



Planning Commission Minutes
City of Yuba City
Council Chambers
January 11, 2017
6:00 p.m.

The meeting was called to order at 6:02 p.m.

Roll Call:

Present: Commission Members Daria Ali, Michele Blake, John Sanbrook, Paul Basi (Sutter County Representative), Chairperson Jana Shannon

Commissioner Larry Robinson arrived at 6:04 p.m.

Also present were Arnolando Rodriguez, Development Services Director/Recording Secretary and Edwin Palmeri, Senior Planner.

Pledge of Allegiance to the Flag:

Led by Commissioner Paul Basi

Public Communication:

No comments made during this time.

Approval of Minutes:

Commissioner Sanbrook motioned to approve the minutes from the December 14, 2016 meeting. Commissioner Blake seconded the motion, with 5 Commissioners voting in favor and 1 abstain (Basi was not present at the December 14, 2016 meeting).

Public Hearings:

Item #4: Tentative Parcel Map (TM-16-01), Thiara Brothers, LLC.

Presented by Edwin Palmeri

Senior Planner Palmeri reviewed the proposal to create two lots of approximately 16,857 and 15,950 square feet from a 0.75 acre parcel located at the southeast corner of Lassen Blvd and Carson Drive. Palmeri indicated the project is zoned C-M with a combining district of X₁₇ which requires development standards designed to mitigate impacts on the adjacent residential area south of the project site. Development in the area includes the alternative school located north of the project site, dental office and construction company corporate building, and a Farm Credit West at the corner of Lassen Blvd. and Tharp Road. The area to the south is developed with single-family homes.

Palmeri noted X₁₇ development standards require a solid masonry wall along the southerly property line adjacent to the rear yards of residential units. The wall is to be consistent with existing walls in place at the dental office, construction company building, and bank that are under construction. The combining district also requires cross easements to reduce the number of driveways and encourage free flow of on-site vehicles in commercial/office parks. Senior Planner Palmeri noted that staff had recently received, for informational purposes only, a conceptual site plan and distributed copies of the plan to Commissioners. Senior Planner Palmeri recommended approval of the project as presented, including a determination that the project is categorically exempt pursuant to CEQA.

Commissioner Sanbrook inquired as to if landscaping would be installed adjacent to the masonry wall. Senior Planner Palmeri stated a landscape plan is required and would be reviewed and approved by staff. Commissioner Sanbrook expressed that access to the site should be from Lassen Blvd. and expressed concern that project access on Carson Drive, a local street serving the residential area to the south, could be impacted by the project. Commissioner Sanbrook inquired if a flag lot with access onto Lassen Blvd. would be possible. Senior Planner Palmeri noted that a flag lot was not necessary since cross easements would allow movement of traffic from proposed Lot 2 over Lot 1 to Lassen Blvd.

Commissioner Ali asked if the project was proposing cross access easements to property to the east. Senior Planner Palmeri indicated it was a condition of approval. It was noted that staff was not aware of the access easement being in place on developed properties to the east.

Commissioner Basi inquired if the wall would be consistent with the existing walls along the southerly property lines of developed parcels to the east. Senior Planner Palmeri responded the wall would match the existing walls that have been constructed east of the project site.

Commissioner Ali asked if thought had been given to access from Lassen Blvd. for both parcels. Senior Planner Palmeri responded that access from either Lassen Blvd. or Carson Drive would be appropriate.

Senior Planner Palmeri, in response to Commissioner Sanbrook, stated that all parcels on the block had access to Lassen Blvd.

Chairperson Shannon inquired as to on-site lighting. Senior Planner Palmeri noted that staff would review the lighting at the time plans are submitted for building permits.

Chairperson Shannon opened the item for public comment.

Kurt Hilbers, Hilbers, Inc. commercial construction and general contractor, spoke in favor of the project, however was opposed to the cross easement for properties to the east. He indicated Parcel 1 would be developed in 2017. Mr. Hilbers noted that access onto Carson Drive would have minimal impact on Carson Drive since most people would be heading north to Lassen Blvd. and not the residential area. He stated that no other property on the block has cross access easements to other parcels. Also, the owner is not aware of any deed restriction requiring the easement. Hilbers, in response, to Commissioner Sanbrook indicating there will be no access onto Lassen Blvd. since that would severely restrict building size, location, orientation, and parking on Parcel 1.

Gary Thiara, applicant and project owner, agreed with all conditions of approval with exception of Condition of Approval #5 requiring an easement allowing cross access to the east. In response to

Commissioner Sanbrook, Mr. Thiara stated he would occupy the office building on Parcel 1 which would be oriented along Lassen Blvd with an entrance on the south side and the structure on Parcel 2 would face north.

With no one else to speak either for or against the project Chairperson Shannon closed the public hearing and opened for Commission discussion and a motion.

There was additional discussion regarding the easement to the east. Director Rodriguez clarified the development pattern to the east. Chairperson Shannon expressed a desire to eliminate the access easement. Commissioner Robinson noted he favors connectivity however in this instance the access easement to the adjoining property is an onerous requirement on this project and he preferred to override the requirement.

Chairperson Shannon asked if there was a motion to approve the project with Condition of Approval #5 modified.

Commissioner Robinson motioned to determine the project is categorically exempt and approve Parcel Map TM-16-01 subject to the Conditions of Approval with an amendment to Condition #5, thus eliminating the need for the project to provide access to the east.

Commissioner Ali seconded the motion. The Commission voted to approve the project by a vote of 5 yes, 1 no, with Commissioner Sanbrook voting no.

Workshop

Item #5: Bars and Nightclub ordinance update

Director Rodriguez indicated he was following up on the August 31, 2016 Planning Commission discussion regarding nightclubs and amplified music. It was noted that the 500 ft. distance requirement for nightclubs and residential units basically eliminated any opportunity for a nightclub in the downtown area along Plumas street. Director Rodriguez reviewed the nightclub regulatory scheme that encompasses eating & drinking establishments, bars and drinking places, and nightclubs in the C-1, C-2, C-2 City Center, and C-3 zoning districts. He also discussed nightclub permit requirements.

Director Rodriguez indicated he would be bringing this item back to the Commission for further discussion and would provide Commission with a map of the Central City Specific Plan Center area.

Planning Commission Bylaws

Director Rodriguez briefed Commission on the bylaws and need to select a Chairperson, Vice Chairperson, and Sutter County Planning Commission Representative for 2017. There was general discussion that two current Commission members were seeking reappointment to the Commission which would go before the City Council on January 17, 2017 for formal action. It was decided that election of the 2017 Chairperson, Vice Chairperson, and appointment of Yuba City's representative to Sutter County Planning Commission should be tabled until after Council consideration of the appointments on January 17, 2017.

Commissioner Sanbrook moved to table elections of 2017 Chairperson, Vice Chairperson, and appointment

Development Service Director Reports:

Director Rodriguez reviewed the following items with Commission

- There are a number of projects that will be coming before the Commission within the next several months.
- Inquired as to which Commissioners would be attending the League of Cities conference in Los Angeles
- Informed the Commission that Panera Bread would be pulling building permits within the next several days.
- Informed Commission a joint meeting of the City Council and Planning Commission is scheduled for February 20, 2017 at 6:00 p.m. to discuss the El Margarita Specific Plan.

Report of Actions of the Planning Commission:

None

Adjournment:

There being no further business, the meeting was adjourned at 7:14 p.m. to the next regular meeting by Chairperson Shannon.

Arnoldo Rodriguez, Secretary
YUBA CITY PLANNING COMMISSION