



City of Yuba City

Council Chambers

March 28, 2018  
6:00 p.m.

The meeting was called to order at 6:00 P.M.

**Roll Call:**

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

Also present was Arnolando Rodriguez, Development Services Director/Recording Secretary

**Pledge of Allegiance to the Flag:**

Led by Vice Chair Eyeler

**Public Communication:**

No comments made during this time.

**Public Hearing:**

*Item #3: Consideration of a Use Permit to convert a portion of an existing light industrial building for use as two basketball courts that will be utilized primarily for youth basketball practices and games. The two courts will replace the existing single court facility in the neighboring suite. The proposal includes one suite within an existing larger building. That building is part of a three building light industrial/warehouse facility. The facility is located at 1100 Garden Highway, which is at the northeast corner of Garden Highway and Epley Drive. This facility will be in Suite 1600.*

Presented by Director Rodriguez

Director Rodriguez reviewed the project requesting approval of an indoor recreational facility which would house two basketball courts. Director Rodriguez noted that:

- The previously approved basketball court in the neighboring suite will close upon the opening of the subject facility.
- The site is served by three drive-approaches, one on Garden Highway and two on Epley Drive.
- The site provides three vehicle gates. The applicant will be responsible for closing the gates on a nightly basis.
- There is a pedestrian gate that will need to be retrofitted to include panic hardware.
- The building will be limited to 150 persons, with 77 seats.
- Games will occur weekdays after 5 pm and all day Saturdays. There will be no sanctioned games on Sundays.
- During summer hours, practices may begin at noon; however, there will be no games until after 5 pm.

- The site provides 122 parking spaces. The City's Municipal Code does not define the exact number of required parking spaces.

Commissioner Sanbrook noted that on page 4 of the staff report, it reads:

*“Further, all of the exiting southbound traffic will utilize Epley Drive right-turn onto Garden Highway, which is a fully signalized intersection.”*

Director Rodriguez noted that this is an error and that the intersection is not signalized as Commissioner Sanbrook noted. Rather, there is simply a stop sign on Epley Dr.

Commissioner Shaffer inquired if the gate along the eastern property line affects the neighboring site. Director Rodriguez clarified that the gate serves as an entry to the rear of the building that is part of the subject site.

Vice Chair Eyeler asked the applicant to discuss parking and if he can foresee parking becoming an issue. Applicant Pinder Lally noted that they are currently open on Saturdays and do not experience problems. He noted that most parents simply drop-off their children; thus, parking is a non-issue.

Vice Chair Eyeler continued by asking the applicant how late they stay open. Mr. Lally indicated that they close at 10 pm.

Chair Ali asked the applicant what precautions they will take to ensure that the roll-up doors are secure. Mr. Lally noted that he will devise a system, and if it does not appear secure, he simply will not open the roll-up doors.

Commissioner Sanbrook asked if the applicant had entered into a short or long-term lease agreement. Mr. Lally noted that he had yet to enter a lease agreement, given that he was awaiting approval of the Use Permit. He noted that it will likely be a 3-5 lease agreement, given that his long-term goal is to own his facility.

Chair Ali opened the public hearing and invited persons to speak.

Pastor Greg Mansur of Adventure Church of Yuba City noted that he is supportive of the project; however, he expressed concern regarding parking given that his congregation requires all available on Sundays. He noted that his congregation has 1,000 active members.

Commissioner Shaffer inquired if the church has considered relocating. Pastor Mansure noted that they are exploring options.

Chair Ali closed the public meeting.

Several Commission members noted their support. There being no further discussion, Commissioner Sanbrook moved to approve the project. Commissioner Shaffer seconded the motion. The Commission voted to unanimously approve the project by a vote of 6-0, with Commissioner Sillman absent.

*Item #4: Consideration of a parcel map to subdivide a 7-acre site into 7 commercial parcels ranging in size from 0.46 to 2.01 acres. The project site is located at 770 North Walton Avenue,*

*which is on the west side of Walton Avenue, just north of Bridge Street. Assessor's Parcel Number 58-080-004*

Presented by Director Rodriguez

Director Rodriguez reviewed the project requesting approval to subdivide the seven acre parcel. Director Rodriguez noted that:

- Parcel Maps are discretionary entitlements; thus, the need for a public hearing.
- Two of the proposed seven parcels are under development. The eastern parcel will house Hilbers Inc. corporate office, while the other will be used as their corporate yard.
- The site will provide two vehicle access points to N. Walton Ave.
- Additional access will be provided from the bank parking lot via cross access agreements.
- The applicant will be required to record a cross access agreement, prepare a Master Sign Program, and install a six-foot tall masonry wall along the western property line.

George Musallam, representing Hilbers Inc., spoke in favor of the project and requested clarification on condition #14. Specifically, Mr. Musallam requested that the condition be modified given that 2 of the 7 parcels are under development and it would be premature to submit a drainage plan for the remaining parcels given that they do not have concrete plans for size or placement of future buildings.

Commissioner Sanbrook asked Kurt Hilbers of Hilbers Inc. if future tenants have been identified. Mr. Hilbers indicated that several people have expressed an interest; however, they may need the space for their company.

Commissioner Shaffer inquired as to how the southern parcels will be accessed, to which Mr. Hilbers noted through the southern drive aisle, which will have CC&R.

Chair Ali closed the public meeting.

Several Commission members noted their support. There being no further discussion, Commissioner Sanbrook moved to approve the project, subject to amending Condition #14 to read as follows:

*Drainage plans shall be submitted to the Public Works Department at the time of building permits on lots 2 through 6. Said plans shall be completed and signed by a Professional Engineer.*

Commissioner Schaffer seconded the motion. The Commission voted to unanimously approve the project by a vote of 6-0, with Commissioner Sillman absent.

*Item 5: Appointment of a Planning Commission member to a Public Art Committee to assist the City in selecting appropriate artwork for public utility boxes. The committee is scheduled to be comprised of members from various City Commissions.*

The Commission elected Commissioners Blake and Shannon as representatives.

*Minutes*

Minutes of February 28, 2018. The Commission requested to table the item until its next meeting.

*Development Services Director Reports*

Director Rodriguez noted that four Commissioners and himself are scheduled to attend the League of California Cities Planning Commissioners Academy the upcoming week in Monterrey.

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

Commissioner Shannon noted that the Sutter County Commission recently considered a request to establish an event center on a three-acre parcel. The permit was denied.

**Adjournment:**

There being no further business, the meeting was adjourned at 7:22 p.m. to the next regular meeting by Chair Ali.

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Arnoldo Rodriguez, Secretary  
YUBA CITY PLANNING COMMISSION