



SPECIAL NOTICE

Precautions to address COVID-19 (a.k.a. the “Coronavirus”) will apply to this meeting. See below for additional details.

JUNE 24, 2020

REGULAR MEETING OF THE PLANNING COMMISSION

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 (aka the “Coronavirus”). The Governor also issued Executive Order N-25-20, which directs Californians to follow public health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference calls while still meeting State transparency requirements.

The Public’s health and well-being are the top priority for the City of Yuba City and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting will be available by:

- **Web Conference:** The meeting will be conducted live over the internet by PC or Smartphone. Members of the public can join the web-based virtual meeting. (See instructions, below.)
- **Email:** You can email comments to the Secretary of the Commission bmoody@yubacity.net any time before the meeting, or before the hearing is closed on the agenda item, and your comments will be read aloud by the Secretary. Please identify the Agenda item you wish to address in your comments.

To join the web base virtual meeting please follow these instructions:

A. Click the link to sign up for the webinar at the specified time and date:

<https://attendee.gotowebinar.com/register/231951181612149515>

You will need to register for the teleconference. Once registered, the following information will pop up.

Yuba City Planning Commission Meeting – 6/24/2020

Wed, June 24, 2020 6:00 PM - 8:00 PM PDT

Add to Calendar at the time above, [join the webinar](#).

Before joining, be sure to [check system requirements](#) to avoid any connection issues.

A confirmation email with information on how to join the webinar will be sent to you with audio instructions.

Questions or Comments? Email contact: bmoody@yubacity.net

Note – currently the video conferencing process does not allow for verbal comments. Comments will be received via email to bmoody@yubacity.net



AGENDA

WEDNESDAY, JUNE 24, 2020

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING: VIRTUAL MEETING

CHAIRPERSON	• Dale Eyeler
VICE CHAIRPERSON	• Michele Blake
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Shaffer
COMMISSIONER	• Daria Ali
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Richard Doscher (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City, CA 95993

Wheelchair Accessible
♿

*If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
June 24, 2020
6:00 P.M. - REGULAR MEETING: VIRTUAL 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.

Regular Meeting - Virtual

Call to Order

Roll Call:

_____ Dale Eyeler (Chairperson)
_____ Michele Blake (Vice Chairperson)
_____ Jana Shannon
_____ John Shaffer
_____ Daria Ali
_____ Lorie Adams
_____ Richard Doscher (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. 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.

3. Agenda Modifications/Approval of Agenda

Note: Unless modified, except for consideration of the Minutes, all other items are recommended to be continued or postponed.

Approval of Minutes

4. Minutes from June 10, 2020

Public Meeting

None

Public Hearing

5. Item has been postponed to a later date.

Public consideration of two Tentative Subdivision Maps (TSM 18-01 and 18-02) for Perkins Ranch Estates.

6. Item has been postponed until July 22, 2020.

Public consideration on Mitigated Negative Declaration (MND) and a Development Plan (DP 19-04) for Sutter Foods agricultural warehouse.

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$747.09, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

**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, 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 to the minutes from May 27, 2020. On page four, the report of actions from the Planning Commission now reads, "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 24th – 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.