



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, April 3, 2007
6:00 p.m.
AGENDA

Members of the City Council

*Woody Fridae, Mayor
Mike Martin, Mayor Pro Tempore
Harold Anderson
Cecilia Curry
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the

City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the City Council of the City of Winters Held March 20, 2007 (pp 1-5)
- B. Proclamation Recognizing National Public Safety Telecommunications Week, April 8-14, 2007 (pp 6)
- C. Purchase of 2007 Hybrid Toyota Prius Vehicle as City Pool Car (pp 7-12)
- D. Contract for Legal Services, Special City Attorney Steve Rudolph (pp 13-17)

COMMUNITY DEVELOPMENT AGENCY

1. Winters Community Development Agency Finance Workshop (Under Separate Cover)
 2. Confirmation of Expiration of Option Agreement for Exclusive Purchase Negotiations regarding 8 East Abbey Street, Winters, CA (pp 18-20)
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DISCUSSION ITEMS

1. Development Agreement Review (pp 21-32)
2. Adopt Resolution 2007-06, Declaring Public Nuisance on Specified Parcels (pp 33-46)
3. Update on Winters Highlands project by Granite Bay Holdings, LLC (no backup).
4. Request from Venita O'Brien to accept application for annexation of Assessor Parcel Numbers 030-190-26 and 29 (pp 47-54)
5. Continued public hearing and consideration of the Mary Rose Gardens Subdivision. The project is a proposed subdivision of 5.69 acres to create 28 single-family lots including two half-plex lots (Lots 12A and B) and Parcel X for an 18,433 square foot subdivision feature/green space area at 415 Grant Avenue (northwest corner of Grant Avenue and Cemetery Lane). APN: 003-524-19 (5.69 acres). Applicant: Dave Snow. Entitlements include Tentative Subdivision Map; Development Agreement; Rezoning to add the Planned Development Overlay over the 5.69-acre site; Planned Development Permit for PD Overlay; Site Plan for residential units and landscaping of Parcel X; and Demolition Permit (pp 55-120)
6. Continued public hearing and consideration of Anderson Place Subdivision. The project is a proposed subdivision of 2.13 acres to create 24 residential lots with a total of 28 residential units and 9 office suites, an internal roadway/parking area ("Lot A"), a pedestrian pathway ("Lot B"), subdivision feature/green space area ("Lot C"), and second internal roadway/parking area ("Lot D") at 723 Railroad Avenue. APN: 003-220-22 (2.13 acres). Applicant: Eva Brzeski. Entitlements include Tentative Subdivision Map; Development Agreement; Rezone to add the Planned Development Overlay over the 2.13-acres site; Planned Development Permit for PD Overlay; Modifications to adopted Street Cross Sections; Site Plan for residential units/office suites and landscaping; and Demolition Permit (pp 121-186)
7. Adopt Ordinance No. 2007-01, Amendment to the Winters Municipal Code (Title 15, Buildings and Construction) to require the installation of smoke alarms whenever the City issues a building permit for a Group R Occupancy (residential) and amend the current addressing standard (pp 187-189)
8. Update on Strategic Planning (pp 190-191)

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

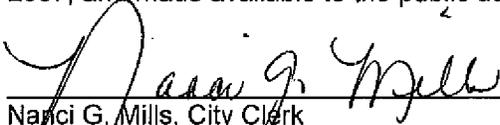
INFORMATION ONLY

1. Current Development Projects List (pp 192-194)

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the April 3, 2007, regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on March 28, 2007, and made available to the public during normal business hours.



Nancy G. Mills, City Clerk

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Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

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Wednesday at 10:00 a.m.

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