



City of Yuba City

Council Chambers (Meeting was moved to the Sutter Room in City Hall given that the overhead screen in the Council Chambers malfunctioned. Notices were placed in conspicuous locations for potential visitors).

January 10, 2018
6:00 p.m.

The meeting was called to order at 6:02 P.M.

Roll Call:

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

Also present was Arnoldo Rodriguez, Development Services Director/Recording Secretary, Ben Moody, Deputy Director, Public Works, Darin Gale, Economic Development Manager

Pledge of Allegiance to the Flag:

Led by Vice Chair Blake

Public Communication:

No comments made during this time.

Public Hearing:

Item #3. Consideration of General Plan Amendment No. GP 16-06, Specific Plan Amendment No. SPA 16-04 and Environmental Assessment No. EA 17-02 filed by the City of Yuba City.

Presented by Director Rodriguez

Director Rodriguez reviewed the project requesting approval of a Specific Plan Amendment to the Central City Specific Plan and General Plan Amendment to facilitate the development of a hotel on 1.5 acres. Director Rodriguez noted the site is located on the northeast intersection of Shasta and B Streets and was part of the former Feather River Mills site. He noted that the site is presently vacant having been cleared of the former industrial use. More specifically, Rodriguez indicated that the project included the follow entitlements:

1. *General Plan Amendment No. GP16-06:* To re-designate the General Plan land use map for the approximately 1.5 acre site from a Business, Technology, and Light Industrial (BT&LI) land use designation to a Community Commercial (CC) land use designation in order to bring the General Plan into conformance with the Central City Specific Plan and the zoning.
2. *Specific Plan Amendment No. SPA 16-04:* An addition to the Central City Specific Plan text of a Community Commercial (CC) land use designation and an amendment to the land use map to redesignate approximately 1.5 acres from Storefront Commercial to Community Commercial (CC).

3. *Environmental Assessment (EA) 17-02*: An environmental assessment of the proposed project that includes an initial study, including a Mitigated Negative Declaration and Mitigation Monitoring Program.

Director Rodriguez indicated that as part of the initial study, the City commissioned a Remedial Design/Remedial Action Plan (FS/RAP) for this property as part of the City-owned 6.56 acres, of which the subject 1.5-acre site is part of. The study determined that there is contamination in the soil. The data collected for the study indicated that none of the contaminants had migrated to the underlying groundwater. Because the concentrations were low, they had not migrated into the groundwater at reportable levels. Thus, the remedial actions will not involve groundwater, but instead, center on soil removal. The remedial action in the FS/RAP is excavation of impacted soil with proper off-site disposal. A volume of approximately 10,500 cubic yards of material will be removed on the overall 6.56-acre site. He noted that the Action Plan was approved by the Central Valley Regional Water Quality Control Board, the State agency responsible for remediation.

In addition, Director Rodriguez noted that the City commissioned a Traffic Impact Study to assess potential traffic impacts as part of the hotel project. Staff noted that of the seven assessed intersections, only B and Boyd Streets would be potentially impacted; however, the applicant would contribute funds for future improvements at the intersection. He noted that staff is recommending adoption of the mitigated negative declaration and mitigation monitoring plan.

Director Rodriguez noted that the overall 6.56-acre site is adjacent to the Twin Cities Memorial Bridge which is in the process of being reconstructed, and noted that improvements on Bridge St. will prohibit access to the site for westbound driver's.

Director Rodriguez also noted that the site was initially designated for industrial uses given that City leaders at the time honored the then existing uses; however, due to extensive changes in the area, the site is better suited for commercial uses.

Commissioner Sanbrook noted that he has witnessed earthmoving activity at the site and inquired if the activity was related to the remediation. Public Works Deputy Director Ben Moody noted that the activity that Commissioner Sanbrook witnessed was not related to the remediation, rather the site has served as a staging area for recent improvements to Bridge St.

Commissioner Sanbrook inquired as to potential traffic impacts to B and Shasta Streets. Director Rodriguez noted that the Traffic Impact Study assessed the intersection and that hotels tend to generate traffic at different times in comparison to traditional office uses. The study determined that the use would not generate traffic above adopted City standards, thus mitigation, above and beyond payment of the City's Development Impact Fees is not warranted.

Commission Shaffer inquired as to why the City limited the Plan Amendment to 1.5 acres, rather than the overall 6.56-acre site. Director Rodriguez noted that it would be premature and speculative in terms of future uses.

Chair Ali opened the public hearing and requested persons in favor or opposition to speak.

Darin Gale, Economic Development Manager for the City, noted that the City and the developer have worked collaboratively for 7.5 years to bring this project to fruition. He noted that the City is in need of additional hotel rooms, and that it would capitalize on the improvements to Bridge St.

Commissioner Sanbrook inquired as to which hotel chain could we expect. Darin Gale noted that it will be a Holiday Inn Express.

No one spoke in opposition of the project.

Chair Ali closed the public hearing and called for the questions and/or action

Commissioner Sanbrook moved to recommend that the City Council adopt General Plan Amendment 16-06, Specific Plan Amendment 16-04, and Environmental Assessment 17-02 as outlined in the staff report.

Commissioner Shannon seconded the motion. The Commission voted to unanimously approve the project by a vote of 7-0.

Planning Commission Bylaws:

- A. Election of the 2018 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

Commissioner Sanbrook noted his preference for a rotating Chair and made a motion to elect Vice Chair Blake to serve as the Chair for 2018. Vice Chair Blake, noting other duties, declined the nomination. Commissioner Sanbrook then nominated Commissioner Eyler to serve as the Chair, however Commissioner Eyler declined the nomination given other commitments. Commissioner Eyler noted that he would accept a nomination to serve as Vice Chairperson. Commissioner Sanbrook stated that his nominations are not a reflection of the current Chair; however, he is an advocate of providing others an opportunity to serve as the Chairperson. Commissioner Sanbrook then made a nomination to elect Commissioner Ali to serve as the Chair. Chair Ali accepted the nomination and Commissioner Sanbrook made a motion to elect her as the Chair. Commissioner Shaffer seconded the motion. The Commission voted to unanimously elect Chair Ali as the Chair for 2018 by a vote of 7-0.

- B. Recommendation for appointment of Chairperson to Sutter County Planning Commission (per Section E-2 of the Planning Commission Bylaws).

Commissioner Sanbrook nominated Commissioner Eyler to serve as the Vice Chair for 2018. Upon accepting the nomination, Commissioner Sanbrook made a motion which was seconded by Commissioner Shannon. The Commission voted to unanimously elect Commissioner Eyler as the Vice Chairperson for 2018 by a vote of 7-0.

Chair Ali noted that she preferred to not represent the City on the County's Planning Commission. Commissioner Sillman made a motion to elect Commissioner Shannon to represent the City on the County's Planning Commission. Vice Chair Blake seconded the motion. Commissioner Sanbrook noted that he would not support the motion given that he is of the opinion that the City's representative should rotate and that Commissioner Shannon served on the County Planning Commission in 2016. The Commission voted 6-1, with Commissioner Sanbrook voting no, to recommend that Commissioner Shannon represent the City on the County's Planning Commission.

Chair Ali then requested that an item be added to the next Commission agenda to discuss having the Chair serve two-year terms rather than one.

Development Service Director Reports:

Director Rodriguez provided the Commission with an update on the various projects under construction.

Report of Actions of the Planning Commission:

There were no reports.

Adjournment:

There being no further business, the meeting was adjourned at 7:10 p.m. to the next regular meeting by Chair Ali.

Arnoldo Rodriguez, Secretary
YUBA CITY PLANNING COMMISSION