

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
03/18/08

Attending: Tammy Fullerton, John Hulsman, Giacomo Moris, Pat Scribner.
Absent: Pat Harrison, Melissa Jordan.

- 1) Call to Order by Acting Chair G. Moris at 7:15 pm. New member Pat Scribner introduced and welcomed to the committee.
- 2) Agenda:
 - a) G. Moris suggested moving the Streetscape update earlier; and others suggested to first address the Senior Housing pre-application.
 - b) **Motion** by J. Hulsman to revise agenda so topics are in the order of Senior Housing, Streetscape, then Mixed Use. Second by T. Fullerton. All in favor, none opposed.
- 3) Minutes: Approvals postponed due to lack of quorum of members present that also attended the meeting that the minutes represent (as recommended by Leroy Bertolero, County Planning Commission).
- 4) Correspondence and Announcements:
 - a. Casino TEIR (Tribal Environmental Impact Report) due out on 4/7/08.
- 5) Public Requests:
 - a. G. Moris inquired about the Madison Chevron station. In progress but Caltrans issues will slow it down.
 - b. Outcome of School Board meeting on use of new property intended for High School? Discussion deferred by the budget cuts and Principal issues.
- 6) Senior Housing Pre-Application: Glen Valenzuela summarized the project and introduced George and Tony Harris (the developers). Bill Gilmore is the property owner.
 - a. 28 units (one for staff – Manager and Maintenance Manager).
 - b. After the pre-application, there will be market studies.
 - c. They wanted to use the pre-application process to get feedback from the community.
 - d. G. Moris thanked the applicants for going through the pre-application process and coming to the ECAC. The development should not be a gated community per our Design Guidelines and detention basins are an ongoing concern on our community. The porches are appreciated.
 - e. T. Fullerton also suggested the Design Guidelines be reviewed and inquired if the units were income restricted? No.

- f. J. Hulsman mentioned the East Esparto Circulation Plan as another document to be reviewed – which is in conflict with the preliminary layout. Streets should also be on a grid layout.
 - g. Sue Heitman confirmed that this kind of development has been identified in the CVV Housing Study as a community need.
 - h. Eric mentioned there could be potential for a joint detention basin.
- 7) Streetscape Update: Sue Heitman of (CVV) Capay Valley Vision summarized the progress.
- a. Funding sources include \$200K? to the CDC (New Seasons Community Development Corporation), \$50K to CDC and CVV from ACTM.
 - b. Street color options include Duratherm which is more permanent. Streetprint needs to be redone about every 10 years.
 - c. Possibility that the TEIR will not warrant a bypass but may warrant them fixing Esparto streets (“Complete Street” (final) phase of the Streetscape Project).
 - d. This will set us up with SACOG to do application for Complete Streets. SACOG just gave West Sacramento \$7million.
 - e. T. Fullerton provided the following update on Streetlights:
 - i. CVV Taskforce met last week with local PG&E rep, Holophane, confirmed they are approved by PG&E to put in their type of light. ECAC Design Review subcommittee members K. Nordgren and T. Fullerton were present.
 - ii. T. Fullerton presented pictures of the type of light selected by task force (budget allowing).
 - iii. As soon as design plan is done, it will take 12 weeks to get lights ordered. Caltrans encroachment permit will be the biggest hang up. Scope is approximately 28 streetlights, replacing 10. Plainfield street to Woodland Avenue.
 - f. G. Moris noted that a green version of these same lights is installed in Winters. Others added they are in Woodland too.
 - g. **Motion** by T. Fullerton to accept the recommendation of streetlight by the task force as the streetlight of choice. Second by G. Moris. All in favor, none opposed.
 - h. Streetscape will be going to the Board of Supervisors again in April.
- 8) DMX zoning continued discussion. Eric Parfrey (County) introduced the topic and latest revisions to document. Big discussion point being “Large Projects on Vacant Land”.
- a. G. Moris concerned about very small single family lots – not big enough for shade trees, kids to play in.
 - b. Sue Heitman mentioned New Seasons (CDC) is in Escrow for Lindbergh building. Will this force new owners to do multi-use instead of commercial? Eric: No, not true.

- c. Sue Heitmen expressed concern about how regulatory the document is. Wants to make sure we can get businesses in the old buildings. Incentives, fast track? Eric mentioned incentives are in the uses.
- d. J. Hulsman noted there is a **change in philosophy** – prior approach was to zone something commercial and form followed function. Now with the new approach – it is make it cutesy, and people will come – **but not everyone agrees on what is cutesy**. You can throw out something that is vague and run them through community group, or make it specific upfront. This will go in County Code so it **should be specific because the community group may not have much input**. A house in a residential portion of mixed use could become a commercial use (pet grooming, group home) later on. Eric – plan like Deterding's is through PD so certain portion of project that could add restrictions.
- e. T. Fullerton – this project could take commercial space away from the town. Residential use taking away potential commercial business.
- f. G. Moris – if we say N (Not allowed on the Mixed Use document) to single family detached in allowed uses – will that take care of this?
- g. J. Hulsman – **If the town needs more commercial space, it will likely be obtained by owners rezoning residential lots to commercial (such as court street in Woodland) or by rezoning adjoining ag land (aka sprawl)**.
- h. Eric Parfrey – wants working copy for Planning Commission before next meeting. The Planning Commission meeting will be a workshop format tentatively planning for 4/10 in AM.
- i. Sue Heitman – Is there a way to separate Deterding's issues **from** main street?

9) Future agenda items:

- a. Park Fees.
- b. LAFCO Workshop (separate from ECAC meeting)
- c. Code enforcement? – semi-trucks parked in residential area – Heidi's replacement is pending but Eric noted that the County has a hiring freeze – potential for layoffs.

Meeting adjourned at 9:05pm by Acting Chair G. Moris.

GLM
4/4/08
6/4/08