

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
MARCH 10, 2021**

**6:00 P.M. – REGULAR MEETING**

**Link to Planning Commission meeting: <https://www.youtube.com/watch?v=PJbV0nsNtE>**

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**

Commissioner Blake called the virtual meeting to order.

**Roll Call**

Commissioners in Attendance:

Michele Blake

John Shaffer

Jackie Sillman

Stacy Brookman

Bhavin Singh Dale

Commissioners Absent:

Lorie Adams

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. Introduction and Swearing-in of new Planning Commissioners**

Ciara Wakefield, City Administrative Clerk, swore in the new Planning Commissioners:

- Jackie Sillman
- Stacy Brookman
- Bhavin Singh Dale

## **4. Election of 2021 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).**

Commissioner Sillman nominated Commissioner Blake to be the 2021 Chairperson. The motion was seconded by Commissioner Shaffer. The nomination vote passed 5-0.

Chairperson Blake nominated Commissioner Sillman to serve as the 2021 Vice Chairperson. The motion was seconded by Commissioner Shaffer. The nomination vote passed 5-0.

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

No agenda modifications were made.

## **Approval of Minutes**

### **6. Minutes from January 27, 2021**

Chairperson Blake requested approval of minutes:

**Motion by:** Commissioner Shaffer

**Second by:** Vice Chairperson Sillman

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

## **Public Meeting**

### **7. Public meeting to determine Sutter County's acquisition of land is consistent with the City of Yuba City's General Plan and Zoning Code.**

Recommendation: Adopt a Resolution determining Sutter County's acquisition of 812, 828, 832, 840, 850 and 860 Gray Avenue is consistent with the City of Yuba City's General Plan and Zoning Code (APNs 52-014-002, 52-020-021 and 52-020-022).

Item called and staff made a presentation on the proposed project. The applicant was present to help answer questions from the Planning Commission and the public.

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

Chairperson Blake recused herself from the vote, due to being a Sutter County employee.

After the public hearing was closed, a motion to approve the Recommendation, was made by Commissioner Shaffer, and seconded by Commissioner Brookman.

The vote passed 4-0-1, with Chairperson Blake recused from the vote.

**8. Public Hearing to consider Use Permit 21-01, which allows an increase of 119 square feet to the allowed square footage of the proposed DD's Discount wall sign located at 700 W. Onstott Road.**

Recommendation: Conduct a Public Hearing and deny approval of Use Permit 21-01 based on the insufficient findings required by Zoning Code Sections 8-5.7003 and 8-5.6309 B (1).

Item called and staff made a presentation on the proposed application. The applicant was present to help answer questions from the Planning Commission and/or public.

The public was given an opportunity to speak on the item. There was one comment received from James J. Busby of Security Owners Corporation, requesting denial of the proposed increase in square footage of the wall sign.

After the public hearing was closed, and deliberation, a motion to approve the Recommendation was made by Vice Chairperson Sillman, and seconded by Commissioner Brookman.

The vote passed 3-2, with Commissioner Dale and Commissioner Shaffer voting no.

**Future Agenda Items**

**Development Services Director Reports**

Benjamin Moody provided the updates to the Planning Commission:

- Currently working on Harter Specific Plan which includes three maps (one commercial and two residential), a General Plan Amendment, Specific Plan Amendment, Development Agreement, and Finance Plan.
- March 24 Planning Commission meeting will consist of:

- Special workshop with City Council for the first hour to review Harter Specific.
- Faith Court Subdivision Map: 17 single family residential lots in a gated community with a private road.
- Use Permit 21-02 to allow an existing facility to be used as a gym.

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

There were no updates from the Planning Commission

#### **Adjournment**

Chairperson Blake adjourned the meeting at 7:22 pm.