



Minutes of the Planning Commission

City of Yuba City

Council Chambers

February 27, 2019

6:00 pm

The meeting was called to order by Chair Daria Ali.

Roll Call:

Present: Commission members Jana Shannon, John Sanbrook, Vice Chair Dale Eyeler, Michele Blake, and Chair Daria Ali.

Also present was Darin Gale, Interim Development Services Director, and Diana Langley, Interim City Manager.

Pledge of Allegiance to the Flag:

Led by Commissioner Blake

Public Communication:

No comments made during this time.

Public Hearing:

Item #3. Consideration of Development Plan No. DP 17-04

Presented by Interim Development Services Director, Darin Gale

Director Gale reviewed the project requesting approval of a Development Plan to facilitate the development of a 40-residence publically owned apartment facility for homeless and mentally disabled individuals. Director Gale noted that the site is located at the northeast corner of Garden Highway and Miles Avenue. He noted that the site is currently vacant having been formerly used as the administrative office for the Regional Housing Authority. More specifically, Mr. Gale indicated that the project included the following entitlements:

1. Development Plan No. DP 17-04 for New Haven Court, a 40-residence publically owned apartment facility for homeless and mentally disabled individuals.
2. CEQA: Determination that the project is categorically exempt from CEQA pursuant to California Environmental Quality Act Section 15332, In-Fill Development Projects.

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

Chair Ali closed the public hearing with no comments

Commissioner Shannon inquired about the parcel size. Mr. Gale noted that the parcel size was 0.67 acres.

Commissioner Eyeler noted that most tenants will likely use bicycles and inquired if bicycle parking was noted on the plans. Mr. Gale noted that bicycle parking was not shown on plans but that it would be required as part of the development permit and is a required part of the City Zoning Code.

Commissioner Eyeler inquired if the City would require more bicycle parking than usual due to the fact that this would be the primary mode of transportation. Mr. Gale responded that yes the City would ask for additional bicycle parking.

Commissioner Eyeler noted that the proposed building is a very nice building and due to the proposed tenants being homeless community members, would maintenance be an issue. Staff deferred this question to the applicant.

Commissioner Blake inquired about the City Bicycle Master Plan as relates to multimodal transportation. Interim City Manager, Diana Langley noted that the City is working to develop an updated Bicycle Master Plan and that this proposed project is currently located along a Class 2 Bicycle Route.

Commissioner Blake noted that bicycle parking and storage should be part of recommendations.

Commissioner Sanbrook noted that the original project was for a Senior Complex and inquired if something happened to change the use. Director Gale responded to clarify that the initial public notice indicated that the currently proposed project was a senior complex but that the use is actually for supportive housing for homeless and mentally disabled. A new notice was sent out to clarify an error.

Commissioner Sanbrook inquired about the homeless facility located on Live Oak Boulevard. Mr. Gale responded that Sutter County is planning temporary transitional housing at the Live Oak Blvd. location.

Commissioner Sanbrook inquired if the City is involved with the homeless facility located on Live Oak Boulevard. Mr. Gale noted that yes the City is involved with the project, however, it is located outside of the City Limits and within the county so the county is the lead agency in the review.

Commissioner Sanbrook inquired if this is a joint project between the county and the city. Mr. Gale responded that it is not a joint project but the City would like to continue involvement.

Commissioner Sanbrook commented that since there is a deviation from the General Plan with regards to density and parking, would a formal variance be required? Mr. Gale responded that the City does not believe that the density and parking have deviated from the General Plan. He noted that both parking and density calculations are justified.

Commissioner Sanbrook inquired where the parking study is. Director Gale responded that the City used the applicant response regarding parking (Staff Report Attachment) as sufficient information regarding parking calculations.

Commissioner Sanbrook inquired if the city is deviating from any other zoning code regarding this proposed project. Mr. Gale responded no.

Commissioner Eyeler noted that R-3 zoning districts require a certain amount of open space and inquired if the project met this requirement. Mr. Gale responded yes.

Commissioner Sanbrook inquired if there will be any access to the site off of Miles Avenue. Darin responded that there will be no access to the site from Miles Avenue.

Chair Ali inquired if the height of the building conflicts with City Council. Mr. Gale responded that no it does not conflict with requirement of the City of Yuba City.

Requested by Planning Commission, Gustavo Becerra, Executive Director of the Regional Housing Authority

Director Becerra noted that there was a decision to change the use from senior housing to supportive housing for homeless and mentally disabled community members because the senior housing use would have been difficult to finance. He added that there were multiple funding sources including the City that the Housing Authority could leverage to complete the project.

Director Becerra also noted that there has been a NEPA environmental review completed for this project as a requirement for federal funding. Becerra also described how their facilities, including existing facilities in Marysville and Yuba City, are maintained with a high standard.

Commissioner Eyeler asked Becerra if he would be willing to provide additional bike parking if it were needed. Becerra said that he would be willing to add the additional bike parking.

Commissioner Sanbrook inquired if there were an established set of requirements for tenants. Director Becerra replied yes and added that referrals would come through the Yuba-Sutter Behavioral Health Department.

Commissioner Sanbrook inquired if there was an age criteria. Director Becerra replied no.

Director Becerra added that the Regional Housing Authority would be working with Hands of Hope to not only support tenants but to also help them build life skills.

Commissioner Ali inquired about the square footage intended for the individual studios. She additionally asked if the applicant has met with neighbors and local community regarding the proposed use. Director Becerra responded that yes they have notified neighbors. Director Gale added that staff has re noticed the project to clarify unclear information.

Presentation from Architect of Record Doug Gibson. The architect discussed other supportive housing projects that his firm has worked on. He added that this proposed project would include 4 ADA parking stalls with one van accessible space. He also added that there are approximately 20 bicycle parking spaces proposed.

Commissioner Eyeler responded that he is satisfied with the response from the architect regarding the number of bicycle parking spaces.

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

Chair Ali closed the public hearing.

Chair Ali entertained a motion

Commissioner Eyeler made a motion to approve the project with the Conditions of Approval and CEQA exemption.

Commissioner Shannon seconded the motion.

Votes in favor: 5

Votes not in favor: 0

Unanimous vote

Item #4. Consideration of Proposed General Plan Amendment to update the General Plan Transportation Element text and map of City collector and arterial streets.

Staff Presentation by Interim Director Darin Gale

Commissioner Sanbrook made a motion to authorize staff to prepare a draft General Plan Amendment and return to the Planning Commission for consideration of the proposal.

Commissioner Blake seconded the motion. Commissioner Blake asked how often does a city amend and continue to amend the General Plan before an overall comprehensive update is made. Mr. Gale responded that city General Plans are usually updated every 10-20 years. He added that the City General Plan is undergoing two major updates including a Traffic update and Housing Element update that would update the document significantly.

Commissioner Eyeler inquired how long this project would take to complete. Mr. Gale responded that it would take up to six months to complete. He added that it would impact more than 1,000 properties and that the City will notice all properties within 300' of roads proposed to be reclassified.

Chair Ali called for a vote

Votes in favor: 5

Votes not in favor: 0

Unanimous vote

Interim Development Services Director, Darin Gale presented a goodbye and thank you to John Sanbrook who's term as Planning Commissioner is ended.

Development Service Director Reports:

Director Darin Gale presented a Development Services Report

Adjournment:

Meeting Adjourned at 7:17pm

Darin Gale, Secretary
City of Yuba City Planning Commission