

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
02/19/08

Attending: Wayne Belshaw, Pat Harrison, Melissa Jordan, Giacomo Moris.  
Absent: ~~Tammy Fullerton~~, John Hulsman

- 1) Call to Order by Chair M. Jordan at 7:05 pm.
- 2) Agenda:
  - a. M. Jordan requested to move informational items to beginning of the agenda.
  - b. **Motion** to approve with change as requested by Wayne, second by Pat. Agenda approved.
- 3) Minutes of January 15, 2008.
  - a. Revisions submitted by J. Hulsman and M. Jordan noted.
  - b. Revised minutes will be distributed for review.
- 4) Correspondence and Announcements:
  - a. Eric Parfrey (County) announced an application is in with the County for a senior housing project on the Gilmour property off Alpha street – 7.6 acres. Applicant, Glen Valenzuela planning to come to our next meeting.
  - b. Regarding Town Center (Deterding) project, it will be back to ECAC before close of public comment.
- 5) Public Requests:
  - a. James Ousey noted there is a derelict building on the Orciuoli property that is a hazard (kids playing in the area). It should be razed.
- 6) New Committee Members
  - a. Current members mentioned potential new people expressing interest in joining the committee and again invited those present to consider applying through the County.
- 7) Election of officers:
  - a. M. Jordan nominated (by P. Harrison) and elected to chair.
  - b. P. Harrison nominated (by W. Belshaw) and elected to Vice Chair.
  - c. G. Moris nominated (by M. Jordan?) and elected to Secretary.
- 8) Information items (Agenda item 9)
  - a. Streetscape project – Alice Meserve Manas explained the project is progressing.
  - b. Parks update – Will we be without bathrooms for the Almond Festival? Elizabeth Cambell explained they will be renting 8 bathrooms and washing

stations. They had been promised that the park will not be disrupted during the festival, but here we are. More dirt was brought in. Ben Ademo (Granite) is going to help request Parks Dept. to get sand (not dirt or we'll have mud). M. Jordan – is there any recourse? Granite is offering to give them the sand at cost. E-mail Scott & Wayne at County (Elizabeth to provide contact info). Also, help is still needed at festival – M. Jordan will help with vendor checks. Still need help with childrens booth.

- c. Update of parks fees. Eric Parfrey – this is the next most important thing after the mixed use zoning. Study of desired park facilities and cost. Back out a fee using consultant on board. Timeline – consultant is under contract so he is ready to go. M. Jordan to add it to March agenda. Eric suggests we take the list of 1996 improvements and update them.
- d. Speed indicator – still not working. Eric will talk with Darlene Comingore in public works.
- e. New Seasons – Alice Meserve Manas – The CDC is working with the IRS to get 5013C (non profit) status, working closely with Capay Valley Vision and the Streetscape Project. It is a slow process with IRS.
- f. Code enforcement – County is interviewing Heidi's replacement.
- g. LAFCO – Elizabeth Campbell explained that Sue Heitman is still trying to go the CSD route (for Streetscape maintenance) and add it to their scope (as opposed to MERCSA). This will be better for future incorporation (if & when).
- h. School District meeting tomorrow and they will be discussing the school move issue. Venue not known by those attending. 5:30pm start time.
- i. Other? Potholes a big problem after storms. Bridge at Fremont street – fence is still smashed. P. Harrison noted again that the fence is down at Parker Place for a year. Leroy Bertolero mentioned that Madison sent a letter about potholes and they got one street paved and other pot holes filled. Eric to talk to Darlene who may be starting a priority list. Send M. Jordan observations for a list/letter.
- j. Other development status: Emerald is unclear where to start (Storey or E. Parker) - Waiting on the market. Orciuoli is moving ahead.

#### 9) Design Review Committee (Agenda Item 8)

- a. Melissa summarized progress and noted Elizabeth Campbell brought an Architectural Façade Study for review.
- b. Eric Parfrey summarized the plan for melding 3 documents: Design Guidelines, Streetscape Design Standards, Downtown Mixed Use Zoning Ordinance draft.
- c. Height – Group wanted to see 1-3 stories, with minimum 22', maximum 40'
- d. Park floor area ratio concept for now – too technical for us now. Go with units/acre instead? There is concern from Wes Ervin and others about making the definition to rigid. Suggest new properties be required to have a mix of uses.

- e. Elizabeth Campbell stated her opinion that this will be a non-starter for businesses. To restrict a larger parcel becomes onerous. If so, streamline permitting process would be desirable.
- f. P. Harrison - how do we set our guidelines parcel by parcel without being restrictive? Eric answered that you could allow PD, but we should be laying out what we want on some key properties (like Train Station, Wyatt, etc.). M. Jordan, we will never get what we want otherwise. Elizabeth – need to create incentives.
- g. M. Jordan described the design guidelines document.
- h. Alice Meserve Manas – mandating is not a good plan for encouraging economic development.
- i. M. Jordan – Deterding plan is strip of businesses with housing development behind.
- j. P. Harrison – leave it commercial but allow for mixed use option? Eric – if everything is by right then developer will do what they are allowed.
- k. M. Jordan - our goal in combining the documents is to make it easier to work from.
- l. Elizabeth Campbell – can you create document to make it a benefit to developer? Create some legal incentive packages. Eric – limited things we can do – ability to build bigger buildings (more floors for ex.) and less parking. Streamline permitting is done anyway for certain projects.
- m. Discussion ensued on Deterding's proposal as an example. Need for apartments, clusters, more integrated with the commercial feature.
- n. Eric suggested that he work on a second draft of the Mixed Use ordinance for us to review.
- o. P. Harrison – we can go through and select what we don't have objection with.
- p. Room reserved for Special Meeting Monday March 3. 6:30- (CVV Board meeting prior). At library.

10) Future Agenda Items: Not discussed.

11) Meeting adjourned at 8:47 pm by Chair M. Jordan.