



Minutes of the Regular Meeting of the Winters City Council Held via Teleconference
(Zoom) on September 7, 2021

Mayor Cowan called the meeting to order at 6:37 PM

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Bill Biasi, Mayor Wade Cowan

Absent: None

Staff: City Manager Kathleen Tropa, Director of Financial Management Shelly Gunby,

The Pledge of Allegiance was conducted.

APPROVAL OF AGENDA:

Motion by Council Member Loren, second by Council Member Neu to approve the agenda. Motion carried with the following roll call vote:

AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Biasi, Mayor Cowan

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL/STAFF COMMENTS:

Verbal updates were provided by Council Members.

PUBLIC COMMENTS:

- Tina Lowden noted that the Mayor's name had been spelled incorrectly on Resolution No. 2021-55, item 6H of the consent calendar.

CONSENT CALENDAR:

6A. City Council Minutes of the August 3, 2021 Regular Meeting

6B. Resolution 2021-52 Amending the Fiscal Year 2021-22 Operating Budget

6C. Consider Resolution No. 2021-53 Appointing Valerie Whitworth as a primary commissioner on the Senior Commission on Aging

- 6D. Designate a councilmember to represent the City of Winters as a voting delegate at the 2021 Annual League of California Cities Conference
- 6E. Resolution No. 2021-56 appointing Shelly Gunby as City Clerk
- 6F. Resolution 2021-54 Establishing the Bond amounts for the City Clerk and City Treasurer
- 6G. Appointment of Carol Scianna to the Yolo Habitat Conservancy Implementation Advisory Committee representing the City of Winters
- 6H. Resolution No. 2021- 55 establishing the Natural Resources Commission and appointing members to the Commission

City Manager Trepa provided an overview of the consent calendar items, Motion by Council Member Neu, second by Council Member Loren to approve the Consent Calendar. Motion carried with the following roll call vote:

- AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Biasi, Mayor Cowan
- NOES: None
- ABSENT: None
- ABSTAIN: None

PRESENTATION:
None

PUBLIC HEARINGS:
8A. Public Hearing - Urgency Ordinance 2021-03 Extending the Moratorium on Grading Permits Without Plan Approval or Security Pending Preparation of a More Comprehensive Grading Ordinance.

The item was presented by Assistant City Attorney Joanna Gin.

The public hearing was opened at 6:54 p.m. There was no public comment. The public hearing was closed at 6:55 p.m.

Motion by Council Member Biasi, second by Council Member Neu to adopt Urgency Ordinance 2021-03 Extending the Moratorium on Grading Permits Without Plan Approval or Security Pending Preparation of a More Comprehensive Grading Ordinance. Motion carried with the following roll call vote:

- AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Biasi, Mayor Cowan
- NOES: None
- ABSENT: None
- ABSTAIN: None

8B. Consider Adopting Resolution No. 2021-51 Amending the City of Winters General Plan and Adopting the 2021-29 Housing Element Update

The item was introduced by Housing & Economic Development Dan Maguire with a presentation by consultant Beth Thompson. There were no Council questions.

The public hearing was opened at 7:16 p.m.

- Alysa Meyer spoke on behalf of the Sacramento Housing Alliance and thanks staff and the consultants for the substantial revisions that were made to the first draft document. She appreciated the clear commitments and objectives that were in the implementation plan. She encouraged the City to be aggressive in rezoning for the shortfall in zoned properties for low-income households to avoid having to develop another shortfall plan in seven years.
- Ken Britten stated there were two crises: housing and climate, which were linked. Low density suburban housing is the enemy of affordable housing and for climate. More diverse housing supply mixed with smaller and larger homes will create a more vibrant community. The City is being less ambitious with this Element, and noted more could be done. Many cities have mandated housing densities, and that the City doesn't have to just "work" with developers; it can mandate. He recommended that the Council not approve the Element as submitted and include mandates.
- Kate Laddish thanked staff for their work on the Housing Element and encouraged more universal design so people with mobility issues can live in and visit others in homes with universal design features. She thanks staff for increasing the requirement of 5% of homes constructed with universal design to 10% as a good first step. She encouraged the City to be proactive and to lean into the direction of more diverse housing stock in neighborhoods. She recommended moving away from single-family zoning. She stated that the deadline of December 2022 to review zoning in order to achieve the low-income housing shortfall should be moved up so that other projects that are in process could be included.
- Gar House noted there was great merit in what Ken and Kate stated beyond solving the housing crisis but also enhancing the social and cultural values of Winters. He questioned the role of ADUs (Accessory Dwelling Units) in improvement the housing crisis. [Planner Dave Dowsell explained that he was working with consultants to acquire 3 standard ADU plans that could be provided to the public at no cost or for \$1,000, which would dramatically reduce building costs.]

The public hearing was closed at 7:29 p.m.

Councilmember Loren thanked Alysa Meyer, staff and the consultants for their efforts, and requested clarification for visit-ability and livability to address the needs of aging in place.

Dan Maguire stated that the Housing Element update is necessary but not a standalone document and that Implementation Plan program deadlines are an end date. Programs can be brought forward sooner. In response to comments from Council Member Neu, he

clarified that adopting the Element did not preclude the Council from mandating program changes in the future before the eight-year cycle expires.

Council Member Biasi thanked staff and the consultant for their efforts and noted that five sites were identified for potential rezoning to address the low-income housing shortfall, noting that a current project might address this issue in the near future. He noted that the City has worked to encourage more duplexes mixed into neighborhoods at corners, and appreciated the comments related to the ability to visit and live in homes if a person has mobility limitations. He noted that ADUs will help meet Housing Element goals.

Council Member Anderson noted he would like to see duplexes continued to be mixed in and that we needed to be mindful of costs and affordability.

Mayor Cowan thanked staff for quite a task to prepare the Housing Element Update, and confident that changes can be made to the Element in the future. He wished the City had received more survey responses but knows significant effort was made to encourage people to participate. He asked for a status on the two bills waiting for the Governor's signature, SB 9 and SB 10, which would specifically limit a city's ability to dictate local zoning. [City Manager Trepa indicated an update on the two bills would be included in the next agenda packet as an information item.]

Council Member Loren thanked the consultant for the additional information related to furthering fair housing; and Council Member Biasi indicated that Measure A was not an obstacle to meeting RHNA mandates since adequate sites have been identified within the incorporated city limits.

Motion by Councilmember Loren; second by Council Member Neu to adopt Resolution No. 2021-51 Amending the City of Winters General Plan and Adopting the 2021-29 Housing Element Update.

Motion carried with the following roll call vote:

- AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Biasi, Mayor Cowan
- NOES: None
- ABSENT: None
- ABSTAIN: None

DISCUSSION ITEMS:

9A. Introduction of Ordinance 2021-03 Repealing and Recasting Title 15 of the Winters Municipal Code and Adopting by Reference the 2019 Building Standards Code, the 2019 Fire Code, and other Uniform Codes, Together with Local Amendments

City Manager Trepa introduced new Chief Building Official Tom Davis and the item. Tom Davis provided a brief overview of the item. Fire Chief Brad Lopez summarized the changes to the Fire Code. Assistant City Attorney Joanna Gin explained that item before Council incorporated State codes as well as local amendments. There were no public comments.

*Minutes of the Regular Meeting of the Winters
City Council held via Zoom on September 7, 2021*

Motion by Council Member Neu, second by Council Member Loren to Introduction of Ordinance 2021-03 Repealing and Recasting Title 15 of the Winters Municipal Code and Adopting by Reference the 2019 Building Standards Code, the 2019 Fire Code, and other Uniform Codes, Together with Local Amendments.

Motion carried with the following roll call vote:

AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Biasi, Mayor Cowan

NOES: None

ABSENT: None

ABSTAIN: None

CITY MANAGER REPORT:

City Manager Trepa thanked Dan Maguire for his years of service and his assistance these last few months as this was likely his last Council meeting.

INFORMATION ONLY:

No items.

ADJOURNMENT:

7:57 p.m.

Wade Cowan, MAYOR

ATTEST:

City Clerk