

MINUTES

YOLO COUNTY PLANNING COMMISSION

March 16, 1995

1. CALL TO ORDER

Chair Pollock called the meeting to order at 7:05 p.m.

MEMBERS PRESENT: Gray, Pollock, Lea, Walker, Heringer, and Lang

MEMBERS ABSENT: Webster

STAFF PRESENT: Stephen L. Jenkins, Director
Paul A. Kramer, Jr., County Counsel
Mark Hamblin, Associate Planner
Linda Caruso, Administrative Clerk

2. PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present agenda was opened by the Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

Audrey Garner, did not care for the treatment by staff and the Commission on the March 8, 1995, Planning Commission Meeting.

Joyce Davis, resident of Knights Landing, said the whole problem facing the community was the Rural Economic Development Promotion Program.

Grey Driver, resident of Knights Landing, said changes were made to the General Plan without the Citizens Advisory Committee input.

Mariane Nix, Chairman of the Knights Landing Citizens Advisory Committee, asked the Commission if they would work with them to put the General Plan back the way they want.

Commissioner Pollock asked that the Committee bring back to the Commission the General Plan with the proposed changes.

Commissioner Gray asked that the residents of Knights Landing be willing to start to re-establish a good working relationship.

A discussion took place regarding the status of the Infrastructure Study.

It was agreed that a meeting would take place in June and be scheduled by the Knights Landing Advisory Committee.

3. CONSENT AGENDA

Items on the Consent Agenda are believed by staff to be non-controversial and consistent with the Commission's previous instructions to staff. All items on the Consent Agenda may be adopted by a single motion. If any commissioner or member of the public questions an item, it should be removed from the Consent Agenda and be placed in the Regular Agenda.

There were no items on the consent agenda.

4. REGULAR AGENDA

- 4.1 94-119 - A consideration of a General Plan Amendment from Low Density-Planned Development (minimum 6 units per acre) to Medium Density-Planned Development (minimum 12 units per acre on an approximate 1.8 acre property. Property is located on the south side of Ridge Cut Road at Hunter Street in Knights Landing in an R-1 (residential, one family) Zone. A Negative Declaration has been prepared for this item. Applicant: County of Yolo (M. Hamblin)

Mark Hamblin gave the Staff Report. He also updated the Commission on changes made to the original Staff Report dated March 8, 1995.

A discussion ensued concerning levees including the need for additional information regarding the setbacks that the Reclamation District or other agencies having jurisdiction may require.

Commissioner Gray said one of the reasons for this meeting was to consider optional sites for the project.

Director Jenkins said there may be other alternatives, but not in the time frame allowed.

Commissioner Walker was concerned and reluctant to be driven to approve this project by the threat of a lawsuit.

Commissioner Pollock asked for clarification of the density change in the Staff Report. Director Jenkins said the density was being increased from six to nine units per acre whereas in the previous Staff Report, the increase was to be six to twelve units per acre. This is still considered low density.

Commissioner Walker addressed the people of Knights Landing stating the Commission really wanted to hear their concerns but not repetitively.

The Public Hearing was opened at this time.

Tim Snow, potential buyer of the property, explained the reason for the early morning meeting was because he came into the situation a little later than he probably should have. However, through negotiations, the density was brought down to one 4-plex, one duplex, ten single family units versus 12 units per acre which means an apartment complex.

Ken Reiff, resident of Yolo County, said he didn't want to bring this project to the residents of Knights Landing in this manner, but due to circumstances it was forced to come early. Apartments are not right for this community.

Audrey Garner, resident of Knights Landing, said she does not have any objection to this project.

David Jones, of Legal Services of Northern California, supported Staff's recommendations. He stated the project reflects the character of the community.

Wallace Edson, resident of Knights Landing, said it was deplorable that on the March 8, 1995, Planning Commission Meeting, members of Staff, County Counsel, and three Commissioners were absent from the room.

Tony Bryson, resident of Knights Landing, said he was in favor of single family homes instead of apartments.

Cynthia Roy, resident of Knights Landing, was concerned about the size of the lots being too narrow and just because people are of low income, they shouldn't have to suffer low life quality.

Ralph White, of the Fire Protection District, said they do not have any problems with this site and the density.

Maria Perez, resident of Knights Landing and potential home buyer, wants to have nice, affordable houses built in the community so she does not have to go anywhere else to buy.

Don Miller, resident of Knights Landing, said although the Citizens Advisory Committee lost three members who recently resigned, they had done some good because they had the density lowered.

Wayne Berlin, resident of Woodland, said that all people should be treated equally. Low income persons should not have any preferential treatment.

The Public Hearing was closed at this time.

Commissioner Gray was concerned about code enforcement in Knights Landing. Director Jenkins stated that we neither have Staff nor direction to have a rigorous code enforcement program in the County. A lot of the violations out there are health code, vehicle or fire violations.

Commission Action:

That the Planning Commission recommend that the Board of Supervisors take the following actions:

- (1) **CERTIFY** the Negative Declaration prepared for the project in accordance with the California Environmental Quality Act and Guidelines (CEQA) including the mitigation measures as modified contained in the staff report;
- (2) **ADOPT** the "FINDINGS" for this project as presented in the staff report;
- (3) **ADOPT** the General Plan Amendment to the Comprehensive General Plan for the Town of Knights Landing to Low Density-Planned Development (minimum 9 units per acre);
- (4) **ADOPT** A Change of Zone to the R1-PD (Single Family Residential Planned Development) to be referenced as PD-48 (Planned Development Number 48) to include specific development standards.

MOTION: Heringer SECOND: Lea
 AYES: Gray, Lea, Heringer, Pollock, Walker, and Lang
 NOES: None
 ABSENT: Webster
 ABSTAIN: None

MITIGATION MEASURES

THE FOLLOWING CONDITIONS ARE ENVIRONMENTAL MITIGATION MEASURES TO REDUCE THE CUMULATIVE AND/OR PROJECT SPECIFIC IMPACTS CULMINATING FROM THE POTENTIAL LAND USE DISCUSSED IN THE NEGATIVE DECLARATION.

AS SUCH, ANY MODIFICATION TO THESE CONDITIONS CAN ONLY BE MADE IF: (1) IT DOES NOT REDUCE THE EFFECTIVENESS OF THIS CONDITION AS AN ENVIRONMENTAL MITIGATION MEASURE, OR (2) A NEW ENVIRONMENTAL DOCUMENT IS PREPARED TO REFLECT THE CHANGED PROJECT DESCRIPTION AND/OR CONDITIONS.

Housing Element (Affordable Housing)

1. The applicant shall comply with "Program Two: Affordable Housing Requirements For New Residential Development" of the Yolo County Housing Element, adopted October 1, 1991 of the Yolo County General Plan by providing 10% of residential units to be constructed by the project for affordable to low-income households. Specifically:

Developer shall provide 5 units for rent or sale at a price such that their monthly housing cost is affordable to households at or below 50% of the County median income as established by HUD. A permanent deed restriction shall be recorded for each unit limiting the occupancy of the unit to a household at or below 50% of the median income and limiting the rent or sales price of each unit so that the monthly housing cost of the renter or purchaser is no more than 30% of 50% of median income. Monthly housing cost for a rental unit is defined as rent, utilities and other monthly charges. Monthly housing cost for a for-

sale unit is the monthly tax, insurance, and principle and interest charge for any debt required to purchase the house. Down payments in excess of 5% of the affordable unit cost shall not be required to purchase the units. Developer shall also include a deed restriction providing for annual monitoring of the units' compliance with this condition by the County or its designee.

2. The project shall contain a mixture of single family residences and multiple housing ~~one 4-plex unit, and 4 half-plex and/or duplex housing units in 2 buildings,~~ to address the affordable housing ratios set forth in the adopted Yolo County Housing Element.

FINDINGS

(Evidence to support the required findings is shown in italics)

General Plan Amendment

The Yolo County Planning Commission has determined that it is in the public interest to amend the Comprehensive General Plan for the Town of Knights Landing of the Yolo County General Plan and finds:

The General Plan Amendment from Low Density minimum 6 units per acre to Low Density-Planned Development that assumes an average of a 9 units per net acre would make use of a variety of lot sizes for new single family detached housing (including 2-Bedroom entry level housing) that is intended as a means of encouraging affordable housing for moderate income households.

The General Plan Amendment represents a change to the general plan that will assist the Town in obtaining a variety of housing types and enable the Town to provide housing to a variety of economic segments of its population, in an area away from State Highway 113, and at a location where the direct effects of the development and the state highway will not present potentially significant vehicular and pedestrian safety concerns.

Change of Zone

In accordance with Section 8-2.3005, Article 30, Chapter 2, the Yolo County Planning Commission finds:

(a) That the public health, safety, and general welfare warrant the change of zones or regulations, and such change in the zones or regulations is in conformity the Master Plan (General Plan);

This Zone Change will assist the Town in obtaining a variety of housing types and provide housing to a variety of economic segments of its population as required by the adopted Yolo County Housing Element and State, Planning and Zoning Law. The Change of Zone is to designate the site to R1-PD (Single Family Residential - Planned Development). The Planned Development overlay is to provide for the creation of specific development standards for a project on the site.

Zone Change will provide for residential development in an area away from State Highway 113, and at location where the direct effects of the development and the state highway will not present potentially significant vehicular and pedestrian safety concerns.



9. ADJOURNMENT

The meeting was adjourned at 10:00 p.m. The next meeting of the Yolo County Planning Commission is scheduled for March 22, 1995 at 8:30 a.m.

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of that Board within fifteen days a written notice of appeal specifying the grounds. The Board of Supervisors may sustain, modify, reject or overrule this decision. There will be an appeal fee payable to the Community Development Agency and the Clerk of the Board of Supervisors.

Respectfully submitted by,

Stephen L. Jenkins, Director
Yolo County Community Development Agency

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