

Council Chambers
300 First Street
Woodland, California
October 3, 1989

The Woodland City Council met in closed session from 6:45 p.m. until 7:30 p.m. to discuss labor relations and then met in regular session at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Nofziger led the Council with the pledge of allegiance to the flag of the United States of America.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, McDuffee, McPherson

MINUTES:

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, the City Council approved the minutes of the regular meeting of July 18, 1989; the regular meeting of August 1, 1989; the adjourned meeting of September 15, 1989; and the adjourned meeting of September 22, 1989, as prepared (Council Member Flory abstained from voting on the minutes for July 18, 1989).

COMMUNICATIONS:

1. From Mr. and Mrs. Steve Schubarth, 818 Farrell Place, Woodland, a letter was received transmitting a petition to dog owners residing at 810 Farrell Place to get rid of a dog which attacked a neighborhood child. The petition requested that Council make a ruling on whether the dog would remain in the neighborhood.

Mr. Schubarth said that he has contacted animal control who suggested that his neighbors petition the owners of the dog to remove the dog from the neighborhood. He said animal control advised that the best the neighbors could ask for is to require the owner to provide a kennel for the dog.

City Manager Kris Kristensen said staff contacted County Animal Control to find out what was happening with the issue. He said a partial report indicates that Animal Control took the dog into quarantine after the bite and has subsequently released the dog to the owner with a set of conditions. He said he did not know the exact nature of the

conditions but includes muzzling and creating some kind of kennel. He said the dog owner, Mr. Lewis, is in the process of building a pool in his backyard and will be including a chain link kennel. The City Manager said Animal Control indicates that the conditions have been complied with, and he said he will obtain a list of the conditions to share with the Council and the neighbors.

2. From David Gillette, General Partner of Nebulous Enterprises, 1033 Main Street, a letter addressed to the Community Development Department was received asking for a determination with respect to the development of his property on Main Street between Fifth and Sixth Streets.

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council directed staff to respond to the request of Mr. David Gillette.

3. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license for Superb Burger, 104 West Main Street. No Council action was necessary.

COMMITTEE REPORTS:

1. From Finance Director Peter Woodruff a report was received transmitting the September 8, 1989 minutes of the regular meeting of the Yolo County Public Agency Risk Management Insurance Authority meeting. No Council action was necessary.

2. From Director of Public Works Ronald Tribbett a report was received transmitting the minutes of the September 11, 1989 meeting of the Traffic Safety Commission. No Council action was necessary.

3. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Planning Commission at its meeting of September 21, 1989. All three items in the report were for Council information only: (a) Commission approved a tentative parcel map to split a 71± acre parcel into two parcels--one with 24± acres and one with 47± acres; the 47± acre parcel is the location of the Payless Distribution Warehouse; (b) Commission approved a request from Long John Silver's to withdraw their application for a drive-through addition from further consideration; and (c) Commission continued until October 5, 1989, a request to amend a previously approved PD permit and tentative parcel map for an office project at the southeast corner of Palm Avenue and Kentucky Avenue. No Council action was necessary.

PUBLIC COMMENT:

Paul Smoley, County Road 101, inquired about when the welcome to Woodland sign would be installed at East Main Street and County Road 101.

Mayor Nofziger said that the roadway at that location will have to be widened and the location of the sign is not definite at this time. He added that the sign was being privately funded by Marc Ullrich.

Mr. Smolely asked about a one acre site the City will be selling.

The City Manager said the City does have a one-acre parcel at County Road 101 which was originally purchased with the intent that the property would provide access to the Storz pond. Since the purchase the City has acquired additional property to the north to serve as access to the Storz property. HE said staff has not yet made a determination whether the City still needs the parcel on County Road 101.

Council Member Sandy announced that the Concilio Awards Banquet will be held on Saturday, October 7, 1989, at 5:30 p.m. at the Home Arts Building and tickets are on sale. He said that Police Chief Bob McDonell will be receive an award at the banquet.

HEARING - PREZONING OF COUNTY ROAD 101 PROPERTY:

The City Manager said the first public hearing scheduled is for the purpose of considering the prezoning of property on the west side of County Road 101 between East Main Street and East Gum Avenue from.

Community Development Director Janet Ruggiero gave the staff report.

Mayor Nofziger opened the public hearing.

Michelle Hicks, Rt. 4 Box 107C, Woodland, presented the Council with a petition signed by residents along County Road 101 indicating that they are not against the prezoning of the City of Woodland property (within the area to be prezoned) in order for a fire station to be built, but ask that the Council and LAFCO exclude their properties from being prezoned or annexed to the City for purposes of the development project on the east side of County Road 101.

John Schroyer, resident on the north side of County Road 101, pointed out that there are 19 registered voters within the area to proposed for prezoning and not zero registered voters as indicated in the staff report.

There being no further comments Mayor Nofziger closed the hearing.

Ordinance No. 1145:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1145 to prezone the County Road 101 project from A-1 General Agriculture (Yolo County) to Open Space (9 acres), Highway Commercial (9 acres) and Single Family Residential (9 acres) with the following findings:

- 1.The environmental assessment has been completed and there are no significant impacts as a result of the project with the mitigation measures incorporated into the project.
- 2.The project is consistent with the General Plan in that a fire station and parking lot is an appropriate use in the Open Space Zone and houses are appropriate for the Single Family Residential Zone.
- 3.The Planning Commission recommended approval of the rezoning and approved the conditional use permit for the fire station.

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council directed staff to request that LAFCO (Local Agency Formation Commission)_ proceed with the annexation request for the 27 acres.

HEARING - REZONING ON WEST SIDE OF EAST STREET:

The City Manager said the second public hearing scheduled is for the purpose of considering the rezoning of property on the west side of East Street between Woodland Avenue and Main Street.

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

Mayor Nofziger opened the public hearing.

Bob Gillette, owner of property at I057-I059 Elliot Street, said he would like his property rezoned from Neighborhood Preservation to Service Commercial. Staff advised Mr. Gillette he would have to apply to the Community Development Department for the

rezoning. His property was not included in the area proposed for rezoning.

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

Ordinance No. 1146:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1146 to rezone the area located west of East Street between Woodland Avenue and Main Street from Industrial (I) and Neighborhood Preservation (NP) to Service Commercial (C-3) with the following findings:

- 1.The environmental assessment has been completed and there are no significant impacts as a result of the project.
- 2.The project is consistent with the General Plan in that the area is designated Service Commercial.
- 3.The rezoning will provide a better transition area between residential uses and the railroad and East Street.

HEARING - ZONING ORDINANCE AMENDMENTS:

The City Manager said the third public hearing scheduled is for the purpose of considering proposed amendments to the Zoning Ordinance.

Assistant Planner Colleen McDuffee gave the staff report. The amendments included the following issues: off street parking requirements for senior citizen housing developments, Planned Development Overlay Zone use permit requirements, bonus incentives, density bonus, rear yard requirements for accessory buildings, off street parking facilities requirements, fencing regulations, and requirements for guest houses and or second attached residential units.

Mayor Nofziger opened the public hearing, and there being no comments he closed the hearing.

Ordinance No. 1147:

On motion of Council Member Holman, Seconded by Council Member Peyton and carried by unanimous roll call vote, the City Council introduced and read by title only Ordinance No. 1147 amending the City of Woodland Zoning Ordinance.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council removed two items from the Consent Calendar--one dealing with the East Main Street Assessment District engineering services contract and a second dealing with the development agreement for Yuba College Woodland Center.

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, the City Council approved the following Consent Calendar items:

COMPLETION OF SHADOWOOD SUBDIVISION IMPROVEMENTS:

The City Council accepted as complete the public improvements constructed as part of Subdivision No. 3544 (Shadowood Subdivision); directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

COMPLETION OF 1989 STREET PROJECT:

The City Council accepted the 1989 Street Project constructed by Teichert Construction as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

REGULAR CALENDAR:

EAST MAIN STREET ASSESSMENT DISTRICT ENGINEERING SERVICES:

The City Council postponed until October 17, 1989 approval of the engineering services contract for the East Main Street Assessment District to allow

time for Council review of the contract document.

DEVELOPMENT AGREEMENT FOR YUBA COLLEGE WOODLAND CENTER:

On motion of Council Member Flory, seconded by Council Member Holman and carried by unanimous vote, the City Council approved and authorized execution of a development agreement between the City of Woodland and Yuba College Woodland Center.

YOLO WAYFARER CENTER ROOF REPAIR:

Walter Zeck, representing the Yolo Wayfarer Center, reported that through the efforts of City Manager Kris Kristensen and others enough funds have been pledged to cover the cost of repairing the roof at the Yolo Wayfarer Center, 201 Fourth Street.

ORDINANCE NO. 1148 - SUSPENSION OF DEVELOPMENT ON EAST MAIN STREET:

On motion of Council Member Holman, seconded by Council Member Flory and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1148, an interim ordinance suspending development along East Main Street between East Street and the southern extension of Matmor Road:

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

PANATTONI REQUEST FOR AGREEMENT MODIFICATION:

The City Manager said since Mr. Carl Panattoni was not present at the meeting he recommended that Council postpone action on his request for an extension of time in the May 18, 1989 Property Development Agreement for the Procter & Gamble project regarding construction of the sewer line.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council postponed action on the request of Carl Panattoni until October 17, 1989.

POLITICAL SIGNS:

Council directed staff to proceed with more effective enforcement of the City sign ordinance, particularly with respect to political signs. Staff agreed to report back to the Council for a review in 6 to 9 months.

NONPROFIT CABLE TELEVISION FOUNDATION:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the use of Buske Group to assist the City in developing a nonprofit cable television corporation at a cost of \$1,500 (from contingency funds).

STUDIES ON FLOOD CONTROL LEVEES:

The City Manager briefed the Council on several items of significant interest regarding studies on flood control levees in Yolo County.

RIGHT-OF-WAY FOR ROADWAY PURPOSES ON LEMEN AVENUE:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager or his designee to negotiate for and acquire right-of-way for roadway purposes on Lemen Avenue as part of an effort to improve the circulation of traffic at the intersection of East Street and North Street.

NEXT MEETING AGENDA ITEMS:

Mayor Nofziger asked that an item concerning the Youth in Government Program scheduled for November 7, 1989 be placed on the next Council agenda.

ADJOURNMENT:

At 9:00 p.m. the meeting was adjourned to Friday, October 6, 1989, at 7:00 a.m.

CITY COUNCIL MINUTES - OCTOBER 3, 1989

City Clerk of the City of Woodland