

Council Chambers
City Hall
300 First Street
Woodland, California

November 21, 1989

The Woodland City Council met in closed session in the second floor Conference Room of City Hall from 6:45 p.m. until 7:30 p.m. to discuss labor relations and then adjourned the closed session to convene the regular session in the Council Chambers at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Nofziger invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Flory, Holman, Peyton, Sandy, Nofziger

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, McDuffee, McDonell,
Moutinho

MINUTES:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council approved the minutes of the regular meeting of October 3, 1989; the adjourned meeting of November 3, 1989; and the adjourned meeting of November 10, 1989, as prepared.

COMMUNICATIONS:

1. From Finance Director Peter Woodruff a memo was received advising that claims paid for the month of August 1989 totalled \$2,012,683.80 and that claims paid for the month of September 1989 totalled \$1,530,597.82. No Council action was necessary.

2. From Chris Roberts a letter was received submitting his resignation as a member of the Planning Commission effective December 31, 1989.

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the resignation of Chris Roberts; directed staff to send a letter of appreciation; and agreed to appoint Council Members to

interview applicants for the vacancy on December 5, 1989.

3. From the State Department of Alcoholic Beverage Control (ABC) a copy of an application was received for an on sale beer/wine license (eating place) for El Tex-Mex, 329 College Street, Woodland. The City Clerk said the Community Development Director has advised that a conditional use permit for a dance facility at 329 College Street will be considered by the Planning Commission and recommended that ABC be notified.

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council directed staff to send a letter to the State Department of Alcoholic Beverage Control advising of the conditional use permit application for El Tex-Mex, 329 College Street, for a dance facility.

4. From Daniel B. Stiegman, 745 Daniels Street, Woodland, a letter was received expressing opposition to the proposed dance facility at 646A Cottonwood Street. This issue will be addressed by Council during the public hearing portion of the agenda.

5. From Keith and Louise Mathews, 753 Daniels Street, Woodland, a letter was received in opposition to the proposed dance facility at Cottonwood Plaza Shopping Center. This item will be discussed during the public hearing portion of the agenda.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the October 2 and October 16, 1989 meetings of the Woodland Library Board. No action was necessary.

2. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Planning Commission at its meeting of November 2, 1989, as follows: (a) Commission certified an NDEIR for the Lemen Avenue acquisition; the Public Works Department is proposing to acquire right-of-way for the realignment of Lemen Avenue as part of the effort to improve the intersection at North Street and East Street; Commission also made a finding that the project conforms with the Circulation Element of the General Plan; and (b) Commission continued until November 16, 1989, a request for conditional use permit for a roominghouse at 350 College Street. No Council action was necessary.

3. From Assistant to the City Manager Sandy McPherson a report was received transmitting minutes from the November 6 and November 8, 1989 meetings of the Nonprofit Cable Television Corporation. No Council action was necessary.

4. From City Manager Kris Kristensen a report was received advising of the November 6, 1989 meeting of the City/County Coordinating Committee held in Dixon. The committee discussed the future of regional planning in the area and the role of the City/County Coordinating Committee in that effort. The County's financial situation was also discussed along with the possibility of placing a sales tax measure before the voters

some time in the future to aid the County. No Council action was necessary.

5. From Director of Public Works Ronald Tribbett a report was received transmitting the minutes of the November 13, 1989 Traffic Safety Commission meeting. No Council action was necessary.

6. From the Community Development Director a report was received transmitting the minutes of the November 14, 1989 meeting of the Downtown Parking District Review Committee. No Council action was necessary.

7. From the Assistant to the City Manager a report was received transmitting the minutes of the November 19, 1989 meeting of the Recycling Committee. The minutes indicated that Mitch Delmage from the California Waste Management Board gave an overview of A.B. 939 that as signed by the Governor on September 29, 1989 establishing a "California Integrated Wastes Management Act of 1989." A.B. 939 includes, among other provisions, the requirement that each City will be responsible for preparing, adopting and submitting to the County a source reduction and recycling element to outline a program for management of solid waste generated within the City and each City will be required to divert 25% of all solid waste from the landfill by January 1, 1995 and 50% by January 1, 2000. No Council action was necessary.

PRESENTATION - RESOLUTION OF APPRECIATION (NO. 3502):

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3502, a resolution of appreciation honoring Police Lieutenant Jim Ney for 23 years of service with the City of Woodland (August 16, 1966 to July 15, 1989). Mayor Nofziger presented Mr. Ney with a framed resolution and a plaque.

PRESENTATION - PEDESTRIAN PROTECTION PROGRAM AWARD:

Patrick Kane, the Woodland District Office Manager of the California State Automobile Association, presented the City with an award for its participation in AAA's Pedestrian Protection Program.

PUBLIC COMMENT:

B. J. Ford invited everyone to attend the Festival of Trees to be held on November 29, 1989 and the November 30, 1989 Christmas tree lighting to be held at City Hall.

HEARING - APPEAL REGARDING CONDITIONAL USE PERMIT:

The City Manager said the first public hearing is for the purpose of considering the appeal filed by Carl and Darla Peters of the Planning Commission's denial of their request for a conditional use permit for a Country Western dance facility at the Cottonwood Plaza Shopping Center, 646 Cottonwood Street.

Community Development Director Janet Ruggiero and Assistant Planner Colleen McDuffee gave the staff report.

Mayor Nofziger opened the public hearing, and the following persons spoke: Darla Peters (appellant), 6233 Seyferth Way, Sacramento; John Irvine (owner of D J's Jewellery, 618 Cottonwood Street), 328 Riverside Drive, Woodland; Vicki Malner, 749 Farrell Street, Woodland; John Malner, 749 Farrell Street, Woodland; Jim Richardson, 755 Farrell Street, Woodland; Melody Parker, 655 Cottonwood Street, Woodland; Carol Summers, 761 Farrell Street, Woodland; Diane Jansen, 752 Farrell Street, Woodland; Louise Carroll, Gum Avenue, Woodland; Roy Henson, 68 Olive Way, Woodland; Judith Starr, Woodland; Carl Peters (appellant); and Donna Fletcher (address unknown).

Letters were also presented by the following in opposition to the proposed conditional use permit: Diana Souza Jansen, 752 Farrell Street, Woodland; and Edward M. and June M. Curley, 616, 618, 620 and 622 Daniels Street, Woodland.

There being no further comments, Mayor Nofziger closed the public hearing.

On motion of Council Member Peyton, seconded by Council Member Sandy and carried by unanimous vote, the City Council denied the appeal filed by Carl and Darla Peters.

RECESS:

Council took a recess from 8:50 p.m. until 9:00 p.m.

HEARING - TAORMINO PROJECT:

The City Manager said the second public hearing scheduled is for the purpose of considering a recommendation from the Planning Commission that a Needs Assessment Study be prepared for the Taormino (The Woodlands) project located south of the City limits between East Street and College Street extension.

Community Development Director Janet Ruggiero gave the staff report explaining options to the Council and the basis for the Planning Commission's action.

City Manager Kris Kristensen said he felt an obligation to convey to the Council that he felt to conduct a Needs Analysis for this project at this time would be premature. He said the Council during this year has identified 20 different high priority goals for this organization. Most of those projects deal with either growth related impacts or indirectly growth related service levels effecting this community. Consequently, he said, the City has entered into several different activities, such as the development of upgraded development fees plus the process of identifying exactly how the Southeast Area, the next are of growth of the General Plan, will proceed. Even though the developer will pay for the study there is a considerable amount of staff time involved in interacting with the consultant. He said the we would be getting ahead of our priorities. He said this is simply a growth issue, nothing more and nothing less. He said staff cannot do an adequate job if we prematurely try to address other areas.

Mayor Nofziger opened the public hearing.

The following persons spoke in support of conducting the study: David Taormino, developer for the project; Jack Hamlin, principal of Woodland Christian School; Douglas Zeck, Pastor of New Testament Church and co-applicant for the needs study; Walter Zeck, Senior Pastor of New Testament Church; Wanda Montgomery, member of New Testament Church; and Pat Monley, small business owner, Woodland.

There being no further comments, the hearing was closed and the following action was taken:

On motion of Council Member Sandy, seconded by Council Member Peyton and carried by unanimous vote, the City Council approved preparation of a Needs Assessment Study for Planning Area M; approved a schedule for completion commencing April 15, 1990 with completion date to be determined when the consultant for the project is selected; and agreed that action to proceed with the needs study does not reflect a commitment to go forward with the project.

HEARING - APPEAL REGARDING KENTUCKY-PALM PARCEL MAP:

The City Manager said the third public hearing is for the purpose of considering the appeal filed by Kenneth Bryant of the Planning Commission's denial of an amendment to a tentative parcel map for property at the southeast corner of Kentucky and Palm Avenues.

Assistant Planner Colleen McDuffee and Assistant Civil Engineer Greg Moutinho

gave the staff report. The amendment to the parcel map would allow access onto Kentucky Avenue.

Mayor Nofziger opened the public hearing.

Kenneth Bryant (appellant) of Comstock Johnson Architects, INC., 10304 Placer Lane, Sacramento, spoke on behalf of is appeal. He presented to Council a petition signed by approximately 32 residents along Jackson Street, Bliss Avenue, and Palm Avenue near the proposed project (office building) site stating that they do not want all of the cars from the subject project entering and exiting on Palm Avenue only. They requested that the project be allowed a driveway access onto Kentucky Avenue.

There being no further comments, Mayor Nofziger closed the public hearing.

On motion of Council Member Peyton, seconded by Council Member Sandy and carried by unanimous vote, the City Council denied the proposed amendment to Tentative Parcel Map No. 3711 which would have allowed access onto Kentucky Avenue east of Palm Avenue.

REPORTS OF CITY MANAGER:

REGULAR CALENDAR:

DOWNTOWN IMPROVEMENT PROJECT:

Director of Public Works Ron Tribbett presented Council with a report dated November 16, 1989 covering his design critique for the Downtown Improvement Project. The project will include construction of the main plaza area, adjacent parking lot containing 27 spaces, reconstruction of Dead Cat Alley from Second Street to Third Street, and Main Street improvements from Elm Street to Third Street.

On motion of Council Member Flory, seconded by Council Member Holman and carried by unanimous vote, the City Council approved the project assumptions and recommended design changes contained in the Downtown Improvement Project Design Critique dated November 16, 1989.

The City Manager advised the Council that this project and changes to the specifications will take a considerable amount of staff time and will take time away from other projects, such as the development fee project. He said Council has identified a list of priorities, and there are consequences to actions when one

project is chosen over another. He also pointed out that there are a number of unknown costs involved in dealing with the underground basements in the Downtown.

YOLO WAYFARER'S REQUEST FOR FUNDING:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by the following vote, the City Council approved the request of the Yolo Wayfarer Center, 201 Fourth Street, for \$15,000 for repairs to their facility. Funds for the repair work will be drawn from refinancing of the Mortgage Revenue Bonds for the Crossroads Apartment at 555 Matmor Road:

AYES: COUNCIL MEMBERS: Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None
ABSTAINED: COUNCIL MEMBERS: Flory

PURCHASE OF PROPERTY AT 201 EAST STREET:

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, the City Council approved the purchase of the property located at 201 East Street, Woodland (County Assessor's Parcel No. 63-071-01) in the amount of \$125,000 and authorized execution of related documents.

POSTPONEMENT OF AGENDA ITEMS:

Council postponed discussing a report on the volunteerism program and the "Dinner at the Dump" proposal until the December 5, 1989 Council meeting.

BID AWARD - TREE REMOVAL SERVICES:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the street tree removal contract to Richards Tree Service of Yuba City.

ORDINANCE NO. 1150 - COUNTRY OAKS RACQUET CLUB SITE REZONING:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted by roll call vote and read by title only

Ordinance No. 1150, "An Ordinance Amending the Zoning Map of the City of Woodland by Rezoning Certain Property Known as Country Oaks Racquet Club from O-S to R-1/PD":

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAINING: COUNCIL MEMBERS: None

ORDINANCE NO. 1151 - ZONING ORDINANCE AMENDMENT:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous roll call vote, the City Council adopted Ordinance No. 1151, "An Ordinance Amending Certain Sections of the Code of the City of Woodland" (regarding racquetball clubs):

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAINING: COUNCIL MEMBERS: None

ORDINANCE NO. 1152 - 1988 EDITIONS OF UNIFORM BUILDING CODES:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted Ordinance No. 1152, "An Ordinance Amending Chapter 6 of the Code of the City of Woodland, California, 1955, Concerning Building Regulations":

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAINING: COUNCIL MEMBERS: None

ORDINANCE NO. 1153 - 1988 EDITIONS OF VARIOUS CONSTRUCTION CODES:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted Ordinance No. 1153, "An Ordinance Amending Chapter 17 of the Code of the City of Woodland, California, 1955, Concerning Mechanical, Plumbing, Solar Energy and Swimming Pool Regulations":

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None
ABSTAINING: COUNCIL MEMBERS: None

ADJOURNMENT:

At 11:00 p.m. the meeting was adjourned to November 29, 1989, at 5:30 p.m. for the purpose of holding a closed session to discuss labor relations.

City Clerk of the City of Woodland