

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
January 9, 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

John Sanbrook

Michele Blake

John Shaffer

Jackie Sillman (Sutter County Representative)

Pledge of Allegiance led by a Commissioner.

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.

Approval of Minutes

3. Minutes of November 28, 2018 Planning Commission meeting

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.

3. **Subdivision Map (SM) 06-04 Harter Estates – South. A request to consider a two-year extension of the time in which to file a final map for the Harter Estates – South Subdivision Map. The project is located south of the proposed Jefferson Blvd., west of Ruth Avenue, east of Harter Parkway and north of State Route 20.**
4. **Use Permit 18-05 to allow operation of a 12-bed Mental Health Rehabilitation Center and a make a determination that the project is categorically exempt from CEQA. The project is located at 290 Percy Avenue on the corner of Jewell Avenue and Percy Avenue. (APN: 53-163-011)**

PUBLIC COMMENT (0:0) stated that he does not feel this use belongs in a residential district but a C-2, C-3, or a CO district with a use permit.

Scott Milano, 624 East Taber Avenue, pointed out there are many schools and children in the area as well as elderly people. He stated this type of facility matched with the surrounding properties.

Kristy Macy, 654 Taber Avenue, expressed her concerns with the project and asked Council to vote against it. She clarified it will be a dangerous and inappropriate use for the neighborhood.

Alan Nakagawa, 702 Taber Avenue, expressed concern for the families and children in the area with this facility.

Cheryl Clark, 706 Jewell Avenue, pointed out the schools in the area and indicated that there are areas that would be more appropriate for the proposed facility.

Kevin Macy, 654 Taber Avenue, expressed concern for the construction that would have to take place and the potential health liability of asbestos in the building. He also noted that because his

property sits higher up that the suggested six-foot wall may not be adequate. He pointed out that even though it is locked facility people may be free to leave the building and possibly wreak havoc on the neighborhood.

Darin Gale, Interim Director of Development Services, stated he has taken notes which will be passed onto the applicant. He noted that the applicant has been asked to hold a community meeting before this comes before the Planning Commission again.

No action was taken on Use Permit 18-05 and will be re-noticed for Public Hearing when ready for Planning Commission review.

Development Services Director Reports

Mr. Gale commented that Olive Garden has submitted a full set of plans for their facility next to Dancing Tomato. He added that over the next six months they will have a number of smaller projects that they should be prepared for a busy year.

Mr. Gale stated their next meeting will most likely be February 27, 2019, but they may also need to hold a meeting on February 20, 2019 as well for Richland Housing. He noted that there will also be a joint City Council meeting about transportation sometime in February as well.

Report of Actions of the Planning Commission

Chairperson Ali thanked Jackie Sillman for her service as the Liaison from Sutter County.

Mr. Gale stated that they have five tickets to the Planning Commission Training meeting with the League of California Cities coming up in March. Chairperson Ali recommended people attend the training.

Adjournment

Chairperson Ali adjourned the meeting at 6:59 p.m.