

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
May 27, 2020
6:00 P.M. – REGULAR MEETING (Virtual 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)

Chairperson Eyeler read special teleconference meeting instructions per COVID-19 social distancing order.

The Pledge of Allegiance was led by Commissioner Adams.

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 March 25, 2020**

Chairman Eyeler requested approval of minutes

Motion by: Commissioner Ali, to approve March 25, 2020 minutes

Second by: Commissioner Blake

Vote: The vote passed 7 – 0

Public Meeting

4. **Consideration of a requested 18-month extension of time to file a Final Map for Tentative Parcel Map (TM 17-04).** Tentative Parcel Map 17-04, located on the east side of Sanborn road, approximately midway between Lincoln Road and Bogue Road was approved with an effective date of May 23, 2018. The subdivision would allow a 2.35-acre parcel into three single-family residential lots and one remainder lot. Two residential lots being approximately 6,050 square feet in size, the third lot being 5,823 square feet, with the remainder parcel of 1.93 acres; (APN 56-030-054).

Recommendation: Approve an 18-month extension of time for Tentative Parcel Map TM 17-04 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of November 23, 2021.

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 Blake, and seconded by Commissioner Ali. The vote passed 7-0.

5. **Planning Commission's annual consideration and review for consistency with the General Plan of the draft Capital Improvement Program (CIP) for the fiscal years 2020/2021 through 2024/2025.**

Recommendation: Planning Commission find that the Capital Improvement Program is consistent with the Yuba City General Plan and forward their finding to the 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 Shannon, and seconded by Commissioner Doscher. The vote passed 7-0.

Public Hearings

6. **Public hearing for the adoption of a Mitigated Negative Declaration (MND) and consideration of a Development Plan (DP 19-04)** to allow the construction of a 64,000 square foot agricultural walnut and prune processing and cold storage facility. The MND has been prepared in conformance with CEQA Guidelines, Section 15070. The 15.95-acre project is located at 2179 Franklin Road; (APN 63-040-012).

Recommendation: Conduct a public hearing and take the following two actions to adopt the Mitigated Negative Declaration pursuant to the California Environmental Quality Act, Section 15070; and approve Development Plan 19-04 to allow the construction of a 64,000 square foot agricultural walnut and prune processing and cold storage facility located at 2179 Franklin Road, Yuba City, CA, subject to making the necessary findings as presented, and the Conditions of Approval.

Item called. Benjamin Moody, Development Services Director, stated the applicant has requested to move the hearing to a date certain on the June 24, 2020, Planning Commission Meeting.

Development Services Director Reports

Benjamin Moody provided the following updates to Planning Commission:

COVID-19 UPDATES – Development Services

- March 2020 – Employees teleworking and City Hall closed to the public. Substantial drop in construction inspections.
- April 2020 – Issuing permits and inspecting only essential projects.
- May 2020 – Resumed issuing permits for all projects and inspections. Re-opened City Hall to the public for limited hours. Inspections resuming to about 75% of previous levels.
- June 2020 – City Hall resuming normal public hours.

KEY PLANNING PROJECTS UNDER REVIEW

1. Central City Specific Plan Land Use Changes: Bridge Street Level of Service Policy/General Plan Amendments/Specific Plan Amendments/Rezoning
2. LDS Temple
3. Harter Development
4. Sutter Foods Ag Warehouses
5. Subdivision Maps: Perkins, Hooper Ranch, East Sanborn Estates
6. Hampton Inn
7. AT&T Monopole

COMMERCIAL PLANS IN PROCESS

- KFC
- Feather River Mills
 - Holiday Inn
 - Future drive-throughs
- Circle K/Coffee Shop

- O'Reilly Auto Parts
- Dollar General
- Fur and Feathers Pet Hotel
- Ampla Health
- LDS Temple
- Fabric Store
- Various sign updates
 - Yuba-Sutter Mall
 - Five Star Bank
 - T-Mobile
 - McDonald's drive-thru sign updates

MISCELLANEOUS ITEMS

- Planning Commission Binders
- Meeting formats with the COVID-19 uncertainties
- Upcoming meetings:
 - June 10th – LDS Temple and Hampton Inn
 - June 24th – Perkins Ranch Subdivision and adding Sutter Foods Warehouse

Report of Actions of the Planning Commission

- **Commissioner Doscher** – Provided an update regarding the public hearing items during the Sutter County Planning Commission meeting. A caretaker's cottage off of Franklin Road unanimously approved. Approved a cleanup ministerial action for Mr. Libby's office at Sutter County was approved.
- **Commissioner Adams** – Request the commission to consider postponing receipt of payment for time spent on Planning Commission due to COVID-19 budget constraints and made motion to agendize this request at the next meeting.
- **Commissioner Ali** – Asked Benjamin Moody to seek legal counsel on Commissioner Adams request to postpone payment due to budget constraints.

Adjournment

Chairman Eyeler adjourned the meeting at 7:03pm.