

SOUTH DAVIS GENERAL PLAN CITIZENS ADVISORY COMMITTEE (SDCAC)
MINUTES OF MEETING ON May 15, 2013
DRAFT

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Committee Present: Jim Bernardy, John Cooluris, Maureen Guerrieri, Nancy McDonough, Matt Williams, Olin Woods (who arrived at 5:45).

Committee Absent: Scott Maxwell.

Others Present: Rich Reed, Yolo County Planning Commissioner – District 4, Landon Scarlett – Recording Secretary.

Citizens Signed In: Judy Hills, Eileen Gueffroy, Don Gueffroy, Marcia Kreith, Gary Matteson.

1) Call to Order: Mr. Williams, Chair, called the meeting to order at 5:35 PM at The El Macero Country Club.

2) Introductions: Mr. Williams welcomed the new SDCAC members Nancy McDonough and Scott Maxwell.

3) Approval of Agenda:

The Agenda was approved as written

MOVED BY: Cooluris/SECONDED BY: Guerrieri

AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams

NOES: None

ABSTAIN: None

ABSENT: Woods, Maxwell

4) Minutes of April 30, 2013 were approved as written:

MOVED BY: Guerrieri/ SECONDED BY: Cooluris

AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods

NOES: None

ABSTAIN: None

ABSENT: Maxwell

5) Correspondence and Announcements: None.

PUBLIC FORUM

6) Public Comment (for items not on the Agenda): None.

7) County Report: None.

8) DISCUSSION ITEMS: None

9) ACTION ITEMS:

9.1 Consideration of recommendation to Board of Supervisors of a Zone R-L Overlay for El Macero and Willowbank (Zoning update Subcommittee: Cooluris and Williams)

Mr. Williams introduced the draft Zone R-L Overlay for El Macero and Willowbank intended for SDCAC discussion in the meeting, noting that Mr. Morrison (Assistant Director of Planning and Public Works, Yolo County) had read it and had found nothing inaccurate in it, but with that said he could give it no blessing beyond its accuracy, as any decision on it would be of a political nature, and as a result a decision of the Board of Supervisors. The goal of the Overlay is to provide the Supervisors with what SDCAC believes is an appropriate summary of SDCAC views, which, if adopted, would provide principles for conversion to legal Zoning Code wording by the County. A request for inclusion of the Overlay in the Zoning Code Update is intended to be presented to the Supervisors at their May 21 meeting. **The recommendations in the document are intended to preserve the character of the two existing communities.** Mr. Reed explained that this Overlay would establish an exception to the recommended R-L zoning. Later in the meeting Mr. Reed clarified that the new zoning code will apply going forward not retroactively, and that existing variances from new zoning code provisions would be carried forward intact. He also recommended that the committee should not get hung up on exact wording, but rather should indicate the desired intent, which, when and if approved by the BOS, could be refined by County staff.

Mr. Cooluris then asked for a discussion of any substantive issues regarding the draft overlay. Issues/decisions were as follows:

1. **RE: “The large domestic animal” issue (bullet 4, page 1 of the draft):** Mr. Woods noted that the County’s current large animal requirements are less restrictive than those included in the proposed Overlay and asked for consideration of substituting the County’s version. After discussion, in which it was clear that all other Willowbank residents at the meeting favored more restrictive large animal requirements, it was decided unanimously to leave the wording as written with the addition of the following: “For purposes of this overlay, chickens are deemed to be small domestic animals” (see note below). **The motion passed.**

MOVED BY: Williams/SECONDED BY: Woods
AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods
NOES: None
ABSTAIN: None
ABSENT: Maxwell

It was noted that “Roosters” (as a subset of “chickens”) are covered in the Wild and Exotic Animal definitions (in the May 2013 public review draft of Updated Zoning Code, p. 143) as needing a permit from the State Fish and Game Commission.

2. **RE: Rear Yard Setbacks:** After discussion, a motion was made that rear yard setbacks be 25’ from the property line except in the case of one story granny flats where the setback would be 15’ from the property line. **The motion failed. **** (see Note below for subsequent clarification)**

MOVED BY: Cooluris/SECONDED BY: Woods
AYES: Guerrieri, Williams, Woods
NOES: None
ABSTAIN: Bernardy, Cooluris, McDonough
ABSENT: Maxwell

****** Note: After the meeting a procedural error was identified regarding the meaning of the above (item 2) voting distribution. According to County Counsel, the distribution of the votes (3 Ayes, 0 Noes and 3 Abstentions) means that the motion passed.**

3. **RE: Density (dwellings/acre):** After discussion a motion was made that the minimum lot size should be 1.0 to 2.0 units/net acre. **The motion passed.**

MOVED BY: Cooluris/SECONDED BY: Williams
AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods
NOES: None
ABSTAIN: None
ABSENT: Maxwell

4. **RE: Minimum Lot Area:** A motion was made that the minimum lot area should be 21,750 sq. ft. for all lots. **The motion passed.**

MOVED BY: Williams/SECONDED BY: Cooluris
AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods
NOES: None
ABSTAIN: None
ABSENT: Maxwell

5. **RE: Building Size/Open Space, Lot Coverage (see chart at bottom of page 3 of draft overlay):** It was agreed that the document doesn’t have to be complete and final and a motion was made to remove the wording in the box and replace it with “Under Study.” **The motion passed.**

MOVED BY: Williams/SECONDED BY: Bernardy
AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods
NOES: None
ABSTAIN: None
ABSENT: Maxwell

6. RE: Other Edits of the overlay draft not requiring individual motions:

- In second bullet, page 1, it was agreed to delete the words “except for a 37 unit condominium project in a dedicated area of El Macero” because the El Macero Oaks is in the R-M Zone.
- In second bullet, page 2, it was agreed to add the words “with the existing residential development in El Macero and Willowbank” to the end of the last sentence.
- In the third bullet, page 2, it was agreed that the two sentences should read, “To facilitate the high density under the proposed Residential Development Requirements for R-L Zone – Table 8-2.505, the existing setback requirements would be significantly reduced. Such reductions would also adversely change the character of El Macero and Willowbank.”
- It was agreed that the title of the table on page 2 would read, “Allowed Land Uses and Permit Requirements for Zone R-L With Overlay – El Macero and Willowbank”.
- It was agreed that the title of the table on page 3 would read, “Residential Development Requirements for Zone R-L With Overlay – Table 8-2.505 – El Macero and Willowbank”.

A motion was made to: 1) approve these other edits and to distribute the resulting overlay document to the BOS on May 21, and 2) authorize Mr. Williams to represent SDCAC at that meeting. **The motion passed.**

MOVED BY: McDonough/SECONDED BY: Woods

AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods

NOES: None

ABSTAIN: None

ABSENT: Maxwell

Ms. Guerrieri thanked the subcommittee for their hard work on the Overlay.

9.2 Alternatives for improved Notification and Communication

Mr. Williams reported that he had gotten permission from The El Macero Homeowners Association (EMHOA) President and Management Company to use (but not abuse) the EMHOA E-Mail Blast to get out important SDCAC news. The most desirable implementation long term will be to have Krista Piazza (Yolo County Planning and Public Works Department) send the notices to EMHOA for posting. Mr. Cooluris reported that he is currently sending out notices about SDCAC matters to the Willowbank CSA notification list and certain other individuals, and that Bill Corliss, President of the Greater Willowbank Neighborhood Association, is also currently sending out notices about SDCAC matters to the Association’s member list. The desired goal is to consolidate these two separate Willowbank processes into a single source of information and a single list of recipients specifically interested in SDCAC matters administered by Krista Piazza (Planning and Public Works).

10.1) Next Meeting of SDCAC: To be determined

11) Adjourn: the meeting adjourned at 7:45 pm

MOVED BY: Cooluris/SECONDED BY: Guerrieri

AYES: Bernardy, Cooluris, Guerrieri, McDonough, Williams, Woods

NOES: None

ABSTAIN: None

ABSENT: Maxwell

Respectfully submitted by:



Landon Scarlett
Recording Secretary