



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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PLANNING COMMISSION STAFF REPORT

APRIL 9, 2009

FILE #2009-010: Appeal of an administrative determination that changes made to Use Permit #2004-030 (Cedarblade Commercial Stable) were minor in nature, and not subject to Planning Commission review (**Attachment A**).

APPLICANT/APPELLANT: David C. Levy
BairdHolm Attorneys at Law
1500 Woodmen Tower
1700 Farnam St.
Omaha, NE 68102-2068

LOCATION: The property is located at 41070 County Road 18C, at the northwest corner of County Road 101 and County Road 18C, approximately 1.5 miles northwest of the City of Woodland (APN: 027-220-21) (**Attachment B**).

GENERAL PLAN: Agriculture (Yolo County General Plan)

ZONING: Agricultural General (A-1)

SUPERVISOR DISTRICT: 3 (Rexroad)


FLOOD ZONE: X (a Letter of Map Revision has been prepared for this property, establishing areas outside the 100 year flood plain)

FIRE SEVERITY ZONE: None

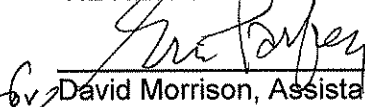
SOILS: Reiff very fine sandy loam (Class I), Tyndall very fine sandy loam, drained (Class I)

ENVIRONMENTAL DETERMINATION: Categorical Exemption

REPORT PREPARED BY:


Stephanie Berg, Associate Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTION

That the Planning Commission continue the item to the next regularly scheduled Planning Commission meeting of May 14, 2009.

REASONS FOR RECOMMENDED ACTION

On March 16, 2009, the Planning and Public Works Department received a "Notice of Appeal" in a letter dated March 13, 2009, from David Levy of BairdHolm, Attorneys at Law, requesting an appeal of the director's determination that building permits issued for the abovementioned property

AGENDA ITEM 7.3

did not require prior Planning Commission review for consistency with Use Permit #2004-030 (Cedarblade Commercial Stable). Staff has since received correspondence from the property owners, Brenda Cedarblade and Ted Wilson, indicating that neither they nor their attorney will be able to attend the April 9, 2009, Planning Commission meeting. They have requested a continuance to the next regularly scheduled Planning Commission meeting of May 14, 2009. The appellant has agreed to a continuance. Should the Chair and Commissioners wish to proceed with a public hearing at this time, staff is prepared to make a presentation on the matter.

AGENDA ITEM 7.3