

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
NOVEMBER 19, 2020**

**6:00 P.M. – SPECIAL MEETING**

**Link to Planning Commission meeting: <https://www.youtube.com/watch?v=xjvNu0MEq3k>**

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

Lorie Adams

Commissioner Absent:

Richard Doscher (Sutter County Representative)

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.

There were no written requests received.

## **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.

## **3. Agenda Modifications/Approval of Agenda**

There were no modifications made to the Agenda.

### **Approval of Minutes**

## **4. Minutes from September 23, 2020**

Chairman Eyeler requested approval of minutes:

**Motion by:** Commissioner Ali

**Second by:** Commissioner Shannon

**Vote:** The vote passed 6-0

### **Public Hearing**

- 5. Public Hearing to consider Use Permit 20-04 to allow construction of an oversized 60-foot monument sign, and to allow an electronic message board as a portion of the sign located at Yuba Sutter Mall.**

Recommendation: Conduct a public hearing and make the necessary findings to:

1. Determine the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15311, Accessory Structures.
2. Approve Use Permit 20-04 to allow construction of a larger and higher monument sign, as well as approve an electronic message board as part of the sign, at the Yuba Sutter Mall, subject to the Conditions of Approval.

Item called and staff made a presentation on the proposed project. The applicant representatives from Ethan Conrad Properties and Ainor Signs, LLC were present to help answer questions from the Planning Commission and/or public.

The public was given an opportunity to speak on the item and no public comments were received.

After the public hearing was closed, and deliberation, a motion to approve recommendation A and B was made by Commissioner Shannon, and seconded by Commissioner Adams.

The vote passed 5-1, with Vice Chairperson Blake voting no.

### **Development Services Director Reports**

Benjamin Moody provided the following updates to the Planning Commission:

- Planning Commission meeting cancelled November 25, December 9, and December 23<sup>rd</sup>.
- Planning a special Planning Commission meeting December 17<sup>th</sup> for the following items:
  - Richland Village – 176 units for affordable housing
  - Regional Emergency Shelter Team – Use Permit application
- Mr. Moody provided additional updates regarding past projects that were approved by Planning Commission
  - East Sanborn Subdivision Map
  - Hooper Ranch Subdivision– potential developer interested
  - Fur & Feathers permit has been issued
  - Holiday Inn Hotel – pending resubmittal of plans
  - Clark Avenue/Colusa Highway – the gas station element has been removed, but will reconfigure parcel with a Lot Line Adjustment and a conjoining building. Currently proposing a coffee shop and retail shop.

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

Commissioner Shannon provided the following update:

- Sutter County recently recommended approval to Board of Supervisors of Sutter Pointe. The development includes residential and lake, for a multi-use community which includes office space and retail.
- A meeting last night was cancelled due to lack of quorum for a subdivision on Markley and Township. The land is already zoned for estate lots, but needs to be subdivided. The applicant is Interwest.

### **Adjournment**

Chairman Eyeler adjourned the meeting at 7:46 pm.