

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
APRIL 28, 2021  
6:00 P.M. – REGULAR MEETING  
Link to Planning Commission meeting:**

<https://www.youtube.com/playlist?list=PLr2wm1TtCq36UpsYMKPn6RJBuu7AgWQac>

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.

The Planning Commission meeting began following a Housing Element / General Plan Study Session with the Planning Commission.

**Call to Order**

Chairwoman Blake called the meeting to order at 6:00 pm.

**Roll Call**

Commissioners in Attendance:

Chairwoman Michele Blake  
Vice Chairwoman Jackie Sillman  
Commissioner John Shaffer  
Commissioner Lorie Adams  
Commissioner Stacy Brookman  
Commissioner Bhavin Singh Dale  
Commissioner Richard Doscher (Sutter County Representative)

The Pledge of Allegiance was led by Commissioner Brookman.

**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 the agenda:

**Motion by:** Vice Chairwoman Sillman

**Second by:** Commissioner Adams

**Vote:** The vote passed 7-0

### **Approval of Minutes**

## **4. Minutes from March 24, 2021**

Chairwoman Blake requested approval of the minutes:

**Motion by:** Commissioner Adams

**Second by:** Vice Chairwoman Sillman

**Vote:** The vote passed 7-0

### **Public Hearing**

Commissioner Brookman and Commissioner Dale recused themselves from items 5, 6, 7, and 8 due to either business and/or family connections with the project and/or with the project representatives.

## **5. Harter Specific Plan Amendment and Associated General Plan Amendment, Rezoning, Development Agreement Amendment, Public Facility Finance Plan and Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace Final Environmental Impact Report.**

Recommendation: Conduct a Public Hearing and then:

- A. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment EA 19-01 by adopting an Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace final Environmental Impact Report for the Harter Project, and adopt General Plan Amendment 19-01, for approximately 180 acres located between State Route 20 on the south and Butte House Road

on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013); and

- B. Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Specific Plan Amendment 19-01 for the Harter Specific Plan, for approximately 180 acres located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013) (item includes the associated Public Facilities Financing Plan); and
- C. Adopt a Resolution recommending the City Council of the City of Yuba City adopt an ordinance approving Rezoning 19-01 for the Harter Specific Plan (located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013); and
- D. Adopt a Resolution recommending to the City Council of the City of Yuba City adopt an Uncodified Ordinance for a Second Amendment to the Development Agreement with Harter Packing Company LLC, relative to development for the Harter Specific Plan.

Item was 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.

Tom Tucker, Harter project representative, commented on the project proposal and noted that this type of development will make a lasting impact on the City of Yuba City. The 330 total housing units will increase the housing availability in the City, and residents will enjoy a live-work-play environment.

The public was given an opportunity to speak on the item and the following comments were received.

Bill Bushner, 2425 Sarah Court, Yuba City, CA, commented that he was at a similar meeting to this about 15 years ago where there was a lot of opposition regarding the proposed development. He explained that the one thing that came out of that project was the “wiggly/stupid road,” aka Colusa Frontage Road west of Harter Road. He asked that if this project proposal passes that this road needs to be updated *first*. It is a City road and he explained that it at least should have similar services as other City roads.

Ryan Dusa, 1224 Mariah Way, Rocklin, CA, a local real estate agent that specializes in new homes sales commented that this type of housing project is extremely important. The new home market in Rocklin, Lincoln, Plumas Lake, Colusa are selling very rapidly and according the Appeal Democrat on April 16<sup>th</sup> Yuba City is the 7<sup>th</sup> hottest market in the country. He explained that the current inventory is extremely low and that we *must* increase supply in order to drive prices down. He is in support of this project in order to increase the housing inventory in Yuba City and to build up our local economy.

After the public hearing was closed the Commissioners commented and asked questions to staff and the applicant.

Commissioner Shaffer asked as to how many housing units will be planned for the various income levels in our Housing Element. The project representative, Tom Tucker, explained that the single-family homes will be priced for market entry level homes.

Chairwoman Blake requested Staff to comment on the “stupid road.” Benjamin Moody, Development Services Director, explained that unfortunately that road was a product of the recession. He explained that as will be discussed later tonight with the Harter Estates South, Item 7, there is a specific Condition of Approval that addresses the timing of the road development, as well as roadway redesign requirements that will match other City roads.

A motion to approve the Recommendation, was made by Vice Chairwoman Sillman, and seconded by Commissioner Doscher.

**Motion by:** Vice Chairwoman Sillman

**Second by:** Commissioner Doscher

**Vote:** The vote passed 5-0-2

The vote passed 5-0-2, with Commissioner Brookman and Commissioner Dale recused.

**6. Tentative Subdivision Map (TSM) 19-01: Subdivision application for Harter Estates North for 13.7 acres to create 73 lots for single-family residential development and 3 lots containing 7.7 acres for multi-family residential development within the Harter Specific Plan, located in the northwest corner of the Harter Specific Plan site, on the south side of Butte House Road.**

Recommendation: Conduct a Public Hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Estates North Subdivision (Tentative Subdivision Map (TSM) 19-01) Located on the South Side of Butte House Road in the Northwest Corner of the Harter Specific Plan Area; Assessors Parcel Number 62-310-004.

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 and the following comments were received.

Joe Essery asked via Zoom about the house style/type. Ben explained that the current item is in relation to the Tentative Subdivision Map to divide the land. If it is approved the specific construction style will be decided on at a later date.

Roah McCloud asked via Zoom if there will be any conditions regarding the height of the homes developed. Ben noted that Condition of Approval 46 outlines that the homes must be single story or there will be certain restrictions regarding the windows above 6 feet to provide privacy.

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

**Motion by:** Vice Chairwoman Sillman

**Second by:** Commissioner Doscher

**Vote:** The vote passed 5-0-2

The vote passed 5-0-2, with Commissioner Brookman and Commissioner Dale recused.

7. **Tentative Subdivision Map (TSM) 19-04: Subdivision application for Harter Estates South for 15.37 acres to create 77 lots for single-family residential development on and a 13.17-acre Remainder Parcel on within the Harter Specific Plan, located on the west side of the Harter Specific Plan area, east of Ruth Avenue.**

Recommendation: Conduct a Public Hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Estates South Subdivision (Tentative Subdivision Map (TSM) 19-04) located on the west side of the Harter Specific Plan Area, east of Ruth Avenue (Assessors Parcel Numbers 62-310-011 and 62-310-013).

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 an opportunity to speak and no comments were received.

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

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Doscher

**Vote:** The vote passed 5-0-2

The vote passed 5-0-2, with Commissioner Brookman and Commissioner Dale recused.

8. **Tentative Parcel Map (TPM) 19-03: for the Marketplace Subdivision application of 19.36 acres for planned Polygons 3, 7 and 8, for creation of 22 parcels for commercial development, located along the west side of Harter Parkway and north of State Highway 20.**

Recommendation: Conduct a Public Hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Marketplace (Tentative Parcel Map ((TPM) 19-03, located on the west side of the Harter Specific Plan Area, North of State Route 20 (Assessor's Parcel Numbers 62-310-011 and 62-310-012).

Item called and staff made a presentation on the proposed project. Staff 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 comments were received.

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

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Adams

**Vote:** The vote passed 5-0-2

The vote passed 5-0-2, with Commissioner Brookman and Commissioner Dale recused.

### **Future Agenda Items**

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

- May 12, 2021 – tentatively plan to cancel this meeting
- May 26, 2021 – Memorialize the Use Permit process
  - Chairwoman Blake and Commissioner Adams commented that they will not be able to attend this meeting.

### **Development Services Director Reports**

Benjamin Moody provided the following updates to the Planning Commission:

- Annexations:
  - Phase 1 of the Bogue Stewart Master Plan – LAFCO pending future meeting, City & County working through MTEA
  - Annexations occurring with the Gilsizer Slough Boundary pending
- Rezone
  - 1821 Butte House Road R-2 to R-3
- Subdivision Maps:
  - No new Tentative Maps in process
- Appeals:
  - Domain Estates III projects was approved by the City Council at the April 20<sup>th</sup> meeting
- Pending work on the City's Growth Policies and LESP
- Building Update:
  - In review: Hobby Lobby

### **Report of Actions of the Planning Commission/Sutter County Update**

Commissioner Doscher provided the following updates from the recent Sutter County Planning Commission Meeting:

- Use Permit Amendment, Pacific Avenue at Pleasant Grove – currently zoned Agriculture, with construction equipment storage, and addressed an abandoned airstrip.
- May 5, 2021 meeting cancelled for lack of agenda items

### **Additional Public Comment**

A public comment was received via Zoom by Joe Essery and accepted at Chairwoman Blake's digression. Joe asked if there is an expectation of a start date for the park or the housing area in the Harter project. Ben commented that the City anticipates starting the construction of the park this fall, but the homes will be later than that.

### **Adjournment**

Chairwoman Blake adjourned the meeting at 7:25 pm.