



**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
May 22, 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, 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)

Jana Shannon

John Shaffer

Daria Ali

Lorie Adams

Commissioners Absent:

Dale Eyeler (Chairperson)

Richard Doscher (Sutter County Representative)

Pledge of Allegiance led by a Commissioner.

Public Communication

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.

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.

Public Comment:

There were no public comments made.

3. Minutes from August 22, 2018

Darin Gale, Development Services Director, explained the City is making sure all past meeting minutes have been recorded and approved.

Commissioner Daria Ali asked for a correction to be made to the meeting minutes to reflect that the General Plan revision would only take one to two years to complete.

Motion: To approve the August 22, 2018 Meeting Minutes with the correction that the General Plan revision be listed as only taking one to two years to complete instead of twenty years.

Moved by: Commissioner Ali

Seconded by: Commissioner Shannon

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

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.

4. Tentative Parcel Map (PM) 19-01: A single parcel that is being subdivided into three new parcels: Parcel One (0.54 acres), Parcel Two (1.17 acres), and Parcel Three (0.93 acres)

Anna Canales, Assistant City Planner, explained that the parcel map is a proposal to divide a 2.64 acre parcel into three different parcels of 0.54 acres, 1.17 acres, and 0.93 acres. The General Plan and zoning designations for the parcel are Office Commercial and they would not change with the parcel division. She added that staff would have several conditions for approval, including cross easements between each of the three parcels, screening for trash enclosures, and appropriate buffers for commercial-residential transition areas.

Commissioner Ali asked whether the existing American Red Cross building was on a separate parcel or the parcel being discussed.

Ms. Canales explained that the building is not on the parcel being discussed.

Commissioner John Shaffer asked whether the parcel owner was planning to sell the other two parcels. He also asked whether subsequent owners of the other two parcels would need to get approval to develop the parcels.

Mr. Gale explained that there were currently no interested buyers for the other two parcels but noted that the owner felt that it was best for him financially to divide the parcel. Mr. Gale also explained that the approval process for subsequent owners would depend on the uses that they would want to develop.

Commissioner Shaffer wanted clarification in the conditions for approval to make it clear that the American Red Cross building was not part of the original parcel.

Mr. Gale stated that he would clarify the conditions for approval.

Commissioner Shannon asked for clarification on the condition for approval regarding ingress and egress and whether the city would look at changing it or not.

Mr. Gale explained that there could be changes with the ingress and egress on each parcel but that each parcel would still have the requirement to provide ingress and egress.

Motion: Approve the project and the environmental determinations subject to compliance with the conditions of approval and changes that have been discussed by the Planning Commission to include the changes to Item 8 under "Engineering" renaming it "the adjacent property to the north."

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

Second Motion: That the project be categorically exempt from the California Environmental Quality Act (CEQA).

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

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

Mr. Gale explained some background about the project development and then proceeded to explain the conditions for being given an extension of time, which were that the applicant must file the application in a timely manner and that they must pay the associated fee with the application. He further explained that the Zoning Code does allow for a two-year extension on

development projects and recommended that the Planning Commission approve an 18-month extension for the tentative map and a two-year extension for the development plan.

Commissioner Ali asked for clarification that the conditions for approval for the development would be included with the renewal for the extension of time.

Mr. Gale explained that the conditions for approval would carryover with the extension.

Commissioner Adams asked about the blight at the front of the project and if the City had any protection against the blight caused by the project.

Mr. Gale explained that the developers were planning to make improvements to the front side in order to remove any blight.

There was discussion about how the developers could be held responsible to make improvements along the front of the development as part of the negotiations for the extension of time for the project.

Commissioner Adams asked about the plan to accommodate traffic with the construction along Oji Way.

Mr. Gale explained there are currently no requirements to finish construction along Oji Way. He clarified that the developers had requirements for their portion of the plan, but the City did not.

Motion: That the Planning Commission determine the previously prepared mitigated negative declaration prepared for the project remains valid and no further environmental review is required and approve the 18-month extension of time for the Tentative Map (SM) 16-04 pursuant to the Yuba City Municipal Code Section 8-2.6.10 resulting in a new expiration date of February 18, 2021, and approve a two-year extension of time for the Development Plan 16-01 pursuant to Yuba City Municipal Code Section 8-7.5.7.1.06 resulting in a new expiration date of August 18, 2021.

Moved by: Commissioner Jana Shannon

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

6. Annual consideration and review of the Capital Improvement Program (CIP) for consistency with the General Plan for fiscal years 2019-2020 through 2023-2024.

Mr. Gale explained that the CIP is the city's comprehensive multi-year plan for development improvements for capital facilities and infrastructure and that the CIP outlines those improvements five years into the future. He explained that the CIP is a flexible fund that can be used by the City Council to put funds toward future capital improvement projects. He also gave several examples of projects throughout the City that had been funded through the CIP.

Deputy Public Works Director Benjamin Moody noted that the CIP was consistent with the one presented the previous year and explained some of the new projects that had been added to the CIP.

Commissioner Shaffer asked about why there were two different cost projections for the 5th street bridge replacement.

Mr. Moody explained that one was a cost projection based on current funds in the account and the second figure was a cost projection based on funding from external sources. He then explained some of the progress that the city is making on the 5th street bridge project.

Commissioner Shannon asked why there are not any specific streets that have been identified for repair.

Mr. Moody explained that funding can be received years before a project starts. He noted that each year the City Council is presented with a list of specific projects the CIP funds are intended for.

Commissioner Shannon asked what happened to the other sources of funding for transportation projects.

Mr. Moody explained that the other source of funding designated by the City Council for transportation projects has not disappeared but that it has also not been increased and that a set amount of it goes each year to specific projects.

Vice Chairperson Blake asked about if there would be any further expansions of the city's current recreational opportunities.

Mr. Moody answered there were plans to do some expansions in the 2019-2020 fiscal year that would start following July 1, 2019.

Commissioner Adams asked if city staff had taken advantage of Prop 68, which gives entitlement money designated for the development of parks.

Mr. Moody said that he would look into it to make sure that the city was taking advantage of it.

Motion: That the Planning Commission approve the CIP as presented and that the CIP is consistent with the Yuba City General Plan and that it be forwarded to the City Council for their review and approval.

Moved by: Commissioner Shaffer

Seconded by: Commissioner Shannon

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

Development Services Director Reports

Mr. Gale asked for anyone that would like copies of the Bogue Stewart Master Plan and its accompanying draft environmental impact plan. He indicated the goal is to have it before the Planning Commission in September and the City Council in October.

Mr. Gale reviewed projects they have coming up in the City and in future meetings.

Report of Actions of the Planning Commission

Commissioner Shannon stated the Sutter County Planning Commission made a recommendation concerning the truck issue. She noted right now they do not have a lot of power to enforce anything and they felt it was better to pass something and amend it later than have nothing in place at all.

Commissioner Shannon asked who gave the new bank on Palora Avenue the permission to cut down trees. Mr. Gale indicated it was California Department of Transportation (Caltrans). He added that they have to replace the trees. Further discussion was made on the trees and why they were removed.

Adjournment

Meeting was adjourned at 8:05 PM by a Commissioner.