

**SOUTH DAVIS GENERAL PLAN CITIZENS ADVISORY COMMITTEE (SDCAC)
MINUTES OF REGULAR MEETING ON FEBRUARY 12, 2014
Draft for Committee Review**

COMMITTEE Present: John Cooluris, Maureen Guerreri, Scott Maxwell, Nancy McDonough, Matt Williams, Olin Woods

COMMITTEE Absent: Jim Bernardy

OTHERS PRESENT: Judith Hills, Marcia Kreith

1) Call to Order:

Chair Matt Williams called the meeting to order at 6:33 PM at the El Macero Country Club, Card Room Elementary School.

2) Approval of Agenda:

The Agenda was approved as written.

MOVED BY: Cooluris /SECONDED BY: Woods

AYES: Cooluris, Guerreri, Maxwell, McDonough, Williams, Woods

NOES: None

ABSTAIN: None

ABSENT: Bernardy

3) Approval of Minutes of December 12, 2013:

MOVED BY: Woods /SECONDED BY: Guerreri

AYES: Cooluris, Guerreri, Maxwell, McDonough, Williams, Woods

NOES: None

ABSTAIN: None

ABSENT: Bernardy

4) Correspondence and Announcements: None

PUBLIC FORUM

5) Public Comment: None

6) County Report: None. Mr. Woods noted that the Committee has requested a Brown Act Update to be provided by the County.

7) DISCUSSION ITEMS: None

8) ACTION ITEMS:

8.1 Revision of Standing Rules of South Davis Citizens Advisory Committee: Ms. Guerreri made the following motion, which was seconded by Ms. McDonough.

That the Committee approve the Standing Rules of the South Davis Citizens Advisory Committee with the two minor changes of the seven days meeting minutes Secretary turnaround and today's date.

Mr. Williams reviewed Mr. Bernardy's written suggested changes to Section 5. Discussion ensued focusing on the suggested wording that "Recorded minutes shall be destroyed immediately after Board approval of minutes." Upon completion of the discussion, public comment was taken from Ms. Hills regarding the use of the term "Yolo County staff" in first paragraph of Section 1 Purpose. Public Comment was closed and the question was called and the motion was approved by a 6-0 vote.

MOVED BY: Guerreri /SECONDED BY: McDonough

AYES: Cooluris, Guerreri, Maxwell, McDonough, Williams, Woods

NOES: Bernardy

ABSTAIN: None

ABSENT: Bernardy

8.4 Election of 2014 Officers: (22:00) Mr. Cooluris reviewed the officer change process followed in the other County CACs. Ms. Guerreri suggested that adopting a rotation of the Chair amongst the Committee members would be a good idea. Mr. Cooluris suggested that if a rotation is adopted that to promote continuity that the Vice Chair rotate into the Chair position. Ms. McDonough noted that when the Vice Chair rotates up, consistent with the provisions of section 4 of the Standing Rules, the new Vice Chair would come from a different neighborhood from the Chair. Mr. Woods proposed that the term of the Chair and Vice Chair be for two years. Mr. Williams proposed that the Secretary position be excluded from the rotation. After discussion the Committee agreed to all the proposed terms and moved to the election process.

The Committee received two nominations for Chair, Mr. Maxwell and Mr. Williams and after discussion during which Mr. Maxwell and Mr. Williams excused themselves from the room, Mr. Maxwell was elected to be the Chair for a two-year period beginning with the next Committee meeting.

The Committee received one nomination for Vice Chair, and that nominee Ms. Guerreri was elected to continue as Vice Chair for a two-year period beginning with the next Committee meeting with rotation into the Chair position in February 2016.

There were no nominations for Secretary, and the Committee accepted Mr. Williams offer to be the Secretary, and Mr. Williams was elected to be the Secretary for a two-year period beginning with the next Committee meeting.

Mr. Woods then noted that the just adopted revised Standing Rules will need to be amended to reflect the new provisions for the election and rotation of Chair and Vice Chair. Ms. Guerreri agreed, and the Standing Rules Subcommittee was tasked with coming back to the next meeting with proposed amendment language.

8.2 and 8.3 Review of Fourth and Final Draft of Zoning Code Update and the documents referenced in Section 8-2.906(a)(5) and Consideration of the Notice of Board of Supervisors Public Hearing on February 25, 2014

Mr. Cooluris provided a summary of the key provisions of the Fourth Draft, as well as a recap of his conversations with Mr. Morrison and Mr. Parfrey. He noted that Section 8-2.903(h) Planned Development (PD) Overlay Zone Overlay Zones lists PD-65 and PD-66 in Table 8-2.903-2, but that none of the terms of either overlay are included in the Updated Zoning Code Draft. He then recapped his conversations with Mr. Morrison and Mr. Parfrey in which they explained that the overlay terms would be in their own separate Ordinances. Mr. Woods noted that his separate confirmation with Mr. Parfrey confirmed that plan. Mr. Cooluris then noted that the County's timeline for completing the overlays is October 2014, and that in the period between the point where the Supervisors adopt the new Zoning Code, expected to be march 11, 2014 and October, all of Willowbank and El Macero will be exposed to the direct provisions of the R-L Zone, and that property owners will have the right to make applications under those provisions. Mr. Williams noted that would mean existing property owners could apply to convert a single-family residence to a quadplex. Ms. Guerreri noted there could also be conversions of single-family residences to commercial establishments like a Seven-Eleven.

Mr Cooluris then noted that the Zoning Subcommittee no longer exists and probably should be reinstated to monitor what is going on and interface with the Planning Department staff and then report back to Committee with their findings. Ms. Guerreri made the following motion, seconded by

That the Committee reinstate the Zoning Subcommittee consisting of John Cooluris, Scott Maxwell and Matt Williams, and authorize the Zoning Subcommittee (a) to monitor the existing and proposed zoning ordinances for El Macero and Willowbank, (b) to interface, as appropriate, with the Yolo County Planning Department, Planning Commission, and Supervisor Jim Provenza and Deputy Supervisor Gina Daleiden in connection therewith, and (c) to report the Sub committee's findings, concerns and recommendations to the SDCAC.

Ms. Guerreri left the meeting at 7:43 pm.

After discussion, including public comment from Ms. Kreith, Mr. Woods called the question and the motion was approved by a 5-0 vote.

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

Mr. Williams suggested that in addition to the creation of the Zoning Subcommittee, the Committee needs to send a written communication to Supervisor Provenza, noting the situation and the desire to eliminate El Macero's and Willowbank's exposure. After discussion the Committee directed the Chair to send the following message first to Mr. Morrison, and then to Mr. Provenza and Ms. Daleiden:

Given the realities of the impending March 11th Supervisors meeting the Committee unanimously felt that it was important to convey the following message to Supervisor Provenza as our local BOS member. We wanted to run the language of the message by you before sharing it with Jim, so that there would be no surprises, and if you had input for us on the message, you would be able to provide that input prior to the time when John is meeting with Jim. The language is as follows:

The South Davis Citizens Advisory Committee requests that the Board of Supervisors not permit any period of time to occur where the R-L Zoning Rules apply directly to El Macero, Willowbank, or any parts of those two communities.

Our concern is that the absence of enacted PD-65 and PD-66 Ordinances, which would describe the development standards referenced in Section 8-2.906(a)(4)(i) means the provisions of the associated base zone R-L will directly apply until such time as the ordinances are enacted, rather than indirectly as contemplated by the provisions of the second paragraph of Section 8-2.903.

The Committee concluded discussion of this item with a review of all the many items and issues that are currently being handled by the Planning Department

10) NEXT REGULAR MEETING: February 26, 2014 at 7:00 PM at the El Macero Country Club

Agenda Items:

- Report of the Zoning Subcommittee

11) Adjourn: the meeting adjourned at 8:06 p.m.

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

Respectively submitted by:



Matthews Williams, Jr.
Secretary