

**MINUTES
SPECIAL JOINT STUDY SESSION
CITY COUNCIL & PLANNING COMMISSION
CITY OF YUBA CITY
APRIL 9, 2007 – 5:30 P.M.**

Call To Order

The Special Joint Study Session of the City Council and Planning Commission of the City of Yuba City was called to order by Mayor Miller at 5:30 p.m.

Roll Call-City Council

Present: Councilmembers Gill, Maan, McBride, Ramirez, and Mayor Miller
Absent: None

Roll Call-Planning Commission

Present: Commissioners Dukes, Flores, Sanbrook, Takhar, and Tomlinson
Absent: Commissioners Didbal and Starkey

Mayor Miller welcomed everyone and said tonight's study session is to make sure everyone is working toward the same purpose and to clarify Council's direction for the Planning Commission.

Presentation on Council's Philosophy (Items 1 - 7)

1. Review of Development Guiding Principles Aaron Busch/Brian Trudgeon

- Review of Existing Growth Policies

Community Development Director Aaron Busch reviewed the boundaries of the City Limits and the boundaries of the Sphere of Influence. He said we have about a 60,000 population now with the potential to double that number. Preparation for that growth was addressed in the 2004 General Plan.

Principal Planner Brian Trudgeon said that in 2005 the City Council adopted the 12 Growth Policies to further plan for the growth of Yuba City. These 12 policies address infrastructure: schools, roads, drainage, water and sewer; and affordable housing, master plans, financing, the village concept, and residential design.

- Review of Master Plan/Specific Plan Process

Mr. Busch said Master Plans and Specific Plans have been designated within the Sphere of Influence. They ensure that the City will look closely at the area needs to make sure they are compatible with the City. Master and Specific Plans address the 12 Growth Policies. We are currently processing three Master Plans and one Specific Plan. He explained the difference between the two plans. Specific Plans are governed by state law requiring certain elements such as circulation and financing. Master Plans allow for the addition or deletion of elements and have no legal requirements. Mr. Busch responded to questions from Councilmembers, Commissioners, Tom Tucker of Harter Packing, and Darin Gale of the BIA.

2. Master Plan for Elmer Road Discussion..... Aaron Busch

At the March 20, 2007 Council Meeting Didar Bains and Manual & Donna Costa asked that they be relieved of the requirement to prepare a Master Plan for the Elmer Road area so that they can apply for annexation and development of the properties. Mr. Busch stated that staff believes in the Master Plan process. He reviewed the history of the Master Plan area, its defeat from annexation last year, and the long-term infrastructure needs. The following residents spoke:

Harold Griffith, 1996 Romero	Bonnie Hansen, 2351 Capistrano
David Lane, 1955 Elmer Ave.	Dilgit Bains
Denis Cook, rep. the Bains family	Harry Dodson, 1848 Elmer Ave.
Elaine Miles	Virginia Smith, 1979 Elmer Ave.
Tom Tucker, 1321 Harter Rd.	Enita Elphick, 1162 Putnam Ave.

Councilmember Ramirez said he is not in favor of an exception to the Master Plan requirement. Mayor Miller said policy is not being decided tonight.

3. Design Guidelines—Criteria and Policies..... Aaron Busch/Brian Trudgeon

Mr. Busch said the design guidelines we now have are not current and include items that are unnecessary. Staff is interested in seeing good firm guidelines that are

comprehensive and can be used citywide. Councilmembers supported revised Design Guidelines and asked that they be expedited.

4. Selection Process for Planning Commission AppointmentsSteve Jepsen

City Manager Steve Jepsen said the City currently appoints Planning Commissioners by having an ad hoc committee, composed of the mayor and vice mayor, interview candidates and make a recommendation to the full Council for confirmation. An alternative method would be for the entire Council to interview candidates. Selection would be voted on in public forum. Councilmember Maan asked if each Councilmember could appoint a Commissioner. Mr. Jepsen said he would have to research that option. All Councilmembers requested copies of applications and resumes for the candidates, no matter which method is selected.

5. Expectations of City Council for Planning CommissionSteve Jepsen

Mr. Jepsen led the City Council and Planning Commission in a discussion on their expectations of each other.

The City Council expects the Planning Commission to:

- Attend meetings and participate
- Attend joint sessions
- Become educated on General Plan policies
- Understand Council's direction
- Apply and understand the 12 Growth Policies
- Understand zoning, use permits and General Plan amendments
- Support Planning Commission decisions as a group
- Don't become overly involved in design review
- Be careful with exactions
- Use a dialog on issues
- Do not advocate a position on development

The Planning Commission expects the City Council to:

- Give clear expectations on Design Guidelines
- Give clear direction
- View issues from a plan perspective
- Know the nexus of projects for fair exactions
- Understand the Planning Commission is not a lobbyist

6. Planning Commission Support RequiredAaron Busch

7. Summary—Direction to Staff

Public Communication on Items on the Agenda (Item 8)

8. Appearance of Interested Citizens – None.

Adjournment

At 8:46 p.m. Mayor Miller adjourned the Special Joint Study Session of the City Council and Planning Commission of the City of Yuba City.

John S. Miller
Mayor

ATTEST:

Steve Johnson
City Clerk