

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

February 18, 2003

CITY COUNCIL
SPECIAL/CLOSED SESSION
SECOND FLOOR CONFERENCE ROOM

6:00 P.M.

CLOSED SESSION

City Council met in Closed Session at 6:00 p.m. to hold a conference with Legal Counsel pursuant to Subdivision (a) of Section 54956.9, existing litigation. The cases identified as City of Woodland versus Laugenour and Adobe Lumber versus City of Woodland, Case CIV.S-02-0186 GEG GGH. Council also held a conference with Legal Counsel pursuant to Subdivision (b) of Section 54956.9 regarding one case of anticipated litigation. Present at this session were Mayor Flory, Council Members Dote, Monroe and Peart (arrived at 6:03), City Manager Kirkwood, Assistant City Manager Marler, Community Development Director Stevens, Planner Dzakowic, City Attorneys Ann Siprelle, Jeff Mitchell, Tom Gibson and Kevin Collins. Vice Mayor Rexroad was absent.

CITY COUNCIL
REGULAR MEETING

7:00 P.M.

Mayor Flory announced that Council had met in Closed Session to hold a conference regarding existing litigation. Council directed that the City Attorney defend the City in the Adobe Lumber versus the City. Council received a report and gave direction to staff regarding the remaining two cases.

CALL TO ORDER

Mayor Flory called the regular meeting of the City Council to order at 7:11 p.m.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Community Development Director Stevens.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, David Flory

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Jeff Mitchell, Tricia Stevens, Gary Wegener, Sue Vannucci, David Ingman, Marie Bryan, Jennifer Dzakowic, Jonathon Hobbs, Tom Gibson, Kevin Collins, Dick Donnelly, Margaret Vicars, Bruce Pollard

OTHERS PRESENT: Contract Planner Tschudin

PUBLIC COMMENT

Library Services Director Bryan presented Council Members flowers in appreciation of their participation in the "Murder in the Library". She also gave a brief report on the event.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote reminded Staff of her request for provision of an inventory of property that would be available for group homes and the locations of existing group homes currently located in the City. Assistant City Manager Marler indicated the report was ready in draft format and would be provided to Council soon.

Mayor Flory announced that the new City parking lot on the corner of College and Court was dedicated at 5:30 this day and will be officially opened on Friday, February 21, 2003. Federal funds in the amount of \$650,000 had been attained for the construction. Mayor Flory asked that a letter commending those Staff members who had contributed to this project be prepared for his signature. City Manager Kirkwood thanked the Council for their support and guidance on the project as well.



PRESENTATIONS

WOODLAND READS WEEK" PROCLAMATION - FEBRUARY 23 - MARCH 1, 2003

Library Services Director Bryan said this is the third event in the past year in support of Woodland Reads Week. She gave a background on the author of the book for this event, David Mas Masumoto. The publication highlighted will be Epitaph for a Peach: Four Seasons on My Family Farm.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council proclaimed Woodland Reads Week, February 23 through March 1, 2003 and encouraged all members of the Woodland community to ready Epitaph for a Peach: Four Seasons on My Family Farm by David Mas Masumoto, to discuss it with neighbors and to participate in the activities planned around Woodland to celebrate that week. Council Member Dote presented the Proclamation.

PUBLIC HEARINGS

ORDINANCE TO AMEND SECTION 25-21-40-C OF THE ZONING ORDINANCE REGARDING FENCE SETBACK REQUIREMENTS

Community Development Director Stevens indicated the purpose of the proposed revision to the Ordinance is to allow corner lot side yard fencing to maintain a minimum setback of five feet from the street side property line. The existing Ordinance calls for a ten foot setback on corner lots. At present, there are violations of the existing setback and moving to five feet would not compromise the visibility of pedestrians or automobiles. There will still be area for provision of landscaping with the five foot setback. Director Stevens indicated that communication, flier and Code Enforcement will handle those fences that are still non-conforming following revision of the Code.

At 7:35 p.m., Mayor Flory opened the Public Hearing. With no comments received, the Public Hearing was closed at 7:35 p.m.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council introduced and read by title only "An Ordinance Amending Section 25-21-40-C of Article 21 of Chapter 25 of the Code of the City of Woodland Pertaining to Fences", and continued to March 4, 2003 for the second reading and final action.



ORDINANCE TO AMEND CHAPTER 25 OF THE ZONING ORDINANCE TO ADD LARGE LOT RESIDENTIAL ZONES, ESTABLISHMENT AND DESIGNATION OF ZONES TO ADD THE R-R DESIGNATION

Director Stevens said this is the first of several Ordinances to come before Council in relation to the Spring Lake Specific Plan. This Ordinance creates an Large Lot Residential (R-R) zone to implement the R-3 zoning. It proposes to provide three dwelling lots per acre.

At 7:36 p.m., Mayor Flory opened the Public Hearing. With no comments received, the Public Hearing was closed at 7:36 p.m.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council introduced and read by title only "An Ordinance of the City of Woodland Amending Chapter 25 (Zoning Ordinance) of the Woodland Municipal Code to Add Article 6.5, Large Lot Residential (R-R) Zone and Amending Article 2, Establishment and Designation of Zones to Add the R-R Designation", and continued to March 4, 2003 for the second reading and final action.

APPEAL FILED BY PACIFIC GAS AND ELECTRIC AND E. N. RICHMOND TRUST REGARDING A CONDITIONAL USE PERMIT FOR THE PROPERTY AT 1600 TIDE COURT

Planner Dzakowic indicated that Pacific Gas and Electric had applied for a permit to operate a material storage yard at 1600 Tide Court. This use required a Conditional Use Permit. As this is a major gateway area to the City and a major corridor, the visibility of that property is of concern. P. G. and E. proposes to store cable reels and insulators, switch and switch parts, steel poles, steel and aluminum tubing, and gas filled circuit breakers on the external portion of the site. There is currently little to no landscaping around the perimeter of the property and it is fully visible from the freeway exit at East Main, as well as, by motorists passing to the North of the City on Interstate 5. The applicant proposes to plant additional vines along the Tide Court, Pioneer Street frontage, provide a landscape planter along the future CalTrans right-of-way, and vinyl slats in the chain link fencing along the East, West and Southern boundaries of the property. Current City of Woodland Zoning and Community Design Guidelines indicate the need for substantial additional landscaping to mitigate the view of this outside storage. P. G. and E. is proposing to modify the site use to allow outside storage, which requires a Conditional Use Permit. The Industrial Zoning requirements require storage yards to be screened. The landscaping



recommended by the City will so screen this outside storage and is not unique to this request. The structure was built in 1995 and the current standards became effective in 1998. The change in the occupancy triggers the new compliance guidelines. When the CalTrans Interstate 5, State Highway 113 connector is completed, the proposed landscaping on the West side will be between the two roadways. This section of I-5 is 25 to 30 feet in height at present and looks down into the current facility.

Council Member Monroe asked why the property owner is not doing the landscaping. City Attorney Mitchell indicated that either the property owner or tenant could be facilitating the landscaping. Council Member Monroe asked how much area would be taken away from use by adding the landscaping. Planner Dzakowic said that on the South and East, eight foot planters would be required. On the West side, the landscaping would be in CalTrans easement and would not affect the interior of the site.

Council Member Peart asked if Redwood trees could be planted along the railroad tracks at the exit off of I-5 at Main Street where there is a twenty-five foot wide strip, which would then shield the building in question from a distance. Director Stevens was unsure if the area was large enough to accommodate the Redwoods without infringing upon the railroad land. Assistant City Manager Marler asked if on the site the plantable area was to be eight feet wide, would that not extend to the area needed along the railroad tracks. Director Stevens said that the planting area is eight feet but the branching would extend into the easement.

Director Stevens said that we have standards and community guidelines that need to be implemented and that has been the focus of the project. A Conditional Use Permit (CUP) opens what can be included in the permit. Council Member Monroe asked what the current vacancy rate is for that type of building and what type of income would be brought into the City from that facility. It was stated to be approximately 20%.

Planning Commissioner Pat Murray said the CUP has been recommended to be consistent with that which would be required of any company applying for a permit. The Commission is trying to make the site look more inviting. Council Member Dote asked how far the Planning Commission feels the City should go on this and Commissioner Murray indicated that planting trees would help the look of the City. We should expect this as a general rule. The Commission did not consider the landscaping at the East Main Street exit as an option. Council Member Monroe asked if we could request P. G. and E. to do the planting along East Main. Director Stevens said any new project that comes to the City would have to meet the new criteria. The change of use is what triggers the CUP.



City Attorney Mitchell indicated the P. G. and E. is arguing that a public utility is regulated by the Public Utility Commission and we cannot require them to comply with our requirements. However, this is not a utility distribution, but a site for storage of materials. Commissioner Murray said since it is not generating power they do fall under the requirements set by the City. City Attorney Mitchell said some of the conditions are required as part of the CUP via performance standards and because it is at the entrance to the City is the rationale for requesting additional landscaping. They are appropriate as part of the CUP and the City Zoning Code for industrial uses on the entrance.

At 8:21 p.m., Mayor Flory declared the Public Hearing open.

Richard Sipos, Attorney for the property owners, E. N. Richmond Trust, said the property was purchased by his client in 1995 and is a fully built facility. To add landscaping at this time would require massive removal of asphalt and concrete. He contends the CUP is not required. This is not a power generating facility but the Planning staff is interpreting the Zoning Ordinance in an unconstitutional and improper manner. He contends this is a P. G and E. distribution services facility because they will be bringing in materials and distributing them out as needed, thus a utility distribution service. The City Attorney said we are using the term distribution as a facility in relation to equipment, not services. Council Member Dote said the distinction is the consumable utility, not the mechanism that carries that service. Assistant City Manager Marler said the Ordinance is for the distribution of gas therms and kilowatts, not materials. This is only coincidental that the applicant happens to be P. G. and E. The site is to be used to store materials, not to distribute utilities. City Attorney Mitchell said even if there are no circumstances the City could require a CUP for a facility that distributes power it would still not change our ability to require a CUP on this particular facility. Director Stevens said that all industrial yard uses need to have a CUP. The only exception is those who would have all of their equipment on the inside of the building.

Mr. Sipos said the plan was prepared by the staff and P. G. and E. was asked to approve the recommendations. The Trust objects to all requirements and that the applicant did not prepare the proposed plan. They also object to any delay in the project. The landscaping on the West side serves no purpose because of the CalTrans ramp that will be coming through there in the future. On the East, there are warehouse buildings. Planting trees on that side does not screen anything. On the South, some type of landscaping or screening is appropriate. They propose a new eight foot fence and limiting the height of storage in the yard at that point to less than eight feet. The proposal of planting trees along East Main behind the "Welcome to Woodland" sign as a viable one.



He suggested that they make a payment to the City for the planting of those trees. Once a building is constructed to the South of 1600 Tide Court, that structure will block their building from vision on the South completely. If P. G. and E. leaves that site at the end of their three year lease, what will the property owners do with the forest that will have been planted. They want the City to put in the trees, fence and vines.

Council Member Peart asked how many square feet would be removed on the South and East and Mr. Sipos said his rough figures were 12,870 square feet. P. G. and E. would be spending \$600,000 to comply. His client will not go forward with the lease because it will destroy the property value. Council Member Peart asked what the cost would be and Mr. Sipos indicated P. G. and E. has that information. Council Member Peart asked if the client would accept the maintenance on the State right-of-way and Mr. Sipos said that the cost does not allow for future maintenance. Council Member Dote said this was a parcel split and asked if they had any other access. Mr. Sipos said they did not.

Mayor Flory asked City Attorney Mitchell if they agreed to plant along Main Street how much can be requested and City Attorney Mitchell said that Staff would have to study further. He suggested that the item be continued to look into this.

Michael Meko, Representative from P. G. and E. said they chose Woodland and this facility for a variety of reasons. The loss of space is a major issue with them. They will need to go to another facility because they will not have adequate space for their equipment if they comply with all of the conditions in the CUP. It will cost them \$550,000 to \$600,000 with the staff recommendations. Their proposal was at \$160,000, the CUP adds \$275,000, CalTrans berm \$115,000. They would have to restore the property at some point which would bring them to approximately \$700,000. They will be bringing 25 to 30 very good paying positions to the City. They feel that at minimum \$800,000 will be brought into the City annually the first year.

Michael Gunby, Representative of P. G. and E. said this is an existing development they are trying to use. If they have to plant the trees they will lose so much space, they will have to find another facility to accommodate their needs. To screen the property from other warehouses on the East is not realistic. Council Member Peart asked if they would be willing to work on off site planting. Assistant City Manager Marler said they had discussed a lease of 31 months duration and asked if they would then be leaving the area. Mr. Gunby said they have the lease through September 2005 with an option to renew. There would be some negotiations on the property along CalTrans at the time they ramp across. Council Member Dote asked if the City could put something into the use permit and Director Stevens said it would expire or come back to



them at that time. City Attorney Mitchell said that we can add when the changes are made by CalTrans certain conditions would be met. Assistant City Manager Marler said it may already be addressed in Condition 8.

Bill Marcus said P. G. and E. presently has a Service Center at West and Kentucky in Woodland and is not storing the equipment proposed for Tide Court at that site. The Council has the option to do whatever it feels necessary to improve the visual esthetics of sites throughout this area.

At 9:00 p.m., Mayor Flory closed the Public Hearing.

Council recessed at 9:00 and reconvened at 9:14 p.m.

Finance Director Vicars indicated that P. G. and E. had stated that \$800,000 would be brought into the City with the location of their site at 1600 Tide Court. She indicated that according to the current law, the 1.5% sales tax on a \$49.9 million income would net \$747,400; 1% or \$499,000 of which would go into the County "pool". The City share of that pool would be 29.5% or \$147,205 and with the .5% Special District tax, (which is dependent upon sales), would range between \$0 and \$249,500. Therefore, the City would not be anywhere near receiving an annual income of \$800,000 as stated by the Applicant. Council Member Monroe asked if the purchaser place of business was outside of the City, would the City receive the income and Director Vicars indicated we would not receive. The transaction may initiate in Woodland but the delivery point is the tax site.

Council Member Peart said on new construction in this area, landscaping is required. He feels the East side of the property does not need to have that extensive of a landscaping added. We have a vacancy rate of 20% in that area and P. G. and E. is the type of corporate partnership we need to have. There will be 30 employees making \$60,000 plus. Landscaping the West side on a right-of-way is unwise but is needed on the East side. He recommended amending the conditions by upholding the Planning Commission requirements and denying the appeal in part with the following changes: Number 9, applicant shall install slats in the existing six foot fencing, brown in color, on the East side of the property; Number 10, applicant shall plant fifteen gallon Coast Redwood in the City landscape right-of-way on East Main Street, starting at I-5 and going East for 2000 feet. The maximum spacing between trees shall be ten feet; Number 11, applicant shall submit landscaping plan for the West side of the property, extend the existing landscaping on Pioneer to existing I-5 right-of-way,



Coast Redwood as above; eliminate Numbers 8 and 13; Number 10, on the South fence, plant vines 20 to 30 feet apart and add slats.

Council Member Monroe said the property owners will not let P. G and E. use the property if the CUP requirements remain. The proposal on the East Main Street is a good one. On the West side at the CalTrans easement is throwing money away. He does not want to take away from the capacity of the site. He is concerned that we presently have a 20% vacancy rate in the industrial area. The City Manager could meet with P. G. and E. on this and find the funds.

Council Member Dote agrees but does not feel there is a need to landscape the East side of the property. She feels item Number 13 should not be eliminated from the CUP because of the agreement to maintain the landscaping. The West side needs to be landscaped at some point and language should be included in the CUP to have that portion revisited. This item should return to Council with changes incorporated into an amended CUP. The City Manager should work with P. G. and E. on this computer renditions provided upon return to Council.

Council Member Peart agreed that item 13 should remain as part of the CUP.

Mayor Flory asked if Staff feels they have direction on this item. He would like to see the East and South side fences slatted.

At 9:38, Mayor Flory reopened the Public Hearing to allow testimony from the P. G. and E. Representative at the request of the City Manager. City Manager Kirkwood summarized the Council recommendations and asked if P. G. and E. would agree to those recommendations. Mr. Gunby said their original proposal was set at \$100,000 in cost. They would be willing to work with City staff to meet the intent of the proposed language up to a ceiling of approximately \$157,000. Council Member Monroe said the cost should be spread out among other companies that will be coming in to develop. City Manager Kirkwood said the East Main landscaping costs are vague. Cost estimates may be provided with P. G. and E. determining whether they can afford. Mayor Flory would like staff to define the area and what would be required when changes are made. Mr. Gunby said they are willing to work with the City on this.

At 9:48, Mayor Flory closed the Public Hearing and continued to March 4, 2003.



On a motion by Council Member Monroe, seconded by Council Members Dote and Peart, Council continued the hearing to March 4, 2003 or a date designated by the City Manager following discussions between the applicant and the City.

REPORTS OF THE CITY MANAGER

ORDINANCE TO AMEND CHAPTER 6A TO ADDRESS POTENTIAL CONFLICTS BETWEEN THE SPRING LAKE SPECIFIC PLAN AND THE AFFORDABLE HOUSING ORDINANCE

Director Stevens indicated this Ordinance is to address any conflicts between affordable housing provisions in the Spring Lake Specific Plan and the current City Affordable Housing Ordinance, Chapter 6A of the Code.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council introduced and read by title only "An Ordinance of the City Council of the City of Woodland Amending Chapter 6A of the City Code to Address Potential Conflicts Between the Spring Lake Specific Plan and the City's Affordable Housing Ordinance". This item will return for consideration and adoption at the March 4, 2003 Council meeting.

RESOLUTION 4421 - SPRING LAKE SPECIFIC PLAN AGRICULTURAL LAND MITIGATION PROGRAM, FIND ACTION TO BE COVERED BY TURN OF THE CENTURY ENVIRONMENTAL IMPACT REPORT AND AMENDMENTS

Director Stevens indicated the Spring Lake Specific Plan requires mitigation measures for the 940 acres of agricultural land which will be lost as a result of this project. Council Member Dote asked if the total area was to be annexed and Director Stevens indicated to the affirmative.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council adopted Resolution 4421, a "Resolution of the City Council of the City of Woodland Adopting the Spring Lake Specific Plan Agricultural Land Mitigation Program", found that this action is covered by the certified Turn of the Century Environmental Impact Report (SCH #99022069 of August 15, 2000 and adopted amendments to the EIR of December 18, 2001, November 19, 2002 and December 17, 2002); and requires no other California Environmental Quality Act clearance.



ORDINANCE ADDING CHAPTER 14C - RIGHT TO FARM PROGRAM

Director Stevens said that one of the mitigation measures for the Spring Lake Specific Plan included provision of a Right-to-Farm Ordinance.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council introduced and read by title only, "An Ordinance of the City of Woodland Adding Chapter 14C of the Woodland Municipal Code Entitled Right-to-Farm", and continued the consideration and adoption of this item to the March 4, 2003 meeting of the Council.

LETTER OF INTEREST TO SACRAMENTO METROPOLITAN UTILITY DISTRICT REGARDING POSSIBLE ANNEXATION AND APPOINTMENT OF A COUNCIL REPRESENTATIVE

Public Works Director Wegener said the proposed letter to the Sacramento Municipal Utility District (SMUD) will ask for consideration of annexing the industrial users in the community. This is a two to three year effort to determine whether this option is feasible. Council Member Monroe feels we should explore the opportunity if it will be a cost savings to the City and provide a reliable source of power to meet our needs.

Ron Sharpe of Pacific Gas and Electric Governmental Relations said the City of Davis has been exploring this option but the annexation is unadvisable. The Cities of Davis and West Sacramento went to the SMUD Policy Committee with the request for consideration. SMUD then discussed concerns regarding annexation outside of Sacramento and determined to review their Mission Statement and return for discussion on May 19, 2003. There will be acquisition fees from P. G. and E and Department of Water Resources exit fees, which are significant. The California Public Utility Commission will be looking at those existing fee amounts. It may be a very expensive route to take.

Mayor Flory and City Manager Kirkwood met with the President of the SMUD Board and discussed some of the possible costs.

On a motion by Council Member Dote, seconded by Mayor Flory and carried, Council authorized the Mayor to sign a Letter of Interest to the Sacramento Municipal Utility District regarding possible annexation; directed staff to seek public input regarding interest and financial support for City participation in the annexation to SMUD; appointed Council Member Dote as the representative to work with Staff and other Cities regarding the formation of a Municipal Utility District. Council Member Dote voted to the negative.



DOWNTOWN PARKING MANAGEMENT PLAN

Engineer Pollard indicated the Goal of the Plan as adopted in December of 2001 is to provide a balanced parking plan to meet the needs of employees and customers. Objectives include increasing the available parking for customers, stop or reduce stall hopping, and generate income to cover costs of operation and capital for construction of new facilities. The conversion of lots 3 and 5 to two hour parking and raising the violation fines will help generate income and encourage usage of the long term lots. The permit parking for jury duty will be formalized, conversion of core to 2 hour parking with permits for long term parking, investigation of new technologies for management and enforcement and parking exemptions will be included as part of the strategies.

BOARD AND COMMISSION MEMBERS APPOINTMENTS

This item was held as portions of the attachments were missing from the packet and will return to Council at their Special Meeting/Study Session on February 25, 2003.

CONSENT

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT - FIRE DEPARTMENT

Council received the Monthly Status Report for January 2003 for the Fire Department.

TREASURER'S REPORT

Council reviewed and accepted the December 2002 Treasurer's Investment Report as submitted.

COMPUTER REPLACEMENT PROGRAM

Council received a status report on the Computer Replacement Program adopted by Council in 1995.



ROAD SWAP WITH THE COUNTY OF YOLO

Council received information regarding those streets of which the City will relinquish portions to the County and those the City will acquire from the County.

BUILDING DIVISION PROCEDURES MANUAL

Council received a report on the progress of development of a Building Division Procedures Manual to establish a consistent format of operations in the Building Division.

SOLE SOURCE PROFESSIONAL SERVICES AGREEMENT - RANEY PLANNING AND MANAGEMENT, INC., ENVIRONMENTAL IMPACT REPORT-WOODLAND GATEWAY PROJECT (AUTO MALL)

Council authorized the City Manager to enter into a Sole Source Professional Services Agreement, not-to-exceed \$50,820, with Raney Planning and Management, Inc. to prepare an Environmental Impact Report for the proposed Woodland Gateway Project.

COMPUTER HARDWARE PURCHASE - POLICE DEPARTMENT

Council approved the purchase of a laptop for use by Command Staff in lieu of a server which is no longer needed.

PROJECT 02-34 - OPERA HOUSE FLY SYSTEM

Council accepted the Woodland Opera House Stagehouse Safety Refit Project 02-34 as complete and authorized the City Clerk to file a Notice of Completion.

COMMUNICATIONS - WRITTEN

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council rejected the Claim for Damages filed by Vernon Poe and referred the Claim to the City Insurance Representative for action.



COMMITTEE REPORTS

Council received a report from Assistant City Manager Marler transmitting the minutes of the Manufactured Homes Fair Practices Commission meetings of November 18, December 4 and 10, 2002 and January 8 and 22, 2003.

Council received a report from Fire Chief Diekman transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of December 4, 2002.

Council received a report from Library Services Director Bryan transmitting the minutes of the Library Board of Trustees meeting of January 6, 2003.

Council received a report from Community Development Director Stevens transmitting the summary of actions of the Planning Commission taken at their meeting of January 30, 2003 as follows:

- (a) adopted the 2003 Planning Commission Work Program.

Council received a report from Public Works Director Wegener transmitting the minutes of the Traffic Safety Commission meeting of February 3, 2003.

Council received a report from Director Stevens transmitting the summary of actions of the Planning Commission taken at their meeting of February 6, 2003 as follows:

- (a) conditionally approved a Conditional Use Permit to convert a commercial building at 441 California Street into a Church.
- (b) recommended that Council adopt a Right-to-Farm Ordinance.
- (c) recommended that Council add Large Lot Residential (R-R) to the Zone Category in the Zoning Ordinance.
- (d) recommended that Council adopt the Spring Lake Specific Plan Agricultural Land Mitigation Program.
- (e) continued to March 6, 2003 the Public Hearing on the Spring Lake Specific Plan Design Standards



ADJOURN

On a motion by Council member Dote, seconded by Council Member Peart and carried by the Members present, Mayor Flory adjourned the Regular meeting of the Council at 10:00 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk