



Campbell Family Units Use Permit ZF#2021-0026

NOVEMBER 22, 2022

TRACY GONZALEZ, ASSISTANT PLANNER

STEPHANIE CORMIER, PRINCIPAL PLANNER

YOLO COUNTY DEPARTMENT OF COMMUNITY SERVICES

Timeline

January 2021: Building Inspector identifies code violations.

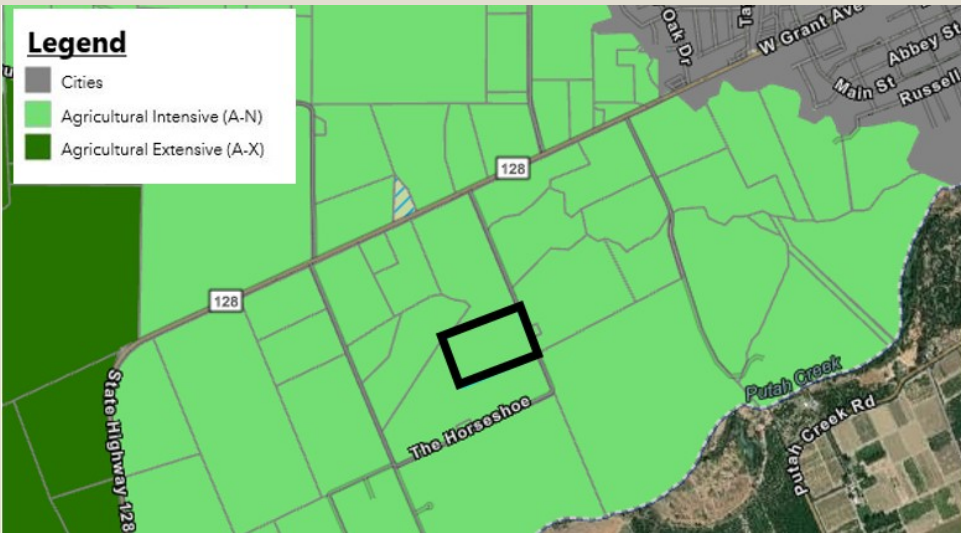
March 2021: Planning determines that property exceeds allowable number of residences.

June 2021: Minor Use Permit application submitted.

September 8, 2022: The Planning Commission votes 4-1-0 to approve one of the residences and requires the other to be demolished.

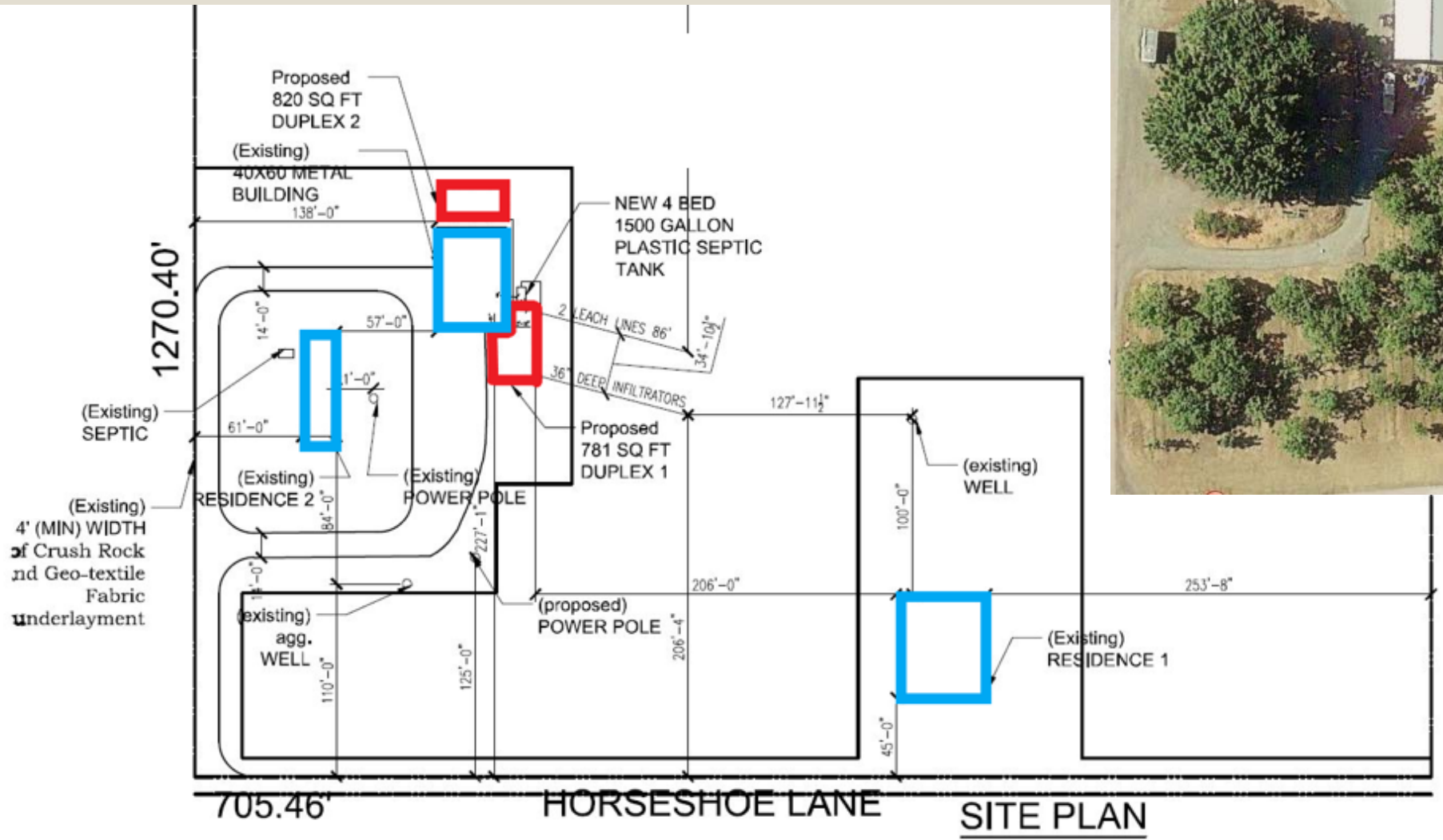
September 23, 2022: Appeal filed.

Legend
■ Cities
■ Agricultural Intensive (A-N)
■ Agricultural Extensive (A-X)

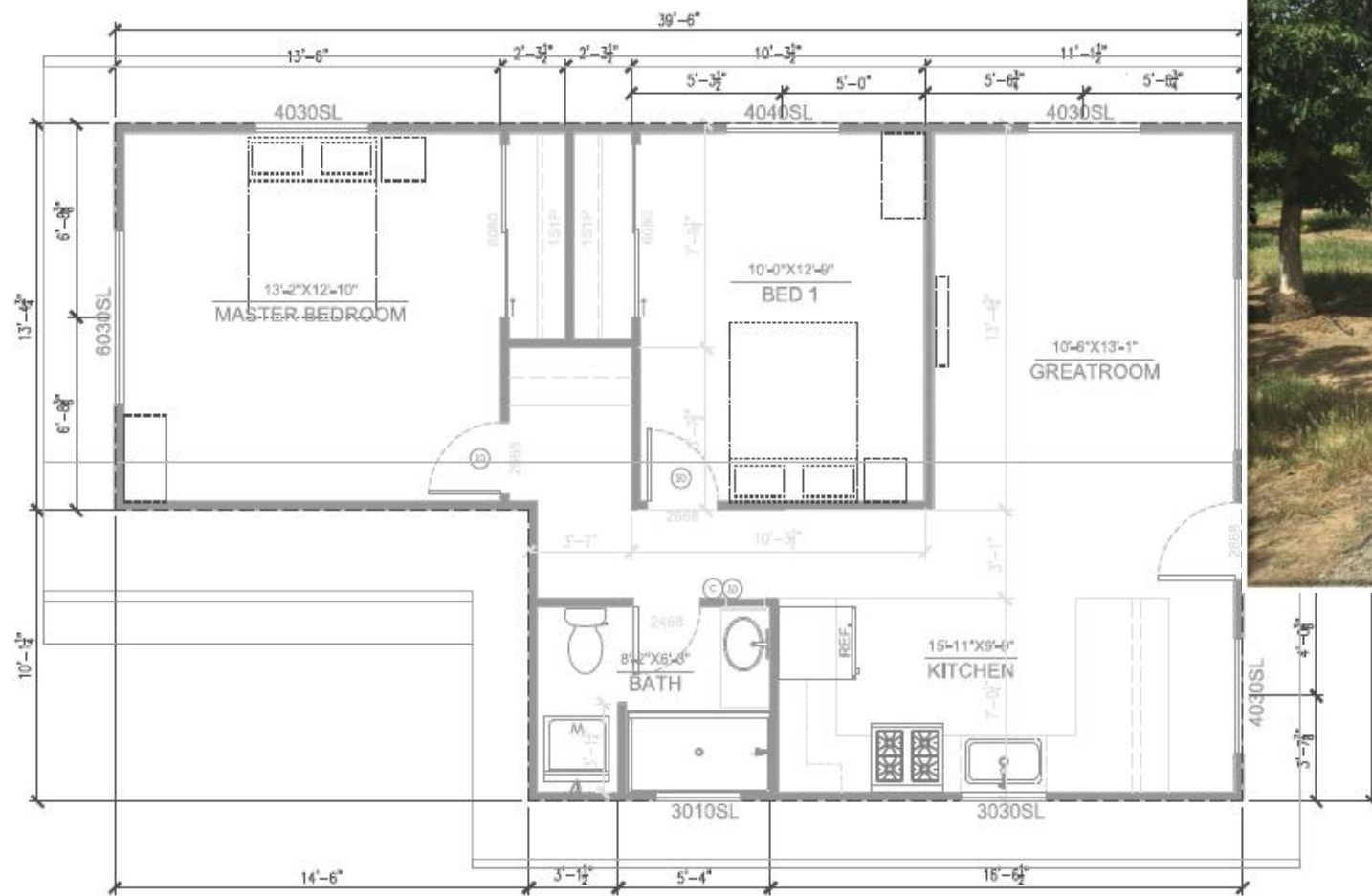


Project Background & Location

Site Plan and Aerial View



Unit 1 (781 SQ. FT.)



BUILDING 1

SCALE: 1/4" = 1'-0"

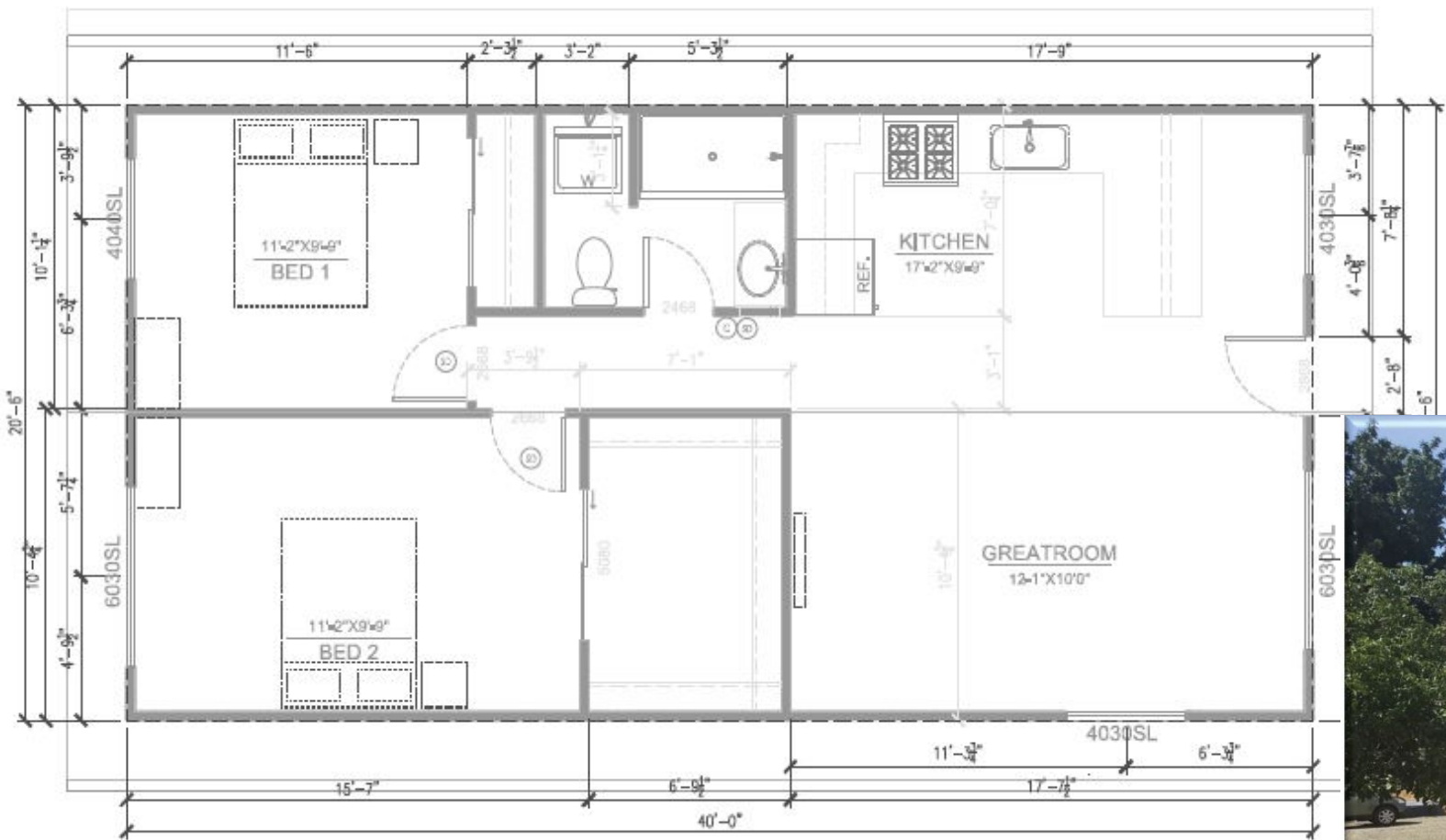


building 1

FLOOR SPACE	AREA (SQ.FT.)
LIVABLE SQ FT	781

building 2

FLOOR SPACE	AREA (SQ.FT.)
LIVABLE SQ FT	820



BUILDING 2
SCALE: 1/4" = 1'-0"



Unit 2 (820 SQ. FT.)

Recommended Action

That the Board of Supervisors:

- A. Receive a staff presentation and conduct a de novo public hearing to consider public testimony on the appeal of the Planning Commission's decision to approve a Use Permit that would legalize the permitting of one of two illegally constructed residences and require the demolition of the other;

- B. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the 'common sense' exemption and Class 3 categorical exemption in accordance with Sections 15061(b)(3) and 15303(b), respectively, of the CEQA Guidelines; and

- C. Adopt Findings to take one of the two proposed actions:
 - 1. Approve the Use Permit with Conditions of Approval, which include the demolition of one of the two unpermitted structures, as recommended by the Planning Commission; or
 - 2. Approve the Use Permit with Conditions of Approval to legalize the permitting of one additional residence and require the other to be converted, under permit, to a non-habitable use.