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County of Yolo COMMUNITY SERVICES DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

MINUTES

March 10, 2022

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

Chair Dubin called the meeting to order at 8:30 a.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

Present: Trini Campbell, Troy Bird, Elisabeth Dubin, Marcia Gibbs, Amon Muller, Patrick Reynolds

Staff Present: Leslie Lindbo, Chief Assistant Director of Community Services
Stephanie Cormier, Principal Planner
Eric May, Senior Deputy County Counsel
Tracy Gonzalez, Assistant Planner
JD Trebec, Senior Planner
Evelyn Tamayo-Arias, Commission Clerk

Leslie Lindbo announced Commissioner Dudley's resignation from the Planning Commission.
4. **Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) local officials continue to recommend measures to promote social distancing.**

A motion was made to renew authorization for remote meetings.

Motion: Gibbs Second: Campbell

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

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

The January 20, 2022 meeting minutes were approved as presented.

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

6. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

7. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

8. **ELECTION OF OFFICERS**

A motion was made to nominate Amon Muller for Chair and Marcia Gibbs for Vice Chair of the Planning Commission.

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

9. **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.

10. **CORRESPONDENCE**

There was no correspondence.

TIME SET AGENDA

11. **ZF #2021-0014:** Consider amendments to Tentative Subdivision Map No. 4691, Conditions of Approval, and associated Development Agreement for the Story Residential Subdivision located in the town of Esparto (APN 049-250-009), previously approved by the Yolo County Board of Supervisors in 2007. The amended Tentative Map would divide a 17.25-acre parcel zoned for low density residential uses to allow construction of 76 residential lots. At least 16 attached dwelling units would be restricted for sale to low- and moderate-income buyers to

satisfy County Inclusionary Housing Ordinance requirements. The Story Project site is also proposed to be rezoned to remove Planned Development No. 61 Overlay Zone. An Addendum to the previously adopted Mitigated Negative Declaration (SCH#2007012125) for the Story Residential Subdivision has been prepared. (Applicant: Raul Melendez) (Owner: Story Esparto, LLC) (Planner: JD Trebec)

JD Trebec, Senior Planner, provided the presentation and answered the Commission's questions.

There was no public comment.

A motion was made to approve staff recommendations as presented.

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

A substitute motion was made to approve staff recommendations as presented with the following addition:

- Updating Condition of Approval #23 related to the protection of cultural resources.

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

REGULAR AGENDA

12. 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.

Leslie Lindbo provided the Director's Report and Stephanie Cormier mentioned future agenda items.

13. 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.

The Commissioners provided their reports.

14. 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 9:43 a.m.

Motion: Campbell Second: Reynolds

Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Reynolds

None: None

Abstain: None

Absent: None

Next meeting scheduled for: April 14, 2022

The Regular Meeting of the Yolo County Planning Commission adjourned at 9:43 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is April 14, 2022 via Zoom.

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
