

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
MARCH 24, 2021**

6:00 P.M. – REGULAR MEETING

Link to Planning Commission meeting: <https://www.youtube.com/watch?v=-hy54Aw1ZQ>

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.

The Planning Commission meeting began following a Special Workshop with the City Council.

Call to Order

Chairwoman Blake called the virtual meeting to order at 7:24 pm.

Roll Call

Commissioners in Attendance:

Chairwoman Michele Blake

Vice Chairwoman Jackie Sillman

John Shaffer

Lorie Adams

Richard Doscher (Sutter County Representative)

Commissioners Absent:

Stacy Brookman

Bhavin Singh Dale

The Pledge of Allegiance was led by Commissioner Doscher.

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.

There were no public comments.

3. Agenda Modifications/Approval of Agenda

No agenda modifications were made.

Chairwoman Blake requested approval of agenda:

Motion by: Vice Chairwoman Sillman

Second by: Commissioner Doscher

Vote: The vote passed 5-0

Approval of Minutes

4. Minutes from March 10, 2021

Chairwoman Blake requested approval of minutes:

Motion by: Vice Chairwoman Sillman

Second by: Chairwoman Blake

Vote: The vote passed 5-0

Public Hearing

5. Public Hearing to consider Use Permit 21-02, which allows the use of the existing building as a sports recreational facility located at 350 Bridge Street, Space D.

Recommendation: Conduct a Public Hearing and make the necessary findings to:

- A. Determine the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
- B. Approve Use Permit 21-02 to allow the use of the existing building as an indoor recreational facility located at 350 Bridge Street, Space D.

Item called and staff made a presentation on the proposed project. The applicant / project representative 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.

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

The vote passed 5-0.

6. Public Hearing to consider Tentative Subdivision Map 20-01, Faith Court Subdivision, that will subdivide a 4.0-acre parcel into 17 single-family residential lots located on the south of Monroe Road, and east of Royo Ranchero Drive.

Recommendation: Conduct a Public Hearing and make the necessary findings to:

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-01, as detailed in the Environmental Assessment (EA) 20-01 dated March 2021, stating that, with the proposed mitigation measures, the project will not create any significant environmental impacts; and
- B. Adopt a Resolution approving TSM 20-01, Faith Court Subdivision, subject to the conditions of approval and mitigation measures.

Commissioner Shaffer recused himself from the vote, due to his wife being in a working business relationship with the project representatives.

Item called and staff made a presentation on the proposed application. The applicant / project representative 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 Manny Cardoza, a resident of Yuba city, asking if there would be two-story homes on the West side which will overlook a previously approved subdivision. The project representative responded that the goal is to keep all two-story residences on the East side of the subdivision.

After the public hearing was closed, and deliberation, a motion to approve the Recommendation was made by Commissioner Doscher, and seconded by Commissioner Adams.

The vote passed 4-0-1, with Commissioner Shaffer recused from the vote.

Planning Commission Bylaws

7. Amend Planning Commission Bylaws, Section E-2, related to Sutter County Planning Commission Representative.

Item called and staff made a presentation on the proposed bylaw amendment. Staff was present to help answer questions from the Planning Commission and/or public.

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

After the public hearing was closed, and deliberation, a motion to approve the Recommendation with wording clarification was made by Vice Chairwoman Sillman, and seconded by Commissioner Adams.

The vote passed 5-0.

Future Agenda Items

Benjamin Moody provided the following agenda items for upcoming Planning Commission meetings:

- April 14, 2021 – tentatively plan to have a public hearing and Planning Commission vote regarding the Harter Specific Plan
- April 28, 2021 – Special public workshop to discuss housing, CIP review / approval

Development Services Director Reports

Benjamin Moody provided the following updates to the Planning Commission:

- Introduce new assistant planner Ashley Potočnik
- Annexations:
 - Phase 1 of the Bogue Stewart Master Plan – LAFCO May meeting, City & County working through MTEA
 - Annexations occurring with the Gilsizer Slough Boundary to accommodate
- No new GPA or Rezones actively in process, besides the Harter Project
- Subdivision Maps:
 - Interwest recently recorded Sanborn and East Sanborn
- Appeals:
 - Received an appeal for the Domain Estates 3 project. Set for the City Council 4/6 meeting
- Housing Element update ongoing Workshop / Study Session scheduled for 4/28 to update elements of the General Plan to reflect current housing needs and state laws
- Pending work on the City's Growth Policies and LESP
- Building Update:
 - In review: Dollar Tree, Prime Time Nutrition
 - Ready to Issue: Holiday Inn Express

Report of Actions of the Planning Commission/Sutter County Update

Commissioner Doscher provided the following updates from the March 17, 2021 Sutter County Planning Commission Meeting:

- Tentative Parcel Map approval of a 40 acre parcel divided into two acre home sites and the remaining 38 acres will remain as agriculture
- Modification of Zoning Code text to allow certain types of commercial recreation and outdoor use types by Use Permit Only
- Planning Commission accepted, reviewed, and commented on the counties housing element

Adjournment

Chairwoman Blake adjourned the meeting at 8:40 pm.