

**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
NOVEMBER 10, 2021**

6:00 P.M. – SPECIAL MEETING

Video link to full Planning Commission meeting:

<https://www.youtube.com/watch?v=-M-h1baEK0g>

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 (*arrived late*)
Commissioner Stacy Brookman
Commissioner Richard Doscher (Sutter County Representative)

Commissioners Absent:

Commissioner Bhavin Singh Dale

The Pledge of Allegiance was led by Vice Chairwoman Sillman.

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

Cancel the Special Meeting on November 15, 2021 at 6:00 pm

Chairwoman Blake requested approval of the schedule:

Motion by: Commissioner Sillman

Second by: Commissioner Brookman

Vote: The vote passed 5-0, with Commissioner Dale and Adams absent

Approval of Minutes

5. Minutes from September 22, 2021

Chairwoman Blake requested approval of the minutes:

Motion by: Commissioner Doscher

Second by: Commissioner Shaffer

Vote: The vote passed 5-0, with Commissioner Dale and Adams absent

Business Item

6. Tentative Subdivision Map (TSM) 21-01, Henson Ranch, creating 96 single-family residential lots on 18.51 acres, with a 6.63-acre remainder.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution approving TSM 21-01, including the Mitigated Negative Declaration prepared for TSM 21-01, as detailed in the Environmental Assessment (EA) 21-01 dated October 20, 2021, subject to the proposed Conditions of Approval and Mitigation Measures.

Item was called and staff made a presentation.

Chairwoman Blake opened the Public Hearing.

Public comment: Sean Minard, MHM Engineering
Alejandro Becerra, 421 Hooper Road
Dave Friler, 3411 Colonial Court
Keith Churchill, 1139 Hooper Road
Alex Becerra, 421 Hooper Road

Public comments received, Chairwoman Blake closed the Public Hearing.

Motion by: Commissioner Doscher

Second by: Commissioner Sillman

Vote: The vote passed 6-0, with Commissioner Dale absent

Additional condition to be added regarding a good neighbor fence around 1139 Hooper Road per request by the Planning Commission:

Condition of Approval #55: The Developer shall construct a solid, six-foot-tall, good neighbor style wood fence, installed along the property line(s) adjacent to Assessor Parcel Number 62-082-010. Construction of the fence is to be completed prior to issuance of a certificate of occupancy for lots 22, 23, 24, 25, 31, and 32, and or as approved by the Development Services Director.

7. Tentative Subdivision Map 19-02, West Sanborn Estates

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution approving TSM 19-02, including the Mitigated Negative Declaration prepared for TSM 19-02, as detailed in the Environmental Assessment (EA) 19-03 dated October 20, 2021, subject to the proposed Conditions of Approval and Mitigation Measures.

Item was called and staff made a presentation.

Chairwoman Blake opened the Public Hearing.

Public comment: Steven Howard, 2060 Bogue Road
Martin Mahmoudi, 950 Sanborn Road
Edward Jeffrey, 2070 Bogue Road
Sean Minard, MHM Engineering

Public comments received, Chairwoman Blake closed the Public Hearing.

Motion by: Commissioner Brookman

Second by: Commissioner Shaffer

Vote: The vote passed 6-0, with Commissioner Dale absent

8. Use Permit (UP) 21-03 to allow the use of an existing residential building to convert a portion of the residence for home occupational use located at 622 Bridge Street.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Determine the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(n), Existing Facilities, and approve Use Permit 21-03 to allow the use of an existing residential building to convert a portion of the residence for home occupational use located at 622 Bridge Street, subject to the Conditions of Approval.

Item was called and staff made a presentation.

Staff updated the recommendation as follows:

- A. Conduct a Public Hearing and make the necessary findings to:
- B. Determine the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(n), Existing Facilities, and approve Use Permit 21-03 to allow the use of an existing residential building to convert a portion of the residence for home occupational use *and a business sign* located at 622 Bridge Street, subject to the Conditions of Approval.

Chairwoman Blake opened the Public Hearing.

Written comment received from Thomas Williams, President Yuba River Molding and Millwork.

No additional public comment received, Chairwoman Blake closed the Public Hearing.

Motion by: Commissioner Shaffer

Second by: Commissioner Adams

Vote: The vote passed 6-0, with Commissioner Dale absent

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
- REST – Use Permit
- Homekey 2.0 – Zoning Amendment

Development Services Director Reports

- New Commercial Development: Five Below, Burlington, Starbucks (opening soon), Burger King started building, Homes2Hotel, Harter Marketplace (ARCO)
- New Residential Development: Yuba Crossing – model homes, Harter North and South subdivisions

Report of Actions of the Planning Commission/Sutter County Update

Commissioner Doscher provided an update for the Sutter County Planning Commission. The Commission passed a zoning code text amendment in regard to residential development standards.

Adjournment

Chairwoman Blake adjourned the meeting at 7:44 pm.