

**SOUTH DAVIS GENERAL PLAN CITIZENS ADVISORY COMMITTEE (SDCAC)
MINUTES OF MEETING ON OCTOBER 15, 2013
Approved December 12, 2013**

Committee Present: Jim Bernardy, John Cooluris, Maureen Guerrieri, Scott Maxwell, Nancy McDonough, Matt Williams, and Olin Woods.

Others Present: Jim Provenza, Yolo County Supervisor; Gina Daleiden, Assistant Yolo County Supervisor, Leroy Bertolero, Yolo County Planning Commissioner, Rich Reed, Yolo County Planning Commissioner and Sydney Vergis, Yolo County Planning Commissioner.

Citizens Attending: Marcia Kreith.

1) Call to Order: Mr. Williams, Chair, called the meeting to order at 6:34 PM at the Montgomery Elementary School Multipurpose Room. Introductions: All present introduced themselves.

2) Approval of Agenda:

The Agenda was approved as written except to reverse the order of items 7 and 8.

MOVED BY: Woods / SECONDED BY: Maxwell

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

NOES: None

ABSTAIN: None

3) Minutes of September 22, 2013 meeting were approved as written.

MOVED BY: Woods / SECONDED BY: Guerrieri

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

NOES: None

ABSTAIN: None

4) Correspondence and Announcements: Mr. Cooluris expressed his desire to remain a member of the Committee at least until the new zoning ordinance for Willowbank has been adopted and implemented notwithstanding his attempted resignation at the September 22 meeting. Mr. Provenza and the Committee members were asked if this was acceptable and no objections were made.

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

6) County Report: Mr. Provenza announced that the Planning Department staff is fine with the revised draft of the PD-66 overlay for Willowbank. He added that the El Macero overlay would essentially maintain the status quo as to zoning, except as to the remaining issue regarding rear yard setbacks for accessory housing structures (e.g., granny flats). With regard to such setbacks, Mr. Provenza plans to ask the Board of Supervisors for a date certain in the future to review such setbacks, and to ask the Committee before that date if the Committee wants to put forward a proposal to the Board of Supervisors based on the results of a survey of all El Macero residents.

Mr. Provenza expects that the survey will be prepared by the County and will set forth a number of options. For example, one option could be no change to the existing rear yard setback (5 feet from the rear property line for all lots), a second option could be to change the setbacks on the lots backing on the golf course with no change to the other lots and a third option could be to increase the setback for all lots. He added that he would like to obtain input from the Committee members, the El Macero County Service Area Advisory Committee and the El Macero Homeowners Association regarding the options and their implications, together with pros and cons as to the options similar to the way in which election ballots are prepared. The results of the survey would be forwarded to the SDCAC for its recommendation to the Board of Supervisors.

Unless the SDCAC has strong objections to that approach, Mr. Provenza indicated that is the approach he will pursue. Some discussion followed in which Ms. Guerrieri, Mr. Williams and other Committee members indicated their support of the approach described.

Mr. Williams noted that the draft R-L zoning rules distributed by the County in May 2013 do not impose any maximum size limits on detached granny flats and that the retention of the current zoning rules would mean that there are maximum size limitations.

8) ACTION ITEMS:

8.1) Continued consideration of Planned Development (PD) Zone alternative(s) for Willowbank.

Mr. Cooluris noted that after the September 24 SDCAC meeting, Mr. Provenza asked that updated version of the PD-66 overlay be forwarded to him and the Planning Department based on all the input that had been received on the July 16 draft, including the Willowbank neighborhood survey that was undertaken in August and September regarding the maximum size and rear yard setbacks for granny flats and the types of approved large domestic animals and fowl.

The revised draft was prepared by Mr. Cooluris on September 30 and forwarded to Mr. Provenza and David Morrison, subject to further review by Olin Woods and approval by the Committee. The September 30 draft was superseded by the October 10 draft that reflected the additional thoughts of Messrs. Cooluris and Woods on the survey results.

Mr. Woods stated that neither the survey results nor the October 10 draft represented the personal wishes of him or Mr. Cooluris on these matters, but instead reflected their collective evaluation of the neighborhood's wishes based on the survey, noting both the average and the mode of the results.

At the end of the discussion Mr. Cooluris made the following motion:

That the Committee approve the PD-66 overlay dated October 10, with the additional changes described in the October 15 draft (that was distributed at the meeting), and forward the overlay to the County.

Discussion ensued in which Mr. Cooluris described the non-substantive changes to the overlay set forth in the October 15 version. Ms. Guerrieri asked several questions about the definition of "large domestic animals and fowl" that would otherwise apply in the R-L zone and how the Willowbank survey was conducted.

In public comment, on the motion Marcia Kreith asked whether or not a homeowner could seek a variance to the zoning rules for his or her property. Mr. Provenza responded that such variances were possible and explained the related process.

MOVED BY: Woods / SECONDED BY: Cooluris
AYES: Bernardy, Cooluris, Guerrieri, Maxwell, McDonough, Williams, Woods
NOES: None
ABSTAIN: Williams
Motion carries 6-0-1

7) DISCUSSION ITEMS:

7.1) Mr. Woods expressed his concern about the lack of congeniality at the September 24 meeting and suggested that the Committee adopt some ground rules about how meetings are conducted. He added that based on his observations, it would be useful for the Committee to be briefed by County Counsel on the relevant requirements of the Brown Act. With regard to meeting ground rules, Mr. Woods discussed rules prepared by Supervisor Don Saylor several years ago for the Davis City Council. He also referred to Rosenberg's Rules of Order and the County's guidance materials for Citizens Advisory Committees.

Mr. Provenza stated that he would be pleased to arrange for a briefing on the Brown Act, Rosenberg's Rules of Order and County materials for Citizens Advisory Committees.

Mr. Bernardy questioned the need for new ground rules.

Mr. Reed stated that he attended the September 24 meeting and is of the view that Mr. Woods may be too hard on himself and the Committee. Mr. Reed added that he thought everyone present at that meeting acted

with dignity and that no one should feel bad about the meeting even though there were disagreements on certain issues.

Mr. Bertolero noted that the Committee is valuable to him as a Commissioner because there is active participation of all its members. A general discussion among the Committee members, Mr. Reed, Mr. Bertolero and Ms. Daleiden followed on various matters related to the conduct of Committee meetings.

Mr. Woods asked for assistance in preparing draft ground rules for discussion at the next Committee meeting.

Ms. Guerrieri and Ms. McDonough agreed to assist him in that regard. Mr. Williams asked that they proceed accordingly.

9) ADJOURN: There was a motion to adjourn:

MOVED BY: Cooluris/SECONDED BY: Guerrieri

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

NOES: None

ABSTAIN: None

The meeting concluded at approximately 7:54 PM

Respectfully submitted by:

John Cooluris
Acting Recording Secretary