

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
August 28, 2019  
6:00 P.M. – REGULAR MEETING**

Materials related to an item on this 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](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

Call to Order

Chairperson Eyeler called the meeting to order.

Planning Manager, Vicrim Chima called the attendance roll.

Roll Call:

Commissioners in Attendance:

Dale Eyeler (Chairperson)

Jana Shannon

Daria Ali

Lorie Adams

Richard Doscher (Sutter County Representative)

Commissioners Absent:

Michele Blake (Vice Chairperson)

John Shaffer

Commissioner Ali led all those in attendance in the Pledge of Allegiance.

**Public Comment on Items not on the Agenda**

The Planning Commission welcomed those in attendance and encouraged them to participate in the 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.

Chairperson Eyeler opened public comment. No one spoke. He then closed public comment.

**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. Appearance 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 statements to three minutes.*

## **Approval of Minutes**

### **3. Minutes from September 26, 2018 (REVISED)**

Commissioner Ail mentioned that she would prefer the wording “agendized” used in the minutes. She requested that this be corrected in the minutes and agendas moving forward.

**Motion:** To approve September 26, 2018 with the correction as noted.

**Moved by:** Commissioner Ali

**Seconded by:** Commissioner Shannon

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

**The vote passed 5:0**

### **4. Minutes from November 14, 2018 (REVISED)**

**Motion:** To approve November 14, 2018 as revised and submitted.

**Moved by:** Commissioner Ali

**Seconded by:** Commissioner Shannon

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

## **Public Hearings**

After the staff report for each agendized 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.

### **5. Use Permit (19-01) Fur and Feathers Luxury Pet Resorts, LLC: To allow for construction of a 4,800 square foot building to house an animal boarding and grooming facility. (Continued from July 24, 2019)**

Chairperson Eyeler introduced the agenda item.

Mr. Chima provided an overview of the application. He mentioned that the property is one half acre in size and zoned CM. He stated that the building is approximately 4,800 square feet and contains three employees across two shifts. There will be up to 50-60 animals consisting of dogs, cats and birds. Pending issues included:

- Applicant to return with Auto CAD drawing accurately depicting dimensions of plans
- Provide additional operation information of the business
- Directed staff to revise the conditions of approval to allow additional height for the perimeter fence, operational hours from 7 am – 7 pm, removing a duplicate condition and a condition related to 24-hour monitoring and granting final review authority for final landscape, lighting and finishes to the Director of Development Services

He mentioned that an additional condition related to trash access will be added based on feedback received by Chairperson Eyeler. He then presented photos of the site and overviewed the site plan. He mentioned that a 10-foot landscape strip and the parking was reduced to accommodate a loading zone, bulb outs for trees and ADA spaces. The floor plan is similar to what was presented in the last meeting. There are five outdoor play areas divided by CMU walls. He indicated that the applicant added a one-story component to the front of the building to match other buildings on the street. He then overviewed proposed building materials.

He mentioned that a representative from Recology commented that they would like the proposed bulb outs removed to provide truck access to the trash enclosure. This will impact one of the mature trees needed to obtain the canopy required by code. He feels they can relocate this tree to another area on the site. He stated that the recommendation is for an additional condition of approval stating "The final site plan shall be subject to review by an authorized Recology representative and approval by the Director of Development Services." He indicated that the recommendation is to find the project categorically exempt and to approve the use permit based on the findings and revised conditions of approval attached to the staff report and the additional condition of approval related to the trash enclosure.

Commissioner Shannon asked with an exception can be made if the tree cannot be relocated appropriately.

Mr. Chima mentioned that if the canopy requirement is a standard and if it cannot be met with the current design then the parking lot may need to be redesigned.

Commissioner Ali commented that the photo shows a tree along side the building. She indicated that a more appropriate place would be between the building and storage area.

Mr. Chima commented that an additional tree may be able to fit in the east portion of the property.

Commissioner Adams stated that the previous document listed a condition that no veterinary services would be available, but this was dropped in the updated version.

Mr. Chima responded that it was a duplicate condition.

Commissioner Adams commented that she does not see it in the conditions list and requested that the condition be added back in.

Chairperson Eyeler commented that item 36, in regards to the trash enclosure, needs to have a definitive "shall" as opposed to "should."

Commissioner Adams stated that item 32 requires the facility to function with the project description not dated August 28<sup>th</sup> and approved by the commission. She suggested that it state the project function in accordance to the narrative and attachments.

Commissioner Shannon stated that item 33 states the perimeter wall may be painted, plastered or otherwise treated and asked if it is intended to be optional.

Mr. Chima mentioned that it was written to provide them options.

Commissioner Doscher asked if the elevations are incorrect in stating the wall is six feet. He mentioned that they were going to allow a six-foot wall with a decorative iron cap on the top for added security of the animals.

Mr. Chima replied that it was an oversight and the applicant had to turn the new plans around quickly to meet a compressed timeline.

Chairperson Eyeler opened public hearing.

Pam Shockley, applicant, asked if they are talking about the front decorative wall being painted or plastered.

Mr. Chima stated that it is the front wall facing the street and trash enclosure.

Chairperson Eyeler closed the public hearing.

Commissioner Adams asked if colors have been chosen.

Ms. Shockley stated that the building has provided them a set of colors but they have not made a decision.

**Motion:** To approve the use permit # 1901 Fur and Feathers Luxury Resorts, LLC, to allow for construction of a 4,800 square foot building to house an animal boarding and grooming facility with conditions of approval and the addition of item 41 from the previous conditions of approval related to restricting veterinary services, additionally adding a provision to increase height of the perimeter wall to seven feet including the exhibits provided to the Planning Commission related to the shingles, siding and selection of the metal building items provided at the meeting and item 32 to correct the sentence to state “the facility shall operate pursuant to the project description and attachments dated August 28, 2019 and approved by the Planning Commission.”

**Moved by:** Commissioner Adams

**Seconded by:** Commissioner Ali

**Motion Amended:** The Planning Commission and staff discussed amendments to the motion. Commissioner Adams amended her motion to include approvals from Recology, to replace the word “should” with “shall” in item 36; and to find the project environmentally exempt from CEQA.

**Amended Motion Seconded by:** Commissioner Ali

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

### **Development Services Director Reports**

Mr. Chima shared comments from the Interim Director of Development Services, Brian Millar. The plan is to have a procedural training on rules and parliamentary procedures with the Planning Commission and City Council during the first part of the meeting on October 23rd. The training will be provided by the city attorney.

Commissioner Ali suggested that the training be scheduled at 5 pm instead of 6 pm to accommodate applicants. The Planning Commission discussed needing to get clarification on the type of rules they use, whether Roberts Rules or Rosenberg Rules. They also mentioned inviting the County to the training as well.

Mr. Chima commented that they will provide a status of all current projects so the Planning Commission will know where each are in the process.

### **Report of Actions of the Planning Commission**

Chairman Eyeler indicated that he was installed at a meeting with the county. He mentioned that they approved the closure of a mine on the north side of the Buttes and approved the splitting of lots for the Colusa Shooting Club.

### **Adjournment**

Chairperson Eyeler adjourned the meeting at 6:35 pm.