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

October 22, 2002

CITY COUNCIL MEETING SPECIAL/STUDY SESSION

7:00 P.M.

CALL TO ORDER

Vice Mayor Rexroad called the special meeting of the City Council to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Rexroad invited all in attendance to join in the Pledge of Allegiance led by Council Member Monroe.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, Matt

Rexroad

COUNCIL MEMBER ABSENT: David Flory

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Margaret Vicars,

Dan Gentry, David Ingman, Sue Vannucci

PUBLIC COMMENT

None.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote said there had been a Gaining Ground and Habitat Conservation Plan meeting and they are beginning the process to recruit for a Director. The 1993 Yolo 2020 Vision will be addressed, but they may look to 2030.



Vice Mayor Rexroad said on Saturday, October 26, 2002, the Downtown Coordinator will be presenting the Harvest Festival and he invited all citizens to attend.

REPORTS OF THE CITY MANAGER

REGULAR CALENDAR

<u>DRAFT HOUSING ELEMENT AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT COMMENTS</u>

City Manager Kirkwood the Draft is before Council to provide an update and to respond to questions they may have in regard to the Draft. They have been reviewing this Draft in conjunction with the General Plan. The Draft has been submitted and Legal Services has responded. The State Housing and Community Development Department has expressed concerns that: an analysis is needed to explain why some of the housing goals and objectives were not achieved; the City may not have adequate land which is appropriately zoned to meet housing requirements; and, more analysis is needed on key sections of the Draft.

Larry Mintier of Mintier and Associates, distributed materials dated April 2002 for reference. The letter from HCD is not as critical as it first appears but more of a request for clarification. The comments are standard issue. They need to clarify those sites that are available space for housing. They also want additional information on permitting procedures, land use controls, urban growth boundary, constraints on those with disabilities, clarification on policies for emergency shelters, transitional housing, farm worker housing, redevelopment funds and participation by the public. They will address those issues with staff and provide responses. The public participation has been ongoing in all phases and processes. HCD is asking if participation will be part of the continuing process. Legal Services will be continuing in that vein.

Council Member Monroe asked that communication be kept open with those agencies involved. Mr. Mintier said he has met on several occasions with Legal Services and they have attended every other meeting held on the issue. Legal Services is the most informed of all involved and will be kept as part of the process. Council Member Dote said we have identified units to be built but not whether they are in the process. In the document we have identified those units and HCD did not appear to see that section. The elimination of fast tracking was also questioned by HCD. The total vacant land indicates we have availability for 426 units, but the plan does not indicate where they are and



whether they can be joined to create areas specific to the housing. Mr. Mintier feels we do have enough land zoned but he needs to present the full story in a more complete presentation. Council Member Dote said we are under-zoned for commercial and Mr. Mintier said that some of the old shopping centers could be rezoned.

City Manager Kirkwood said according to the projected housing needs, we need 1,302 homes for the low and very low income and does the plan indicate how this would be accomplished and funded. The cost to purchase property is high, how and who pays for the difference in the cost and the associated facilities to support. Mr. Mintier said they will be prepared to discuss the funding sources.

Vice Mayor Rexroad said looking at past housing and how we have progressed so they can have a baseline, what is the remedy and are their penalties for not achieving. Mr. Mintier said we are in the third round of this housing update. There is increasing emphasis on past performance and how we did the annual reporting. More accountability is tied to the funding. More monitoring will be done and if we continue to fail, we will not qualify for certain sources of funds and litigation may be filed to force compliance. The State can also put a development moratorium in place. S. B. 910 did not move forward but did have penalties attached.

Council Member Dote said once our available land is built out, what would then be our next steps. Mr. Mintier said this is a non-issue now because we have land and it will be two rounds out. If the urban line does not move, it may then be a problem for the City at that time.

City Manager Kirkwood said the housing element is part of the General Plan and we have not been able to meet those goals within the plan primarily due to the lack of resources. If we had those funds taken from the City through the Educational Revenue Augmentation Fund (ERAF), etc., we would be in a better position to meet those goals. We will continue to have further degradation of services. Council Member Dote said that houses that are not low to moderate will be paying for the difference to provide the affordable or we will continue to utilize sales tax.

GENERAL PLAN UPDATE

Assistant City Manager Marler said this item is information for Council on the status of the Five Year General Plan Update. The Planning Commission has



held public meetings and taken action on the Plan, which will now come to Council for review and the hearing process.

Mr. Mintier said the review has been underway for the past twelve months. The State requires we have a comprehensive long-term plan. There are seven mandatory elements. The City can add other goals to the Plan should Vice Mayor Rexroad guestioned how the City determines they so choose. additional elements and Mr. Mintier said it is developed through a combination of public input, staff needs and consultant suggestions. They combine some elements that are similar in nature. Community design was an important issue, as was historic preservation. In the distant past, a General Plan was considered as advisory only. In approximately 1970, the requirements were added and Cities that proceed with Redevelopment must have actions that are consistent with the General Plan. The update consists of revising the General Plan Policy document, providing a new Energy Element and adding an Addendum to the General Plan Background Report. Vice Mayor Rexroad asked why the Energy Element was added and City Manager Kirkwood said that when the energy crisis was in effect, the Council asked that something be included in the General Plan to address that issue. Council Member Peart said as we adopted the Uniform Building Code we incorporated the element into the City and asked if would it be redundant to have the element in the General Plan as well. Mr. Mintier said they try to avoid areas included in the Uniform Building Code when working with these Plans.

The changes in the Policy document are an effort to look at those items in the Plan and determining if changes need to be made or if items have been completed and should be removed. This is a administrative, non-policy update except for the energy element. The high density residential is a new element and separated the medium density into two parts. Commerical/residential mixed use is new to the Plan and had been created but had not been put into the General Plan. Some of the changes are those that are now reflected in the Plan and had already been adopted. The changes to be made are to create the new Regional Commercial designation, apply to the map and the policy on the housing for the property.

City Manager Kirkwood asked if the Council wanted to change the urban limit line, what is the process. Mr. Mintier said the General Plan would need to be changed. They have started the process and identified where they want to change at some future time. A study will be forthcoming on this and will go to Council within the next six to nine months. Changes to the facilities and services element come directly from the Departments.



City Manager Kirkwood said the Economic Development Strategic Plan should make reference to economic development amendments. They change more quickly than other General Plan elements. Vice Mayor Rexroad asked for a list of the Plans the City maintains and what is required by law. City Manager Kirkwood said all of the Plans have legal and fiscal implications. Council Member Dote asked that along with a list, how these Plans relate to each other would be helpful.

There are no elements to the Plan that may create a negative impact. Council Member Dote said that the casino traffic will affect the City. Mr. Mintier said the urban limit line, the flood update, and the casino may affect the Plan but they will try to establish a base of non-controversy at this point. Assistant City Manager Marler said the Planning Commission has made recommendations included in the report, Downtown Economic Development insertion, design guidelines in the historic area, and not to include Regional/Commercial designations. Council Member Dote said inserting design guidelines in the General Plan is counter intuitive and would belong more in the zoning overlay discussion. Assistant City Manager Marler said that in the historic district, the design guidelines would be more of a requirement rather than optional and the implementation would be with new structures or significant renovation to make them compatible.

RESOLUTION 4397 - BUDGET THROUGH DECEMBER 18, 2002 FOR PREPARATION OF THE SPRING LAKE SPECIFIC PLAN

Finance Director Vicars said the when the project began in 1997, the City entered into an Agreement for the expenses to complete the Spring Lake Specific Plan. The Council would meet and accept, reject or review those expenses. A budget would then be adopted with the City determining whether the property owners who had moved forward initially would be reimbursed by the other property owners. She feels confident the materials collected and analyzed are accurate and should be approved. It would have been the best case scenario if all property owners had indicated participation initially. As that was not the case, there are disagreements among participants with her figures. Vice Mayor Rexroad asked if she felt the budget would continue to increase. Director Vicars said that circumstances and bad luck have caused the increases. This budget is considered final because the Plan was adopted on December 18, 2001 and must be considered complete before moving to the next phase.



Council Member Monroe asked if all of the data is based on her figures and Director Vicars said she has extensive data to substantiate. Council Member Peart commended Director Vicars for her thoroughness and accuracy on this project.

Tom Lumbrazo of Turn of the Century thanked the Council and Director Vicars for their diligence and stated they can accept the figures.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council adopted Resolution 4397, "A Resolution of the City Council of the City of Woodland Authorizing an Amendment to the Spring Lake Specific Plan 'Plan Preparation' Budget" through December 18, 2001.

SOLE SOURCE WORK ORDER CONTRACT - TRAFFIC ENGINEERING SERVICES IN SUPPORT OF NEW DEVELOPMENT - SPRING LAKE SPECIFIC PLAN (SLSP)

Assistant City Manager Marler said with the adoption of the Spring Lake Specific Plan in December, 2001, the Plan is now moving into the Implementation Phase. Additional engineering services are needed to prepare infrastructure plans and specifications. One of those areas in need of service is that of traffic.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council authorized the Public Works Director to execute a Sole Source Work Order Contract with Fehr and Peers, Inc., to perform Traffic Engineering Services in support of new development for the Spring Lake Specific Plan on an on-call basis.

ADJOURN

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Respectfully submitted,
Sue Vannucci, City Clerk