

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

March 20, 2001

CITY COUNCIL
SPECIAL SESSION/CLOSED SESSION

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. The Council held a conference with Legal Counsel: Existing Litigation (Section 54956.9), Name of Case: Martino v. City of Woodland; a conference with Legal Counsel: Existing Litigation (Section 54956.9), Name of Case: Tetzlaff v. City of Woodland, and a conference with Legal Counsel: Anticipated Litigation (Section 54956.9), Significant Exposure to Litigation Pursuant to Section 54956.9(b), Number of Cases: One.

Council Members present were Steve Borchard, Martie Dote, David, Flory, Jeff Monroe and Neal Peart. In addition, City Manager Rick Kirkwood, Assistant City Manager Phil Marler, and City Attorney Ann Siprelle were present.

The special session and closed session were adjourned at 7:10 p.m.

CITY COUNCIL
REGULAR SESSION

CLOSED SESSION ANNOUNCEMENT

Mayor Borchard advised that the Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. The Council held a conference with Legal Counsel: Existing Litigation (Section 54956.9), Name of Cases: Martino v. City of Woodland and Tetzlaff v. City of Woodland. Council also held a conference with Legal Counsel regarding Anticipated Litigation (Section 54956.9), Significant Exposure to Litigation Pursuant to Section 54956.9(b), Number of Cases: One. Council received a report on each of these issues and gave direction to Staff and the City Attorney.

PLEDGE OF ALLEGIANCE:

Mayor Borchard invited all in attendance to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Ann Siprelle, Charlie Wilts, Terry Brown, Dick Donnelly, Sue Vannucci, Gary Wegener, Henry Agonia, Bruce Lecair, Steve Harris, Del Hanson, Karl Diekman, Paul Hanson, Bruce Pollard

ALSO PRESENT: Contract Engineers Nick Ponticello and Alan Mitchell; Traffic Consultant, Bob Grandy

MINUTES

Council Member Dote asked that the minutes of February 20, 2001 presented for consideration reflect that on page 19, Council Member Monroe wished to attend the Cap-to-Cap trip to Washington, D. C. on April 28 through May 2, 2001.

On motion by Vice Mayor Flory, seconded by Council Member Monroe and carried by unanimous vote, the Council approved the minutes of the regular meeting of the Council of February 20, 2001, with the correction as indicated.

WRITTEN COMMUNICATIONS:

1. From the Department of Alcoholic Beverage Control, an Application for a Fiduciary Transfer of an Alcoholic Beverage License for on-sale beer and wine from Rafael Damian to Connie Francis Allen for the business located at 435 Main Street.
2. From the Department of Alcoholic Beverage Control, an Application for Person-to-Person Transfer of an on-sale beer and wine license from Schwenning and Co. to

Major Bains Singh and Harjeet Sanghera Singh for the business located at 201 West Court Street.

3. From the Department of Alcoholic Beverage Control, an Application for Person-to-Person Transfer of an Alcoholic Beverage Control License for an off-sale beer and wine license from Lawrence Carson to IJAZ Corporation for the business located at 596 N. East Street.

4. From the Department of Alcoholic Beverage Control, an Application for Person-to-Person Transfer of an Alcoholic Beverage Control License for an on-sale beer and wine license from Sam Duong to Zhong Lin Wu for the business located at 610 Cottonwood Plaza.

5. From Senator Maurice Johannessen, a letter was received regarding the energy crisis indicating continuing efforts and suggested remedies.

COMMITTEE REPORTS:

1. From Police Chief Del Hanson, a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of February 7, 2001.

2. From Community Development Director Steve Harris, a report was received transmitting the summary of the Planning Commission meeting of March 1, 2001 as follows:

a. conditionally approved a certification for a Negative Declaration and Conditional Use Permit and Design Review for the Holiday Inn Express Hotel proposed construction on Freeway Drive.

b. directed Staff to set a Public Hearing for a Zoning Ordinance Amendment involving accessory buildings.

c. conducted discussion of Pre-Development Agreements in the Interstate 5/ County Road 102 entryway area.

PUBLIC COMMENT:

Doris Holmquist requested Council consideration regarding construction of an outdoor amphitheater in the proposed new Community Park, or another suitable park

within the City. This type of area would provide a quality family atmosphere and programming. She indicated her interest in participating in the planning of this project.

Kenton Keithly and Kathryn Hare spoke on behalf of several residents in the Southland Park area. Mr. Keithly requested information regarding the status of the lawsuit on the accessory building at 410 Casa Linda. He asked who the citizen contact would be regarding this issue so they could have information on the case.

City Attorney Siprelle stated the 410 Casa Linda accessory building is in litigation and it is not appropriate to comment on the case at this time.

Mr. Keithly also distributed information to the Council via a Notice to Abate from the resident of 410 Casa Linda, which had been received by Ms. Hare. This Notice is in reference to yard clippings deposited in violation of City Code and he feels this borders on harassment.

Council Member Monroe asked how the Notice to Abate could have been issued. City Manager Kirkwood stated he will check into this matter.

COUNCIL STATEMENTS AND REQUESTS:

Council Member Monroe stated the intersection of North and East Street is obstructed by the new East Street Landscaping making it difficult to see oncoming vehicles and, therefore, unsafe. Staff will review the issue.

Council Member Dote stated the Women's History Month luncheon is next Thursday, March 29, 2001. The Water Resources Association met and forwarded the Memorandum of Understanding to the Department of Water Resources to proceed. The Habitat Conservation Plan was discussed. They will meet with the Turn of the Century group in April and tomorrow with the property owners and staff.

Mayor Borchard said this is National Agriculture Week. Thursday is the breakfast at the Hotel Woodland commemorating this event. He commended the Daily Democrat staff for the excellent insert in the paper regarding Ag Week.

Council Member Peart said he and Council Member Dote have been meeting with the Spring Lake Specific Plan group and feels the project is proceeding well. To date, three of the property owners have optioned to participate.

City Manager Kirkwood said there has been a Notice of Public Hearing from the Planning Commission regarding the Plan to be held on April 5, 2001 at 7:30 in the Council Chambers. This Hearing will address the revisions to the Draft Specific Plan and includes the following modifications: (1) increase total dwelling units from $\pm 3,948$ to $\pm 4,207$; (2) change the ratio of parkland from 10 to 5 acres per 1,000 population; (3) eliminate portions of previously planned collector roadways; (4) narrowing of proposed roadway cross sections including decreases in roadside landscaping; (5) identification of a 5 acre detention pond; (6) assumption of a forced main sewer system; (7) decrease in size of central park from 8 to 4 acres; (8) modifications to various development standards; (9) modification to various land use designations; (10) revisions to text and maps.

City Manager Kirkwood advised Council regarding current efforts on energy conservation. The City receives daily updates on status. The City WEB page also provides information. As blackouts are anticipated during the summer months, he urged citizens to conserve as much as possible.

PRESENTATIONS:

None.

CONSENT CALENDAR

Council Member Monroe requested the following item be removed from the Consent Calendar:

5. TERMINATE LEASE AGREEMENT WITH ASOCIACION DE CHARROS LOS CAPORALES

Mayor Borchard requested the following item be removed from the Consent Calendar:

10. RECEIVE SUMMARY OF PLANNING COMMISSION DIRECTION CONCERNING PORTABLE SIGN ENFORCEMENT

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried by unanimous vote, the Council approved the following Consent Calendar items:

RESOLUTION 4268 - PUBLIC HEARING FOR WEED ABATEMENT

Council adopted Resolution 4268, "A Resolution Declaring Weeds Growing on Certain Lots to be a Public Nuisance, Initiating Abatement Proceedings and Providing Notice of Hearing on Objections Thereto Pursuant to Government Code Sections 39501 through 39588"; authorized the Fire Chief or his representative to act as Superintendent in abatement of nuisances; set the second Council meeting in April, (April 17, 2001) as a Hearing to permit property owners to voice their objections; directed the Fire Department to mail notices to property owners at least 14 days prior to the date of the Hearing.

FIRST READING OF ORDINANCE RESTRICTING SALE AND PLACEMENT OF TOBACCO PRODUCTS

Council introduced and read by title only Ordinance 1329 limiting youth access to tobacco products.

PUBLIC EMPLOYEES RETIREMENT SYSTEM CONTRACT TO ALLOW PEACE CORPS OR AMERICORPS* VISTA SERVICE CREDITS

The Council adopted Ordinance 1328 to amend the Public Employees' Retirement System Contract to allow Peace Corp or AmeriCorp *VISTA service credits to the existing PERS Contract.

AMENDED PROJECT PROGRAMMING SUMMARY SHEET FOR MUNICIPAL SERVICE CENTER MATERIAL STORAGE BINS COVER

Council approved the amended Project Programming Summary Sheet for the Municipal Service Center storage bins cover, Project 98-17.

RECEIVE REPORT ON INTERSTATE 5/COUNTY ROAD 102 GATEWAY STUDY AREA

Council received an update report on the status of Pre-Development Agreements for the Gateway Study Area.

PROJECT PROGRAMMING SUMMARY SHEET MEASURE H SLURRY SEAL AND ROAD REHABILITATION

Council approved the Project Programming Summary Sheet for Project 01-16, Measure H slurry seal and Project No. 01-17, Measure H road rehabilitation for construction during the summer months.

APPROVE REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR COURT STREET REHABILITATION

Council approved the revised Project Programming Summary Sheet for Project 00-56, Court Street rehabilitation.

APPROVE UPDATED PROJECT PROGRAMMING SUMMARY SHEET AUTHORIZING USE OF TRANSPORTATION DEVELOPMENT ACT FUNDS AND AUTHORIZE EXECUTION OF AGREEMENT WITH PACIFIC GAS AND ELECTRIC, PACIFIC BELL AND CHARTER COMMUNICATIONS

Council approved the updated Project Programming Summary Sheet for Project 95-22, utilities under-grounding at West Main Street and County Road 98 authorizing the use of Transportation Development Act funds (Fund 354); authorized the Mayor to execute the Agreement with Pacific Gas and Electric, Pacific Bell and Charter Communications, subject to any changes by the City Attorney, for reimbursement of costs.

RESOLUTION 4269 - SUPPORT OF AB 227 TO PERMANENTLY SHIFT SALES TAX ON GASOLINE TO TRANSPORTATION INVESTMENT FUND

Council adopted Resolution 4269, "A Resolution in Support of State Legislation which puts Transportation Dollars to Work, Saves Taxpayers Money and Improves the Efficiency of the State's Transportation System".

ITEMS REMOVED FROM THE CONSENT CALENDAR:

LEASE AGREEMENT WITH ASOCIACION DE CHARROS LOS CAPORALES

Parks, Recreation and Community Services Director Henry Agonia advised Council that in September of 1995 the City entered into an Agreement with Los Caporales for use of the Regional Park to conduct the traditional Mexican rodeo and related equestrian events. The events have increasingly become questionable or inappropriate. Recently Los Caporales subleased the facility for the purpose of a RAVE. This event had 2,000 young people on site with an additional 2,000 awaiting transportation to the site. The event placed the City in serious jeopardy. Subleasing is in violation of their Agreement entirely and the event undertaken not part of the conditions. Due to this, as well as, previously unauthorized events, it is recommended the lease be terminated immediately.

Vice Mayor Flory asked if the Board was made aware of the concerns and Director Agonia stated they had continuously been advised but did not seem to grasp the seriousness of the situations. They were aware the property was not to be subleased. Council Member Monroe asked if there were any other possible remedies to the situation other than termination of the lease. Director Agonia said the organization does not seem to understand the consequences when they violate the Agreement. He has had a discussion with the organization to guide them back to their original intent of the lease. Council Member Dote asked if the organization has their own liability insurance and Director Agonia said they do, however, the City would be liable as well because the organization does not have adequate insurance for the types of recent situations which have arisen. Council Member Peart asked the extent of insurance needed and Director Agonia stated at least \$1 million coverage, with alcohol served, \$2 million. He said it was never the City's intent for this type of activity to take place on this site.

Frank Corona, Executive Director of Asociacion de Charros Los Caporales de Woodland, distributed materials in support of the Association to the Council. He stated he and his group did not know what a RAVE was. They have had good, acceptable events on the site and will be regrouping to assess and have good events once more.

Council Member Dote asked if the Association knew what was going to happen. Mr. Corona said they thought it was going to be a teen dance. He asked for the a second chance for the Association.

Rick Gonzales, Sr. spoke and said he has been involved with the Hispanic community for a long time. The group committed an error and asked for another chance. He suggested they put guidelines on the Association and be sure they have adequate liability insurance. He feels they should be monitored closely and then the lease could be cancelled if they make another mistake.

Angie Balderos of Aztec Media said Woodland is a very important market to her organization and has a high market nationally due to the Hispanic community. The Los Caporales have been good citizens and support the community.

Vice Mayor Flory asked who sponsored the RAVE and it was stated that Grooves, International from Sacramento was the sponsor.

Rick Gonzales, Jr. is the President of the Concilio. He outlined several events for which Mr. Corona was responsible and should be commended. He has given much back to the community, especially the youth. On behalf of the Concilio, he asked that the Association be afforded another opportunity to continue their lease.

Vice Mayor Flory stated this is the third chance for the organization. He would support continuance of the lease if the Staff, Police Department, Parks and the Association meet and outline some guidelines. A staff person should be at the events to be sure rules were enforced. Council Member Monroe said he understands Director Agonia's concerns but agrees the contract should be re-written to stress the types of acceptable events. Mayor Borchard asked Director Agonia what could be added to insure family gatherings and have assurances the City liability is not compromised. Director Agonia said the lease allows alcohol to be sold and he recommended changing that portion, monitoring events and limiting the number of people who could attend.

Chief Hanson said they need to increase the responsibility of Mr. Corona and perhaps send him to some Alcoholic Beverage Control classes to assist him in handling situations. Perhaps some other members of the group would help him on the events. Council Member Peart said he feels Mr. Corona has taken on a great deal of responsibility by himself. He asked if teen dances are part of the rodeo. Director Agonia said the majority of the attendees at dances are adults. Council Member Peart would support the continuance of the contract without alcohol on the premises. City Attorney Siprelle said the property cannot be subleased without Council permission and these events should only be cultural events.

Vice Mayor Flory said the contract should be re-written with clear understanding of the limitations. He would want a City staff person at the events, the hours controlled and the volume of people restricted. Council Member Dote suggested restrictions by not serving alcohol within the contract for the next six months. Mayor Borchard feels they need to have some controls. No alcohol, ABC training, limits on the number of people, and the types of events would be appropriate. Staff should meet with the Association and set the limits prior to Council decision. City Manager Kirkwood said should the Council determine to give the Association a third chance, he will ask staff to include a Risk Assessment of the properties to be sure that exposure is mitigated before there is further consideration of this issue, as this is a matter of public safety and is one of gravity.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council directed staff to work with Frank Corona and his organization to review the lease, develop guidelines that will provide some restrictions to the use of the property they are leasing from the City, review, as our City Manager suggested, the insurance policies and any liability we have contingent upon those activities, and then return to Council with a proposed revised lease. Council Member Peart asked that no alcohol be put into the lease, from the beginning point for at least six months or a year. The proposed language addition by Council Member Peart was acceptable to the Council Members.

PLANNING COMMISSION DIRECTION CONCERNING PORTABLE SIGN ENFORCEMENT

Mayor Borchard said the Council Communication states the Sign Committee will allow portable signs only in the downtown with specific restrictions, but he is unsure of what Parks, Recreation and Community Services Commission decided upon, whether to allow them in specific downtown areas or not to allow at all. Director Harris said current regulations prohibit throughout the City. There had been staff discussion to allow in the downtown area only. The Planning Commission discussed the possibility of amending the Ordinance to allow signs in the downtown and concluded with the desire to prohibit throughout the City. They directed staff to begin contacting merchants and property owners.

Council Member Dote asked if the Planning Commission recommended any alternatives. Director Harris said there was discussion about those businesses that do not have frontage on the street and they will be reviewing

this further. One concern is that signs are knocked down and then present a liability issue.

PUBLIC HEARINGS

None.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

RECEIVE MEASURE H UPDATE ON NEW POLICE STATION

City Manager Kirkwood stated that staff has been working on the project diligently and he is pleased with the progress to date. Police Chief Del Hanson commended the project team consisting of Charlie Wilts, Ellasion Phillips, Alan Mitchell and Howard Leach. The Needs Assessment for Phase 2 has been completed. The site layout includes a Training Facility and Service Building. There appears to be a parking shortfall on the site beginning in year 2008 and they will begin to address that issue early on in the process. With the addition of the Training and Service areas, there is an estimated shortfall in funding as well.

Howard Leach of Leach Mounce Architects advised Council that by year 2020 the population of Woodland will reach 60,000. They are projecting the 20-year organizational needs included with the immediate needs for the Department. There are 26 goals in the report. The space needed is 36,000 square feet and in 20 years, 45,000 square feet, which is 250 to 300 square feet per staff member. The facility plan must be forwarded to the Board of Corrections for approval. He summarized the conceptual floor plan drawings. The facility will have a Community Room with a capacity of 100 standing or 36 sitting at tables. This facility will contain a multi-media service and could function as an Emergency Operations Center if needed.

Vice Mayor Flory left the meeting at 8:25 and returned at 8:26.

Council Member Dote asked if there was a elevator in the facility and Mr. Leach stated there were two proposed. The team attempted to keep the

elevations in a classic design as the style would not then be dated. Chief Hanson said a couple of challenges were seen. The Community Room and public parking require 42 spaces. The parking will become compacted in 2007 or 2008. One of the possible solutions could be that Chief Hanson will work with Director Agonia with the possibility the Community Center may be located to the North of the Police facility and parking could be shared. If not, they will look at the possibility of sharing parking with surrounding businesses. Also under consideration is the assignment of vehicles, which would then save two parking spaces per person.

Council Member Dote asked what type of parking will be impacted. Chief Hanson said it will be a staff problem at first. The Community Room may have to overflow into the street, but he wants employees to utilize the lots.

Chief Hanson said the budget shortfall consists of 8% of the total projected budget. The remaining 92%, \$10,341,456, is fully funded. The total project cost is \$13,620,320. He has met with Congressman Ose and the Congressman's Chief of Staff has visited on two occasions. They are pursuing Federal budget funds to offset the shortfall. He has met with Assemblywoman Thomson and Senator Johannessen regarding possible funding sources as well. Should other agencies utilize the shooting range, it may also assist in of the cost for the shortfall. The City of Citrus Heights received Federal support in the amount of \$4.8 million for their recent construction so he is optimistic. He will keep the Council updated on progress for additional funding.

Council Member Peart commended the Department for the report and information. He asked if the exercise room would be large enough to accommodate the needs of employees and if so, could the Contract with the local exercise facility be terminated as a result. Chief Hanson said the plans for the on sight room should negate the need for an outside facility. Council Member Peart asked if basement parking had been considered. Mr. Leach said they did consider that option but the cost would be approximately \$60 per square foot and would run from \$4 to \$5 million for significant basement development. Council Member Peart suggested purchase of a small piece of property offsite for parking as an option.

Dudley Holman said he is very impressed with the project. In the mid-1980's, a space study was undertaken. The property for the project was purchased at a fair price. The present Police Station was completed in 1973 with a scaled down version. He is pleased the new Police Station will be fully functional and contain all that is needed.

Council Member Dote mentioned this project will need to go before the Planning Commission for review. Mr. Leach said the wall will have some differing finishes and tree pockets to enhance the appearance. Alan Mitchell of Ponticello Enterprises, said they are ready to move into the design phase of the project. They would like the Council to consider utilizing Leach Mounce as they have expertise in design for Police facilities. This request will return to Council for consideration at a subsequent meeting. It will take approximately 11 months to design the project, beginning in April, 2001. Dependent upon the weather, construction would begin between in June 2002 with completion in 12 to 18 months.

City Manager Kirkwood advised Council that the request for legislation submitted through Senator Johannessen for design/build has not yet come out of Committee and is unsure if it will be of benefit for this project. He is in discussions with two firms on conceptual land use, mixed use, and planning efforts that would include the Redevelopment Project Area and the downtown area to a degree. He is not intending to slow this process and recommends the Council move forward with Leach Mounce recommendations. Council Member Dote asked if the budget estimates take into account the design-build process. City Manager said the current estimates are as close as possible at this early stage. We do not know what the actual costs will be until we go out to bid. Even if we should go to design-build, there may not be any cost savings.

Council held a recess from 9:05 to 9:18.

DRAFT POLICY ON DOWNTOWN PARKING MANAGEMENT PLAN, COMMUNITY INVOLVEMENT AND ORDINANCE PREPARATION

City Manager Kirkwood said a Draft Policy Statement has been prepared by Traffic Engineer Bruce Pollard and Traffic Consultant Bob Grandy. It will address the College and Court Street property. Council Member Dote and the City Manager met with Tom Stallard and Lynnell Pollack of the Board of Supervisors, and Court representatives regarding the parking plan.

Engineer Pollard said the Sacramento Area Council of Governments (SACOG) will approve the funding in April and it will then be June before we can begin. The design would be completed in late Fall, with a Winter bid, and a Spring 2002 build, opening in June 2002. They will begin the community involvement segment and work on the Ordinance. They will also be looking at in lieu fee options. Consultant Grandy said the draft Policy Framework is a result of

the Council direction and will address all parking issues. The four segments of the plan are: (1) provision of peripheral parking for employees; (2) encourage employees to park in peripheral parking. Modification of downtown parking time limits and monthly fees for parking will assist; (3) new development to contribute to parking supply in the downtown. Elimination of a parking district exemption and implementation of in-lieu fees for those who can not or do not want to provide onsite parking is planned; and (4) establishment of a Downtown Parking Capital and Maintenance Fund to hold revenue to pay for parking facilities.

The late fees and penalties the City presently charges are very low and we need to increase them to recover our costs. There are two principle phases. The immediate phase in the development and adoption of the Parking Management Plan, and the elimination of the downtown parking exemption and the in-lieu fee option. The second phase would be tied to the completion of the College and Court Street lot by shortening the time limits and providing a permit fee option for employees. The Police Department has added personnel, which would allow for stronger enforcement. We may want to transfer all of the enforcement activities to the new Police Station upon completion. Council Member Peart had discussed angled parking on Main Street but those issues were not included at this time. Angled parking would increase the available spaces by 45% to 48% and would generate \$240,000. He would like us to move ahead with this change because the plan will be a year away. It will be included in the Downtown Specific Plan as the impact of changing the parking direction will need considerable study. This Plan includes angled parking as an option. Mayor Borchard said he has a concern about angled parking as the vision of driver is impaired when backing out of angled spaces. It will also slow and compact traffic which is already a major problem on Main Street.

It is proposed that the lot at College and Court be a free parking lot, with other lots having fees at differing levels. Employees would be charged these fees depending upon where they choose to park.

Council Member Monroe said when the Police Department moves to their new facility, many spaces will be available and asked if the College and Court Street lot will still be needed. City Manager Kirkwood said we currently have a 239-space shortfall and with the Court facility expansion, we will need these extra spaces. At some point we may need to move ahead with a structure which will then generate additional fees for the City. The lot next to the Police Department will be re-utilized for public parking and the building will probably be utilized for other City functions.

Council Member Monroe asked if City employees could be required to park in the lot on College and Court Street. City Attorney Siprelle stated the City could not require their employees to park in specific lots. City Manager Kirkwood said the City promotes economic development and parking issues are part of that development. Vice Mayor Flory said the Redevelopment Agency is impacted by this proposed Plan as they are trying to upgrade the downtown.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council directed staff to initiate a community involvement process resulting in preparation of a Draft Parking Management Plan, initiate preparation of Ordinance revisions to eliminate the exemption for parking requirements in the downtown, and establish an in-lieu fee option. In addition, Council directed staff to undergo a study of the impact to change the parking on Main Street to 45 degree angled parking.

CONSIDER PLANNING COMMISSION RECOMMENDATIONS ON INTERSTATE 5/
COUNTY ROAD 102 DEVELOPMENT AND AMENDMENTS TO COMMUNITY
DESIGN GUIDELINES, ZONING ORDINANCE, SOUTHEAST AREA SPECIFIC PLAN,
AND GENERAL PLAN

Community Development Director Harris stated this item has economic impact, which needs to be considered. The Planning Commission has studied the impact and made the following recommendations: (A) adopt the map (attached) formally recognizing Interstate 5 and County Road 102 as an entryway study area; (B) amend the Community Design Guidelines to include classic and historical architecture as a theme for this area; (C) amend the Community Design Guidelines to include a Landscape Plan for this area; (D) amend the General Plan and Zoning Ordinance to include the area to provide for orderly and consistent entryway development; (E) modify the definition of Highway Commercial Zoning to state, "to serve the traveling public and other limited commercial uses that need freeway exposure AND enhance the entrances into the City"; (F) amend the Zoning Ordinance land use table to meet the strict definition of Highway Commercial Zone and to be consistent with a vision and image of an entryway; (G) rezone the Industrially Zoned land to Industrial with a Planned Development Overlay to include detailed list of permitted uses for mixed-use projects; (H) amend the Southeast Area Specific Plan's Land Use Table to meet the strict definition of Highway Commercial consistent with the entryway image.

Council had considered a moratorium for this area but had directed staff instead to work with developers over the next 90 days and provide progress

reports on Pre-Development Agreement status. Chairperson of the Planning Commission, Jack Mahan, said the Commission has a concern about the image and appearance of the City. They do not have the tools to address their concerns adequately. They need to deal with the area in total as there are significant projects under consideration for that area. The Commission recommends addressing the items A through H as amendments to the provide consistency to the area.

Council Member Dote said the development overlay is only in the area indicated on the map by an "X", which is that area North of I-5. She asked if there would be a change to include the area in "Y". Director Harris said the only change would be in the Highway Commercial Zone. The uses now are in the Zoning Ordinance are extensive, some of which include auto sales, hotels, bowling alleys, churches, food and grocery, liquor sales, mini-storage facilities, parking, schools. The proposed change would more serve the traveling public. Council Member Dote said some were restricted at this point by Conditional Use Permits so more restrictions would be allowed by these proposed amendments. Commissioner Mahan said there would also be a consistent architectural review standard for this traveling public section as well. The Highway Commercial Zones are primarily along I-5, Highway 113, and County Road 102 interchange areas. Council Member Dote asked if any of these changes were proposed for County Road 25A and Director Harris stated this area was within the Master Plan Area. She asked if the City and Commission was contemplating all of these area as gateways? Commissioner Mahan said they are addressing this target area at present as this is the most imminently developable land. The other areas may need attention as that development proceeds.

Tony Evans of Woodland Commerce Centre, Ltd. spoke regarding his property in the gateway area. He presented a letter to Council regarding his 4.71 acres of property on County Road 102 and Interstate 5. His intention has been to construct a mini-storage facility on this piece. His facility would be completely shielded from view except for travelers who were on the overpass. His land is adjacent to 1.3 acres of CalTrans land which is not scheduled for development for at least 10 years. He has marketed his property based upon the current standards in place and requested that Council not include his property in the proposed amendments. He did give the City one-acre for the development of affordable housing. Council Member Peart asked if present property owners would be "grandfathered" in without having to adhere to the amendments. Director Harris stated it was not a consideration to grandfather the current property owners.

At 10:30 p.m. on a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council extended the meeting until 11:00 p.m.

Mr. Evans said the Southeast Area Plan required that he sign Benefit Assessment Bonds. Most of the sites are located on Gibson Road. He said the Southeast Area Specific Plan is more restrictive and allows three uses, with fourteen others requiring Conditional Use Permitting. The three uses are mini-storage without outside storage allowed, automobile supplies and restaurants. He must obtain a Conditional Use Permit for the Hotel.

Mayor Borchard asked if the zoning overlay recommendation is not consistent with Mr. Evans proposed construction. Director Harris said the recommendation on this property would be to amend the Southeast Area Specific Plan Land Use Table to meet the strict definition of Highway Commercial and be consistent with the Woodland entryway vision and image. That new definition of HC would change the "or" to "and" in the statement "to serve the traveling public and other limited commercial uses that need freeway exposure or enhance the entrances to the City." In the Southeast Area Plan, mini-storages are allowed as a permitted use, not the conditional use process.

Mr. Evans stated that a design has been submitted. There is no development agreement in place at present. He has a problem with the recommendation to change the process when there are already restrictions in place in the Southeast Area Specific Plan, South of the freeway.

City Attorney Siprelle said that looking at recommendation H amending the land use tables, there is concern with previous discussions. They may delete mini-storages as a permitted use or change from a permitted use to a conditional use. There are design guidelines in the Southeast Area Specific Plan at present that will go to the Planning Commission. The final design on the land will go through Council and then back to the Planning Commission. Council Member Monroe asked if we could exclude this area from the motion and City Attorney Siprelle stated Council did have discretion to exclude. Council Member Monroe was uncomfortable changing the rules for this project at this time. Council Member Peart feels we have a design review and we could eliminate "H" from the motion. Commission Mahan said the issue is of the mini-storage and a ruling could be made on that portion. There are other uses in the parcel which would apply. The moratorium requested for this area at a previous meeting was due to the proposed very large warehouse construction and the mini-storage facility. The Pre-Development process is in place, but other uses should be considered.

Rick Elkins said he was part of the Economic Development Council when this issue was originally discussed. They recommended loosening the zoning at that time. This piece is not an HC property. He suggested working with CalTrans because the weeds are more of an eyesore than the construction. He also suggested strict guidelines on landscaping, but not restricting the zoning.

Tom Horgan of Laugenour and Meikle said Mr. Evans' project falls under the Southeast Area Plan. This does give the City a great deal of extra leverage and restrictions. The landscaping scheme requires strict guidelines as well.

At 10:58 p.m. on a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council extended the meeting until 11:30 p.m.

Vice Mayor Flory asked Commissioner Mahan if the Commission would feel more comfortable if the Council allowed the mini-storage but put the remainder of area "Y" under this Plan. Commissioner Mahan said the recommendation could be to allow that use leaving the others in the gateway.

Mr. Evans said he would be willing to sign an agreement with the City that all other uses would be approved by the City. City Attorney Siprelle asked Mr. Evans if he was objecting to having this area "Y" included in the restrictions and having additional restrictive guidelines imposed. Mr. Evans said he already has a great deal of restrictions. The Planning Commission is concerned about having stricter guidelines on what goes in the Gateway plan and what kind of amenities, landscaping and design review is included.

Council Member Peart left the meeting at 11:02 and returned at 11:03.

Council Member Monroe moved to authorize City Staff to amend the Community Design Guidelines, Zoning Ordinance and General Plan per Planning Commission recommendation eliminating Section "H" from the recommendations, dated February 15, 2001 for the specified areas adjacent to Interstate 5 and County Road 102 Entryway. City Attorney Siprelle stated to clarify the City staff will not be amending, they will prepare amendments to all documents which will then return. Area "Y", East of Road 102 would be included in the Plan, West of Road 102 would not. The motion lost for a lack of a second.

On a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, the Council moved to keep the proposed gateway plan as is and allow the development of the mini-storage under the Southeast Area Plan. The motion was restated by Vice Mayor Flory as to retain the recommendation of the Planning Commission for the gateway plan, but allow in area "Y", the development of the mini-storage under the Southeast Area Plan. Mr. Evans would follow the regulations in place to allow him to put in the mini-storage but keep all of area "Y" in the gateway plan so that with any future development, the Planning Commission can make recommendations. Council Member Dote affirmed the intended motion as stated.

Council Member Peart asked how this would affect the auto mall area. Director Harris said it is zoned HC. Council Member Peart then asked how it would affect the Panettoni Project. The application is in for site plan review and there will be a warehouse in that location. City Attorney Siprelle said it should not affect the Panettoni development. The changes will take some time and his project has begun the process. This is a permitted use and goes through site plan review at the Staff level only. If permits are pulled before the changes go into effect, they would not be under the new zoning. Director Harris said the developer is pulling two sets of plans, one for a warehouse with enhanced architecture and landscaping and another for a re-use plan as manufacturing or office development.

Council Member Monroe asked if under the Southeast Area Plan the Planning Commission has control over how projects will appear. Vice Mayor Flory said the rest of the property would come under the gateway plan.

RECEIVE REPORT ON MASTER PLAN AREA COMMUNITY PARK

Parks, Recreation and Community Services Director Henry Agonia stated Council had requested information regarding a Community Park 164-acre land acquisition. Acquisition of this land would curb development on the Southern edge of the City, as well as providing recreational needs for the citizens. It is recommended that a Sub-committee be formed to work with the staff and landowners to develop this proposal. The project would be a public/private partnership which may allow it to be purchased at a reduced cost. Council Member Dote would like to be a member of the Sub-committee.

Council Member Monroe feels this would be a good opportunity for housing as well and would like to participate on the Sub-committee also. Council Member Flory said that initial discussions would provide for 18 one-acre lots for

homes. The value of the land is approximately \$2 million. Director Agonia stated that this park was discussed as part of the Turn of the Century project. The housing would bring the cost of the property down.

Council Member Peart asked if this park construction would have an affect on the Sports Park. Director Agonia said the Sports Park is part of the Spring Lake Specific Plan. This project is outside of that Specific Plan. Vice Mayor Flory stated there could be some agreement to bring some of the ball fields into the Community Park, thus reducing the acres of the Sports Park. The Sports Park is estimated for completion in 2020. A nexus would have to be drawn to connect the two parks, but it may be a stretch. Council Member Dote said that part of the 5 acres per 1,000 in the Spring Lake requirement went to 90% of the Sports Park. Both of the parks are in the Master Plan area. Director Agonia said part of the Sports Park was moved out of the Specific Plan but included in the area as a part of the mitigation for the development in Spring Lake. The funding would be tagged, but it would be out of the Specific Plan area.

At 11:29 p.m., on a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, the Council extended the meeting until 11:45 p.m.

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried by unanimous vote that a Council Sub-committee consisting of Council Members Monroe and Dote be established to work with staff and landowner/representatives to develop a proposal for the acquisition and development of the Master Plan Area Community Park.

STRATEGY FOR FUNDING INTERSTATE 5/STATE ROUTE 113 CONNECTION

This item was deferred until the March 27, 2001 Council Meeting.

ADJOURNMENT:

At 11:32 p.m., the Council meeting was adjourned.

City Clerk of the City of Woodland