

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
SEPTEMBER 23, 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

John Shaffer

Daria Ali

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 Ali.

**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 August 26, 2020**

Chairman Eyeler requested approval of minutes:

**Motion by:** Vice Chairperson Blake

**Second by:** Commissioner Ali

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

### **Public Hearing**

## **5. Public hearing to consider Use Permit 19-03 to allow for the construction of an 82' tall monopine, wireless telecommunication facility located at 890 Von Geldern Way.**

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

Adopt a Resolution approving Use Permit 19-03 and Environmental Assessment 19-14, to allow the construction of a new wireless telecommunication facility exceeding standard zoning height limitations at 890 Von Geldern Way, Yuba City, subject to making the necessary findings, and with the Conditions of Approval.

Item called and staff made a presentation on the proposed project. The applicant, Kevin Gallagher, was 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, Commissioner Ali made a comment that it is apparent the monopine tower will be your view when driving into Yuba City, instead of the Sutter Buttes. Additionally, the screening doesn't seem to be the resolution.

A motion to approve the Recommendation with the following revisions to the Conditions of Approval was made by Commissioner Shannon:

- Conditions of Approval #5: add *“in substantial compliance with the approved project.”* to the existing condition.
- Add Condition of Approval #8: *If the project foundation is deeper than five feet, the applicant shall provide a Geotech report and foundation design that is to be routed and approved by the Sutter Butte Flood Control Agency and Levee District 1 prior to issuance of the building permit.*
- Add Condition of Approval #9: *Applicant and/or owner is required to perform regular upkeep and maintenance of the total facility, including but not limited to the faux branches.*

Commissioner Doscher seconded the motion.

The vote passed 5-1, with Commissioner Ali voting no.

### **Development Services Director Reports**

Benjamin Moody provided the following updates to the Planning Commission:

- Planning Commission meeting on October 14<sup>th</sup> is cancelled, and most likely October 28<sup>th</sup>
- Harter Development is currently in process with City staff
- DD’s Discounts permit is on hold
- Richland Housing: 170+ unit complex, along Garden Highway and Percy wants to be entitled for grant deadlines.
- Clark Avenue location has been demolished
- 7-Eleven application is currently incomplete with applicant working on revisions to resubmit
- Proposed Chevron – changing scope of work and will resubmit plans
- Holiday Inn – working on revisions for plan checks
- Signage updates for Yuba Sutter Mall

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

Commissioner Doscher provided the following up:

- Truck yard was proposed and is in the process of being constructed
- Left turn at 20, due to construction restraints received an 18-month extension for paving
- One ministerial item that came up as far as a modification for a zoning proposal that will be reviewed at staff level

### **Adjournment**

Chairman Eyeler adjourned the meeting at 7:15 pm.