

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
AUGUST 25, 2021**

**6:00 P.M. – REGULAR MEETING**

**Link to Planning Commission meeting:**

<https://www.youtube.com/watch?v=nhh2XUsrrC0>

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**

Chairwoman Blake called the meeting to order at 6:04 pm.

**Roll Call**

Commissioners in Attendance:

Chairwoman Michele Blake  
Vice Chairwoman Jackie Sillman  
Commissioner John Shaffer  
Commissioner Richard Doscher (Sutter County Representative)

Commissioners Absent:

Commissioner Lorie Adams  
Commissioner Stacy Brookman  
Commissioner 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**

Benjamin Moody, Development Services Director, announced that due to Planning Commissioner recusals and absent members there will not be a quorum as needed for Item 6 (Lincoln East Specific Plan Rescission). The item was continued to a date certain of September 22, 2021. Several members of the public at the meeting were interested in Item 6, Benjamin Moody clarified that because the item is continued to a date certain, it will not necessarily be noticed again via mailers and the paper.

Mr. Bob Sweringen had written comments prepared for Item 6. Chairwomen Blake asked for his contact information to ensure that the agenda for the September 22, 2021 meeting is shared with him. Staff will send all relevant material to Mr. Sweringen prior to the September 22, 2021 meeting.

## **Approval of Minutes**

### **4. Minutes from June 23, 2021**

Chairwoman Blake requested approval of the minutes:

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 4-0

## **Business Item**

### **5. Consideration of a requested two-year extension of time for use Permit 07-13**

Recommendation: Approve a two-year extension of time for Use Permit 07-13 pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of August 25, 2023.

Item was called and staff made a presentation. The project representative, Pastor Ciciola, spoke regarding the project status and plans, followed by questions from the Commissioners to staff.

Commissioner Shaffer asked staff if there is a limit to the number of extensions that can be granted. The City Attorney confirmed that Municipal Code does not specify a limit.

Commissioner Shaffer asked what would happen if the Applicant sold certain portions of the parcel. Staff confirmed that if pieces of the parcel are sold, a tentative parcel map entitlement would be required. The entitlement application would be brought before the Planning Commission at that time for consideration.

Commissioner Shaffer asked if the original Conditions of Approval are still valid. Staff ensured that they are still valid, and if there are changes to the project through a parcel map entitlement, the Planning Commission will be able to consider revised/updated conditions at that time.

**Motion by:** Commissioner Sillman

**Second by:** Commissioner Doscher

**Vote:** The vote passed 4-0

### **Public Hearing Item**

#### **6. Rescinding the Lincoln East Specific Plan**

Recommendation: Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance to rescind Ordinance 006-10, thereby rescinding the Lincoln East Specific Plan.

Staff explained that this item was continued to a date certain of September 22, 2021.

#### **7. Addendum to the City of Yuba City General Plan EIR and 2021-2029 City of Yuba City General Plan Housing Element**

Recommendation: Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Resolution to approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR).

Item was called and staff introduced Placeworks consultant and presenter Nicole West, followed by questions from the Commissioners to staff.

Commissioner Shaffer asked Nicole a question regarding the General Plan EIR Addendum that identifies an impact to Ag Land and Air Quality. Nicole and staff clarified that the section references was in regards to the impacts associate with the General Plan and not the new Housing Element.

Chairwoman Blake opened the Public Hearing and called for public comments.

*There were no public comments.*

Chairwomen Blake closed the public hearing and asked the Commissioners for further questions.

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 4-0

### **Future Agenda Items**

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

- September 8, 2021 – Special Joint Workshop with the City Council regarding Commercial Cannabis (Boyd Hall)
- September 22, 2021 – Lincoln East Specific Plan Rescission
- Future Items:
  - Henson Ranch, Tentative Subdivision Map 21-01 (95 R-1 lots, 9 C-O lots)
  - River's Edge Apartments
  - Use Permit on Bridge Street, Mahmoudi Real Estate
  - Use Permit and Development Permit Ordinance Update

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

- **1060 Harter Parkway** - Sportsman's Warehouse
- **1080 Harter Pkwy** – McDonald's Façade upgrade & interior remodel
- **1054 Harter Pkwy** – Crumbl Cookies – Tenant Improvement and Signage (issued)
- **1235 Colusa Ave** – Hobby Lobby – *under construction*
- **728 Colusa Ave** – Starbucks

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

Commissioner Doscher explained that the Sutter County Planning Commission recently met to discuss three main items.

- Approval of a Planned Development Amendment for an RV sales business on E Onstott and E Hwy 99.
- 2021-2029 Housing Element Update Approval

#### **Adjournment**

Chairwoman Blake adjourned the meeting at 6:49 pm.