

**SOUTH DAVIS GENERAL PLAN CITIZENS ADVISORY COMMITTEE (SDCAC)**  
**MINUTES OF MEETING ON July 17 2013**  
**Draft For Posting**

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

**Others Present:** Jim Provenza, Yolo County Supervisor - District 4; Leroy Bertolero, Yolo County Planning Commissioner; David Morrison, Assistant Director, Yolo County Planning and Public Works; Landon Scarlett – Recording Secretary.

**Citizens Attending:** Ed Arnheiter, Dave Fujino, Barbara Grant, Don Gueffroy, Ms. Gueffroy, Mont Hubbard, Marcia Kreith, Sally Larkin, Kathy Magrino, Anand Mamidi, Mimi McMahon, Virginia Morris, Felicenne Ramey, Melvin Ramey, Arnie Spiess, Lyn Taylor

**1) Call to Order:** Mr. Williams, Chair, called the meeting to order at 5:39 PM at The El Macero Country Club.

**2.) Introductions:** None

**3) Approval of Agenda:**

The Agenda was approved as written

MOVED BY: Woods / SECONDED BY: Cooluris

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

NOES: None

ABSTAIN: None

ABSENT: McDonough

**4) Minutes of June 4, 2013 were approved as written with one addition that Mr. Woods' name be added to the list of "Ayes" on the motion to approve the June 4, 2013 Agenda**

MOVED BY: Woods / SECONDED BY: Maxwell

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

NOES: None

ABSTAIN: None

ABSENT: McDonough

**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 Continued consideration of recommendation to Board of Supervisors (BOS) of Planned Development (PD) Zone alternative(s) for El Macero and Willowbank.** Mr. Williams explained that the discussion of this item would be divided into 4 parts, noting that the PDs under discussion at this meeting only apply to residential single-family zone areas and therefore do not apply to The Oaks and the El Macero Country Club (EMCC).

**9.1.1 and 9.1.2:** The SDCAC Zoning Subcommittee (Cooluris & Williams) explained that the goal of the discussion draft PDs (PD-66 for Willowbank and PD-65 for El Macero) is to serve as a conceptual submittal to the BOS for feedback at their August 6th workshop. All details, particularly those regarding "Accessory Use Structures," are still to be determined, with input from the residents of each respective community. Because of the differences in the character and legal documents covering the two communities, the SDCAC Zoning Subcommittee does not recommend a single PD to cover both communities.

Although there was considerable and varied input on the detail language and detail content in each discussion draft PD, motions were passed by SDCAC to submit the conceptual drafts, as written, to the BOS in order to get

feedback at the August 6<sup>th</sup> workshop about whether the County considers the PD approach acceptable for the two communities. Once the BOS feedback is received by SDCAC, specific details can be formalized.

**9.1.1 Willowbank Discussion.** Mr. Cooluris presented the draft for PD-66 for Willowbank. He observed that the Willowbank neighbors who have commented so far seem comfortable with the PD concept, and that in order to finalize the details, more input is needed from the Willowbank community at large, probably through some sort of straw poll. Outstanding issues include items related to granny flats (eg. minimum size and setbacks from rear yard property lines) and large animals etc. He considers this conceptual draft to be a starting point.

Ms. Kreith expressed concern that copies of the draft for PD-66 had not been circulated prior to the meeting and were not available at the meeting for review by the public. Later in the meeting, Mr. Woods and Mr. Bernardy supported taking steps to ensure that documents to be reviewed at future SDCAC meetings are available to the public prior to and at meetings.

Mr. Woods asked Mr. Morrison if there was a minimum square footage associated with an accessory residence, and in response Mr. Morrison agreed to refer to the regulations and get back to the committee with an answer.

Motions on the Willowbank Draft PD-66:

Motion #1 -- Motion for the Advisory Committee to approve the July 16, 2013 discussion draft of the Ordinance for Planned Development No. 66 Zone – Willowbank (the “Draft PD-66 Ordinance”) as an alternative to the May 9, 2013 draft of the Residential Low Density (R-L) Ordinance issued by the Yolo County Planning Division (the “Draft R-L Ordinance”), for application to the land within the Willowbank County Service Area. The Advisory Committee’s approval acknowledges the conceptual nature of the Draft PD-66 Ordinance and that it is subject to additional input from the Willowbank homeowners on various matters, including the size and rear yard setbacks for granny flats and the extent to which, if any, large domestic animals or fowl should be allowed, as well as to input from the Yolo County Planning Department, the Planning Commission and the Board of Supervisors.

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

The motion passed 7-0-0

Motion #2 – Motion for the Advisory Committee to authorize and direct the Zoning Subcommittee: (a) to submit the Draft PD 66 Ordinance to, and to interface with, the Yolo County Planning Department and its staff and the Planning Commission and the Board of Supervisors and their respective members and staff in connection therewith and (b) to obtain additional comments and suggestions from Willowbank homeowners thereon, provided that any amendments to the Draft PD 66 Ordinance must be approved by the Advisory Committee.

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

The motion passed 6-0-1

**9.1.2 El Macero Discussion.** Mr. Williams projected a section-by-section discussion draft of PD-65 for El Macero and asked for input on issues and wording in each section. He noted that the details incorporated in each section of the draft were for illustration purposes only and came primarily from El Macero’s existing CC&Rs and Architectural

(ARC) Rules. All the details will need input from the El Macero community before any recommendations to the County are finalized.

Mr. Morrison explained the differences between a community's voluntarily-agreed-upon rules (eg. CC&Rs) and those decreed by an ordinance having enforcement power of the government behind it.

Mr. Provenza encouraged the committee to keep any CC&R-based wording as parallel as possible to the Zoning Ordinance wording. His view was that the community should want to maintain the status quo that functioned well under the current R-1 zoning. He further encouraged a "the simpler the better" and "be minimalist" approach in formulating any PD documents.

The example details in the El Macero draft overlay that brought forth the most discussion included minimum lot size, second story windows overlooking other houses and in particular, "Accessory Structures" and their set backs on perimeter lots.

Mr. Maxwell was particularly concerned with the setback issue on perimeter lots and thinks that 25' is restrictive and unfair. He does not like the way the issue is addressed in the draft document. Ms. Magrino explained her landscaping concern with this issue. Mr. Williams reiterated the fact that the drafts were conceptual and that any details were only for illustration of the conceptual framework of the document.

Mr. Cooluris reiterated that this is a PD conceptual document overlay only and that the details would be discussed with the El Macero homeowners and reviewed as necessary.

Motions on the El Macero Draft PD #65:

Motion #3 – Motion for the Advisory Committee to approve the July 17, 2013 discussion draft of the Ordinance for Planned Development No. 65 Zone – El Macero (the "Draft PD-65 Ordinance") as an alternative to the May 9, 2013 draft of the Residential Low Density (R-L) Ordinance issued by the Yolo County Planning Division (the "Draft R-L Ordinance"), for application to the land within the El Macero Homeowners Association area. The Advisory Committee's approval acknowledges the conceptual nature of the Draft PD-65 Ordinance and that it is subject to additional input from the El Macero homeowners on various matters, as well as to input from the Yolo County Planning Department, the Planning Commission and the Board of Supervisors.

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

The motion passed 6-1-0

Motion #4 – Motion for the Advisory Committee to authorize and direct the Zoning Subcommittee: (a) to submit the Draft PD 65 Ordinance to, and to interface with, the Yolo County Planning Department and its staff and the Planning Commission and the Board of Supervisors and their respective members and staff in connection therewith and (b) to receive additional comments and suggestions from El Macero homeowners thereon, provided that any amendments to the Draft PD 65 Ordinance must be approved by the Advisory Committee.

MOVED BY: Williams / SECONDED BY: Cooluris  
AYES: Bernardy, Cooluris, McDonough, Williams, Woods  
NOES: Maxwell  
ABSTAIN: Guerrieri

The motion passed 5-1-1

**9.1.3 El Macero Oaks Discussion.** Mr. Williams noted that no residents of The Oaks were in attendance and that The Oaks had been given notice that the General Plan Update has The Oaks in the R-M (Residential-Medium) land use designation, and that they didn't seem to have any problem with that.

**9.1.4 The El Macero Country Club Discussion.** Mr. Williams stated his opinion that the PD-65 overlay did not apply to any lands currently owned by The Club. Mr. Morrison noted that The Club will be proposing some residential building on Club property at the August 6<sup>th</sup> BOS meeting and suggested that the PD details (such as minimum lot size) being considered in the PD-65 draft would logically be considered in tandem with the Club's proposal.

Later in the meeting, there was a review of a likely timeline for action on the PD Overlays for Willowbank and El Macero. Mr. Provenza and Mr. Morrison expect feedback from the BOS on the conceptual PD approach at the August 6<sup>th</sup> BOS workshop. Mr. Morrison believes that the zoning updates to conform to the November 2009 Yolo County General Plan Update will be finalized by the end of this calendar year or early in 2014. He encourages moving ahead with SDCAC zoning recommendations as fast as possible.

**9.2 Continued reconsideration of 5/15/2013 vote on 9.1.2 RE: Rear Yard Setbacks – if necessary after completion of Action Item 9.1.** Based on the motions passed in Item 9.1 Mr. Williams withdrew his motion to reconsider agenda item 9.2 of the prior meeting. Withdrawal of the motion to reconsider concluded that continued item from the June 4<sup>th</sup> meeting.

**9.3 Consideration of amendment to the Standing Rules of SDCAC adopted May 15, 2012. Amendment to clarify voting procedures described in Section 11 of the By Laws for the Yolo County General Plan Citizens Advisory Committees, specifically with respect to the use of the term "majority".** Mr. Williams opened discussion on this item and suggested tabling it for consideration at a future meeting after the committee has time to review the proposal. The item was tabled.

Ms. Krieth reiterated her request to circulate documents under discussion prior to meetings and noted that what's not clear is if citizens have concerns [about land use matters], who and where do they go to address them. She urged transparency.

## 10. FUTURE AGENDA ITEMS

- Standing Rules
- Any new Land Use Project Applications
- Outstanding Zoning issues

**10.1 Next Meeting:** In August. Exact date TBD after receiving feedback on the Overlay PD drafts from the BOS on August 6.

There was a motion to adjourn the meeting.

MOVED BY: Woods / SECONDED BY: Guerrieri

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

NOES: None

ABSTAIN: None

The meeting concluded at 7:45 pm

Respectfully submitted by:



Landon Scarlett

Recording Secretary