

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
June 10, 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](http://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 (Attended meeting virtually)

Richard Doscher (Sutter County Representative)

Commissioner absent: Lorie Adams

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

The Pledge of Allegiance was led by Commissioner Shaffer.

**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 May 27, 2020**

Chairman Eyeler requested approval of minutes

Through the Chair, Commissioner Doscher made a correction on page 4 of the May 27, 2020, minutes to read, "Approved a cleanup ministerial action for Mr. Libby's office at Sutter County was approved."

**Motion by:** Commissioner Shannon, to approve May 27, 2020, minutes with corrections as stated

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 6 – 0

### **Public Meeting**

None

### **Public Hearings**

- 4. Public hearing for the adoption of a Mitigated Negative Declaration (MND) under Environmental Assessment (EA) 20-03, and consideration of a Development Plan (DP) 20-02 to allow for the construction of a 27,363 sq. ft. (3-story), 50-room expansion of the Hampton Inn & Suites along with façade modification to the existing hotel.** The project site will total 2.81 acres following the merger of APN 58-060-033 (existing 50,732 sq. ft, 88-room hotel) and APN 58-060-034 (vacant), location of 27,363 sq. ft. proposed hotel expansion, with 50 new guest rooms. The total hotel size after the expansion would be 78,095 sq. ft, and 138 guest rooms.

**Recommendation:** Staff recommends that the Planning Commission conduct a public hearing and take the following actions:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Report Plan pursuant to the California Environmental Quality Act, Section 15070 Environmental Assessment (EA) 20-03; and
2. Approve Development Plan (DP) 20-02 to allow for the construction of a 27,363 sq. ft. (3-story), 50-room expansion of the Hampton Inn & Suites, along with façade modification to the existing hotel.

Item called and staff made a presentation. Development Services Director, Benjamin Moody, interjected before making a recommendation to include:

*“An additional finding related to flood control in compliance with Yuba City Municipal Code Sec. 8-5.7001(C)(4)(iv) stating the application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code.”*

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 Ali. The vote passed 6-0.

5. **Public hearing for the consideration of a Development Plan (DP) 20-01 and Use Permit (UP) 20-01 to allow construction of the new Church of Jesus Christ of Latter-Day Saints (LDS) Feather River Temple and Meetinghouse.** The 9.4-acre project is located at 1470 Butte House Road; at the southwest corner of the intersection of Butte House Road and Civic Center Blvd.; Assessor Parcel Numbers (APNs) 59-010-026 and 59-120-001. The project proposes the construction of an LDS 41,484 square foot Temple (church) and 18,019 square foot Meetinghouse and related parking and landscaping, on 9.4 acres within the Office Commercial zoning district.

**Recommendation:** Staff recommends that the Planning Commission conduct a public hearing and take the following actions:

1. Adopt the Mitigated Negative Declaration Environmental Assessment (EA) 20-02;
2. Approve Development Plan (DP) 20-01, subject to making the necessary findings as presented, and the Conditions of Approval; and
3. Approve Use Permit (UP) 20-01, approving the “church” use, allowing building heights to exceed 52 feet, and flag pole of 35 feet, per Municipal Code 8-5.5604.

Item called, staff made a presentation and the public was given an opportunity to speak on the item. Development Services Director, Benjamin Moody, interjected before making are commendation to include:

*“An additional finding related to flood control in compliance with Yuba City Municipal Code Sec. 8-5.7001(C)(4)(iv) stating the application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code.”*

Commissioner Doscher made a comment to the project applicant, exempt from the Brown Act, to address copula design standards regarding safety and law enforcement concerns. Staff will be provided with the appropriate design recommendations to address these concerns through the building plan review process.

Commissioner Blake recused herself for the remainder of the item. After the public hearing was closed, and after deliberation, a motion to approve the recommendation was made by Commissioner Shannon. The motion was seconded by Commissioner Shaffer. The vote passed 5-0.

### **Development Services Director Reports**

Benjamin Moody provided the following updates to Planning Commission:

- Gas Station Use-Permit submittal
- SB2 Grant Award - \$310,000
- LEAP Grant Application - \$300,000
- Stipend for Planning Commissioners
- Future meeting agendas:
  - August/September projects to Planning Commission: Hooper Ranch, East Sanborn, Perkins Ranch, Stafford Way Apartments, Power-Mart Use Permit
- Upcoming meetings:
  - June 24<sup>th</sup> – Perkins Ranch Subdivision and Sutter Foods

### **Report of Actions of the Planning Commission**

- Commissioner Shannon – No Sutter County Planning Commission meeting to report

### **Adjournment**

Chairman Eyeler adjourned the meeting at 7:28pm.