

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
AUGUST 26, 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 virtual meeting to order.

**Roll Call**

Commissioners in Attendance:

Dale Eyeler (Chairperson)

Michele Blake (Vice Chairperson)

Jana Shannon

Daria Ali

Lorie Adams (joined meeting after Item 5)

Richard Doscher (Sutter County Representative)

Commissioner Absent:

John Shaffer

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

The Pledge of Allegiance was led by Commissioner Shannon.

**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.

Chairman Eyeler read the virtual meeting rules for participation and proper etiquette for all participants of the meeting.

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

There were no modifications made to the Agenda.

### **Approval of Minutes**

## **4. Minutes from July 22, 2020**

Chairman Eyeler requested approval of minutes:

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Shannon

**Vote:** The vote passed 5-0

*Commissioner Adams joined the meeting late and was not a part of the vote for this item.*

### **Public Meeting**

## **5. Consideration of an 18-month time extension for Tentative Parcel Map 16-02, located along the east side of Garden Highway, south of Winship Road, and west of the Sutter County Airport.**

Recommendation: Approve an 18-month extension of time for Tentative Parcel Map 16-02 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of March 9, 2021.

Item called and staff made a presentation with an updated recommendation to an expiration date of March 9, 2022.

A motion was made by Vice Chairperson Blake and seconded by Commissioner Shannon. The vote passed 5-0.

*Commissioner Adams joined the meeting late and was not a part of the vote for this item.*

### **Public Hearing**

## **6. Public hearing to consider Tentative Subdivision Map (TSM) 20-03: Hooper Ranch Estates that will divide a 6.66-acre parcel into 22 lots. The new lots will consist of 21 single-family residential lots and one 2.48-acre lot that has an existing religious facility on it. The property is located on the west side of Hooper Road and south of Jefferson Avenue.**

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

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-03, as detailed in the Environmental Assessment (EA) 20-05 dated August 5, 2020, with the proposed Mitigation Measures pursuant to the California Environmental Quality Act, Section 15070; and
- B. Adopt a Resolution approving TSM 20-03, Hooper Ranch Estates, with the Conditions of Approval.

Item called and staff made a presentation, with modifications to the above recommendation as follows:

- Delete the last two paragraphs on page one of Conditions of Approval, as they do not apply to Tentative Subdivision Maps
- Tentative Subdivision Map General Note #4: This application is not for the approval of a Development Permit, but only for the subdivision map.

The public was given an opportunity to speak on the item. After the public hearing was closed, and deliberation, a motion to approve Recommendation A and B, with the modifications was made by Commissioner Shannon, and seconded by Commissioner Ali. The vote passed 6-0.

- 7. Public hearing to consider Tentative Subdivision Map (TSM) 20-04: East Sanborn Estates that will divide 1.94-acre parcel into 12 single-family residential lots. The project is located at the northern terminus of Bay Drive and both sides of Jodi Drive and La Rabyn Way.**

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

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-04 as detailed in the Environmental Assessment (EA) 20-06 dated August 5, 2020, with the proposed Mitigation Measures pursuant to the California Environmental Quality Act, Section 15070; and
- B. Adopt a Resolution approving TSM 20-04, East Sanborn Estates, with the Conditions of Approval.

Item called and staff made a presentation, with modifications to the above recommendation as follows:

- Delete the last two paragraphs on page one of Conditions of Approval, as they do not apply to Tentative Subdivision Maps
- Tentative Subdivision Map General Note #4: This application is not for the approval of a Development Permit, but only for the subdivision map.

The public was given an opportunity to speak on the item. After the public hearing was closed, and deliberation, a motion to approve Recommendation A and B, with the modifications was made by Commissioner Doscher, and seconded by Commissioner Shannon. The vote passed 6-0.

- 8. Public hearing to consider a General Plan Amendment (GPA) 20-01 and Rezone (RZ) 20-01 to convert 0.83 acres from a Regional Commercial land use designation to a High-Density Residential**

**land use designation. The proposed Rezone would change the zoning from a General Commercial (C-3) zoning district to a Multi-Family Residence (R-3) zoning district.**

Recommendation: Conduct a public hearing and make the necessary findings to recommend that the City Council:

- A. Approve GPA 20-01, amending the General Plan Land Use Designation of the subject property from Regional Commercial to Medium / High Density Residential.
- B. Approve RZ 20-01, rezoning the subject property from General Commercial (C3), X-5c (Combining District) to Multiple-Family Residential (R-3).
- C. Adopt the Mitigated Negative Declaration prepared for GPA 20-01 and RZ 20-01 as detailed in the Environmental Assessment (EA) 20-04, dated August 4, 2020, pursuant to the California Environmental Quality Act (CEQA), Section 15070 (b)(1)

Item called and staff made a presentation. The public was given an opportunity to speak on the item. After the public hearing was closed, and deliberation, a motion to approve Recommendation A, B, C was made by Commissioner Shannon and seconded by Commissioner Adams. The vote passed 6-0.

#### **Development Services Director Reports**

Benjamin Moody provided the following updates to the Planning Commission:

- Projects in review include:
  - O'Reilly's
  - 365 Epley Drive – New truck repair shop
  - 1470 Latter Day Saints Temple – finalizing the plans for Meetinghouse
  - Holiday Inn Express
- Planning projects:
  - Dollar General
  - Stabler Lane Rehabilitation Center
  - Samuel Drive – Ampla Health
  - Recycling Industries
  - KFC
- Clark Avenue/Hwy 20 – demolition of the gas station has occurred
- Waffle House – fire incident on Monday night, planning to demo the property
- Waffle Barn – Plans to demo the property
- Received plans for a new residential property on Gilliland Drive
- Received plans for a 7-Eleven gas station on the northwest corner of Franklin and Walton
- September 9 meeting is cancelled
- September 23 meeting will be a virtual meeting

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

- There was an appeal to the Sutter County Board of Supervisors regarding the subdivision, but it will be moving forward
- Planning Commission approved a facility next to PG&E that will collect excess wattage in batteries to help even out the power supply.

### **Adjournment**

Chairman Eyeler adjourned the meeting at 8:14pm.