

Council Chambers
300 First Street
Woodland, California

May 30, 1990

The Woodland City Council met in adjourned session at 7:35 p.m.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

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

PLANNING COMMISSIONERS ABSENT: None

STAFF PRESENT: Ruggiero, Nies, Kristensen, Moutinho, Douglass Duncan

HEARING - DRAFT EIR AND SOUTHEAST AREA SPECIFIC PLAN:

The City Council and the City Planning Commission conducted a joint public hearing to receive comments on the draft EIR and the Specific Plan for the Southeast Area. The public had the following comments on the Southeast Specific Plan:

1. There is a problem with school being adjacent to PG & E gas line.
2. There is a need to increase the commercial neighborhood site to 12.4 acres. The Plan limits the site to only 10 acres to stores and parking. There is a need for 2.4 acres for all for perimeter landscaping.
3. The institutional designation should be put on the Reid's house.
4. The direction of shopping center (CN) should be shifted to allow more frontage on Gibson Road.
5. The apartment designation splits the Jenks property and the property to the south.
6. There is a lack of walkways and access to the CN center at Gibson Road.

- 7.The mid school and park site should be shifted to the southeast.
- 8.The Affordable Housing Policy in the Plan is not workable.
- 9.The floor plan variations are to numerous.
- 10.The percentage of multiple housing should be reduced to 20%.
- 11.More large apartment units are needed.
- 12.The location of institutional zoning next to the CH area is a problem for the sale of alcoholic beverages.
- 13.There is a need to increase the CH Zoning from 13.5 gross acres to 14.75 acres gross at the southwest corner of I-5 and County Road 102.
- 14.No noise wall around CH property is needed.
- 15.Office uses should be allowed in the CH.
- 16.The location of MDR on the Evans property should be square configuration.
- 17.On Page 25 of the Plan the use of the term "older children" should be deleted in reference to the need for an additional lit ball field.
- 18.Education facilities are needed. Closing of Willow Springs School - Will that really happen?
- 19.The 1997 phasing date should be removed. The Plan should not preclude advanced planning for Phase II and III.
- 20.A free site with 100 units could be developed for affordable housing such as Russell Park in Davis.
- 21.Need demonstrated for affordable housing units, 3+ bedroom units and assistance for payment of deposits and security fees.

The City Council and the Planning Commission had the following comments:

- a. Page 50 #14 of the Plan - There was a question regarding diagram 14 on page 50 and the right turns onto County Road 23 shown on page 52.
- b. A question on solid waste issues - Need clarification regarding impact on reduction of waste stream.
- c. A question of police and fire level services.
- d. A need for financial feasibility plan.
- e. A linkage between low density residential/medium density residential - apartments do not pay their way today!

On motion of Commissioner Mott, seconded by Commissioner Nantz and carried by unanimous vote, the Commission agreed to continue this matter to June 11, 1990, at 7:30 p.m.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council continued this matter to June 11, 1990, at 7:30 p.m.

ADJOURNMENT:

At 9:50 p.m. the meeting was adjourned.

Deputy City Clerk of the City of Woodland

Minutes written by Secretary to
Planning Commission Janet Rugiero