

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
April 24, 2019
6:00 P.M. – REGULAR MEETING**

Materials related to an item on the Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net subject to staff's availability to post the documents before the meeting.

Call to Order

Chairperson Ali called the meeting to order.

Roll Call:

Commissioners in Attendance:

Daria Ali (Chairperson)

Dale Eyeler (Vice Chairperson)

Jana Shannon

Lorie Adams

Michele Blake

Richard Doscher (Sutter County Representative)

Commissioner not in Attendance:

John Shaffer

Pledge of Allegiance led by a Commissioner Blake.

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearances of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statement to three minutes.

Planning Commission Business

3. Introduction and swearing-in of new Planning Commissioners

- **Lorie Adams**
- **Richard Doscher (Sutter County Representative)**

Patricia Buckland, City Clerk, swore in Lorie Adams and Richard Doscher.

4. Election of 2019 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

Chairperson Darla Ali called for nominations for Chairperson.

Nomination: Dale Eyeler as Planning Commission Chairperson

Nominated by: Commissioner Shannon

Seconded by: Chairperson Ali

Vote: Daria Ali, aye, Jana Shannon, aye, Michele Blake, aye, Lorie Adams, aye, Richard Doscher, aye.

The vote passed 5:0

Chairperson Dale Eyeler called for nominations for Vice Chairperson.

Nomination: Michele Blake as Planning Commission Vice Chairperson

Nominated by: Commissioner Ali

Seconded by: Commissioner Shannon

Vote: Dale Eyeler, aye, Daria Ali, aye, Jana Shannon, aye, Lorie Adams, aye, Richard Doscher, aye.

The vote passed 5:0

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

E-2 – Annually, the newly elected Chairperson shall be recommended by the Planning Commission for appointment to the Sutter County Planning Commission. In the event the Chairperson, for any reason, does not wish to serve on the Sutter County Planning Commission, then the Planning Commission shall elect a member of its body to serve on the Sutter County Planning Commission. Notice of such recommendation shall be transmitted to the City Council

by the Secretary and the City Council shall forward said recommendation to the Board of Supervisors.

Motion: Dale Eyeler be liaison to the Sutter County Planning Commission as the Chair of the Yuba City Planning Commission.

Moved by: Commissioner Ali

Seconded by: Commissioner Shannon

Vote: Daria Ali, aye, Jana Shannon, aye, Michele Blake, aye, Lorie Adams, aye, Richard Doscher, aye. Commissioner Eyeler abstained from the vote.

The vote passed 5:0

Darin Gale, Director of Development Services, commented that before Chairperson Eyeler can be sworn in as the Sutter County Liaison the decision will need to be approved by City Council and the Board of Supervisors.

Approval of Minutes

6. Minutes from February 27, 2019

Commissioner Ali indicated that Commissioner Sanbrook's had been misspelled on page two.

Motion: to approve the February 27, 2019 meeting minutes.

Moved by: Commissioner Ali

Seconded by:

Vote: Dale Eyeler, aye, Daria Alie, aye, Jana Shannon, aye, Michele Blake, aye, Lorie Adams, aye, Richard Doscher, aye.

The vote passed 6:0

Public Hearings

After the Staff report for each agenda item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. Tentative Parcel Map (TPM) 18-01 (Hilbers/Jones Properties LLC): Proposal to subdivide a 2.02-acre parcel into five commercial parcels ranging in size from 0.28 acre to 0.69 acres.

Mr. Gale introduced the proposal and reviewed the Staff Report with the Commission. He noted that at this time they are simply asking to be able to create additional parcels but noted the applicant has plans to improve the Waffle Barn restaurant façade. He continued to give an overview of the Staff Report and reviewed the proposed conditions for the project.

Ben Moody, Interim Assistant Public Works Director, clarified which driveways will be kept and which will be removed with the redevelopment. He noted they are also trying to make some of them ingress only but noted that final decision will be up to California Department of Transportation (Caltrans).

Commissioner Adams asked about the phasing of the development. Mr. Gale commented that he believed the applicant would like for it to all be developed at one time, but that it may happen in phases depending on when they can sign leases with tenants.

Commissioner Adams asked when traffic studies are required. Mr. Moody shared the City's traffic study policy and clarified a traffic study is not needed at this time but could be required in the future. He noted that Caltrans reserves the option to require a traffic study as well.

Chairperson Eyeler asked where landscaping will be. Mr. Gale explained the developer is willing to meet the landscaping requirements, but they do not know exactly how at this time.

Kurt Hilbers, Applicant, stated they agree with the proposed conditions. He then clarified their intentions with the property including landscaping along Highway 20 and a refacing on the Waffle Barn restaurant.

Commissioner Ali asked if the parcels could accommodate drive through queuing. Mr. Hilbers explained they will finalize parcel one and three and the other three parcels can move around in order to accommodate them.

Chairperson Eyeler asked if they anticipated the same tenants for parcels one and three. Mr. Hilbers responded they do and noted they have leases in place.

Chairperson Eyeler opened the meeting up for public comments on this item. None were offered, and the public hearing was closed.

Motion: to adopt the following findings: Item Number 1 – environmental, Item Number 2 – TPM 18-01 A-G, and Item Number 3 – approve the tentative parcel map 18-01 subject to the conditions of approval with the updated conditions of approval included

Moved by: Commissioner Shannon

Seconded by: Commissioner Ali

Vote: Dale Eyeler, aye, Daria Ali, aye, Jana Shannon, aye, Michele Blake, aye, Lorie Adams, aye, Richard Doscher, aye.

The vote passed 6:0

- 8. Subdivision Map (SM) 16-04 and Development Plan (DP) 16-01, Yuba Crossing. A request to consider an extension of the time in which to file a final subdivision map and to begin construction of the development project.**

Mr. Gale asked the Commission not to take action on this Item and indicated Staff would re-notice for it at their next meeting.

Development Services Director Reports

Mr. Gale stated he had a book for each of them which can be a good reference for them as they serve on the Planning Commission.

Mr. Gale announced that they have a Planning Manager Vicrim Chima. Vicrim Chima introduced himself to the Commission.

Mr. Gale commented that the Commission should receive a Development Update the first week of every month. He added that Staff also plans to get all of their applications online in hopes to better engage the community.

Report of Actions of the Planning Commission

Chairman Ali asked that a certificate of gratitude be given to Commissioner Sanbrook at their next meeting. She then encouraged everyone to attend the League of California Cities meeting to always communicate through city emails. She then asked Staff to get reports to Commission on Wednesday instead of Friday the week before meetings.

Adjournment

Chairperson Eyeler adjourned the meeting.