

Council Chambers
300 First Street
Woodland, California

June 11, 1990

The Woodland City Council met in adjourned session at 7:34 p.m.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

PLANNING COMMISSIONERS PRESENT: Mott, Hicks, Nantz, Roncoroni, Ramirez

PLANNING COMMISSIONERS ABSENT: Fechter, Sharp

STAFF PRESENT: Ruggiero, Nies, Kristensen, Moutinho

MINUTES:

The Planning Commission took action on the minutes of the May 23, May 24, and May 30, 1990 meetings regarding the Southeast Area Specific Plan.

HEARING - DRAFT EIR AND SOUTHEAST AREA SPECIFIC PLAN:

Mayor Holman and Chairman Roncoroni opened the public hearing to receive comments on the draft EIR and the Specific Plan for the Southeast Area.

On motion of Council Member Flory and Commissioner Mott, seconded by Council Member Sandy and Commissioner Ramirez, and carried by unanimous vote, the Council and Commission closed the comment period on the Draft EIR for the Southeast Specific Plan effective 5:00 p.m., June 18, 1990, and instructed staff to prepare response to comments that will be incorporated with the Draft EIR to be adopted as the Final EIR.

The Mayor and Chairman opened the public hearing on the Southeast Specific Plan, a General Plan amendment, and Prezoning/Rezoning associated with the Southeast Specific Plan.

The City Council and Planning Commission indicated the following with regard to major issues:

A.Land Use:

- (1)The sunset clause would start the day the property is annexed to the City and expire three (3) years from the annexation date.

Switching of church locations was acceptable providing the locations have access to an arterial or collector street. The institutional location proposed at the northwest corner of County Road 101 and Gum Avenue and the parcel fronting on County Road 102 were acceptable. The parcel on County Road 102 should be a square configuration and have access only on the collector street. The location on the west side of County Road 101 is not acceptable.

- (2)Intermediate School/Park Site: Instructed the Staff to bring back a sketch showing site modification with the school moved to the southwest and modify language to allow additional ball field but neighborhood uses should remain.
- (3)Highway Commercial: The C-H acreage in the Plan was not changed and offices were not allowed in the C-H area.
- (4)Neighborhood Commercial: They favored increasing the CN site to 12.5 acres and reorienting the parcel to Gibson Road. They instructed the staff to return the wording providing design standards and public uses.
- (5)Apartments: They had no objection to the Gibson Ranch Group suggestion of consolidating the MDR (apartment) area on one site adjacent to Gibson Road and relocating and increasing the apartment area on the Evans property. They also favored the apartment area on County Road 102 being limited to the Jenks property. They wanted design standards and police response to the locations.

Commissioner Ramirez left at 9:47 p.m.

B.Utilities: They determined the Farmer South Canal will not be used for drainage at this time. They did not suggest any changes to the water section at this time. they want to review the following:

- (1)Landscaping Ordinance
- (2)Xeriscape Ordinance
- (3)Use of potable water

C. Miscellaneous Items:

- (1) They favored retaining the policy to set aside lots for the small builders. They questioned (1) if there is enough time for sale, (2) priority to local builders is possible.
- (2) They acknowledged the legislation is not clear on this matter and staff will keep them advised when legislation is clarified.
- (3) They instructed staff to forward the County proposal regarding County fees.
 - (a) They suggested the berm on the Yuba College property be extended to the County property.

On motion of Commissioner Hicks, seconded by Commissioner Mott and carried by the following vote, the Commission continued this matter to the June 25, 1990 meeting at 7:30 p.m.:

AYES: COMMISSIONERS: Mott, Hicks, Nantz, Roncoroni, Ramirez
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Fechter, Sharp
ABSTAINING: COMMISSIONERS: None

On motion of Council Member Timothy, seconded by Council Member Crescione, and carried by unanimous vote, the City Council continued this matter to the June 25, 1990 meeting at 7:30 p.m.

ADJOURNMENT:

At 9:50 p.m. there being no further business, the meeting was adjourned.

Deputy City Clerk of the City of Woodland

Minutes written by Secretary to
Planning Commission Janet Ruggiero