



City of Yuba City

Council Chambers

May 23, 2018
6:00 p.m.

The meeting was called to order at 6:00 p.m.

Roll Call:

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

Absent: Jana Shannon and Michele Blake.

Also present was Arnoldo Rodriguez, Development Services Director/Recording Secretary and Ben Moody, Deputy Director, Public Works Dept.

Pledge of Allegiance to the Flag:

Led by Commissioner Sillman.

Public Communication:

No comments made during this time.

Public Hearing:

Item #3: Tentative Parcel Map (TPM) 17-04: Proposal to subdivide a 2.35-acre parcel into three single-family residential lots ranging in size from two lots each being approximately 6,050 square feet in size and the third lot is approximately 5,823 square feet, with a remainder parcel of 1.93 acres.

Presented by Director Rodriguez

Director Rodriguez reviewed the project requesting to subdivide the property. Director Rodriguez noted that:

- The site is zoned One-Family Residential (R-1) Zone District, which requires a minimum lot size is 5,000 square feet.
- The two proposed 6,050 square foot lots and the 5,823 square foot lot exceed the minimum lot size. All other property development standards would be reviewed at the time of building permit submittal and the applicant is not requesting exceptions to the adopted standards.
- The property is designated Low Density Residential (LDR) by the City's General Plan, which permits single-family residential development ranging between 2-8 dwellings per acre.
- There will be a remaining 1.93-acre lot that could potentially be further subdivided into single-family lots.
- City services including, water, sewer, and storm-water drainage are available to serve the

- property. These improvements already exist in Sanborn Road, in front of the property.
- Access for the three proposed residential lots would be from Sanborn Road, which is developed with curb, gutter, and sidewalk.
 - While the owner's intent is not known, it is important to the City that Jodi Drive be connected as part of the development on the remainder parcel.
 - To ensure this take place, a condition is included that requires construction of Jodi Drive as part of the development of that property, whenever that occurs.
 - Similar to other subdivisions, a condition is proposed requiring participation in the City's Community Facilities District (CFD). The purpose of the CFD is funding of on-going costs for police, fire, and other government services. Currently, the fee is \$425 per residential unit per year, with an escalator clause to account for inflation.
 - The Project is categorically exempt from environmental review.

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

Applicant Stan Sandgren spoke in support of his proposal and noted that they will be developing three, single-family homes, comparable to those in the neighborhood.

Community member Gerald of 1452 Jodi Drive inquired as to when Jodi Drive would connect through the remainder parcel.

Commissioner Sillman inquired if a trust fund would be the appropriate funding mechanism for the development of Jodi Drive.

Commissioner Sanbrook noted that Jodi Drive would develop when the remainder parcel is developed.

Director Rodriguez confirmed this was correct.

Commissioner Schaffer inquired as to the cost of developing Jodi Drive, to which Director Rodriguez deferred to the applicant. Applicant Sandgren estimated between \$150,000-\$200,000.

Community member Parminder Singh of 2086 La Rabyn Way inquired if the proposed homes would be single or two-story.

Director Rodriguez noted that the Conditions of Approval do not stipulate the number of floors given that many of the homes in the neighborhood are two-story.

Community member Stacy Hoffman of 1513 Alicia Drive noted that her home abuts the east side of the property. She noted that surrounding homes sit higher in comparison to her home, thus water tends to drain onto her property; she also expressed concern regarding the width of Jodi Way; and, about the placement of multi-story homes adjacent to the single-story homes to the east.

Commissioner Sanbrook inquired about the street width in response to Ms./Mrs. Hoffman's inquiry. Deputy Public Works Director Ben Moody noted that Jodi Way would match the existing street pattern.

Chair Ali closed the public comment period.

Commissioner Schafer inquired if there are any water wells on the property. Deputy Public Works Director Moody noted that there are not.

Commissioner Sanbrook made a motion to approve the project, including an amendment to condition #29 to read as follows:

All street lighting shall be energized prior to the ~~issuance of any building permits~~ occupancy of the first home.

Vice Chair Eyeler seconded the motion. The Commission voted to approve the project by a vote of 5-0, with two Commission members absent.

Item #4: Review General Plan Consistency of the City's proposed Capital Improvement Program Budget for 2018-2023.

Deputy Public Works Director Moody presented the City's Capital Improvement Program and noted many of the street improvements, including Franklin Road, Tuly Parkway, Sanborn Road, and Bridge Street.

Chair Ali asked Mr. Moody to elaborate on local efforts, including Senate Bill 1 funding, pertaining to local roads and the City's strategy for maintaining roadways.

Mr. Moody noted that the City makes repairs based on need and availability of funding.

Mr. Moody noted:

- The increased water rates and the reason behind the increase is the need to improve existing facilities.
- Noted that the City is updating its Water Master Plan. He noted that the plan was last updated during a period of tremendous growth and the new study will recalibrate growth projections.
- Highlighted the Pressure Surge Relief Facility, which will help the city avoid "hammer" effects on the water system which have a tendency to cause leaks.
- The cellular water meter replacement program and how the city applied and received a grant to assist the city offset the cost/s to change the meters.

Commissioner Sanbrook inquired how the Barry School Water Transmission Line project will be funded to which Mr. Moody noted grants. Vice Chair Eyeler noted that it would also create a loop water system which has benefits for the City. Mr. Moody agreed.

At 7:10 p.m., Commissioner Sillman excused herself.

Mr. Moody noted extensive improvements to the wastewater treatment plant, which includes adding redundancy in the system given that it lacks such measures today.

Chair Ali asked if grants are available and if there are 2 or 3 digesters. Mr. Moody noted that there are two digesters.

Chair Ali inquired how much additional development could be accommodated with the proposed enhancements. Mr. Moody noted that after the City completes the Water Master Plan, the City

would commission a Wastewater Master Plan to ensure that the City has a better understanding of its needs based on projected growth rates.

Mr. Moody noted that with the new rates, the City is projecting on allocating approximately \$1 million per year to better maintain existing pipelines that are in need of repair.

Commissioner Schaffer inquired about the completion date of the 5th Street Bridge. Mr. Moody noted that it should be complete by 2020.

There being no further discussion, Commissioner Sanbrook made a motion to approve. Vice Chair Eyeler seconded the motion.

The Commission voted to approve the project by a vote of 4-0, with three Commission members absent.

Minutes

Minutes of February 28, 2018 and March 28, 2018

Commissioner Sanbrook made a motion to approve the minutes.

Commissioner Shaffer seconded the motion. Vice Chair Eyeler noted three typos while Chair Ali noted another in the minutes. Commissioner Sanbrook amended the motion inclusive of the corrections. By a vote of 4-0, the Commission voted to approve the minutes.

Development Services Director Reports

Director Rodriguez noted at its upcoming meeting, the Commission would consider two Use Permits, The Habit Burger and Panda Express. He also noted that Sullivan Auto dealership submitted land use entitlements to expand its site, while Round Table Pizza will be redeveloping a part of the Raley's Shopping Center.

Report of Actions of the Planning Commission:

No reports.

Adjournment:

There being no further business, Chair Ali adjourned the meeting at 7:34 p.m. to the next regular meeting.

Arnoldo Rodriguez, Secretary
Yuba City Planning Commission