

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
JANUARY 27, 2021**

**6:00 P.M. – VIRTUAL MEETING**

**Link to Planning Commission meeting: <https://www.youtube.com/watch?v=Akl8GVShXJI>**

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**

Chairperson Eyeler called the virtual meeting to order.

**Roll Call**

Commissioners in Attendance:

Dale Eyeler (Chairperson)

Michele Blake (Vice Chairperson, joined meeting at 6:50pm)

Jana Shannon

Daria Ali

Lorie Adams

Richard Doscher (Sutter County Representative)

Commissioner Absent:

John Shaffer

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.

Chairman Eyeler read the virtual meeting rules for participation and proper etiquette for all participants of the meeting.

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

There were no modifications made to the Agenda.

### **Approval of Minutes**

## **4. Minutes from December 17, 2020**

Chairman Eyeler requested approval of minutes:

**Motion by:** Commissioner Shannon

**Second by:** Commissioner Ali

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

*\*Vice Chairperson Blake was not present during this vote.*

### **Public Hearing**

- 5. Public Hearing to consider Tentative Subdivision Map 20-05, Domain Estates III, which will divide a 4.11-acre parcel into 13 single-family residential lots. The property is located on the northerly extension of Kenneth Way.**

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

- A. Adopt Mitigated Negative Declaration prepared for TSM 20-05, as detailed in the Environmental Assessment (EA) 20-11 dated January 7, 2021, stating that with the proposed mitigation measures, the project will not create any significant environmental impacts; and
- B. Adopt a Resolution approving TSM 20-05, subject to the conditions of approval and mitigation measures.

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

The public was given an opportunity to speak on the item and received comments regarding the proposed subdivision.

After the public hearing was closed, and deliberation, a motion to approve Recommendation A and B, with the changes below was made by Commissioner Doscher, and seconded by Commissioner Shannon:

- Change Condition of Approval #4 to have lots 1,2,4,5-9 be to single story.
- Indicate the knuckle-area to be worked with Public Works Department and Director
- Modifications to Conditions of Approval #31 and #32 as described below:

**#31:** The Developer shall pay for deferred improvements to the City by posting Improvement Security in accordance with Yuba City Municipal Code: Sec. 8 - .1001 - Improvement security required (b). The amount determined for deferment of Tuly Parkway improvements will be based on the final design of Tuly Parkway, with the final design being determined at the sole discretion of the Public Works Director. The amount determined for deferment will be subject to the approval of the Public Works Director.

The wall along Tuly Parkway is to be constructed prior to the first certificate of occupancy and is not included in the deferred improvement costs.

**#32:** All deferred improvements associated with Street A between Kenneth Way to Tuly Parkway, including but not limited to; asphalt, aggregate base, remedial work, etc. are to be incorporated into the payment of deferred improvements per Yuba City Municipal Code: Sec. 8-2.1001. - Improvement security required (b). This requirement only applies to the 1/2 street on the subject property.

The vote passed 5-0-1. Vice Chairperson Blake abstained.

6. **Public Hearing to consider Tentative Subdivision Map 20-06, Dunn Ranch Estates, which will divide a 19.17-acre parcel into 68 single-family residential lots and five office-commercial lots. The property is located on the southeast corner of Royo Ranchero Drive and Monroe Road.**

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

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-06, as detailed in the Environmental Assessment (EA) 20-12 dated January 7, 2021, stated with the proposed mitigation measures, the project will not create any significant environmental impacts; and
- B. Adopt a Resolution approving TSM 20-06, subject to the conditions of approval and mitigation measures.

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.

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

The vote passed 6-0.

#### **Future Agenda Items**

- February 10, 2021 Planning Commission meeting is canceled.

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

Benjamin Moody provided the updates to the Planning Commission:

- February 24 Planning Commission meeting to consist of West Sanborn Division and DD's Discounts
- Newkom Ranch – First phase of the Bogue Stewart Master Plan submitted to LAFCO for Annexation.
- Appointments for Planning Commission will be when the new Planning Commissioners are chosen.
- New Planning Commissioners will be appointed at the February 16, 2021 City Council meeting.

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

Commissioner Doscher provided the following update:

- Approved Parcel Map Division for five acres on 8388 S. Butte Road.
- Approved another Parcel Map Division - 40 acres on 11877 Larkin Road.
- Instructed Mr. Libby to get in touch with County Council to start the paperwork to convert the Sutter County Planning Commission to Rosenberg's Rule of order to be consistent with City Council and Board of Supervisors and majority of elected boards and commissions throughout the State of California.
- Commissioner Doscher was appointed as the Chair of Sutter County Planning Commission and making a recommendation for Commissioner Doscher to remain on the Yuba City Planning Commission as the Sutter County Representative.

Chairperson Eyeler adjourned the meeting at 8:44 pm.