

**PLANNING COMMISSION
CITY OF YUBA CITY
September 27, 2023
6:00 P.M. - REGULAR MEETING**

Video link to full Planning Commission meeting:
<https://youtu.be/P3Gb6XHvG28?si=Notj4Dasi5-Nh5F>

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 6:00 pm.

Roll Call:

Commissioners in attendance:

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

Commissioner Dale was absent (excused absence)

Pledge of Allegiance to the Flag was led by Vice Chair Brookman.

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.

Heather Esemann, Sanborn and Lincoln Rd, requested the city do more to facilitate electric vehicle charger development. She stated she felt the City Council dismissed her previous comments regarding electric vehicle chargers.

Planning Commission Business

3. Agenda Modifications

Chairperson Sillman requested approval of the agenda.

Motion by: Vice Chair Brookman

Second by: Commissioner Gill

Vote: The motion passed 6-0 with Commissioner Dale Absent

Approval of Minutes

4. Minutes from August 23, 2023

Chairperson Sillman requested approval of the minutes.

Motion by: Commissioner Gill

Second by: Commissioner Sandhu

Vote: The motion passed 6-0 with Commissioner Dale Absent

Business Items

5. Consideration of an 18-month time extension for Tentative Subdivision Map 19-02, West Sanborn Estates, located on the northwest corner of Bogue Road and Sanborn Road.

Item was called and Aaron Brown, Assistant Planner, gave a presentation.

Public Hearing:

Vice Chair Brookman asked if the project would be back before the Planning Commission for another 18-month time extension?

Ben Moody, Director of Public Works and Development Services, explained the reasoning for the applicant requesting the 3 years, and the parameters of the code limiting requests to 18 months each.

Heather Esemann, Sanborn and Lincoln Rd, asked if the delay is on the developer or the infrastructure?

Ben Moody responded that the action being taken tonight is the extension of the map, and the next step is the owner of the property, coordinating with the developer, to move forward with improvement plans. The City is not putting anything on hold.

Sean Minard, project representative, clarified that the current situation of the market is the hold up, not the infrastructure.

Chairperson Sillman closed the public hearing.

Commissioner Comments:

Commissioner Campbell Abstained from voting.

Motion by: Commissioner Gill

Second by: Commissioner Nore

Vote: The motion passed 5-0 with Commissioner Dale Absent, and Commissioner Campbell Abstaining

6. Tentative Parcel Map (TPM) 23-01 to create four parcels at 2930 Jefferson Avenue, Accessors Parcel Number 62-071-024.

Item was called and Aaron Brown, Assistant Planner, gave a presentation.

Commissioner Nore asked about the ingress, egress and utility easement involved in the project, and how the other properties that are currently using it would be affected.

Nikos Krohn, project applicant, responded that the property to the South of the project site, that currently uses the easement is a family member and is aware of the project.

Commissioner Nore asked if neighbors could join an HOA/Maintenance agreement.

Ben Moody responded yes it could be worked out amongst the owners, but it isn't a condition of the current project.

Nikos Krohn, project applicant, responded that he is open to discussing the easement/HOA with the property owners that will use the easement to the south of the project.

Public Hearing:

Heather Esemann, Sanborn and Lincoln Rd, commented on the water sewer connections, and that neighbors should have a reimbursement agreement.

Ben Moody, noted that the owner should reach out to the property owners that will use the easement to the south of the project and offer them the opportunity to hook into the water/sewer line connection during design review.

Chairperson Sillman closed the public hearing.

Motion by: Commissioner Sandhu

Second by: Vice Chair Brookman

Roll Call Vote:

Commissioner Nore - Yes
Commissioner Sandhu - Yes
Commissioner Gill - Yes
Commissioner Campbell - Yes
Vice Chairperson Brookman - Yes
Chairperson Sillman - Yes

Vote: The motion passed 6-0 with Commissioner Dale Absent

**7. Tentative Subdivision Map (TSM) 22-02 and an associated Development Agreement (DA):
Sohal Ranch Subdivision**

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

A written comment was received from Patricia Carvo and distributed to the Planning Commission before the start of meeting.

Doug Libby responded to the written comment received by Ms. Carvo regarding traffic and clarified that no traffic light is proposed. He answered a question regarding the sewer line and responded that the neighbors would have a better opportunity to tie in to sewer and water, subject to payment of required connection fees. Additionally, he addressed a concern that the subdivision construction would impact a private wells and septic tanks and indicated that the construction wouldn't be deep enough to affect them.

Commissioner Campbell stated he believes the neighborhood park should be located on the corner of Lincoln and George Washington Blvd. He stated he believes the current placement is a detriment.

Commissioner Gill asked a question about the fair-share contribution of the future signalization at the intersection of Bogue and Sanborn roads.

Doug Libby explained that this is done through a traffic modeling exercise performed by a traffic engineer.

Ben Moody agreed with Doug and explained how the portion of money goes into the roads, and what that trigger point is.

Commissioner Sandhu asked why Harter was included in traffic analysis

Doug Libby explained how the project included a more focused traffic analysis and borrowed heavily from the EIR and the traffic model completed for the Lincoln East Specific Plan.

Chair Sillman explained how she agreed with Commissioner Campbell's park comment and asked if the park could be moved?

Commissioner Gill commented that the park location is due to the layout of the Lincoln East Specific Plan.

Public Hearing:

Sean Minard, project representative, commented that the purpose of this park is to be a neighborhood park, which is supposed to be local for the specific neighborhood.

Heather Esemann, Sanborn and Lincoln Rd, questioned why the development is occurring in this area, and that more compact development would be best. She mentioned that there is development in the path from the proposed location to the nearest school. She also mentioned that she wants to see bike lanes be incorporated.

Sean Minard, project representative, responded that you can only develop where you own the property. Regarding the timing/phasing of the park, he noted that the park is triggered by the 98th lot. He also explained the new sewer lift station, and that the goal is to eventually run sewer line down Harter Parkway and across Bogue Rd.

Commissioner Gill asked if the sewer line would not be continued on the northern portion of the property, as there was curiosity from a member of the public to connect to sewer.

Sean Minard, project representative, indicated that the sewer line would run along Lincoln Rd, and down Sohal Way. He mentioned the ability to connect, if neighbors were willing to pay a sewer connection fee.

Commissioner Nore asked if the southeast corner of the development by the park would be accessible to walk, or if there would be a fence.

Sean Minard, project representative, indicated the area will have curb, gutter, and sidewalk, as well as a trap fence.

Commissioner Sandhu asked if only two ingress/egress points would be enough for 173 homes.

Sean Minard, project representative, answered yes, it is sufficient for ingress/egress.

Commissioner Gill asked to confirm that Pasa Tiempo Dr. will connect with George Washington Blvd.

Sean Minard, project representative, indicated that there is plenty of distance to have turn pockets and avoid future traffic issues.

Ben Moody responded that the future connection is important with this project, and that this project will build/ and pay for its half of the roadway on George Washington Blvd.

Commissioner Gill asked about the timing of the installation of road improvements.

Ben Moody responded that it depends, and that the timing for phases can change.

Commissioner Gill asked if there would be any landscaping along frontages.

Sean Minard, project representative, answered yes, and pointed toward the typical road section that includes detached sidewalk and landscaping.

Commissioner Campbell stated that Shanghai Bend is the best example of a good park that we have, and that he stands by his concern regarding the proposed park location.

Terry Boyer, Lincoln Rd, asked for clarification on why only half of the road is going to be improved.

Doug Libby responded that developers are only obligated for their half of the street. He noted that the city will still maintain the north side of George Washington.

Ben Moody responded regarding frontage improvements, and explained that the volume of the project triggers the scope of the improvements needed. He continued that Developers are responsible to build half of the street and the development pays the Road impact fee for future improvements. Ultimately, 179 homes triggers frontage improvements, not the full four lanes.

Robert Boyer, 2875 Lincoln Rd, stated he would prefer to have the park built along George Washington Blvd.

Chairperson Sillman closed the public hearing.

Motion by: Vice Chair Brookman

Second by: Commissioner Sandhu

Roll Call Vote:

Commissioner Nore - Yes

Commissioner Sandhu - Yes

Commissioner Gill - Yes

Commissioner Campbell - No

Vice Chairperson Brookman - Yes

Chairperson Sillman - Yes

Vote: The motion passed 5-1 with Commissioner Dale Absent

8. General Plan Amendment (GPA) 23-03, Rezone (RZ) 23-03, Bains-Butte House.

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

Commissioner Comment:

Commissioner Gill asked if projects can be brought forward as just a standalone General Plan Amendment/Rezoning, or if a development plan should be proposed at the same time.

Doug Libby responded that yes, a project can be brought forward as a standalone General Plan Amendment/ Rezoning. He indicated that a previous project that included a development plan alongside the General Plan Amendment/Rezone was requested from a previous Planning Commission, potentially due to the scope of the project.

Commissioner Nore asked about the City's noticing process.

Doug Libby responded that the project is published in the newspaper for a 20-day public comment period, and mailed notice is sent to property owners within 300 feet of the project.

Public Comment:

No public comment was provided and Chairperson Sillman closed the public hearing.

Motion by: Commissioner Nore

Second by: Commissioner Campbell

Vote: The motion passed 6-0 with Commissioner Dale Absent

Miscellaneous Items

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

Item was called and Ashley Potocnik, Development Liaison, gave a presentation.

Commissioner Comment:

Commissioner Campbell commented that he is amazed at how quick this software was implemented, and complemented Ashley, and other City Staff for their work.

Chairperson Sillman complimented Ashley's effort, and her "You Can" movement.

Commissioner Sandhu complimented the new software, and efforts.

Commissioner Nore asked if any outreach for the new software has been done, and how it was received by the public.

Ashley Potocnik responded yes, the new software got coverage in the newspaper, presented to City Council, as well as other service clubs.

10. Future Agenda Items

Deputy Development Services Director Doug Libby provided an update on the following items:

- October Planning Commission meetings will be cancelled.
- The November and December Planning Commission meetings will be held on the first meeting of the month, and the second meeting will be cancelled.

11. Development Services Director Report

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

- Congratulations to Aaron on first presentation.

- An update on the Henson Family Apartments project.
- An update on housing construction by DR Horton in the Harter Specific Plan.
- Chick-Fil-A has expressed interest in potentially finding a location in Yuba City.

Commissioner Comments:

Chair Sillman asked about Henson Farms. What is the purpose of the workshop, and if the community doesn't like it, will anything be changed?

Ben Moody responded the meeting will go over the different potential solutions to traffic in the area and the City will discuss the advantages and disadvantages of each.

Commissioner Gill commented there shouldn't be moratorium on development.

Commissioner Campbell noted that Council can't say fully say no. He noted that we are a free market system, and that development will come.

Chair Sillman noted that the Planning Commission wants to follow the rules, but City Council ultimately decides.

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

Commissioner Gill provided an update on the following items:

- Two truck yards were approved (one unanimously, and one in a 4/3 vote)
- A mono-pine cell tower by Sutter Highschool was approved.
- A special event permit process was passed.

Adjournment

Chairperson Sillman adjourned the meeting at 7:58 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.