

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
SEPTEMBER 22, 2021
6:00 P.M. – REGULAR MEETING**
Video link to full Planning Commission meeting:
<https://www.youtube.com/watch?v=jYxiGddolyY>

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.

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 Adams.

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

There were no agenda modifications.

4. Planning Commission Meeting Schedule

Special Meeting set for November 15, 2021 at 6:00 pm
Cancel the Regular Meeting on November 10, 2021
Cancel the Regular Meeting on November 24, 2021

Chairwoman Blake requested approval of the schedule:

Motion by: Commissioner Sillman

Second by: Commissioner Shaffer

Vote: The vote passed 7-0

Approval of Minutes

5. Minutes from August 25, 2021

Chairwoman Blake requested approval of the minutes:

Motion by: Commissioner Shaffer

Second by: Commissioner Doscher

Vote: The vote passed 7-0

Public Hearing Item

Vice Chairwoman Sillman, Commissioner Brookman, and Commissioner Shaffer recused themselves from item 6 due to residing near the subject plan area.

6. Rescinding the Lincoln East Specific Plan

Recommendation: A. Conduct a Public Hearing, and

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

Item was called and staff made a presentation.

Chairwoman Blake opened the Public Hearing.

Public comment: Heather Essman – Yuba City Resident, Lincoln Road

Public comment received, Chairwoman Blake closed the Public Hearing.

Motion by: Commissioner Doscher

Second by: Commissioner Adams

Vote: The vote passed 4-0 (with 3 recused)

Business Item

7. Alternative City Council Use Permit and Development Plan Review Process

Recommendation: Adopt a Resolution of the Planning Commission of the City of Yuba City to initiate and recommend that the City Council adopt an Ordinance to re-enact updates to the Yuba City Municipal Code to allow for direct City Council review of Use Permits, as well as to add direct review of Development Plans, by amending sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71, of Chapter 5 of Title 8; of the Yuba City Municipal Code.

Item was called and staff made a presentation.

Motion by: Commissioner Adams

Second by: Commissioner Brookman

Vote: The vote failed 2-5, with general consensus from the Commissioners voting no that the change would create issues of fairness, would remove the check and balance process in place with Planning Commission review, and may not expedite review timelines.

Yes: Commissioner Brookman, Commissioner Adams

No: Chairwoman Blake, Vice Chairwoman Sillman, Commissioner Shaffer, Commissioner Dale, Commissioner Doscher

Future Agenda Items

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

- River's Edge Apartments – Development Plan, Development Agreement
- Henson Ranch – Tentative Subdivision Map
- 622 Bridge Street – Use Permit
- West Sanborn Estates – Tentative Subdivision Map
 - Buck Ranch - Annexation

Development Services Director Reports

- New Commercial Development: Five Below, Burlington, Starbucks (opening soon), Burger King started building, Homes2 Hotel, Harter Marketplace (ARCO)

- New Residential Development: Yuba Crossing – model homes, Harter North and South subdivisions
- Cannabis Workshop rescheduled to happen during the October 5, 2021 City Council meeting

Report of Actions of the Planning Commission/Sutter County Update

Commissioner Doscher explained that the Sutter County Planning Commission hasn't held a meeting since the last Yuba City Planning Commission meeting.

Adjournment

Chairwoman Blake adjourned the meeting at 7:29 pm.