

**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

**CITY COUNCIL
CLOSED SESSION AGENDA**

MARCH 5, 2013

5:00 P.M.

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 Conference with Labor Negotiators, Pursuant to Section 54957.6
Agency Designated Representatives: Paul Navazio, Sheila McShane, Kimberly McKinney and Dania Torres Wong
Employee Organization(s): Woodland City Employees Association and Firefighters' Association
 - B.2 Public Employee Performance Evaluation, Pursuant to Section 54957
Title: City Attorney

**JOINT REGULAR CITY COUNCIL/
WOODLAND FINANCE AUTHORITY**

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

This an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. PRESENTATIONS

1. Proclamation in Support of Arbor Day 2013
Recommendation: that the City Council approve the proclamation proclaiming March 9, 2013 as Arbor Day in the City of Woodland

F. CONSENT CALENDAR

2. Approval of Resolution Approving the Administrative Guidelines for Allocation and Distribution of BUAs in Spring Lake; Collection of SLIF Fee, and Processing and Refunding of Private Placement Bonds
Recommendation: that the City Council approve Resolution No. ___ adopting the "Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake; the Collection of SLIF Fees, and the Processing and Refunding of Private Placement Bonds". It is further recommended that the City Council Authorize the City Manager to make minor changes, clarifications and interpretations to these Administrative Guidelines
3. Approve Lease Agreement for City property in Yolo Bypass
Recommendation: that the City Council approve the lease of the City of Woodland property in the Yolo Bypass with Miramontes Farms LLC, and authorize the City Manager to execute the agreement
4. Parks Irrigation Rehabilitation Project, CIP 10-01; Approve Amendment to Consultant Services Agreement
Recommendation: that the City Council approve an amendment to the consultant services agreement for Callander Associates, Landscape Architecture, Inc., in the additional amount of \$38,098 for a total agreement amount of \$271,040 and authorize the City Manager to execute the amendment

5. Senate Bill 2 – Emergency Shelter Ordinance

Recommendation: that the City Council take the following actions: 1) Confirm a General Rule Exemption under the California Environmental Quality Act and 2) Conduct the second reading of and adopt an Ordinance No. _____ to make the following amendments to Chapter 25 of the Woodland Municipal Code and the East Street Corridor Specific Plan pertaining to emergency shelters, transitional housing, and supportive housing as required by Senate Bill 2; and a) Amend Woodland Municipal Code Section 25-3-10 to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Target Population that directly correspond with the definitions included in the California Health and Safety Code Sections 50801(e), 50675.2(h), 50675.14(b), and 53260(d); b) Amend Table 1 (Residential Land Use Table) in Woodland Municipal Code Section 25-4-10 to include emergency shelters as a conditional use in the R-M zone; c) Amend Woodland Municipal Code Section 25-4-10 to include transitional and supportive housing in Table 1 (Residential Land Use Table) as a permitted use; d) Amend Section 2.5 (Land Use Table) in the East Street Corridor Specific Plan by adding "Emergency Shelters" to the list of permitted uses in Areas C and E; e) Amend Table 2 (Commercial Land Use Table) in Woodland Municipal Code Sections 25-13-10 to include emergency shelters as a conditional use in the R-M Zone and f) Add Article 32 titled "Emergency Shelters" to Woodland Municipal Code Chapter 25

6. Second Reading of Ordinance No. _____ "An Ordinance of the City Council of the City of Woodland Amending Chapter 26 of the Woodland Municipal Code relating to the Spring Lake Plan Building Unit Allocation Program"

Recommendation: that the City Council adopt, Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland Amending Chapter 26 of the Woodland Municipal Code relating to the Spring Lake Plan Building Unit Allocation Program"

7. Approval of CalHome Grant Application for First Time Homebuyers Assistance and Owner-Occupied Rehabilitation

Recommendation: that the City Council take the following actions: 1) Adopt a Resolution No. _____, approving the submittal of a \$450,000 CalHome grant application to fund first time homebuyer assistance and residential owner-occupied rehabilitation; and 2) Authorize the City Manager to execute any and all documents needed for the City to implement the project

8. General Plan Land Use Map Consistency Update
Recommendation: that the City Council Adopt Resolution No. ____ approving the General Plan Land Use Map Consistency Update
9. Adopt Resolution to Approve Terms and Conditions for Woodland City Employee Association
Recommendation: that the City Council Adopt Resolution No. ____ to implement a four year agreement (July 1, 2012 to June 30, 2016) with the Woodland City Employees Association as described herein
10. Council Long Range Calendar
Recommendation: Informational Item

G. PUBLIC HEARING

11. Parkview, by ALC IV Woodland Spring Lake, LLC – Spring Lake Specific Plan Amendment, Tentative Subdivision Map #5004 and Development Agreement
Recommendation: that the City Council 1) Conduct a public hearing; 2) Adopt Resolution No. ____ certifying the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; 3) Adopt Resolution No. ____ amending the Spring Lake Specific Plan land use designations (rezone), on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation; 4) Adopt Resolution No. ____ amending the Housing Element list of available sites; 5) Adopt the proposed "Findings" for approval of the Tentative Subdivision map No. 5004 and "Conditions of Approval", to be incorporated in the Development Agreement between the City of Woodland and the Developer and 6) Waive the first reading and read by title only Ordinance No. ____, approving the Development Agreement between the City of Woodland and ALC IV Woodland Spring Lake, LLC

H. REPORTS OF THE CITY MANAGER

12. FY 2012/13 Mid-Year Budget Update
Recommendation: that the City Council receives report for informational purposes only; no action required

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Woodland Finance Authority Regular meeting of the City of Woodland scheduled for Tuesday, March 5, 2013 was posted on March 1, 2013 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.