

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
March 25, 2020
6:00 P.M. – REGULAR MEETING (Teleconference)**

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 Eyeler.

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 February 26, 2020

Chairman Eyeler requested approval of minutes

Motion by: Commissioner Blake, to approve February 26, 2020 minutes

Second by: Commissioner Schaffer

Vote: The vote passed 7 – 0

Public Meeting

None

Public Hearings

- 4. Public hearing to consider Development Plan (DP) 19-05 and Use Permit (UP) 19-05 to allow a drive-through lane for a proposed Kentucky Fried Chicken (KFC) restaurant** on a 1.2-acre parcel and make a determination that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15332. Existing building to be demolished and replaced with a new 3,150 square-foot restaurant, a drive-through lane, parking lot and landscaping. The project is located on the southwest corner of Bridge Street and Shasta Street; Assessor's Parcel Numbers 52-321-009 and 022.

Recommendation: Approve Development Plan (DP) 19-05 and Use Permit (UP) 19-05 including the recommended Conditions of Approval and find the project categorically exempt pursuant to CEQA Section 15332.

Commission added Condition #32: Signage for the project is not part of this approval process. All signage associated with the project (on buildings or free standing) requires approval through the building permit process.

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, along with the inclusion of Condition #32, was made by Commissioner Blake, and seconded by Commissioner Shannon. Commissioner Adams denied the motion. The vote passed 6-1.

- 5. Development Plan (DP) 19-03 and Use Permit (UP) 19-04 to allow the construction and operation of a Circle K convenience store with adjoining fuel sales, a coffee restaurant with a drive-through lane,** and make a determination that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (c). The project is located at 728 and 724 Colusa Avenue, and 969 Clark Avenue, APNs 52-151-012 and 002 and 52-152-001.

Commissioner Schaffer disclosed both him and his wife have done consulting in the past for this applicant. His wife last consulted for them back in 2013. There are no financial impacts or gains from this project related to Commissioner Schaffer's disclosure.

Recommendation: Approve Development Plan (DP) 19-03 and Use Permit (UP) 19-04 including the recommended Conditions of Approval and find the project categorically exempt pursuant to CEQA Section 15303 (c).

Commission recommended Condition #45: All queuing of vehicles must be maintained onsite. There shall be no stacking and/or queuing of vehicles entering the facility and/or waiting to access the drive-thru or fueling areas in the public right-of-way. "Public right of way" includes but not limited to; State Route 20, Clark Avenue, and Elis Way. Operational mechanisms are to be put in place to avoid any impacts to the public right of way. Operational changes shall be implemented within 24 hours of notification by the City or result in reconsideration of the Use Permit by the Planning Commission.

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, along with the inclusion of Condition #45, was made by Commissioner Shannon, and seconded by Commissioner Ali. The vote passed 7-0.

Chairman Eyeler disclosed he met with the applicant prior to the Planning Commissioners Meeting.

Development Services Director Reports

- DS Status – Building/Planning/Code Enforcement/Housing / resource page on the City's website
- Propose to cancel the April 8th PC meeting
- Tentative items on the April 22nd meeting include the Mormon Church Use Permit
- Current Projects:
 - Council – Recent approval to reduce impact fees City wide, Policy updates to Overhead Utilities, and modifications to the Use Permit process will be effective beginning of April
- Update on Planning Manager Status - position is still vacant
- SB2 Grant \$310K to initiate an update to our Housing Element, Land Use, and other updates to our General Plan
- Teleconference / Web conference – Commissioners have a computer and are interested in coordinating a Zoom/Teams type teleconference

Report of Actions of the Planning Commission

- Commissioner Doscher reported there have been no meetings at Sutter County due to COVID-19 closure
- Commissioner Doscher reported attending the Planning Commissioners Academy in Sacramento during March 4-6th, 2020, and gained a wealth of knowledge from the presentations
- Chairman Eyeler reported on the Use Permit process and explained City Councils intention was to use their streamline process sparingly with the intent to ease the process instead of hinder it

Adjournment

Chairman Eyeler adjourned the meeting at 7:52pm.