and at noon. Council concurred.



Mayor Flory indicated he is the Chairperson of the Yolo County Transportation District Board and that a letter would be forthcoming on the impacts of the proposed Cache Creek Casino expansion.

CONSENT CALENDAR

Council Member Peart requested the following item be moved to the Regular calendar:

INTRODUCE AND READ BY TITLE ONLY INTERSTATE 5 AND COUNTY ROAD 102 ZONING ORDINANCE

Council Member Peart requested the following item be removed from the Consent Calendar for discussion:

RESOLUTION 4368 - SKATE PARK ORDINANCE

Council Member Peart feels this item is premature until final location of the Senior/Community Center is determined. Council Member Dote indicated that some of the equipment has been purchased. Director Gentry said the action is necessary because it provides the City with the liability exemption required by State law. The Ordinance could be revised at a later time as needed. Council Member Peart does not want the City to be placed into a position whereby the Skateboard Park could not be relocated at some time in the future.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, the Council adopted Resolution 4368, "A Resolution of the City Council of the City of Woodland, State of California, Establishing a Designated Area for Skating and Skateboarding at John Crawford Park", waived the first reading and introduced an Ordinance amending the Municipal Code to establish regulations for the safe use of the designated skatepark.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, Council approved the following Consent Calendar items:

TREASURERS' INVESTMENT REPORT FOR MAY 2002

Council received the Treasurers' Investment for the Month of May 2002.



SPRING LAKE SPECIFIC PLAN MISCELLANEOUS ORDINANCE AMENDMENTS

Council introduced and read by title only "An Ordinance of the City Council of the City of Woodland Amending Chapters 25 and 21 of the City Code to Address Potential Conflicts Between the Spring Lake Specific Plan and the City's Zoning and Subdivision Ordinances".

DECREASING MAILED NOTICE OF PROPOSED LAND USE DECISIONS FROM 1000 FEET TO 300 FEET FROM THE SUBJECT PROPERTY

Council introduced and read by title only an "Ordinance of the Council of the City of Woodland Amending Sections 21-6-2, 25-27-20, 25-28-20 and 25-29-10 of the Code of the City of Woodland Relating to the Mailing of Notice of Proposed Land Use Decisions to Owners of Properties Located Within 300 Feet From the Subject Property".

STATUS REPORT ON ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE

Council received a report on the progress of Bay Area Economics, Woodland Economic Renaissance Corporation and the Economic Development Steering Committee on the update of the Economic Development Strategic Plan.

RESOLUTION 4369 – CITY-WIDE RECORDS RETENTION SCHEDULE

Council adopted Resolution 4369, "A Resolution of the City Council of the City of Woodland Approving a City-Wide Records Retention/Destruction Schedule".

LEASE OF BUILDING AT 215 EAST STREET FOR FIRE DEPARTMENT STORAGE

Council approved a Commercial Lease between the Fire Department and Dumars Landscaping, a Partnership, for use of a building a 215 East Street for storage of antique Fire apparatus owned by the Department.

JOB DESCRIPTION REVISION FOR SENIOR CIVIL ENGINEER

Council approved the revisions to the job description for Senior Civil Engineer as presented.



SPRING LAKE SPECIFIC PLAN DESIGN CONSULTANT SELECTION

Council authorized the City Manager to enter into a Contract with Williams + Paddon to develop the design guidelines for the Spring Lake Specific Plan in an amount not-to-exceed \$45,000 and authorized Community Development Department budget augmentation for the contracted services.

POLICE CHAPLAIN VEHICLES

Council authorized the establishment of two additional vehicles to the fleet for the purposes of the Police Chaplain and Volunteer Programs.

TENNIS COURT LIGHTING AND FREE SWIM DAYS

Council received information that in the absence of formal declaration of an energy crisis, lighting will be allowed at the tennis courts at night and the free swim on days in excess of 100° will be discontinued. This is in reference to Resolution 4257 adopted on February 6, 2001.

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION 4575, GREENWOOD

Council approved the Final Map and Subdivision Improvement with David Snow, for Subdivision 4575, Greenwood. This is for 34 single family homes West of Kincheloe Court in Sycamore Ranch originally part of Tentative Map 4061.

REIMBURSEMENT AGREEMENT WITH MEYERS HOMES FOR SMOLEY RANCH UNIT 1 SUBDIVISION

Council authorized the Public Works Director to execute the Supplemental Improvements Reimbursement Agreement for public improvements constructed with Smoley Ranch Unit No. 1 Subdivision. This development is within Sycamore Ranch and includes design and construction of soundwalls and landscaping along Gibson Road.



OPERATIONS AND MAINTENANCE BUDGET INCREASES FOR ENGINEERING INSPECTION SERVICES

Council authorized the Public Works Director to increase the Engineering Division "Other Contract Services" budget by \$75,000 for inspection services for the construction of public improvements.

REPORTS OF THE CITY MANAGER

COMMISSION APPOINTMENTS

On a motion by Vice Mayor Rexroad, seconded by Council Member Peart and carried by unanimous vote, the Council appointed David Sanders to the Planning Commission to replace James Staker for the term ending December 31, 2005.

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried by unanimous vote, Council appointed Tom Foley to the Tree Commission to replace Christine Engel for the term ending December 31, 2004.

DOWNTOWN BENCH AND TRASH RECEPTACLE SELECTION

Vice Mayor Rexroad stated he felt the selection of the bench and trash receptacle design should be a function of Staff, not Council. Discussion followed on the merits of metal versus wood benches.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried, Council approved the selection of metal benches for placement in the downtown core area. Council Member Peart and Vice Mayor Rexroad voted no.

PUBLIC HEARINGS

HOUSING ELEMENT UPDATE

Mayor Flory indicated there had been a letter received this evening from Legal Services which will be entered into the record and included in the materials sent to Housing and Urban Development. Community Development Director Harris indicated three issues had been raised by Council at the July 2, 2002



meeting which are as follows: strive to ensure a production of a minimum of 35% of all new housing units to be above 8 units per acre in density; inclusionary affordable housing requirements; "fast tracking" of affordable housing development applications. Current policy encourages compact development and preservation of agricultural land and the General Plan implements those policies. Vice Mayor Rexroad asked what "by right" stipulates. City Attorney Siprelle stated it means this is permitted use in the zone and would not require a Conditional Use Permit. This would allow development without discretionary approval.

At 7:53 Mayor Flory opened the Public Hearing.

Nancy Conk, Executive Director of the Community Housing Opportunities Corporation feels the issue of adequate sites is a problem. Sites of adequate size and higher density are needed for multi-family housing developments. Those sites less than 2 acres are not feasible. Twenty to twenty-five units per acre is the preferred density. The inventory has not changed from that reported months ago and the City is still short 143 units. The City will fall further behind and she urged increasing the density, particularly in the Spring Lake Specific Plan Area. Council Member Dote asked if she was suggesting changing the density in the SLSP area and Ms. Conk said this is a large area and should be utilized to increase the capacity of the City. She feels this is a good plan but they had been looking at it only for SLSP, not for other inclusions in the fair share requirements. Higher density would increase but the number of units will increase the income.

Tom Lumbrazo of Turn of the Century was asked by Council Member Monroe if increased density would affect the Developer and Mr. Lumbrazo said it would increase their income. They had advocated at least 100 unit apartments for that reason. However, the profit would not be that much higher.

Mona Tawatao of Legal Services said points made by Ms. Conk had been parallel to Legal Services concerns. She summarized the letter which had been submitted by Legal Services addressing their concerns. Many sites are too small or do not have high enough density to make them affordable. The Armfield Study Area is small and requires some extensive cleanup. The State will look at the sites and see they are not adequate. The draft does not allow for the development "by right". She requested this Housing Element not be adopted by Council as written. Vice Mayor Rexroad asked if in her opinion the 35% density goal and the fast track are required for it to be legal in the subjective analysis of HCD. She said the City is obligated to remove constraints. The fast tracking



goes a long way toward addressing removal of constraints. The same is true for the 35% goal. It does help meet the affordability housing goals. Vice Mayor Rexroad asked if the low income should have preferential treatment. Ms. Tawatao said they would not term it as preferential but to place them on the same par with other development. Affordable housing faces barriers that other development does not. They have timelines and deadlines for funding that need to be addressed.

Council Member Peart asked if the SLSP has it's own housing element. Director Harris said that SLSP does have it's own affordable housing requirements. What is developed in that area must conform to those requirements. The Department does not discriminate on any project. The housing element for the SLSP is complete and if it is opened the schedule and financials would be affected.

Leslie Marcus of Legal Services said the draft document does not provide for all of the infrastructure to be in place by the time the affordable units are to be completed. If the SLSP does not address the infrastructure, those units should not be counted. They cannot change what the Sacramento Area Council of Governments has given the City as appropriate figures. City Attorney Siprelle said a consultant had been retained by the City to look at all of these issues. This will be an implementation guide and will be completed prior to the tentative map approval. Director Harris said we still need: (1) a new CEQA, (2) a Public Hearing before the Planning Commission and the Council, (3) amendments to the financing plan and fiscal analysis to determine infrastructure feasibility. (4) some of the affordable units need to be constructed off site to keep the numbers up. By increasing the densities, some would need to be elsewhere. Council Member Peart said there are sites elsewhere identified. Mr. Lumbrazo said the building unit allocations (BUA) plan allows that rate of growth. It is highly unlikely that many units will be built in the period identified. There may be some other options that could be used: incentives, plan amendments. He said that of 250 units there may be a third and 100+ single family affordable in that time period.

Council Member Dote asked why 2007 at 100% build out is assumed. Director Harris said the multi-family and affordable are not controlled by the BUA Ordinance.

Mayor Flory closed the Public Hearing at 8:28 p.m.



Vice Mayor Rexroad moved and Council Member Peart seconded to direct staff to delete policy 2.A.3 and implementation program 2.3 from the Housing element and send it on to the Housing and Community Development Department. Council Member Dote requested clarification as to why the fast tracking should be deleted. Vice Mayor Rexroad said the stated purpose for the 35% housing is an inappropriate gauge to prevent urban sprawl. All of the units could be placed in one area and ranchettes developed in the entire remaining area. Fast tracking is inappropriate because all projects should be and to his knowledge, are treated as fast track and equal in processing. It is not our responsibility to fast track anything. That indicates other projects are being discriminated against and he feels all projects should be treated equally. Council Member Dote asked if he would offer any other wording that would keep the City in line with preventing sprawl and preserving agricultural land. Vice Mayor Rexroad said the 35% category can be met with zoning requirements alone. This is a subjective standard that HCD has for approval or rejection of the element. City Attorney Siprelle said that the reason HCD approval is important is because it creates a "rebuttable presumption" should the City be challenged via a suit. HCD will then determine whether this meets the requirement of law and make comments. We can make changes if Council so chooses. Council would then have another opportunity to address any concerns by HCD.

Council Member Dote moved that the Council forward the element on the HCD dropping the language 2.A.3, "the City shall strive to ensure production of a minimum of at least 35% of all new housing units above 8 units per acre in density, including both rental and ownership units", but leave in the language in 2.3 "the City shall adopt a system for 'fast track' approvals for project designed to serve very low income and special needs groups". Vice Mayor Rexroad objects to fast tracking and the City has an obligation to process all applications and not place barriers before any group or person. Director Harris said there is a presumption that applications are not on the fast track and this is not the case. They have no indication whether the application is for an affordable or a market rate project. There are some methods they can utilize to assist the applicant up front but once the application is received, the staff processes as quickly as possible.

On the motion made above by Council Member Rexroad, seconded by Council Member Peart, with Council Member Dote voting no and Council Member Monroe abstaining, was approved as stated. City Attorney Siprelle said the Policy under section 2.A.3 which the Council just voted to eliminate, was a policy intended to help the objective contained in the Housing Element. The existing objective in the housing element states "the City will continue to utilize it's fair



share housing allocation from SACOG for planning purposes". The objective is that the City will try and meet the SACOG fair share requirement. The policy 2.A.3 with the 35% multi-family is one way that the Planning Commission feels the City can help achieve that objective. There are other ways and there are other policies in the element that help achieve that objective. It is an unnecessary figure as there is nothing that requires the City to state a percentage. Council Member Dote said it was directly relevant in the development of the SLSP as that was the target we were aiming for. The offsite was to meet the City-wide goal. Vice Mayor Rexroad said that the idea of the housing element is to determine the need and the manner in which to meet that need. The City needs to resolve that issue by some measure, but this before us is not the method. Council Member Dote said in the absence of that 35% number the cost of the infrastructure and financial implications in the SLSP the multi-family then carries the burden of the affordability and has a beneficial effect.

RESOLUTION 4367 - WASTE MANAGEMENT LIENS

At 8:43 Mayor Flory opened the Public Hearing. Hearing no comments, the Public Hearing was closed at 8:43.

On a motion by Vice Mayor Rexroad, seconded by Council Member Peart and carried by unanimous vote, the Council adopted Resolution 4367, "A Resolution Approving the List of Delinquent Refuse Accounts and Directing the Tax Collector of Yolo County to Collect Delinquent Accounts".

Council recessed from 8:45 to 8:58 p.m.

REPORTS OF THE CITY MANAGER

REGULAR CALENDAR

INTRODUCE AND READ BY TITLE ONLY ORDINANCE ADOPTING INTERSTATE 5 AND COUNTY ROAD 102 OVERLAY ZONE AMENDMENTS

Council Member Peart said a meeting was held with the applicant "Woodland Investment Company" (WIC). The 55 acres (Lasher property) indicated there would be 50 acres as an auto mall and 5 acres as commercial.



Woodland Investment Company has taken options on land on the Heidrick, Lasher and Dinsdale properties. They have decided to use 55 acres for the auto mall but Woodland could not support 50 acres so they wish to use 30 acres for other commercial use. A letter has been received from Jamison and Hoblitt and they are very excited to move this forward. There is some discussion of an auto mall in the Natomas area so they want to move ahead as soon as possible.

Council Member Dote said the Planning Commission could modify the highway commercial zone but could leave the zoning at 50/5. This would require a General Plan Amendment to alter the area. Director Harris said the original application 10 years ago was set for an auto mall or auto related uses. City Attorney Siprelle said the policy in the General Plan identifies the property as indicated with 50/5. In order to approve the project the General Plan policy would need to be amended. City Manager Kirkwood said the second reading of the Ordinance could be amended. The Sub-Committee could meet with the applicant to discuss the issues and staff could then write a report, analyze and provide to the Council as part of the second reading. Council could then call for a second reading should they wish further modifications. Should the modifications be substantial however, another first reading would be required.

Mayor Flory said the two Planning Commissioners and City Council members should meet prior to the meeting with the applicant. His concern is that the zoning change and entitlements requested have not been discussed thoroughly as yet by the Council.

Chuck Crouse, a representative of Collett and Lukenbill, owners of the property at County Road 102 and Interstate 5, said since September of 2000 they have been in discussions. They paid their fees in April of 2001 and want to move ahead because it has been 29 months in the process. City Manager Kirkwood suggested that Council hold a second reading on July 30th. Council Member Peart said he only wanted the information entered into the record and action could be taken at the second reading as suggested.

George Phillips of Woodland Investment Company said they are asking that the Use Table consider four additional uses. They agree with Mintier on how to address this issue.

On a motion by Council Member Peart, seconded by Vice Mayor Rexroad and carried by unanimous vote, the Council introduced and read by title only "An Ordinance Amending the City of Woodland Zoning Ordinance to Implement the Interstate 5 and County Road 102 Overlay Zone" to amend the Zoning Map, Southeast Area Specific Plan and scheduled the Public Hearing for July 23, 2002.



CAPITAL BUDGET

Lynn Gatie, Senior Management Analyst, presented the Capital Budget recommendations for the years 2001-02 through 2003-04. The sources of funding for these projects are: General Fund at 11%, Utility Enterprise Funds at 11%, Transportation Grants 5%, Development Fee Funds 33% and Other Funds 36%, which include Community Development Block Grants, Public Utility Commission, Spring Lake, GTIP, Proposition 12 and several smaller funding sources. There have been 35 new projects approved by Council with primary funding from Measure H, SLSP, Grants and Utility Infrastructure Fees. She outlined those projects funded by the various sources totaling \$49 million over the next several years. The Capital Budget will be updated in the Fall of 2002-03. Options for addressing the deficit in the Storm Drain Enterprise Fund will be discussed and an application to the Infrastructure Bank to assist in the expansion of the Wastewater Treatment Plant are in progress.

Vice Mayor Rexroad asked what are the City obligations on Dubach Park. Director Gentry said they had come before City Council earlier and will return to Council in September with a presentation on this issue from Quantum. The City presently has no obligation but will delay proceeding to mitigate the issues. Quantum has put more than twice the funds into the project than anticipated.

Vice Mayor Rexroad asked how the Yolano Gym remodel fits into the project. Director Gentry said it is 95% complete and will have a re-grand opening in September or October 2002. This project was primarily for remodeling of restrooms, removal and replacement of structural beams and to make the building more functional.

Mayor Flory said Quantum is setting up meetings with each Council Member to ask them to come to the park and discuss this issue. He asked if they will also be coming to Council to make a presentation requesting funds? Director Gentry said they had been present at a previous meeting regarding the project and they had requested that Council consider the item at a future meeting and allow them to speak at that time, which was to be the September 3rd meeting. Vice Mayor Rexroad asked how approval of this document affects the discussion to be held on September 3rd. Director Wegener said Grant Funding Application must be must approved by Council.

Council Member Dote said storm drain fees are subject to Proposition 218 and are not a user fee but a property related fee, thus would then need a super majority vote.

Council Member Peart asked if the project at the Opera House is a pass through. Analyst Gatie said the only cost would be to administer the grant.



Director Gentry said this is part of a California State Bond Act in the amount of \$75,000 and was approved through the Parks Department on behalf of the Opera House. The City will be expending the funds and the State will then reimburse the City. Once the contract is approved the City can request 80% of the funds up front. Council Member Peart asked what is the City's function in relation to the Opera House and Director Gentry said as this is a historical State entity, the State requires that a City be represented on the Opera House Board and should they go into default, the City would receive the Opera House to administer and operate.

Council Member Peart asked for clarification on the ADA improvements in relation to Project 04-06, with Measure H money. Analyst Gatie said this is improvements with \$17,000 to match the CDBG funding to install handicapped ramps. As this is road related via curb cuts, the part of the Measure H funds are for the piece of the asphalt that needs to be replaced as part of that process.

Director Wegener reminded Council that procedures are also included and asked that Council advise staff if there were any concerns in regard to those procedures.

FIRE STATION LOCATION RECOMMENDATIONS

Fire Chief Diekman summarized the current configuration of the Department and identified those recommendations for possible relocation, upgrade and additional stations. Several areas are presently outside of the desired response time of four minutes. Stations 1 and 2 are outdated and do not meet ADA or multi-gender workforce needs. It is recommended that Station 1 be relocated to an area to the West of the present site where traffic congestion is less of concern and the service area more readily accessed. Station 2 will be impacted by the new station in the Spring Lake Specific Plan Area. Further considerations as to the desired fate of this station should be undertaken. Station 3 is adequate and needs no improvements at this time. A new Station 4 will be located in the SLSP Area and a proposed Station 5 is needed in the Northeast Industrial Park Area.

Mayor Flory asked how much area a new station would require and Chief Diekman said one-half acre would be adequate but three-fourths would be the desirable. Vice Mayor Rexroad asked about the area next to the Mall and Chief Diekman said the SLSP station will pick up the area of concern. Vice Mayor Rexroad asked if the ambulance could be put in an area of concern rather than building a new Station. Chief Diekman said that significant organizational and



structural changes would make that nearly impossible. The Fair Labor Standards Act would make that proposal cost prohibitive. Additional staff would be needed. Council Member Peart said there had been some discussion to open Station 3 to help cover the area and Chief Diekman said that proposal is still under consideration and study. With the opening of Bourn Drive, the gap will be closed somewhat. Council Member Peart said Station 1 is overburdened by traffic and use. He does not feel it is financially prudent to upgrade this Station.

City Manager Kirkwood said we have a great obligation to bring to the Council issues of public safety and this issue is one of concern. Council will need to make many decisions in this process. He feels it is appropriate for them to receive and direct him to move forward.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council directed staff to proceed with future Fire Station location development and redevelopment based on the strategies outlined in the staff report.

Vice Mayor Rexroad said they had approved in the Capital Budget to move forward with site acquisition.

DOWNTOWN SPECIFIC PLAN UPDATE

Larry Mintier of Mintier and Associates outlined the progress to date. The guide to new objectives, key changes to the Specific Plan, avenues for success and specific issues were presented. The Plan will meet the State requirements in that infrastructure will be described and mapped; the environmental setting and financial plan identified; consistency with General Plan and other sub-plans will be discussed; administration of the Plan will be identified and described. Additions to the Plan are the illustrated design guidelines, recommended projects, case studies, land use approval, market and fiscal study, traffic study and the Global Information System mapping. The success of the Plan is assured because it is community driven. Members of the community have raised issues and opportunities which have been or will be incorporated into the Plan. Public workshops, hearings and interviews are ongoing. Some of the community issues raised were that the Plan needs more flexibility, design guidelines should be usable, the historic nature of the downtown should be maintained with an effort to attract people to the area. The Policies should encourage design creativity. Projects should have easier and quicker approval. The Plan is also vision and action oriented. Some of the guiding principles provide for economic vitality, accommodation of pedestrians, parking, accessibility for automobiles and



bicycles, preservation of the historic character and landmarks. Key projects include new and larger pedestrian plazas, streetscaping and entryway signage, cinema square with a parking structure, expansion of Freeman Park. Each of these project will provide major benefits to enhance the vitality of the downtown. Blight will also be removed with projects proposed.

Director Harris said that prior to the presentation of the draft Plan to Council, it must go before the Redevelopment Citizens' Advisory Committee, Downtown Planning Group, and Planning Commission. A process of several meetings over a period of several months are ahead. They want to present not just a Plan but a Plan of Action, a strategy and marketing tool.

Mayor Flory asked when the Plan will be going out and stressed it should be distributed to Council for review and comment prior to others having the opportunity to review.

Mr. Mintier said the Specific Plan Area boundaries have not changed. They are trying to provide a document that is very close to the implementation document. They want to identify specific projects, when they will be developed, how they will be developed and how they will be financed. They are discussing a procedure that would summarize the plan and phasing. They will identify a list of allowable uses and some will be easier than others. The Plan will help to guide those projects and the preferred location. The size of the business will also come into play as to where the business could be located.

At 10:29 p.m. on a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried unanimously, Council extended the meeting until 10:40.

The Council Members asked for a draft of the Plan for review prior to distribution. Director Harris will also meet with the Council Members individually as they desire to discuss the aspects of the Plan. He said part of the planning process areas were identified with associated uses. There are areas that would be more suited to private sector use and the City could encourage that use to move forward. Anchor or landmark properties crucial to the downtown would be identified and public improvements to that area to direct the development of that property. This would give the potential developers a clear view that the City feels these properties are important for development. Existing programs the City has underway, such as the façade improvement program, would also be identified and made available to these developers as a marketing tool. With this



vision for the downtown, it will become a marketing tool rather than just a Plan. One of the discussion points internally is whether to have more of a zoning-based plan or to have the plan more performance-based.

MINUTES

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried by unanimous vote, Council approved the minutes of the Regular Council meeting of June 25, 2002 as presented.

COUNCIL COMMUNICATIONS

Council received a notice from Pacific Gas and Electric regarding a 20% energy saving incentive.

Council received an Application for a Stock Transfer from Alcoholic Beverage Control for Mountain Mike's Pizza and Romey's Liquor and a Person-to-Person Transfer for Tesoro Refining and Marketing Company.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, Council rejected a claim for damages filed by Alan Fishleder and referred the claim to the City's Insurance Representative.

COMMITTEE REPORTS

A report was received from Finance Director Vicars transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of June 26, 2002.

A report was received from Redevelopment Agency Manager Ross transmitting the summary of actions taken by the Redevelopment Agency Citizens' Advisory Committee at their meeting of June 26, 2002.

A report was received from Fire Chief Diekman transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of June 3, 2002.



A report was received from Community Development Director Harris transmitting the summary of actions taken by the Planning Commission at their meeting of June 20, 2002 as follows:

- a. recommended adoption of two Ordinances to establish authority of the SLSP in instances where the Plan contains differing requirements or specifications than the Zoning or Subdivision Ordinances.
- b. conditionally approved division of land at 1262 Alice in that one lot is to be split into two parcels of 13,600 and 10,000 respectively.
- c. received information from the Consultant on the updated Downtown Specific Plan.
- d. reviewed the City Capital Budget and made finding of consistency.

ADJOURNMENT

At 10:40 p.m. Mayor Flory adjourned the meeting of the Council to the next regular meeting scheduled for July 23, 2002.

Sue Vannucci, City Clerk