

PLANNING COMMISSION

CITY OF YUBA CITY

DECEMBER 14, 2022

6:00 P.M. – REGULAR MEETING

Video link to full Planning Commission meeting:

https://www.youtube.com/watch?v=4j2Yhj_3rU4

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

Meeting called to order by Chairperson Blake at 6:00 pm.

Roll Call

Commissioners in Attendance:

Chairperson Michele Blake
Vice Chairperson John Shaffer
Commissioner Lorie Adams
Commissioner Jackie Sillman
Commissioner Stacy Brookman
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

Commissioner Bhavin Singh Dale

The Pledge of Allegiance was led by Chairperson Blake.

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 comments made by interested citizens.

Planning Commission Business

3. Agenda Modifications/Approval of Agenda

Chairperson Blake noted a typo on Agenda Item 9 which reads State Route 30, but should be State Route 20.

Chairperson Blake requested approval of the updated agenda.

Motion by: Vice Chairperson Shaffer

Second by: Commissioner Adams

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

Approval of Minutes

4. Minutes from September 28, 2022.

Chairperson Blake requested approval of the minutes.

Motion by: Commissioner Sillman

Second by: Commissioner Campbell

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

5. Minutes from October 26, 2022.

Chairperson Blake requested approval of the minutes.

Motion by: Vice Chairperson Shaffer

Second by: Commissioner Sillman

Vote: The vote passed 5-0, with Commissioner Campbell abstaining and Commissioner Dale absent.

Business Item

6. Consideration of Planned Development 15 and Tentative Subdivision Map 22-07, Chima Ranch, located in the southwest portion of the City along the west side of Sanborn Road, immediately west of the intersection of Pebble Beach Drive and Sanborn Road.

Item was called Doug Libby gave a presentation.

Sean Minard, MHM Engineering, representing the applicant (Interwest Homes) spoke regarding the project goals, the desire for a Development Agreement and answered Commissioner's questions regarding the Development Agreement, driveway depths, and Accessory Dwelling Units (ADU).

Doug Libby responded to Planning Commissioner's questions.

Motion by: Vice Chairperson Shaffer

Second by: Commissioner Sillman

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

7. Consideration of General Plan Amendment (GPA) 22-02 & Rezone (RZ) 22-03, YC Hooper Ventures Multi-Family, to re-designate the General Plan and rezone 7.84 acres from Office to Multiple-Family Residential located on the north side of Colusa Frontage Road between Hooper Road and El Margarita Road.

Item was called and Ashley Potočnik gave a presentation.

Al Perry, 1100 Bryn Mawr Drive, commented on the project and raised concerns regarding traffic from a multifamily development in this location.

Mandeep Pabla, Applicant, commented on the project timing, development/site plans, etc.

Ben Moody, Public Works and Development Services Director, provided additional information on the project and as to why staff is recommending approval of the General Plan Amendment and Rezone.

The Planning Commission recommended denial of the project due to traffic concerns and the lack of a Development (Site) Plan being provided at this point. The item will be heard by City Council for further consideration should an appeal be filed by the applicant.

Motion by: Commissioner Brookman

Second by: Commissioner Campbell

Roll Call Vote: The vote failed 4-2, with Commissioner Dale absent.

Yes Commissioner Campbell (Sutter County Representative)

Yes Commissioner Brookman

No Commissioner Adams

No Commissioner Sillman

No Vice Chairperson Shaffer

No Chairperson Blake

8. Consideration of Planned Development (PD) 17 and Development Plan (DP) 22-04: Nestory Park Self Storage, located along the north side of Winship Road.

Item was called and Ashley Potočnik gave a presentation.

David Flaherty, Applicant, answered Commissioner's questions regarding solar at the proposed development.

Motion by: Commissioner Adams

Second by: Commissioner Sillman

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

9. Consideration of Tentative Parcel Map (TPM) 22-04, General Plan Amendment (GPA) 22-06, and Rezone (RZ) 22-08: Spirit Drive Parcel Map located at the southeast corner of State Route 20 and El Margarita Road.

Item was called and Ashley Potočnik gave a presentation.

Sean Minard, MHM Engineering, representing the applicant spoke regarding the proposed development.

Motion by: Commissioner Sillman

Second by: Commissioner Brookman

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

10. Consideration of Development Plan 22-05: Ampla Health Expansion located at 1000 Sutter Street.

Item was called and Jaspreet Kaur gave a presentation.

Motion by: Commissioner Adams

Second by: Commissioner Brookman

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

Future Agenda Items

Doug Libby provided the following updates:

- December 28th and January 11th Planning Commission meetings will be canceled
- Future Items - Sikh Temple, Home2 Suites Hotel, Housing Element Rezone Project
- Planning Commissioners Academy, March 29-31, 2023 in Garden Grove.

Development Services Director Reports

Ben Moody provided the following updates:

- Planning Commissioner Vacancies/Business
 - Chairperson Blake, Vice Chairperson Shaffer, and Commissioner Adams are all coming to the end of their term (February 2023)
 - New Chair / Vice Chair and Sutter County Representative in January 2023
- December Development Services Update newsletter

- New planner, Aaron Brown, will be starting in early 2023

Report of Actions of the Planning Commission/Sutter County Update

No Sutter County updates from Commissioner Campbell

Adjournment

Chairperson Blake adjourned the meeting at 8:02 pm.