



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
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YOLO COUNTY PLANNING COMMISSION

CHAIR: Leroy Bertolero
VICE-CHAIR: Mary Kimball
MEMBERS: Jeb Burton; Jack Kasbergen, Richard Reed; Sydney Vergis;
Keith Williams

AGENDA

THURSDAY, February 14, 2013

Board of Supervisors Chambers
625 Court Street, Room 206
Woodland, CA. 95695

Please refer to the last page of this agenda for notices regarding accommodations for persons with disabilities and for appeals of Planning Commission actions.

ADMINISTRATIVE AGENDA

8:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. REQUEST FOR CONTINUANCES
5. APPROVAL OF AGENDA

6. PUBLIC COMMENT

The opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission not related to items on the agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

CONSENT AGENDA

7. APPROVAL OF MINUTES

7.1 Minutes of November 8, 2012

8. CORRESPONDENCE

None

TIME SET AGENDA

8:30 a.m.

9.1 ZF 2001-096: Release of partial financial assurances for an Interim Phase within the Granite Construction - Capay mining facility. Mining and reclamation activities have been completed within the Interim Phase. The property is located between County Roads 85 and 87, immediately north of Cache Creek, north of Capay and Esparto. A CEQA Exemption will be prepared for this project. Owner/Applicant: Granite Construction (J. Anderson).

8:45 a.m.

9.2 ZF 2012-0039: Minor Use Permit to construct a third residence on a 51-acre agricultural parcel located on CR 95B. The property is located at 15470 County Road 95B, approximately two miles southwest of Yolo, and 2.5 miles northwest of Woodland (APN: 025-300-030). The property is zoned Agricultural Preserve (A-P) and is under Williamson Act contract. A Categorical Exemption will be prepared for this project. Owner/Applicant: K&B Reiff Properties/William Seward (J. Anderson)

9:00 a.m.

9.3 ZF 2013-0002: Tentative Parcel Map, Road Abandonment, and Williamson Act Successor Agreements for three parcels on approximately 220 acres of A-P (Agricultural Preserve) zoned land under Williamson Act contract (APNs: 043-150-002, 043-150-005, 043-150-006, and 043-150-007) and a 2.8-acre parcel zoned Agricultural General (A-1) (APN: 043-150-004). The project site is located approximately one mile southwest of Clarksburg. Merritt Road, aka County Road 144-A, an unconstructed right-of-way, is proposed for abandonment. A CEQA Exemption will be prepared for this project. Owner/Applicant: Heringer Holland Land and Farm/Stephen and Duke Heringer (S. Cormier)

9: 15 a.m. WORKSHOP

- 9.4 ZF 2012-0032:** Public workshop on the update of eleven sections of the Yolo County zoning and related regulations (Title 8 of the Yolo County Code). The eleven sections include the following (with notations as to whether the changes from the original regulation are major or not, and whether the regulations are entirely new proposed sections):

Chapter 1: Subdivision and Related Regulations (major re-write of existing Chapter 1);
Chapter 2, Article 10: General Development Standards (some changes from existing regulations)
Chapter 2, Article 11: Energy and Telecommunications Development Standards (existing ordinances reformatted, few changes)
Chapter 2, Article 13: Off-street Parking and Loading (reformatted, few changes)
Chapter 3: Landscape Irrigation Ordinance (reformatted, few changes)
Chapter 4: Flood Protection (reformatted, few changes)
Chapter 6: Alcoholic Beverage Control Ordinance (reformatted, few changes)
Chapter 10: Reasonable Accommodations (new)
Chapter 11: Mobile Home Park Conversion Ordinance (new)
Chapter 12: Historic Landmarks (reformatted, few changes)
Chapter 14: Addressing System (reformatted, few changes)

The revisions would affect all properties in the unincorporated area. At the conclusion of the public workshop the Planning Commission may be asked to take an informal "straw vote" to approve the revised regulations, and to direct staff to circulate the regulations to the citizens' advisory committees for their review and recommendations. A CEQA document has not yet been prepared. Applicant: Yolo County (E. Parfrey)

10:00 a.m. WORKSHOP

- 9.5 ZF 2012-0026:** Update of the Yolo County Housing Element, which was adopted in 2009 as part of the 2030 General Plan. The Element contains the goals, policies, and implementation programs for the planning and development of all types of housing (including affordable housing, transitional housing and shelters, and housing rehabilitation programs) in the unincorporated area of the county. The new Housing Element covers the period of 2013 through 2021. The Preliminary Draft of the Yolo County Housing Element will be considered by the Yolo County Planning Commission and the Board of Supervisors at public workshops to be scheduled during March and April, 2013. Following the workshops, the draft document will be submitted to the California Department of Housing and Community Development for their review. A final version of the Housing Element will be set for public hearing and adoption by the Yolo County Board of Supervisors in late 2013. Applicant: Yolo County (Parfrey)

REGULAR AGENDA

10. DISCUSSION ITEMS

10.1 Election of Officers

11. DIRECTOR'S REPORT

A report by the Assistant Director of Planning on items from the recent Board of Supervisors meetings relevant to the Planning Commission and Planning and Public Works Department activities for the month. No discussion by other commission members will occur except for clarifying questions. The commission or an individual commissioner can request that an item be placed on a future agenda for discussion.

12 COMMISSION REPORTS

Reports by commission members on information they have received and meetings they have attended which would be of interest to the commission or the public. No discussion by other commission members will occur except for clarifying questions.


13. FUTURE AGENDA ITEMS

The opportunity for commission members to request an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

14. ADJOURNMENT

The next scheduled meeting of the Yolo County Planning Commission is March 14, 2013.

Respectfully submitted by,


David Morrison, Assistant Director
Yolo County Planning and Public Works Department

***** NOTICE *****

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact David Morrison, Assistant Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact David Morrison, Assistant Director as soon as possible and preferably at least 24 hours prior to the meeting. David Morrison, Assistant Director may be reached at 530-666-8041, or at e-mail david.morrison@yolocounty.org, or at the following address: Yolo County Planning and Public Works Department, 292 West Beamer Street, Woodland, CA 95695.

***** NOTICE *****

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 from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify or overrule this decision.