

FINAL MINUTES
ESPARTO CITIZENS ADVISORY COMMITTEE
Tuesday, January 16, 2018
7:00 p.m.
Esparto Regional Library
17065 Yolo Avenue, Esparto, CA

Attending: George Pennebaker, Cynthia Havstad, John Hulsman Jr, Lisa Wyatt, Colleen Fescenmeyer, Pat Harrison, Randy Jacobs, Jack Moris,

Absent: Sandie Reed

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:01 by G. Pennebaker

2. APPROVAL OF AGENDA

There was a motion by C. Fescenmeyer to approve the agenda, seconded by J. Hulsman. C. Havstad recommended moving two items (Current status of the gas station application and the area plan update) to County Update. Vote: all in favor of agenda with changes, none opposed.

3. APPROVAL OF December 19, 2017 MEETING MINUTES

There was a motion by C. Fescenmeyer to approve the minutes, seconded by J. Hulsman. Edit suggested by J. Hulsman Vote: all in favor for approving the minutes with the edit, none opposed. C. Havstad and P. Harrison abstained.

4. CORRESPONDENCE AND ANNOUNCEMENTS

a) A letter of resignation has been received from C. Fescenmeyer. This is her final meeting after 10+ years serving on the ECAC. A motion was made that we vote to offer our gratitude. J. Hulsman seconded. Someone has applied to take her place. The ECAC will be informed upon the approval of the application.

L. Wyatt announced that this is also her last meeting as she is moving out of Yolo County.

5. PUBLIC COMMENTS

This agenda item provides the opportunity for members of the public to address the Advisory Committee on any subject not related to items on the agenda. The Chair reserves the right to impose a reasonable limit on the time afforded to any individual speaker.

a) Charlie Schaupp expressed his opinion that the ECAC members should accept the votes of the ECAC and not speak at a Planning Commission or BOS meeting to present their own opinion. C Havstad asked for clarification. J. Moris expressed the right to share his opinion and explained that he has identified himself as speaking on his behalf and not that of the ECAC when doing so. G. Pennebaker reminded the speaker that we are not a board but an advisory committee. He fails to see why one member of the committee can't share their opinion as an individual. The bylaws do not prohibit doing so. Chamberlain shared his experience with having an opinion contrary to the BOS.

6. COUNTY UPDATE

a) Esparto Community Park & Aquatic Center: Trini Campbell provided us with the following update. On January 23, 2018, the BOS will be considering the approval of the construction contract and discuss a funding plan. On February 15th at 4pm there will be a ground breaking ceremony at the Park site. Parking will be available at the High School under the solar panels.

b) Current status of the gas station application: The application will also be coming before the BOS on January 23rd. Questions were raised about whether or not the construction of the gas station will need to be done before the construction of the homes. J. Moris identified the appropriate information in documents on the county website: the developer is required to commence construction within a year of approval of the permits. Developer is not required to go ahead if the COAs make it not economical to construct a gas station.

A question was also raised about why the restaurant was not approved. Additionally, the original development agreement did not include a restaurant. Finally, there was a lot of public comment supporting the gas station and not a fast food restaurant. Much of the discussion was around the nature of the restaurant, not that a restaurant was opposed.

c) Area plan update: BOS approved funding for the update of the Esparto Area Plan more than 6 months ago. Agenda item was intended to get information about the status of the project, however county staff with knowledge of the update did not attend the meeting.

d) There is a position open on the Esparto Cemetery Board.

7. ACTION ITEMS

a) Election of Officers: C. Fescenmeyer nominated J. Hulsman as chair of the ECAC. Pat Harrison seconded J. Hulsman's nomination. J. Morris nominated G. Pennebaker and R. Jacobs seconded that nomination. Vote was tied.

A motion was made by C. Fescenmeyer, seconded by J. Hulsman to postpone. Vote: all in favor, none opposed.

b) ZF #2017-0074: Ravine Sports Bar & Grill Use Permit to construct a bar and grill and beer garden with 107 seats, a total of 3,500 square feet, located at the northeast corner of the intersection of County Road 87 (Yolo Ave) and Capay Street.

James Kinter, owner, provided an update: The building will not include a second story. He shared a rendering of a design. C. Fescenmeyer asked about apartments but the owner did not think someone would not be interested in living above a bar. Kinter intends to hire local employees. He expects a five and one half month construction time frame, and is hoping to start construction by March, and open by the Fall.

C. Fescenmeyer also asked for details about the beer garden. It will be enclosed, approximately 40 feet by 40 feet with a covered patio. B. Burns asked about the possibility of a BB grill outside, which is to be determined. Menu will include salads, finger foods.

C. Schaupp expressed gratitude for Mr. Kinter for his willingness to invest in the community. J. Moris provided a recap of the recommendations from the ECAC. Mr Kinter's builder has been reviewing the Esparto Design recommendations. James will forward the landscape plans.

Another recommendation was that the grill be opened for lunch in order to serve the high school students.

C Fescenmeyer made a motion that we approve as is. L. Wyatt seconded the motion. J Hulsman made comments that the design does not follow the Esparto Design Guidelines and feels that we should stand by the guidelines. Parking in the rear, frontage on the street are examples of the design guidelines not met in the current design. C. Fescenmeyer pointed out that our design guidelines were recommendations not enforceable or restrictions. J Morris felt the point was well made. We are however, being asked to approved the use, not the design of the building. Vote: all in favor, none opposed.

c) ZF #2017-0083: Yolo County Housing Tentative Subdivision Map to divide three separate corner parcels in an existing subdivision, totaling 0.6 acres, into six parcels. The parcels are located in the Country West Unit No. 2 development.

Housing Authority was represented by Lisa Baker, CEO for Yolo Housing. The goal is to build first time homes for purchase by farmworkers by dividing the parcels back into their original six lot configuration. Ms Baker does not feel that duplexes will be fiscally viable. Rental housing on 3 parcels does not pencil out with low income rental fees, although there is affordable rental demand. COAs require additional sewer taps. Homes will be 1000 to 1200 square feet, single story, 2 to 3 bedroom. The terms for purchasing and resale are not finalized. They do want to discourage people from flipping but Yolo Housing does also intend this to be a start in acquiring wealth. This is the last Yolo Housing project in Esparto.

C Fescenmeyer feels the divided parcels will be much smaller than neighboring lots. L. Baker disagreed and again stated they will be the size in the original configuration of the development. J. Hulsman asked why they can't afford to only build 3 homes. Ms Baker indicated that the loss to Yolo Housing would be too significant. There is no funding available for sweat equity housing.

C Havstad made a motion that we approve the division of the three parcels back to the original configurations. The motion was seconded by P. Harrison. J. Morris commented that we need affordable housing and that additional options are not feasible. Vote: four approved, three against.

Note: See the Planning Commission staff reports with Conditions of Approval for the two projects at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/planning-commission-information/planning-commission-meeting-materials>

8. DISCUSSION ITEMS

- a) Capay open Space park project will have another planting date on January 27th from 10 am – noon.
- b) Valley Clean Energy Initiative discussion was moved to the next meeting.
- c) Burger Barn property investor has pulled out and it is possible that the property will be put up for sale.

9. FUTURE AGENDA ITEMS

- a) Capay Open Space Park
- b) Valley Clean Energy Initiative
- c) Election of Officers

10. ADJOURNMENT

There was a motion to adjourn by P Harrison, seconded by C. Fescenmeyer. The meeting was adjourned at 8:46 p.m.

11. COMMUNITY FORUM

None