

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY**

**JUNE 23, 2021**

**6:00 P.M. – REGULAR MEETING**

**Link to Planning Commission meeting:**

<https://www.youtube.com/watch?v=RPpNUTLvX34&t=1690s>

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 6:02 pm.

**Roll Call**

Commissioners in Attendance:

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

Commissioners Absent:

Vice Chairwoman Jackie Sillman

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**

*No agenda modifications were made.*

### **Approval of Minutes**

## **4. Minutes from May 26, 2021**

Chairwoman Blake requested approval of the minutes:

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 6-0

### **Business Item**

## **5. Consideration of an 18-month time extension for Tentative Subdivision Map (SM 19-03)**

Recommendation: Approve an 18-month extension of time for Tentative Subdivision Map SM 19-03 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of December 26, 2022.

Item was called and staff made a presentation, followed by questions from the Commissioners to staff.

Commissioner Shafter asked the reason for the delay of the subdivision map. Staff explained that the applicant hadn't submitted plans until recently, but currently Public Works is reviewing the improvement plans.

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Adams

**Vote:** The vote passed 6-0

### **Public Hearing Item**

## **6. Consideration of Rezone (RZ 21-01), changing from R-2 to R-3 zoning located at 1821 Butte House Road, APN 59-020-018.**

Recommendation: Item pulled from consideration based on need for further evaluation. No staff report provided at this time.

Staff explained that this item was pulled because of a need for further evaluation regarding the next steps. Chairwomen Blake called for any public comments as this item was noticed as a public hearing.

*No comments were received.*

## **7. Outdoor Dining Ordinance Adoption**

- Recommendation:
- A. Initiate Outdoor Dining Ordinance Adoption
  - B. Conduct a public hearing, and then
  - C. Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance of the City Council of the City of Yuba City updating the Yuba City Municipal Code to allow for continued use of Outdoor Dining by adding Article 49, Chapter 5 of Title 8, and amending Section 8-5.6102 of Article 61 of Chapter 5 of Title 8, of the Yuba City Municipal Code.

Item was called and staff made a presentation, followed by questions from the Commissioners to staff.

Commissioner Shaffer asked if the Outdoor Dining Ordinance is simply in regard to businesses putting a temporary tent over a table. The Development Services Director, Ben Moody, explained that this ordinance allows for businesses to take up some of their parking spaces for outdoor dining. If permanent shade structures are proposed than the building permit process is required.

Ben further explained that there is some flexibility in the Ordinance to waive some of the parking requirements on a case by case basis, but businesses are only permitted to have a certain square footage of outdoor dining. He further explained that this ordinance highlights that all fire, building, and ADA codes and regulations must be followed.

Commissioner Adams asked if the ordinance includes that outdoor dining spaces must not block ADA parking areas. Ben explained that this is included in the new ordinance.

Chairwoman Blake called for a motion for item A – to initiate the Outdoor Dining Ordinance.

**Motion by:** Commissioner Adams

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 6-0

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.

Commissioner Adams asked regarding the required landscape area for outdoor dining spaces. Staff explained that the ordinance encourages landscaping and site furnishings, but there isn't a requirement for a certain amount of landscaping in outdoor dining areas.

The ordinance gives businesses flexibility to choose if they would like to continue outdoor dining post COVID-19.

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Brookman

**Vote:** The vote passed 6-0

### **Future Agenda Items**

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

- July 14, 2021 – tentatively plan to cancel this meeting
- July 28, 2021 items – possibility of cancellation as well
- Future Items:
  - Henson Ranch, Tentative Subdivision Map 21-01 (95 R-1 lots, 9 C-O lots)
  - Lincoln East Specific Plan – Rescission
  - Housing Element Approval (August)
  - Possible Use Permit extension for Calvary Christian
  - Power Market Use Permit and related entitlements

### **Development Services Director Reports**

- **550 Bogue Rd** – New 2,700 SF **Burger King Restaurant** with drive-thru – *pending resubmittal*
- **700 Onstott Rd** – Raley's renovations / Closing one of the existing exits – *pending resubmittal*
- **769 Garden Hwy** – Truck Yard - improvements for an outdoor storage and parking area – *pending resubmittal*
- **1080 Harter Pkwy** – McDonald's Façade upgrade & interior remodel
- **715 Plumas St** – Signage - Plumas Pointe, new clothing store
- **1721 Colusa Hwy** – Grocery Outlet remodel
- **525 Colusa Ave** – Signage - Chevron name change to "Sinclair"
- **Hooper Ranch Master Plan** – Two home types - single story, single-family homes with 2 car garages. 2,110 sq. ft. and 1,915 sq. ft.
  - Two model home permits issued
- **Dunn Ranch Improvement Plans** - site improvements for Phase 1 and 2
- **Bridge St** – subdivision improvements
- **650 Lincoln Rd** – Rivers Edge Apartments – *pending plan review*

Commissioner Adams asked Staff regarding overgrown/unmaintained landscape areas at Stabler and Starr Dr. There was discussion regarding if we can ensure that businesses maintain the required landscape areas and how that falls into code enforcement.

### **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.

1. Truck yard on Barry Rd. that has been out of compliance for a long time with no indication of improvements.
2. Large storage building working through the entitlement process.

3. Minor updates to the County Code.

**Adjournment**

Chairwoman Blake adjourned the meeting at 6:47 pm.