

**PLANNING COMMISSION
CITY OF YUBA CITY
AUGUST 23, 2023
6:00 P.M. - REGULAR MEETING**

Video link to full Planning Commission meeting:
<https://www.youtube.com/watch?v=P610U4DbPlg>

Materials related to an item on this 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 Sillman at 6:04 pm.

Roll Call:

Commissioners in attendance:

Chairperson Sillman
Vice Chairperson Brookman
Commissioner Gill
Commissioner Nore
Commissioner Dale
Commissioner Sandhu
Commissioner Campbell (Sutter County Representative)

No Commissioners were absent.

Pledge of Allegiance to the Flag was led by Commissioner Nore.

Public Comment on Items not on the Agenda

** Please note that the spelling of Public Commenters names is unknown. **

You are welcome and encouraged to participate in this meeting. Public comment 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. Appearance 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 regarding items not on the agenda.

Planning Commission Business

3. Agenda Modifications

Chairperson Sillman requested approval of the agenda.

Motion by: Commissioner Nore

Second by: Commissioner Gill

Vote: The motion passed 7-0 with all Commissioners in attendance

Approval of Minutes

4. Minutes from July 26, 2023

Chairperson Sillman requested approval of the minutes.

Motion by: Commissioner Campbell

Second by: Vice Chairperson Brookman

Vote: The motion passed 7-0 with all Commissioners in attendance

Business Items

5. Consideration of Development Plan (DP) 23-02: Merriment Village Apartments, located at 428 North Walton Avenue.

Item was called and Doug Libby, Deputy Development Services Director, gave a presentation.

Doug Libby read the following written comment into the record:

Hello,

My name is Collin. I reside in the neighborhood where the Henson Farms Apartments are being proposed. An apartment complex would be a great addition to the neighborhood and would improve affordability and property values in the area. I also read about the affordable housing complex proposed for 428 N. Walton Ave. and think that is a wonderful idea too. It's not often that we see projects like these get any legs in Yuba City, and I hope that other residents of the area support the idea as much as I do. I hope to hear about a resolution soon.

*Thank you,
Collin Wade*

Vice Chairperson Brookman asked about the size of the proposed units.

Chairperson Sillman asked regarding the ingress/egress on North Walton Avenue.

Public Hearing:

Ted Chastain, 1101 El Margarita, noted that he thought we would be addressing the Henson Farms Apartment project. Chairperson Sillman informed him that the Henson Farms project would be considered next.

Bijan Parhizgar, commented regarding the increase in the amount of traffic and the funding.

Ben Moody, Public Works and Development Services Director, responded to public comment. Walton Road is fully built out to General Plan standards, and there are signals to the north and south of the development. The applicant is looking at a variety of funding sources – state, city, etc.

Chairperson Sillman asked regarding the City's status of reaching the state designation for affordable housing, and Ben Moody responded that the City has land designated for housing, however we have not met the state designation for housing development.

John Nicolleti, Habitat for Humanity, commented regarding the financing options, Habitat for Humanities mission, and the goals for Homekey 3.0 funding. He explained that Sutter County currently has over 1,000 people on the waiting list for affordable housing, and a large portion of those individuals are seniors. He also explained the benefits to the community from this development as well as the supportive services provided to the future residents.

Commissioner Comments:

No comments from the Commissioners following the Public Hearing.

Motion by: Commissioner Sandhu

Second by: Commissioner Gill

Vote: The motion passed 7-0 with all Commissioners in attendance.

6. Consideration of General Plan Amendment (GPA) 23-01, Rezone (RZ) 23-01, and Development Plan (DP) 23-01: Henson Farms Apartments, located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road.

Item was called and Doug Libby, Deputy Development Services Director, gave a presentation.

Doug Libby read the following written comment into the record:

Hello,

My name is Collin. I reside in the neighborhood where the Henson Farms Apartments are being proposed. An apartment complex would be a great addition to the neighborhood and would improve affordability and property values in the area. I also read about the affordable housing complex proposed for 428 N. Walton Ave. and think that is a wonderful idea too. It's not often that we see projects like these get any legs in Yuba City, and I hope that other residents of the area support the idea as much as I do. I hope to hear about a resolution soon.

*Thank you,
Collin Wade*

Commissioner Campbell asked regarding the current development to the north – Henson Farms Subdivision. He asked for staff to clarify if the Traffic Study considered the Henson Farms Subdivision.

Doug Libby responded, yes, the Study considered traffic resulting from the development occurring to the north.

Commissioner Dale asked about the size of the proposed units.

Commissioner Sandhu asked about the ingress/egress points for the project.

Commissioner Nore asked about the proposed street parking along North Colusa Frontage Road. Ben Moody responded that there is an option to remove the proposed parking along North Colusa Frontage Road at the discretion of the Planning Commission.

Vice Chairperson Brookman asked about the potential for the developer to develop affordable housing in a commercial zone.

Commissioner Campbell asked if the Fire Department had reviewed the ingress / egress and the site plan as a whole. Doug responded that, yes, the Fire Department was included in the review process.

Public Hearing:

Al Perry, 1100 Bryn Mawr Drive, commented in opposition to the project. He noted concerns with the traffic.

Mary Paige, 1318 Ruth Avenue, commented in opposition to the project. She noted concerns with the traffic and community impact.

Steph B. Lee, Bryn Mawr Drive, commented in opposition to the project. She noted concerns with traffic and noise.

Anna Viagrana, 1364 El Margarita Road, commented in opposition to the project. She noted concerns with the community impact.

Ted Chastain, 1101 El Margarita Road, commented in opposition to the project. He also inquired regarding the history of this project. Doug Libby responded that in December 2022 the Planning Commission considered a General Plan Amendment and Rezone, and the Planning Commission recommended denial on the basis of wanting to see the proposed Development Plan. The current item for consideration includes the requested Development Plan.

Rob Dietch, Bryn Mawr Drive, commented in opposition to the project. He noted concerns with the traffic and community impact.

Paul DeMeritt, El Margarita Road, commented regarding the public notice. He suggested holding a community meeting with the developer to discuss the community's concerns.

Bill Bushman, 2425 Sarah Court, commented in opposition to the project. He noted concerns with the Hillcrest Water infrastructure and road impacts.

Ben Moody responded that the development will be required to construct improvements to current City standards with new infrastructure. All previous Hillcrest Water Company wells have been destroyed.

Kathy Becker, San Gimignano Drive, commented in opposition to the project. She noted concerns with traffic and having apartments adjacent to single family homes.

Bijan Parhizgar, Tres Picos Drive (Cresleigh Peaks), commented in opposition to the project. He noted concerns with traffic.

Jared Roper, Ruth Avenue, commented in opposition to the project noting concerns with traffic.

Jerry Mitchel, Ruth Avenue, commented in opposition to the project noting concerns with traffic.

Heather Essman, Lincoln Road, commented in support of the project.

Linda Baker, Kimberly Drive, commented in opposition to the project noting concerns with traffic congestion and evacuation planning.

Lloyd Layton, 1212 Highland Avenue, commented on behalf of Sutter Yuba Association of Realtors. He noted that California leads the nation in homelessness, and spoke in support of the project.

Deandre Hobbs, noted that he recently moved in to the area and expressed his opposition to the project.

Joe Hernandez, 2775 Colusa Highway, commented in opposition to the project noting concerns with proposed residential density.

Al Perry, 1100 Bryn Mawr Drive, asked if it was possible for the developer to change the zoning to R-1 (single family residential).

Doug Libby responded that, yes, the developer could apply to change the zoning to R-1 (single family residential).

No name provided, 1180 Kimberly Drive, a man asked if the applicant could change the zoning from commercial to residential.

Doug Libby responded that, yes, the developer could apply to change the zoning to R-1 (single family residential).

Ben Moody clarified regarding the ability for the City to change the land use and the zoning. He explained that the zoning can be changed, but we are currently very well represented with single family housing (R-1). In 2004 this land use was applied to the property as a buffer between the highway and the existing single-family housing.

No name provided. A man commented in opposition to the project.

Gary Bell, 1120 Bryn Mawr Drive, commented in opposition to the project noting concerns with the proposed height of the apartments, and increased traffic.

Lloyd Layton, 1212 Highland Avenue, asked about a potential forum for the community to have a meeting to discuss this proposal further.

Chairperson Sillman commented to the public in attendance that the Commission is only making a recommendation to the City Council tonight.

Mandeep Pabla, project applicant, responded to the public comments received. He noted that the proposal represents the highest and best use for the parcel based on their market research. He also noted that they are open to potentially decreasing the height to two story.

Vice Chairperson Brookman asked the applicant regarding the construction timeline for this project.

Mandeep Pabla responded that they are currently developing two projects – Highway 20 Self Storage and Henson Farms Single Family. He noted that they are planning to complete those developments first, and committed to construct the apartments, if approved, within five years.

Sean Minard, MHM Engineering, commented regarding the drainage, water, and sewer infrastructure for the proposed development. He also commented on potential street parking on North Colusa Frontage Road and the George Washington / Hwy 20 intersection mitigations.

Steph B. Lee, Bryn Mawr Drive, commented that she would prefer this proposal versus the potential alternative of an affordable housing development.

Pauly De Bartolo, DBRDS (Designer), commented regarding the purpose behind the design that was selected. He noted the Developer specifically asked to be sensitive with this design to provide missing middle housing in the community.

Scott Robbins, project applicant, noted that the proposed development is the highest and best use of the property, and the developer intends to develop the parcel in the best way possible for the community.

Commissioner Comments:

Commissioner Nore asked if the onsite parking would be limited per unit. The applicant responded that, yes, each unit will have a designated parking space. In addition, Commissioner Nore asked if the noticing for this project was provided in align with the legal requirement.

Doug Libby responded that, yes, the notice was sent to all property owners within 300 feet of the property and a notice was published in the Appeal Democrat newspaper.

Commissioner Sandhu asked if there are plans for improvements at the George Washington and Hwy 20 intersection.

Ben Moody responded that the updated Traffic Model collects fees and identifies improvements at that intersection, such as closing Royo Ranchero Drive. In addition, improvements are currently underway east of the proposed development (Harter Marketplace).

Vice Chairperson Brookman commented regarding the developer's rights to develop their land.

Commissioner Dale asked staff regarding the current ratio of single family to multifamily zoned land.

Commissioner Campbell commented that the traffic study shows less impact for this project versus commercial office buildout. He also noted that the three-story development will be far set back from single family residences, and doesn't recommend amending the proposal to eliminate the third story element.

Chairperson Sillman commented that the developer is open to have conversations with the community, and that a community meeting is certainly a possibility. In addition, she noted that this is a high-quality project that provides a potential solution for the lack of workforce housing in the community.

Motion by: Commissioner Campbell

Second by: Commissioner Dale

Roll Call Vote:

Commissioner Nore - Yes

Commissioner Sandhu - Yes

Commissioner Gill - Yes

Commissioner Dale - Yes

Commissioner Campbell - Yes

Vice Chairperson Brookman - Yes

Chairperson Sillman - Yes

Vote: The motion passed 7-0 with all Commissioners in attendance.

Miscellaneous Items

7. A Presentation on the City's New Permit Planner Software

Due to the length of the meeting, this item was postponed to the next regular Planning Commission meeting.

8. Future Agenda Items

Deputy Development Services Director Doug Libby noted that the next Planning Commission meeting will include four items: Sohal Subdivision, Krohn Aguilar Parcel Map, Bains - Butte House General Plan Amendment / Rezone, and West Sanborn Subdivision Map Extension.

9. Development Services Director Report

Public Works and Development Services Director Ben Moody provided an update on the following items:

- Development Services Newsletter
- Harter Marketplace – Raising Cane's, Dutch Bros
- Harter South – DR Horton
- Henson Single Family Development
- City Welcome Signs

10. Report of Actions of the Yuba City Planning Commission/Sutter County Update

Commissioner Campbell commented that there were no updates.

Adjournment

Chairperson Sillman adjourned the meeting at 8:45 pm.

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$851.26, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.