



City of Yuba City

Council Chambers

December 13, 2017  
6:00 p.m.

The meeting was called to order at 6:01 p.m.

**Roll Call:**

Present: Commission Members Jana Shannon, John Sanbrook, Dale Eyeler, Jackie Sillman, John Shaffer, Vice Chair Michele Blake and Chair Daria Ali.

Also present was Arnoldo Rodriguez, Development Services Director/Recording Secretary, Ed Palmeri, Senior Planner, and Deputy Public Works Director Ben Moody.

**Swearing-in of John Shaffer:**

Performed by Director Rodriguez

**Pledge of Allegiance to the Flag:**

Led by Commissioner Dale Eyeler

**Public Communication:**

No comments made during this time.

**Approval of Minutes:**

Commissioner Sanbrook motioned to approve the minutes from the August 23, 2017 meeting. Commissioner Shannon seconded the motion. Commissioners voted unanimously 7-0 in favor.

Vice Chair Blake motioned to approve the minutes from the October 11, 2017 meeting. Commissioner Sillman seconded the motion. Commissioners voted unanimously 7-0 in favor.

Chair Ali moved item #6 prior to item #5 given the public interest in item #6.

**Public Hearing:**

**Item #6. Consideration of Tentative Parcel Map No. TM 17-03 and Environmental Assessment No. EA17-11 filed by Carriage Square, LP**

Senior Planner Palmeri presented the project and noted that the property owner is seeking authorization to create 3 commercial parcels, with a remainder parcel. He noted that the applicant has yet to file applications for the subject site and that N. Palora Avenue is technically a drive aisle, rather than a public road. Senior Planner Palmeri noted that the draft conditions of approval provide for uniform architectural design, a master sign program, and shared uses for parking, access, etc.

Commissioner Sanbrook noted that N. Palora Avenue appears to function as a public street. Deputy Director Moody noted that it may appear as a street, however there are no recorded easements, thus it is private property. Commissioner Sanbrook inquired if the City had ever spent public funds to maintain N. Palora Avenue. Deputy Director Moody stated that he was uncertain if the City had ever spent funds, to his knowledge, the City had not.

Commissioner Shaffer inquired if staff considered an easement for N. Palora Avenue. Deputy Director Moody noted that while staff considered it, the City prefers not to maintain it.

Commissioner Shannon requested that staff outline the key differences between N. Palora Avenue and Oji Way.

Director Rodriguez noted that Oji Way is anticipated as a public street, to be maintained by the City, whereas N. Palora Avenue is not a public road. Director Rodriguez noted that N. Palora Avenue will resemble a private drive aisle, similar to the Sam's Club parking lot.

Commissioner Shaffer noted that he favors vehicle access from the site to Whyler Road.

Chair Ali asked if anyone from the audience wanted to speak in favor or in opposition of the project.

A neighbor (no name provided) noted that if N. Palora Avenue is a private parking lot, should a vehicle accident occur, the Yuba City Police Department will not respond. Deputy Director Moody noted that police respond based on availability.

Director Rodriguez distributed a letter provided by a nearby property owner.

Commissioner Sanbrook asked staff if the public has ever been denied access along N. Palora Avenue.

Deputy Director Moody noted that he spoke with the previous City Engineer and to his understanding, N. Palora Avenue has always been a private drive aisle even though it resembles a public road.

Richard Valentine, 661 Lawrence Avenue stressed his concerns regarding storm drainage, parking, and traffic.

Chair Ali closed the public hearing and called for discussion.

Commissioner Shannon moved to approve staff's recommendation, subject to the addition of the following condition:

*#35: Vehicle and pedestrian access shall be provided and maintained from the subject site to Whyler Avenue.*

Commissioner Sillman seconded the motion. The Commission voted to unanimously approve the project by a vote of 7 yes to 0 no.

*Item #5. consideration for a two-year extension for Use Permit 07-13, for the construction of a religious institution, school, and related uses at the southeast corner of State Route 20 and El Margarita Road. The use permit was originally approved November 18, 2008. This is the fourth request for an extension for Use Permit 07-13. Applicant: Pastor Michael A. Ciociola; Owner: Calvary Christian Center*

Commissioner Eyler recused himself noting that he is a member of Calvary Christian Center.

Senior Planner Palmeri provided an overview of the project and noted that the Use Permit had previously been afforded three extensions. If approved, the new expiration date would be November 18, 2019.

Pastor Ciociola noted that his congregation has been aggressive in their fundraising efforts and that his congregation has been in Yuba City for over 55 years.

Being no further discussion, Commissioner Sanbrook made a motion to approve the two-year extension. Commissioner Shannon seconded the motion. The Commission voted to approve the extension by a vote of 6 yes to 0 no, with Commissioner Eyler recusing himself.

**Development Service Director Reports:**

There were no reports.

**Report of Actions of the Planning Commission:**

There were no reports.

**Adjournment:**

There being no further business, the meeting was adjourned at 7:43 p.m. to the next regular meeting by Chair Ali.

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Arnoldo Rodriguez, Secretary  
YUBA CITY PLANNING COMMISSION