



**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
June 26, 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

Vice Chairperson Blake called the meeting to order.

Roll Call:

Commissioners in Attendance:

Michele Blake (Vice Chairperson)

Daria Ali

Jana Shannon

Lorie Adams

John Shaffer

Commissioners not in Attendance:

Dale Eyeler (Chairperson)

Richard Doscher (Sutter County Representative)

Pledge of Allegiance led by Commissioner Shaffer.

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.

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. General Plan Amendment (GPA_ 18-03, Rezoning (RZ) 18-02 & Tentative Subdivision Map (TSM) 19-03:

Vicrim Chima, Development Services Planning Manager, shared an overview of the proposed General Plan Amendment. He then gave a presentation item including the rezoning and tentative subdivision map. He then explained some of the proposed conditions from Staff.

Commissioner Shaffer asked what the expected density is for the apartment site and if any of it is expected to be affordable housing. Mr. Chima explained that medium to high density envisions 12-36 dwelling units per acre. He then shared how the City helps with affordable housing but noted he has seen it be most successful when inclusionary housing ordinances have been implemented. He pointed out that they do not meet the number of affordable housing they need.

Commissioner Ali requested clarification of the specific limitations of the office zoning. Mr. Chima reviewed what was permitted in office zoning with Commission. He noted that this information can be found on the City website, along with other portions of the municipal code.

Commissioner Adams asked what is on the commercial property next to the residential area. Mr. Chima indicated it is a parking and storage area.

Commissioner Shaffer asked why there is a need for a tunnel permit. Ben Moody, Interim Director of Public Works, indicated that the permit addresses installing underground utilities.

George Musallum, Project Engineer, stated they agree with all the conditions suggested by Staff. He then asked the commission to consider waving the off-set sidewalk within the subdivision. He then explained why they are asking for that waiver. Further discussion was made on the off-set sidewalk requirement. Mr. Chima pointed out a concern to completely waiving this requirement and that it might set a precedent; but suggested coming up with an alternative.

Vice Chairperson Blake indicated she would only consider a waiver if there was an enhanced landscaping requirement. Discussion continued on some of the challenges with off-set sidewalks. Mr. Musallum indicated they would be willing to plant and maintain trees next to the

sidewalk to give a similar treelined street feel. Commissioner Shannon stated she cannot support waiving the off-set sidewalk for such a small subdivision.

Mr. Chima shared a letter written by Chairperson Eyeler, since he could not be present at today's meeting. The letter included several questions which Mr. Chima addressed. It was noted that they may opt to include a condition addressing who will disclose to potential homebuyers to the industrial operations to the north. Mr. Chima commented that a flood protection plan is not necessary for this project, but is preferred for future projects.

Commissioner Adams commented that she would still like to see enhanced landscaping, to address the aesthetic character associated with off-set sidewalks. She noted that she supports the project moving forward. Vice Chairperson Blake indicated the off-set sidewalk as a concern of hers, but feels that this is a much-needed project and would like to see it move forward. Commissioner Ali stated she likes the project and while she does not like the off-set sidewalk she is fine with the enhanced landscaping option due to the size of the subdivision.

Mr. Musallum stated they have no problem with the enhanced landscaping and asked that it be consistent with whatever the landscaping would have been if there was an off-set sidewalk. Commissioner Adams responded that might not be the best look for the area and suggested working with the Public Works Director to create something appropriate for the space.

Motion: To approve for recommendation to the City Council General Plan Amendment 18-03, Rezoning 18-02, and Tentative Subdivision Map 19-03. Waiving the condition on sidewalk set-backs with the provision that the developer provide an enhanced landscape plan, including trees in front of each home and duplex, to the satisfaction of the Public Works Director. With the addition of a condition regarding an industrial use disclosure at sale. To approve the environmental assessment 18-08.

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

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

The vote passed 5:0

Development Services Director Reports

Commissioner Ali asked if the Planning Commission could get updated reports of projects going on in the City even if they do not come to Planning Commission for approval. Mr. Chima indicated they have started collecting information that can be distributed to Commission and the public to keep everyone informed.

Mr. Chima indicated the July 10, 2019 meeting will likely be cancelled, but they are likely to have one on July 24, 2019.

Report of Actions of the Planning Commission

None.

Adjournment

Vice Chairperson Blake adjourned the meeting.