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County of Yolo
COMMUNITY SERVICES DEPARTMENT

Taro Echiburu
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

YOLO COUNTY PLANNING COMMISSION

CHAIR: Amon Muller
VICE-CHAIR: Marcia Gibbs
MEMBERS: Troy Bird, Trini Campbell, Elisabeth Dubin, Patrick Reynolds, Brian Sala

MINUTES

September 8, 2022

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

Chair Muller called the meeting to order at 8:30 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell, Marcia Gibbs, Amon Muller, Patrick Reynolds, Brian Sala

Absent: Troy Bird, Elisabeth Dubin

Staff Present: Leslie Lindbo, Chief Assistant Director of Community Services
Stephanie Cormier, Principal Planner
Jeff Anderson, Senior Planner
JD Trebec, Senior Planner
Tracy Gonzalez, Assistant Planner
Eric May, Senior Deputy County Counsel
Krista Piazza, Secretary to the Director
Evelyn Tamayo-Arias, Commission Clerk
Elisa Sabatini, Natural Resources Manager

4. **Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.**

A motion was made to renew authorization to meet remotely.

Motion: Sala Second: Reynolds
Ayes: Campbell, Gibbs, Muller, Reynolds, Sala
Noes: None
Abstain: None
Absent: Bird, Dubin

5. **ADOPTION OF MINUTES OF PREVIOUS MEETINGS**

The August 11, 2022 minutes were approved as presented.

Motion: Campbell Second: Gibbs
Ayes: Campbell, Gibbs, Muller, Sala
Noes: None
Abstain: Reynolds
Absent: Bird, Dubin

6. **REQUEST FOR CONTINUANCES**

There was no continuances.

7. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Reynolds Second: Sala
Ayes: Campbell, Gibbs, Muller, Reynolds, Sala
Noes: None
Abstain: None
Absent: Bird, Dubin

8. **PUBLIC COMMENT:** Opportunity for members of the public to address the Planning Commission on subjects not otherwise on the agenda relating to Planning Commission business. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

9. **CORRESPONDENCE**

The Commission received email correspondence before the meeting.

TIME SET AGENDA

Convene as the Planning Commission sitting as the Yolo County Historic Preservation Commission

10. **ZF #2022-0048:** Consider a request for a Historic Alteration Permit to make additions to the French Residence located at 37858 Russell Boulevard, approximately 3/4-mile west of the City of Davis (APN: 037-140-016). A Categorical Exemption has been prepared for the project. Owner/Applicant: Peter and Aimee Crawford. (Planner: Jeff Anderson)

Jeff Anderson, Senior Planner, provided the presentation to the Planning Commission sitting as the Yolo County Historic Preservation Commission.

There was no public comment.

A motion was made to approve staff recommendations as presented.

Motion: Campbell Second: Reynolds
Ayes: Campbell, Gibbs, Muller, Reynolds, Sala
Noes: None

Abstain: None
Absent: Bird, Dubin

Reconvene as the Planning Commission

11. **ZF #2021-0026:** Consider a request for a Use Permit to allow more than two dwelling units on an Agricultural Intensive (A-N) zoned parcel at 30633 The Horseshoe in the unincorporated area west of the City of Winters (APN: 030-280-005). This action would bring existing unpermitted dwelling units into compliance with County Zoning Regulations. The project is exempt from the California Environmental Quality Act. Applicants/Owners: Ryan & Michele Campbell. (Planner: Tracy Gonzalez)

Tracy Gonzalez, Assistant Planner, provided the presentation to the Commission.

The following individuals addressed the Commissioners during public comment:

- John Wallace
- Michele Flores-Campbell
- Vicki

A motion was made to approve staff recommendations as presented.

Motion: Reynolds Second: Sala
Ayes: Reynolds, Sala
Noes: Campbell, Gibbs, Muller
Abstain: None
Absent: Bird, Dubin
Motion failed 2-3-0

A motion was made to deny the application.

Motion: Campbell Second: Gibbs
Ayes: Campbell, Gibbs
Noes: Muller, Reynolds, Sala
Abstain: None
Absent: Bird, Dubin
Motion failed 2-3-0

A motion was made to approve staff recommendations with the second building to be demolished.

Motion: Muller Second: Sala
Ayes: Gibbs, Muller, Reynolds, Sala
Noes: Campbell
Abstain: None
Absent: Bird, Dubin
Motion passed 4-1-0

REGULAR AGENDA

As part of the Director's report Elisa Sabatini, Natural Resources Manager, provided an update on the Teichert-Shifler project.

12. **ZC 2022-02:** Public workshop on proposed amendments to the Zoning Regulations regarding wireless telecommunication facilities, solar energy systems, and energy storage systems (Article 11: Energy and Telecommunications Development Standards). Applicant: Yolo County Planning Division; Planner: SCormier

Stephanie Cormier, Principal Planner, provided the workshop presentation to the Commission.

There was no public comment.

13. DIRECTOR'S REPORT

A report by the Secretary of the Planning Commission on items from the recent Board of Supervisors meetings relevant to the Planning Commission and Department of Community Services activities for the month. No discussion by other commission members will occur except for clarifying questions. The commission or an individual commissioner can request that an item be placed on a future agenda for discussion.

Stephanie Cormier provided the Director's report.

14. COMMISSION REPORTS

Reports by commission members on information they have received and meetings they have attended which would be of interest to the commission or the public. No discussion by other commission members will occur except for clarifying questions.

Commissioner Reynolds provided his report.

15. FUTURE AGENDA ITEMS

The opportunity for commission members to request an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

The future agenda items were discussed during the Director's report.

ADJOURNMENT

The meeting adjourned at 11:29 a.m.

Motion: Reynolds Second: Sala
Ayes: Campbell, Gibbs, Muller, Reynolds, Sala
Noes: None
Abstain: None
Absent: Bird, Dubin

Next meeting scheduled for: October 13, 2022

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:29 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is October 13, 2022 in the Board of Supervisors' Chambers.

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

Respectfully submitted by,

Leslie Lindbo, Secretary
Yolo County Department of Community Services