

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
February 26, 2020
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 Eyeler called the meeting to order.

Roll Call

Commissioners in Attendance:

Dale Eyeler (Chairperson)

Michele Blake (Vice Chairperson)

Jana Shannon

John Shaffer

Daria Ali

Lorie Adams

Richard Doscher (Sutter County Representative)

The Pledge of Allegiance was led by Commissioner Doscher.

Public Communication

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comments 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 statements to three minutes.

Approval of Minutes

3. Minutes of January 8, 2020

Chairman Eyeler requested approval of minutes

Motion by: Commissioner Blake, to approve January 8, 2020 minutes

Second by: Commissioner Doscher

Vote: The vote passed 7 – 0

Public Meeting

4. Consideration of a requested Extension of Time to Implement DP17-01 and UP17-08.

Development Plan 17-01 allowed the construction and operation of a four-story, 83 room hotel and a 6,000 square foot convention/banquet hall. UP17-08 allowed the building height limit to increase from 52 to 55 feet. The project is located on the south side of Woodward Street approximately 450 feet west of SR 99. Assessor's Parcel Numbers 58-041-011 and 58-041-010.

Recommendation

Staff recommends that the Planning Commission take the following action to approve the two-year time extension for DP17-01 and UP17-08, which will expire on 2/26/2022.

Item called. Staff made a presentation, and the public was given an opportunity to speak on the item. After the public hearing was closed, and after deliberation, a motion to approve the recommendation was made by Commissioner Ali, and seconded by Commissioner Shannon. The vote passed 7-0.

Benjamin Moody, Development Services Director, recommended item 5 be moved to a public hearing on the agenda. Chairman Eyeler approved this recommendation.

Public Hearings

5. Use Permit Ordinance Amendment

Planning Commission consideration of an amendment to the Municipal Code to add an Alternative City Council Use Permit Review Process amending Sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71 of Chapter 5 of Title 8.

Recommendation

Staff recommends that the Planning Commission take the following action to recommend approval of the proposed ordinance amendment to City Council.

Item called. Staff made a presentation, and the public was given an opportunity to speak on the item. After the public hearing was closed, and after deliberation, a motion to approve the recommendation was made by Commissioner Adams, and there was no second motion. The motion died 1-6.

Commissioner Shannon made substitute motion to not recommend approval to amend the Municipal Code to add an Alternative City Council Use Permit Review Process, and seconded by Commissioner Doscher. The vote passed 6-1, with opposition by Commissioner Adams.

6. Public hearing to consider General Plan Amendment GPA19-04, Specific Plan Amendment SPA19-02, Rezone RZ19-04 and the related Environmental Assessment (EA) 19-06 (Mitigated Negative Declaration).

The approximately 11.37-acre (net) properties are located on both sides of Shasta Street between Bridge Street and B Street. Assessor's Parcel Numbers: 52-321-009, 010, 011, 012, 013, 020, 021, and 022; 52-322-008; 52-323-003 and 007; 52-324-007, 013, 018, and 023 (portion), and 52-502-08. The project proposes:

General Plan Amendment (GPA) 19-04: Amend the General Plan land use map by re-designating approximately 11.37 acres from the Business, Technology & Light Industrial (BT&LI) land use designation with 10.39 of those acres re-designated to the Community Commercial (CC) land use designation and approximately 0.98 acres re-designated to an Office & Office Park (O) designation;

Specific Plan Amendment (SPA) 19-02: Amend the Central City Specific Plan land use map by re-designating approximately 5.06 acres from the Storefront Commercial land use designation and approximately 6.31 acres from the Light Industrial land use designation, with 10.39 of those acres re-designated to the to the Community Commercial (CC) designation and 0.98 acres re-designated as Workplace.

Rezoning (RZ) 19-04: Rezoning approximately 6.31 acres from the Heavy Commercial/Light Industrial (C-M) Zone District and approximately 5.06 acres from the Community Commercial (C-2) Zone District, with 10.39 of those acres rezoned to the C-2 Zone District combined with the Specific Plan Zone District (C-2 SP) and 0.98 acres rezoned to the Office Commercial Zone District combined with the Specific Plan Zone District (C-O SP).

Recommendation

A. Adopt a Resolution of the Planning Commission of the City of Yuba City recommending the City Council i) Adopt Environmental Assessment 19-06, A Mitigated Negative Declaration, for the Project; ii) Adopt General Plan Amendment 19-04; iii) Adopt Specific Plan Amendment 19-02; and iv) and Adopt Rezone 19-04 for the project located on both sides of Shasta Street between Bridge Street and B Street. Assessor's Parcel Numbers: 52-321-009, 010, 011, 012, 013, 020, 021, and 022; 52-322-008; 52-323-003 and 007; 52-324-007, 013, 018, and 023 (portion), and 52-502-08.

Item called. Staff made a presentation, and the public was given an opportunity to speak on the item. After the public hearing was closed, and after deliberation, a motion to approve the recommendation was made by Commissioner Ali, and seconded by Commissioner Shannon. The vote passed 7-0.

Development Services Director Reports

Benjamin provided an update to the Planning Commissioners on the following items:

- Use Permit for the LDS Temple based on height of the Development Plan
- KFC Use Permit for a drive-through and development review
- Circle K/Coffee Restaurant Use Permit for a drive-through, gas station and development review (southeast corner of Colusa Avenue/Clark Avenue)
- Hampton Inn Expansion into Northeast corner of property
- Planning Commissioners Academy in Sacramento March 4–6th, 2020
- Introduced new Assistant Planner - Kayla Nelson
- Interviewed five candidates for new Planning Manager

Report of Actions of the Planning Commission

Adjournment

Chairperson Eyeler adjourned the meeting at 7:34pm.