
TO ADDRESS THE COMMISSION
PLEASE STEP TO THE ROSTRUM &
STATE YOUR NAME & ADDRESS

YUBA CITY PLANNING COMMISSION
AGENDA

Regular Meeting
January 11, 2006 - 7 p.m.
City Hall Council Chambers
1201 Civic Center Boulevard

Roll Call.

Pledge of Allegiance.

Election of Officers (also a representative to the County Planning Commission)

Approval of the minutes of the meeting held November 09, 2005.

Appearance of Interested Citizens*

Correspondence:

1. Public Hearing: Use Permit #UP 05-05 of River Valley Christian Fellowship to allow temporary use of a commercial coach as a modular classroom; property located in the R-1 zone at 1764 Tierra Buena Road; A.P. No. 62-052-024; applicant River Valley Christian Fellowship
2. Public Hearing: Subdivision Map #SM 05-09 of Siena Estates West to allow the division of 0.895 acres into five, low density, residential units; property located in the R-1 zone at the end of San Niccolo Drive west of Via Roma Way; A.P. No. 62-360-013; applicant Interwest Homes Corp.
3. Public Hearing: Subdivision Map #SM 05-10 of Jodi Drive Estates to allow the subdivision of a single lot into two, single family residential lots; property located in the R-1 zone at the east side of Jodi Drive; A.P. No. 56-310-069; applicant Interwest Homes Corp.
4. Public Hearing: Subdivision Map #SM 05-11 of Bay Drive Estates North to allow the subdivision of a single lot into two, single family residential lots; property located in the R-1 zone at the north end of Bay Drive; A.P. No. 56-310-056; applicant Interwest Homes Corp.
5. Public Hearing: Rezoning #RZ 05-11 for PF zone pre-annexation zoning of 10 acres; property located at the southeast corner of Franklin and Ohleyer Roads; A.P. No. 20-030-012; applicant City of Yuba City.

(over)

6. Commission Consideration: Meritorious Awards Program.
7. Other Business.
8. Report on Actions of the City Council.
9. Adjournment.

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$753 (\$363 if the project concerns a single-family residence), 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 Commission action becomes final. The exception to this is rezonings--please check with the Planning Department, 1201 Civic Center Boulevard, Yuba City 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.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530/822-4601) at least 72 hours in advance so such aids or services can be arranged. City Hall TDD: 530/822-4732.

*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.

January 5, 2006

TO: YUBA CITY PLANNING COMMISSION
FROM: PHIL O. CARTER, ASSISTANT CITY MANAGER
SUBJECT: AGENDA REPORT - MEETING OF JANUARY 11, 2006

1. PUBLIC HEARING: USE PERMIT #05-05 FOR A MODULAR TEMPORARY CLASSROOM AS A TEMPORARY USE AT 1764 TIERRA BUENA ROAD – APPLICANT, RIVER VALLEY CHRISTIAN FELLOWSHIP

Project Description:

The applicant is requesting a use permit to locate a 1,440 square foot modular building on the River Valley Christian Fellowship church site to provide temporary classroom space for children grades 1st through 6th. This classroom will be used for Sunday school classes and will be utilized on a temporary basis until a permanent building can be constructed.

Property Description:

The property is a .86-acre parcel located at 1764 Tierra Buena Road identified by Assessor's Parcel # 62-005-024. The site is currently developed with a 3,950 square foot church sanctuary, 2,450 square foot fellowship hall, 1,100 square foot office, assorted accessory structures, and parking areas.

General Plan Designation:

The subject property has a General Plan designation of Low Density Residential (LDR).

Zoning Classification:

The subject property has a zoning classification of One-Family Residence (R-1) District.

Surrounding Land Use:

North: Commercial Uses
South: Single-Family
East: Tierra Buena Road, Redding Avenue, Single-Family in the County
West: Single-Family, Tierra Buena School

Previous Commission Actions and/or Policies:

None to report.

Environmental:

Section 15303(C) Class 3 exempts projects similar to this when located in an urbanized area and the surrounding area is not environmentally sensitive.

Staff Comments:

Currently, the site does not meet the City's requirements for parking spaces, parking lot and street frontage landscaping. However, the applicants have indicated to staff that they are in the early stages of planning for permanent building replacements for the fellowship hall and office complex which will include classrooms. Additionally, the church is in the process of purchasing a 2.9-acre parcel across the street for a permanent parking area. As a result, with the approval of this use permit, the applicant will have a two-year window in which to design and develop a permanent hall, office facility with classrooms, and parking area that meets all City standards. Staff feels comfortable that a permanent replacement for this temporary use will be forthcoming and are therefore recommending approval of this use permit for no longer than two years. The Yuba City Fire Chief has reviewed the applicant's request and is also in support of the approval.

Recommended Action:

- A) Adopt the following findings:
1. The proposed project will be the installation of a commercial coach for use as a temporary classroom in conjunction with an existing church use, which is consistent with the Low Density Residential (LDR) designation as shown on the Land Use Diagram of the General Plan.
 2. The site is of adequate size (0.86-acres) to accommodate the proposed use. Access to classrooms will be from Tierra Buena Road, which will make for convenient ingress and egress to and from the site.
 3. Approval of the use permit for the temporary use of a commercial coach for classroom space will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
- B) Approval of the use permit for a commercial coach for classroom space in the R-1 Zoning District is subject to the following conditions:
1. The use permit shall be valid for a two-year period expiring on January 11, 2008.
 2. The site and the commercial coach shall meet all applicable handicap access standards required by State and Federal law.
 3. Each commercial coach shall meet the standards established in Section 8-5.5101 of the Yuba City Zoning Regulations as follows:

4. The commercial coach shall bear the tag or seal of the State as required by the Health and Safety Code of the State.
 - a. The commercial coach shall carry a current State license.
 - b. The commercial coach shall be kept mobile.
 - c. Skirting shall be provided along all sides of the commercial coach.
 - d. The exterior surface and roofing materials shall be consistent with those materials normally used in the construction of permanent office facilities.

2. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP 05-09 OF SIENA ESTATES WEST; END OF SAN NICCOLO DRIVE, WEST OF VIA ROMA WAY PROPERTY OWNER AND APPLICANT, SIENA PARTNERS, LLC

Project Description:

A request to subdivide one .895-acre parcel into five single-family residential lots, resulting in a project density of 5.59 dwelling units per acre. Lots will range in size from approximately 5,400 square feet to 6,900 square feet.

Property Description:

The subject property is identified as Assessor's Parcel # 62-360-013. The 0.895 acre parcel is located at the end of San Niccolo Drive and west of Via Roma Way. The subject property is currently vacant. Any existing septic systems, leech field, and/or water wells will be abandoned in accordance with Sutter County Environmental Health Requirements.

General Plan Designation:

The subject property has a General Plan designation of Low Density Residential (LDR). This General Plan designation provides for a development density of no less than 2 dwelling units per acre and no more than 8 dwelling units per acre.

Zoning Classification:

The subject property has a zoning classification of One-Family Residence (R-1) District.

Surrounding Land Use:

North: Single-Family Residential
South: Commercial Uses, Commercial car lot
East: Single-Family Residential
West: Fallow Agricultural Lands

Previous Commission Action and/or Policies:

Subdivision Map (SM #04-11) for Siena Estates, a 56 lot single-family subdivision, was approved by the Planning Commission on November 10, 2004.

Environmental:

A mitigated negative declaration (EA 05-33) has been prepared for this project and is attached for the Commission's review. Potential impacts such as air quality and archaeology were identified and have been reduced to a classification of less than significant with the inclusion of mitigation measures and the conditions of approval listed below.

Staff Comments:

Staff supports the applicant's request to subdivide. The project density of 5.59 dwelling units per acre falls within the range for the Low Density Residential designation. The project meets the development standards for the R-1 District.

The proposed subdivision is currently bounded on the north and east by single-family residential development. A commercial car lot is located south of the property and fallow agricultural lands to the west. This project is a good example of residential infill and is in agreement with implementing policy 3.4-I-7 of the Yuba City General Plan which dictates the pattern of development, growth and expansion within the Urban Growth Boundary (UBG), stating specifically "Promote infill development that maintains the scale and character of established neighborhoods." Additionally, the City is also obligated by implementing policy 3.4-I-5 of the Yuba City General Plan which states specifically "Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that ensures that Yuba City remains an inclusive, affordable community."

Adhering to these policies and actively applying them during the development process is necessary and staff considers the project at hand to fall well within these guidelines. The proposed subdivision will blend in and transition well with the physical arrangement of existing development in the vicinity. Staff considers single-family uses adjacent to other single-family uses to be compatible. Staff also encourages variations in sizes and types of single family residences. The proposed project will not disrupt nor divide an established community.

Recommended Actions:

- A) Adopt the following recommended findings:
 - 1. Following review and consideration of the attached mitigated negative declaration along with the recommended mitigation measures and any comments received, find that with the mitigation measures, there is no substantial evidence that the project will have a significant impact on the environment;
 - 2. The approval of the tentative subdivision map for a 5-lot single-family residential development is consistent with Yuba City General Plan Implementing Policies contained in sections 3.4-I-7 and 3.4-I-5, as well as the Low Density Residential designation of the Yuba City General Plan; and.
 - 3. The approval of the subdivision map is consistent with and meets the minimum standards for the R-1 District.
- B) Adopt the mitigated negative declaration.
- C) Approve the tentative subdivision map subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

Lighting and Landscaping

1. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting District for the purpose of maintaining street trees which are to be planted along all streets, and maintaining the street lights.
2. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Director of Parks and Recreation prior to entering into a Subdivision Agreement with the City.
3. All street lighting shall be dedicated to the City of Yuba City.
4. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and shall be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first phase of the tentative map.
5. The final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways will occur to the satisfaction of the Development Services Department.
6. The street trees proposed by the subdivider shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree specie(s) shall be a shade type approved by the City Arborist and the Development Services Department. Only one tree specie shall be planted on any street.
7. Each lot shall be landscaped between the residence and the curb prior to occupancy. If it is deemed impractical to have the landscaping completed prior to occupancy, the builder/developer shall provide security for the value of the landscaping and commit to a water quality control plan to prevent the input of pollutants from the lot to the urban drainage system as approved by the Development Services Department.

Drainage

8. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential, commercial or agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.
9. Prior to the filing of any final map the developer shall submit to the Sutter County Public Works Department a drainage plan for any drainage improvements that utilize County facilities for approval by the Sutter County Public Works Director.

10. The developer shall prepare and implement a water quality control plan for the construction and operational phases of the proposed project. This plan shall be reviewed and approved by the Development Services Department. Such a plan shall include Best Management Practices to control the input of pollutants to urban storm water runoff released to receiving waters off-site as deemed appropriate by the Development Services Department prior to entering into the Subdivision Agreement with the City.
11. The developer shall be required to pay any applicable Sutter County Water Agency drainage fees.
12. Prior to filing any final map the developer shall enter into an agreement with Sutter County providing the following:

Participation in a zone of benefit, drainage district, agency, service area, or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment, or other financing mechanism to facilitate the construction and maintenance of a drainage system.
13. Designated markers shall be installed according to the manufacturer's specifications on the top of curb, or at an appropriate alternate nearby locations when no curb is available, at all storm drain inlets in the development area. The designated marker is the four-inch diameter Duracast Curb Marker manufactured by das Manufacturing, Inc. (Part: SDR). This marker states, "No Dumping Drains to River."

Grading

14. A master grading plan for the subdivision shall be submitted to the Development Services Department as part of the improvement plans with the first subdivision phase.
15. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing residential and commercial development shall have the same finish grade elevation as those lots within tolerances as approved by the City Engineer.

Driveways

16. All driveway locations shall be shown on the improvement plans. The pan width shall not exceed 24-feet in length for 3-car garages, and 16-feet in length for 2-car garages.
17. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles. The Developer shall notice individuals acquiring lots in this subdivision, by posting a notice in the garage prior to final inspection.

Miscellaneous

18. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.
19. A six (6) foot masonry block wall shall be constructed along the southern boundary of Lots 1 and 2 as shown on the tentative map. No pilasters or decorative caps required.
20. If there are any existing buildings and/or structures on the site, they shall be demolished prior to the recordation of the subdivision map. A demolition permit is required by the Yuba City Building Department and must be secured prior to demolition of any structures.
21. All existing well(s) and septic tank(s) shall be destroyed in accordance with the requirements of the Sutter County Health and Yuba City Building Departments, respectively.
22. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when winds exceed 20 miles per hour.
23. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project as directed by the Development Services Department.
24. Prior to the recordation of a map on any property within the project area it shall be demonstrated to the satisfaction of the Community Development Director how notice will be provided informing individuals acquiring the property of the proximity of:
 - a. Ongoing agricultural operations such as: burning; pesticide spraying; machinery operation; and other impacts associated with said activities are in the vicinity of the property and have the right to continue such operations.
 - b. The proximity of the existing Commercial use on North Colusa Frontage Road and its associated activities.
25. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.
26. The Final Map shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Development Services Department, with due consideration for street light location, traffic safety, security and consumer convenience.
27. The Engineer of Record shall designate on the plans as to where any retaining walls are required around the proposed development. The retaining wall is required where grade

differences between the proposed development and the surrounding land is greater than 6” (inches). The use of any type of wood as the retaining wall is not permitted.

28. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (AutoCad version 2000 or newer) and hard copy (on mylar) to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.
29. The Developer shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
30. The Developer’s Superintendent/Representative shall be onsite when contractor is working and be available to the City’s Construction Inspector assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.
31. If the Developer’s Superintendent/Representative is unresponsive, is discourteous, becomes belligerent, and/or does not cooperate with the City’s Construction Inspector, then upon written request by the City Construction Inspector, the Developer shall remove the Superintendent/Representative from the project.
32. The Developer’s Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance.
33. All infrastructure, grading, and all appurtenances thereto, shall be installed in accordance with the improvement plans prior to the issuance of any building permits.
34. After placement of landscaping and prior to issuance of the Certificate of Occupancy, the Developer shall provide certification by a licensed surveyor as to lot elevation, grading, and lot drainage conformance with the approved improvement plans. The City Engineer shall sign off on the certifications.
35. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. Should the Developer fail to

ensure satisfactorily compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.

36. The Developer and/or the Developer's Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer's Superintendent/Representative, the Contractor, the Design Engineer, the Developer's safety representative, the Developer's SWPPP representative.
37. The Developer shall slurry seal all streets after issuance of the Certificate of Occupancy for the last unit in each phase of the subdivision.
38. All Developer fees shall be paid to Sutter County prior to the City's acceptance of the improvement plans. The Developer shall provide the City with a copy of the receipt indicating that the fees have been paid.
39. No building permits shall be issued until the following off-site improvements are complete:
 - a. construct a 15" sanitary sewer line from Hooper Road to George Washington Blvd.
 - b. bore and install a 42" sewer line under State Highway 20 (Colusa Highway) at George Washington Blvd.
 - c. build a temporary lift station at George Washington Blvd and State Highway 20 (Colusa Highway) and connecting it to the 18" gravity line that runs along south Colusa Frontage Road to El Margarita Road.
 - d. construct a permanent lift station, at the site of the temporary lift station, for the 42" sewer line noted above per parameters that the City of Yuba City provided to MHM Engineering.
40. The Conditions of Approval shall be attached to, and be made an integral part of, the improvement plans.

3. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP 05-10 OF JODI DRIVE ESTATES; NORTH OF PEBBLE BEACH DRIVE, EAST OF SANBORN ROAD – SUBDIVIDER, INTERWEST HOMES CORP.; PROPERTY OWNER, SCOTT FAMILY TRUST

Project Description:

The applicant is petitioning to subdivide a 11,151 square foot single-family parcel into 2 single-family residential lots resulting in a project density of 7.82 dwelling units per acre. The northern lot of the split will total 5,793 square feet and the southern lot will total 5,357 square feet.

Property Description:

The subject property is generally east of Sanborn Road, and generally north of Pebble Beach Drive, in the northeast corner of the Bay Drive Estates Project. The property is bounded on the west side by Jodi Drive. The parcel is classified as Lot 20 of the Bay Drive Estates, Unit No. 2 final map. The Bay Drive Estates project is located east of Sanborn Rd., north of Pebble Beach Dr., in southwestern Yuba City. The subject property is 0.256 acres in size, is identified by Assessor's Parcel Number #56-030-064, and is currently vacant.

General Plan Designation:

The proposed subdivision has a General Plan designation of Low Density Residential (LDR) with a zoning classification of One-Family Residence (R-1) District. The Low Density Residential General Plan designation applies to residential developments of 2-8 dwelling units per acre. Zoning classification: One-Family Residence (R-1) District permits single-family homes with a minimum lot size of 5,000 square-feet for interior lots and 6,000 square-feet for corner lots.

Surrounding Land Use:

Bounding the project site to the north is an existing fallow orchard, with an existing single-family residential subdivision beyond the orchard's northern and northeast boundaries. To the south and to the west of the project site is vacant land, which has been proposed for the Bay Drive Estates subdivision. To the east of the project site is an existing residential single-family neighborhood. Jodi Drive, which is a north to south running street, bounds the site on its eastern border.

Previous Commission Action and/or Policies:

The Yuba City Planning Commission approved the Bay Drive Estates (SM 04-12) subdivision on December 8, 2004, allowing the subdivision of 9.97 gross acres of land into 33 single-family residential lots, subject to conditions.

Environmental:

Because this project will not contribute to any significant environmental impacts, the proposed lot-split has been determined to be Categorically Exempt due to §15332 of the California Environmental Quality Act, which consists of environmentally benign in-fill projects that are consistent with local General Plan and Zoning requirements.

Staff Comments:

Staff supports the applicant's petition to split the 0.256-acre vacant parcel into 2 lots for single-family residential housing. The project is consistent with the Low Density Residential designation as outlined by the General Plan and conforms to zoning as outlined by the One-Family Residence (R-1) District.

This project is a good example of residential infill and is in agreement with implementing policy 3.4-I-7 of the Yuba City General Plan which dictates the pattern of development, growth and expansion within the Urban Growth Boundary (UBG), stating specifically "Promote infill development that maintains the scale and character of established neighborhoods." Additionally, the City is also obligated by implementing policy 3.4-I-5 of the Yuba City General Plan which states specifically "Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that ensures that Yuba City remains an inclusive, affordable community."

Adhering to these policies and actively applying them during the development process is necessary and staff considers the project at hand to fall well within these guidelines. The proposed subdivision will blend in and transition well with the physical arrangement of existing development in the vicinity. Staff considers single-family uses adjacent to other single-family uses to be compatible. Staff also encourages variations in sizes and types of single family residences. The proposed project will not disrupt nor divide an established community.

The proposal for low-density single-family housing is also compatible with surrounding land uses, which consist primarily of existing low density single-family housing along the project's north, east and south property boundaries.

Recommended Actions:

- A) Adopt the following recommended findings:
1. The approval SM 05-10 is consistent with the Low Density Residential designation of the Yuba City General Plan, and
 2. The approval of the subdivision map is consistent with and meets the minimum parcel size standards for the R-1 District, and
 3. The approval of the tentative subdivision map for a 2-lot single-family residential development is consistent with Yuba City General Plan Implementing Policies

contained in sections 3.4-I-7 and 3.4-I-5.

4. The project in accord with Section 15332 of the California Environmental Quality Act (CEQA) is exempt from further environmental review since it consists of an environmentally benign in-fill project that is consistent with local General Plan and Zoning requirements.

B) Approval of the tentative subdivision map is subject to the following conditions:

Lighting and Landscaping

1. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting District for the purpose of maintaining street trees which are to be planted along all streets, and maintaining the street lights.
2. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Director of Parks and Recreation prior to entering into a Subdivision Agreement with the City.
3. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first phase of the tentative map.
4. The final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways will occur to the satisfaction of the Development Services Department.
5. The street trees proposed by the subdivider shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree specie(s) shall be a shade type approved by the City Arborist and the Development Services Department. Only one tree specie shall be planted on any street.
6. Each lot shall be landscaped between the residence and the curb prior to occupancy. If it is deemed impractical to have the landscaping completed prior to occupancy, the builder/developer shall provide security for the value of the landscaping and commit to a water quality control plan to prevent the input of pollutants from the lot to the urban drainage system as approved by the Development Services Department.

Drainage

7. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.

8. Prior to the filing of any final map the developer shall submit to the Sutter County Public Works Department a drainage plan for any drainage improvements that utilize County facilities for approval by the Sutter County Public Works Director.
9. The developer shall prepare and implement a water quality control plan for the construction and operational phases of the proposed project. This plan shall be reviewed and approved by the Development Services Department. Such a plan shall include Best Management Practices to control the input of pollutants to urban storm water runoff released to receiving waters off-site as deemed appropriate by the Development Services Department prior to entering into the Subdivision Agreement with the City.
10. The developer shall be required to pay any applicable Sutter County Water Agency drainage fees.
11. Prior to filing any final map the developer shall enter into an agreement with Sutter County providing the following:

Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.

Grading

12. A master grading plan for the subdivision shall be submitted to the Development Services Department as part of the improvement plans.

Driveways

13. All driveway locations shall be shown on the improvement plans. The driveway width shall not exceed 24-feet in length for 3-car garages, and 16-feet in length for 2-car garages.
14. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles. The Developer shall notice individuals acquiring lots in this subdivision, by posting a notice in the garage prior to final inspection.

Miscellaneous

15. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.
16. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when winds exceed 20 miles per hour.
17. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project as directed by the Development Services Department.
18. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.
19. The Developer shall, to the satisfaction of the Development Services Department, contribute a fair share towards the installation of water well, water treatment, water transmission, water plant, and water storage facilities (well and treatment: \$1,100 per lot; transmission, plant and storage: \$6,600 per lot) which are to be collected at the time of the issuance of each building permit. These fees are subject to change in order to reflect naturally increasing costs in the construction sector.
20. The Final Map shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Development Services Department, with due consideration for street light location, traffic safety, security and consumer convenience.
21. The Engineer of Record shall designate on the improvement plans as to where any retaining walls are required around the proposed development. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.
22. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both

an electronic copy (AutoCad version 2000 or newer) and hard copy (on mylar) to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.

23. The Developer shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
24. The Developer's Superintendent/Representative shall be onsite when contractor is working and be available to the City's Construction Inspector assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.
25. If the Developer's Superintendent/Representative is unresponsive, is discourteous, becomes belligerent, and/or does not cooperate with the City's Construction Inspector, then upon written request by the City Construction Inspector, the Developer shall remove the Superintendent/Representative from the project.
26. The Developer's Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance.
27. Prior to paving, the Developer shall hydroflush all storm sewer mains and all sewer mains. In addition, prior to the City's acceptance of the improvement plans, the storm sewer and sewer mains shall be re-hydroflushed.
28. All infrastructure, grading, and all appurtenances thereto, shall be installed in accordance with the improvement plans prior to the issuance of any building permits.
29. Two grading certificates for each lot shall be provided to the City. The first certificate shall be prior to the issuance of a building permit, and the second certificate shall be after placement of landscaping and prior to issuance of the Certificate of Occupancy. The Developer shall provide the certification by a licensed surveyor as to lot elevation, grading, and lot drainage conformance with the approved improvement plans. The City Engineer shall sign off on the certifications.
30. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices

(BMP). The Developer shall be responsible for maintaining the SWPPP. Should the Developer fail to ensure satisfactorily compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.

31. The Developer and/or the Developer's Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer's Superintendent/Representative, the Contractor, the Design Engineer, the Developer's safety representative, the Developer's SWPPP representative.
32. The Developer shall slurry seal all streets after issuance of the Certificate of Occupancy of last unit in each phase of the subdivision.
33. All Developer fees shall be paid to Sutter County prior to the City's acceptance of the improvement plans. The Developer shall provide the City with a copy of the receipt indicating that the fees have been paid.
34. The Conditions of Approval shall be attached to, and be made an integral part of, the improvement plans.
35. Construction of the residences on lots 1 and 2 shall be limited to one-story.

4. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP #05-11 OF BAY DRIVE ESTATES NORTH; NORTH OF PEBBLE BEACH DRIVE, EAST OF SANBORN ROAD – SUBDIVIDER, INTERWEST HOMES CORP.; PROPERTY OWNER, SCOTT FAMILY TRUST

Project Description:

The applicant is petitioning to subdivide a 11,151 square feet single-family parcel into 2 single-family residential lots resulting in a project density of 7.54 dwelling units per acre. The northern lot of the split will total 6,011 square feet and the southern lot will total 5,532 square feet. Both lots would gain access off of proposed Bay Drive.

Property Description:

The subject property, which is currently vacant, is identified by Assessor's Parcel # 56-030-064. It is generally located on the west side of proposed Bay Drive, east of Sanborn Road, in the northwest corner of the Bay Drive Estates Project. The parcel is classified as Lot 7 of the Bay Drive Estates, Unit No. 2 final map. The Bay Drive Estates project is located adjacent to and east of Sanborn Road, between La Rabyn Way and Pebble Beach Road, in southwestern Yuba City.

General Plan & Zoning:

The proposed subdivision has a General Plan designation of Low Density Residential (LDR) with a zoning classification of One-Family Residence (R-1) District. The Low Density Residential General Plan designation applies to residential developments of 2-8 dwelling units per acre. Zoning classification: One-Family Residence (R-1) District permits single-family homes with a minimum lot size of 5,000 square-feet for interior lots and 6,000 square-feet for corner lots.

Surrounding Land Use:

Bounding the project site to the north is an existing fallow orchard, with an existing single-family residential subdivision beyond the orchard's northern and northeastern boundaries. To the south and to the east of the project site is vacant land, which has been proposed for the Bay Drive Estates subdivision. To the west of the project site is an existing single-family parcel, with Sanborn Avenue beyond. The proposed Bay Drive, which is a north to south running street, bounds the site on its eastern border.

Previous Commission Action and/or Policies:

The Yuba City Planning Commission approved the Bay Drive Estates (SM 04-12) subdivision on December 8, 2004, allowing the subdivision of 9.97 gross acres of land into 33 single-family residential lots, subject to conditions.

Environmental:

Because this project will not contribute to any significant environmental impacts, the proposed lot-split has been determined to be Categorically Exempt due to §15332 of the California Environmental Quality Act, which consists of environmentally benign in-fill projects that are consistent with local General Plan and Zoning requirements.

Staff Comments:

Staff supports the applicant’s petition to split the 0.265-acre vacant parcel into 2 lots for single-family residential housing. The project is consistent with the Low Density Residential designation as outlined by the General Plan and conforms to zoning as outlined by the One-Family Residence (R-1) District.

This project is a good example of residential infill and is in agreement with implementing policy 3.4-I-7 of the Yuba City General Plan which dictates the pattern of development, growth and expansion within the Urban Growth Boundary (UBG), stating specifically “Promote infill development that maintains the scale and character of established neighborhoods.” Additionally, the City is also obligated by implementing policy 3.4-I-5 of the Yuba City General Plan which states specifically “Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that ensures that Yuba City remains an inclusive, affordable community.”

Adhering to these policies and actively applying them during the development process is necessary and staff considers the project at hand to fall well within these guidelines. The proposed subdivision will blend in and transition well with the physical arrangement of existing development in the vicinity. Staff considers single-family uses adjacent to other single-family uses to be compatible. Staff also encourages variations in sizes and types of single family residences. The proposed project will not disrupt nor divide an established community.

The proposal for low-density single-family housing is also compatible with surrounding land uses, which consist primarily of existing low density single-family housing along the project’s north, east and south property boundaries.

Recommended Actions:

- A) Adopt the following recommended findings:
 - 1. The approval of SM 05-11 is consistent with the goals, polices and objectives, as well as the Low Density Residential designation of the Yuba City General Plan, and
 - 2. The tentative map is consistent with and meets the minimum standards for the R-1 District. The approval of the subdivision map is consistent with and meets the minimum parcel size standards for the R-1 District, and
 - 3. The approval of the tentative subdivision map for a 2-lot single-family residential development is consistent with Yuba City General Plan Implementing Policies

contained in sections 3.4-I-7 and 3.4-I-5.

4. The project in accord with Section 15332 of the California Environmental Quality Act (CEQA) is exempt from further environmental review since it consists of an environmentally benign in-fill project that is consistent with local General Plan and Zoning requirements.

B) Approval of the tentative subdivision map is subject to the following conditions:

Lighting and Landscaping

1. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting District for the purpose of maintaining street trees which are to be planted along all streets, and maintaining the street lights.
2. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Director of Parks and Recreation prior to entering into a Subdivision Agreement with the City.
3. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first phase of the tentative map.
4. The final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways will occur to the satisfaction of the Development Services Department.
5. The street trees proposed by the subdivider shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree specie(s) shall be a shade type approved by the City Arborist and the Development Services Department. Only one tree specie shall be planted on any street.
6. Each lot shall be landscaped between the residence and the curb prior to occupancy. If it is deemed impractical to have the landscaping completed prior to occupancy, the builder/developer shall provide security for the value of the landscaping and commit to a water quality control plan to prevent the input of pollutants from the lot to the urban drainage system as approved by the Development Services Department.

Drainage

7. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or

agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.

8. Prior to the filing of any final map the developer shall submit to the Sutter County Public Works Department a drainage plan for any drainage improvements that utilize County facilities for approval by the Sutter County Public Works Director.
9. The developer shall prepare and implement a water quality control plan for the construction and operational phases of the proposed project. This plan shall be reviewed and approved by the Development Services Department. Such a plan shall include Best Management Practices to control the input of pollutants to urban storm water runoff released to receiving waters off-site as deemed appropriate by the Development Services Department prior to entering into the Subdivision Agreement with the City.
10. The developer shall be required to pay any applicable Sutter County Water Agency drainage fees.
11. Prior to filing any final map the developer shall enter into an agreement with Sutter County providing the following:

Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.

Grading

12. A master grading plan for the subdivision shall be submitted to the Development Services Department as part of the improvement plans.

Driveways

13. All driveway locations shall be shown on the improvement plans. The driveway width shall not exceed 24-feet in length for 3-car garages, and 16-feet in length for 2-car garages.
14. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles. The Developer shall notice individuals acquiring lots in this subdivision, by posting a notice in the garage prior to final inspection.

Miscellaneous

15. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.
16. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when winds exceed 20 miles per hour.
17. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project as directed by the Development Services Department.
18. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.
19. The Developer shall, to the satisfaction of the Development Services Department, contribute a fair share towards the installation of water well, water treatment, water transmission, water plant, and water storage facilities (well and treatment: \$1,100 per lot; transmission, plant and storage: \$6,600 per lot) which are to be collected at the time of the issuance of each building permit. These fees are subject to change in order to reflect naturally increasing costs in the construction sector.
20. The Final Map shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Development Services Department, with due consideration for street light location, traffic safety, security and consumer convenience.
21. The Engineer of Record shall designate on the improvement plans as to where any retaining walls are required around the proposed development. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.
22. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit

both an electronic copy (AutoCad version 2000 or newer) and hard copy (on mylar) to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.

23. The Developer shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
24. The Developer's Superintendent/Representative shall be onsite when contractor is working and be available to the City's Construction Inspector assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.
25. If the Developer's Superintendent/Representative is unresponsive, is discourteous, becomes belligerent, and/or does not cooperate with the City's Construction Inspector, then upon written request by the City Construction Inspector, the Developer shall remove the Superintendent/Representative from the project.
26. The Developer's Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance.
27. Prior to paving, the Developer shall hydroflush all storm sewer mains and all sewer mains. In addition, prior to the City's acceptance of the improvement plans, the storm sewer and sewer mains shall be re-hydroflushed.
28. All infrastructure, grading, and all appurtenances thereto, shall be installed in accordance with the improvement plans prior to the issuance of any building permits.
29. Two grading certificates for each lot shall be provided to the City. The first certificate shall be prior to the issuance of a building permit, and the second certificate shall be after placement of landscaping and prior to issuance of the Certificate of Occupancy. The Developer shall provide the certification by a licensed surveyor as to lot elevation, grading, and lot drainage conformance with the approved improvement plans. The City Engineer shall sign off on the certifications.

30. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. Should the Developer fail to ensure satisfactorily compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.
31. The Developer and/or the Developer's Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer's Superintendent/Representative, the Contractor, the Design Engineer, the Developer's safety representative, the Developer's SWPPP representative.
32. The Developer shall slurry seal all streets after issuance of the Certificate of Occupancy of last unit in each phase of the subdivision.
33. All Developer fees shall be paid to Sutter County prior to the City's acceptance of the improvement plans. The Developer shall provide the City with a copy of the receipt indicating that the fees have been paid.
34. The Conditions of Approval shall be attached to, and be made an integral part of, the improvement plans.
35. Construction of the residences on lots 1 and 2 shall be limited to one-story.

5. PUBLIC HEARING – REZONING 05-11 TO APPLY PREANNEXATION ZONING OF PUBLIC FACILITIES (PF) DISTRICT TO APPROXIMATELY 10 ACRES; SOUTH SIDE OF FRANKLIN ROAD BETWEEN HARDING ROAD AND OHLEYER ROAD; PROPERTY OWNER AND APPLICANT, CITY OF YUBA CITY

Project Description:

The proposed project is for the preannexation zoning of 10 acres of property to the Public Facilities (PF) District for the purpose of annexation of the property into the corporate boundary of the City of Yuba City. The PF District zoning is consistent with each of the City's General Plan Land Use Designations. The property is located within the City's Sphere of Influence, but is not contiguous to the current City Limits. Government Code Section 56742 allows for cities to annex noncontiguous territory not exceeding 300 acres if the territory meets all of the following requirements:

- 1) It is located in the same county as that in which the city is situated.
- 2) It is owned by the city.
- 3) It is used for municipal purposes at the time commission proceedings are initiated.

The proposed future use of the property is for the development of a City fire station, fire training facility, and water storage area to support the fire safety needs for the City of Yuba City and Sutter County. Development of a fire station, fire training facility, and water storage area will require a Use Permit and approval by the Planning Commission. No plans have been submitted for the fire station, fire training facility, and water storage area at this time. Future development of the fire station, fire training facility, and water storage area will need to satisfy the requirements of the California Environmental Quality Act (CEQA).

Property Description:

The 10-acre property is currently developed with one residence and associated accessory buildings and in recent years has been used as a walnut orchard. The property is situated on land, which is considered Unique Farmland as shown on the maps prepared for the Yuba City General Plan EIR.

General Plan Designation:

Low Density Residential (LDR).

Zoning Classification:

There is no City designated zoning on the property at this time.

Surrounding Land Use:

North of the property is Franklin Road and agricultural lands. To the east are agricultural lands, to the south are agricultural lands with residential, and to the west is Ohleyer Road and agricultural lands.

Previous Commission Actions and/or Policies:

None to report.

Environmental:

A negative declaration (EA 05-39) has been prepared and is attached for the Commission's review. No significant impacts were identified with the proposed preannexation zoning and annexation. Future development of the fire station, fire training facility, and water storage area will need to satisfy the requirements of the California Environmental Quality Act (CEQA).

Staff Comments:

The application of preannexation zoning is the initial step in planning for the future development of the property for a City fire station, fire training facility, and water storage area. As mentioned above, the site is currently designated as Low Density Residential (LDR) on the City's General Plan Land Use Diagram which is consistent with the proposed Public Facilities (PF) District zoning. The PF Zoning designation would allow for the future development of the fire station, fire training facility, and water storage area upon the approval of a Use Permit.

As noted above, the property is currently within the City's Sphere of Influence, but is not adjacent to the City Limits. Government Code Section 56742 allows for cities to annex noncontiguous territory not exceeding 300 acres if the territory meets all of the following requirements:

- 1) It is located in the same county as that in which the city is situated.
- 2) It is owned by the city.
- 3) It is used for municipal purposes at the time commission proceedings are initiated.

Staff has been in contact with Glenn County LAFCo, and LAFCo staff has stated that they would recommend approval of the annexation based on the fact that the proposed use is for a future fire station, fire training facility, and water storage area to support the fire safety needs of Yuba City and Sutter County. In addition, staff has been working with City fire personnel on the proposed development of the site. Staff supports the City's application to annex the property and feels that the project will lead to better Yuba City Fire Department Response times and increased fire protection services for the City and County.

Recommended Actions:

- A) Adopt the following recommended findings:
 - 1. Following review and consideration of the attached negative declaration along with any comments received; find that no potential impacts were identified.
 - 2. The proposed preannexation zoning of Public Facilities (PF) District is consistent with the Low Density Residential General Plan Designation.
- B) Adopt the negative declaration.
- C) Recommend that the City Council adopt an ordinance for approval of Rezoning 05-11 for the application of preannexation zoning to the Public Facilities (PF) District as shown on the attached Exhibit A (Proposed Zoning).

6. COMMISSION CONSIDERATION: MERITORIOUS AWARDS PROGRAM

The Planning Commission annually reviews projects completed during the past year for worthiness of an award for outstanding development. The purpose of the award program is to call attention to and stimulate quality development in the City. The awards are usually presented in February of each year to try to show the best development(s) in the preceding year.

It is time for the Commission to review the best of the 2005 construction year. If you see a project while driving around town that you think is outstanding, make a note of it for consideration. Included with your agenda packet is a list from the Building Division listing all commercial and industrial projects completed in 2005. Categories you might consider may include, but are not limited to, new construction or renovated properties, landscaping, signage, exterior remodel residential, office, commercial or industrial projects, etc.

PREVIOUS AWARDS

Date	Name	Project	Award
2004	John Tuscano	Salute/629 Plumas St.	Outstanding Renovation
2004	Rick Davis	Paradiso/885 Richland Rd.	Outstanding Renovation
2004	Washington Mutual	Bank/540 Colusa Ave.	Building Design
2003	Y.C. Fire Department	Admin. Bldg./824 Clark Ave.	Building Design
2003	United Com-Serv.	Alzheimer's Facility/1240 Williams Way	Building Design
2003	St. Isidore's Parish	Parish Hall/222 Clark Ave.	Building Design
2003	Sutter Buttes Imaging	945 Shasta St.	Building Design
2002	El Zarape Restaurant	1005 Stafford Way	Outstanding Renovation
2002	City Medical Center Plaza	481 Plumas Blvd.	Outstanding Design
2002	Percy Ave. Barber Shop	200 Percy Avenue	Outstanding Design
2001	First Lutheran School	850 Cooper Avenue	Building Design
2000	None presented	--	--
1999	Giraud Interiors	640 Plumas Street	Building Design
1999	Gaiser Pets	714-722 Plumas Street	Building Design
1999	Office Building	939 Live Oak Blvd.	Building Design
1998	Young's Jewelers	716-720 Plumas Street	Building Design
1997	Walmart/Littlejohn House	1300 & 1350 Franklin Rd.	Building Design
1997	Lotties Bakery/Barber Shop	725 & 727 Plumas Street	Building Design
1996	S & D Enterprises	76 Station at 1466 Colusa Ave.	Outstanding Building Design
1996	William Meagher	667 & 669 Plumas Street	Outstanding Building Design
1995	Foundation Health/Forrrar Williams Architects	Foundation Health Building 480 Plumas Boulevard	Outstanding Design and Development
1995	John Cook	McDonalds – 1254 Stabler Lane	Outstanding Design

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
January 11, 2006 – 7 p.m.
City Hall Council Chambers

The meeting was called to order by Chairman Starkey at 7 p.m. Members present and absent were as follows:

PRESENT

Commissioner Melia Campbell
Commissioner Maynard Dunn
Commissioner Tej Maan
Commissioner Satwant Takhar
Chairman Craig Starkey

Also present were Principal Planner Brian Trudgeon & Administrative Clerk Cassie Dunbar

ABSENT

It was reported that Commissioner Cartoscelli had an excused absence.

The Pledge of Allegiance was led by Commissioner Campbell.

Election of Officers: Chairman Starkey announced that he will be resigning from the Planning Commission on Friday – 01/13/2006. Commissioner Takhar nominated Commissioner Cartoscelli and Commissioner Campbell nominated Commissioner Maan to serve as Chairman of the Planning Commission for 2006. Commissioner Maan declined the nomination. Commissioner Cartoscelli accepted the nomination (in a telephone call with staff). The motion was seconded by Commissioner Maan. Following a unanimous voice vote, Commissioner Cartoscelli was elected to serve as Chairman.

Commissioner Maan then nominated Commissioner Takhar to serve as Vice Chairman of the Planning Commission. Commissioner Campbell seconded the nomination. Commissioner Takhar was elected to serve as Vice Chairman of the Planning Commission 2006 by a unanimous voice vote.

The minutes of the 11/09/2005 meeting, were approved as submitted.

APPEARANCE OF INTERESTED CITIZENS: None.

CORRESPONDENCE: None.

1. PUBLIC HEARING: USE PERMIT #UP 05-05 OF RIVER VALLEY CHRISTIAN FELLOWSHIP TO ALLOW TEMPORARY USE OF A COMMERCIAL COACH AS A MODULAR CLASSROOM; PROPERTY LOCATED IN THE R-1 ZONE AT 1764 TIERRA BUENA ROAD; A.P NO. 62-052-024; APPLICANT RIVER VALLEY CHRISTIAN FELLOWSHIP

Principal Planner Trudgeon briefly reviewed the staff report and the public hearing was opened.

Bill Lindholm, representative for River Valley Christian Fellowship located at 1764 Tierra Buena Road, stated that these temporary modular classrooms are to accommodate grades 1 through 6 and is the first step in their future development. He closed by stating that the church would greatly appreciate approval of this project.

Commissioner Maan asked if the parking listed on the map is current or proposed. Principal Planner Trudgeon stated that the church currently uses the land located across the street from the church and that the church is in the process of working through Sutter County to develop a parcel map to acquire this land for parking.

Commissioner Starkey asked if the church would be required to build a wall should they decide to proceed with building a permanent structure at the end of the two year use permit period. Principal Planner Trudgeon confirmed that if a permanent structure is built, that the church would need to build a wall to the west of the property. Principal Planner Trudgeon confirmed that staff currently waives this requirement, as the modular classroom is temporary. He further stated that it is his opinion that the church has shown good faith by proceeding with the acquisition of the land across from the church, and staff feels that the applicants will comply with staff conditions if a permanent structure is built.

Upon motion by Commissioner Dunn, second by Commissioner Starkey and a roll call vote of those members present, the Commission unanimously approved the Use Permit.

2. PUBLIC HEARING: SUBDIVISION MAP #SM 05-09 OF SIENA ESTATES WEST TO ALLOW THE DIVISION OF 0.895 ACRES INTO FIVE, LOW DENSITY, RESIDENTIAL UNITS; PROPERTY LOCATED IN THE R-1 ZONE AT THE END OF SAN NICCOLO DRIVE WEST OF VIA ROMA WAY; A.P. NO. 62-360-013; APPLICANT INTERWEST HOMES CORP.

Principal Planner Trudgeon briefly reviewed the staff report and the public hearing was opened.

Commissioner Dunn asked why there was a “bump out” located between lot 2 and lot 4. Principal Planner Trudgeon stated that this is currently a turn around and that Interwest Homes has been trying to acquire the property to the west but has not been successful. He further stated that Interwest originally proposed the development of a cul-de-sac and staff suggested a through street so that it could tie into George Washington sometime in the future.

Sean Minard from M.H.M Engineering located at 523 J Street in Marysville, spoke confirming that Interwest did try to acquire the additional properties mentioned above but were not successful. As a result, a turn around was made to accommodate garbage trucks, fire trucks, etc.

Jeffrey Spencer of 394 Royal River Drive spoke stating that the project is listed as a .895 acre parcel with 5.59 units per acre. He asked for clarification on the map surrounding this figure. Principal Planner Trudgeon spoke stating that density rises as acreage decreases.

Upon motion by Commissioner Starkey, second by Commissioner Dunn and a roll call vote of those members present, the Commission unanimously approved the Subdivision Map.

3. PUBLIC HEARING: SUBDIVISION MAP #SM 05-10 OF JODI DRIVE ESTATES TO ALLOW THE SUBDIVISION OF A SINGLE LOT INTO TWO, SINGLE FAMILY RESIDENTIAL LOTS; PROPERTY LOCATED IN THE R-1 ZONE AT THE EAST SIDE OF JODI DRIVE; A.P. NO. 56-310-069; APPLICANT INTERWEST HOMES CORP.

Principal Planner Trudgeon briefly reviewed the staff report and the public hearing was opened.

Vice-Chairman Takhar inquired about condition #24 and condition #25 and asked if there have been issues in the field to warrant these new conditions. These conditions are listed below:

Condition #24 – “The Developer’s Superintendent/Representative shall be onsite when contractor is working and be available to the City’s Construction Inspector assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.”

Condition #25 – “If the Developer’s Superintendent/Representative is unresponsive, is discourteous, becomes belligerent, and/or does not cooperate with the City’s Construction Inspector, then upon written request by the City Construction Inspector, the Developer shall remove the Superintendent/Representative from the project.”

Principal Planner Trudgeon stated that these conditions were added by Engineering to let the Developer know that we are here to work with them on their projects.

Commissioner Starkey inquired about condition #13 regarding drive-way specifications, noting that there are requirements for width. Commissioner Starkey asked if there are also requirements for depth. Principal Planner Trudgeon confirmed that as this area is not zoned PD, the driveways are standard size – 20 feet long.

Upon motion by Commissioner Starkey, second by Vice-Chairman Takhar and a roll call vote of those members present, the Commission unanimously approved the Subdivision Map.

4. PUBLIC HEARING: SUBDIVISION MAP #SM 05-11 OF BAY DRIVE ESTATES NORTH TO ALLOW THE SUBDIVISION OF A SINGLE LOT INTO TWO, SINGLE FAMILY RESIDENTIAL LOTS; PROPERTY LOCATED IN THE R-1 ZONE AT THE NORTH END OF BAY DRIVE; A.P. NO. 56-310-056; APPLICANT INTERWEST HOMES CORP.

Principal Planner Trudgeon briefly reviewed the staff report and the public hearing was opened.

Commission Dunn inquired about Condition #19 which states:

“The Developer shall, to the satisfaction of the Development Services Department, contribute a fair share towards the installation of water well, water treatment, water transmission, water plant, and water storage facilities (well and treatment: \$1,100 per lot; transmission, plant and storage: \$6,600 per lot) which are to be collected at the time of the issuance of each building permit. These fees are subject to change in order to reflect naturally increasing costs in the construction sector.”

Sean Minard from M.H.M, Inc. spoke stating that this has been a condition and is the cost of development in that area. Principal Planner Trudgeon stated that this portion of the city is still on ground water and the developers are required to pay for upgrading the system in that area.

City Manager Jeff Foltz spoke stating that the City used to require that the developers deed the well/wells and donate to the Hillcrest water system; however, it is currently the desire of the City to transfer services in all developments to surface water.

Upon motion by Commissioner Maan, second by Commissioner Campbell and a roll call vote of those members present, the Commission unanimously approved the Subdivision Map.

5. PUBLIC HEARING: REZONING #RZ 05-11 FOR PF ZONE PRE-ANNEXATION ZONING OF 10 ACRES; PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FRANKLIN AND OHLEYER ROADS; A.P. NO. 20-030-012; APPLICANT CITY OF YUBA CITY

Principal Planner Trudgeon briefly reviewed the staff report and the public hearing was opened.

Vice-Chairman Takhar stated that the Staff Report refers to Glenn County and he inquired if this was a typo. Senior Planner Trudgeon stated that this was not a typo that staff contacted Glenn County and Sutter County for information, as this is the first time the City has attempted to annex property outside corporate limits.

Commissioner Dunn asked what will happen to the building on Walton Avenue once the new fire station is built. Chief Boomgaarden spoke stating that the plan is to abandon the building and that it would be up to City Council to decide whether to sell the building or to retain it for another City purpose.

Upon motion by Commissioner Campbell, second by Commissioner Starkey and a roll call vote of those members present, the Commission unanimously recommended the Rezoning for approval by the City Council.

6. COMMISSION CONSIDERATION: MERITORIOUS AWARDS PROGRAM.

Principal Planner Trudgeon gave a brief overview of the program. Commissioners were encouraged to drive around town to view the completed commercial and industrial buildings listed on the memo of 01/06/2006, and to discuss with staff any questions they may have.

The item was continued to the meeting of February 08, 2006, to allow the Commissioners the time necessary to research for award nominations.

7. OTHER BUSINESS – None

8. REPORT ON ACTIONS OF THE CITY COUNCIL – None

9. ADJOURNMENT - The meeting was adjourned at 7:36 p.m. to the Joint City Council Planning Commission meeting scheduled for 01/12/2006 at River Valley High School to discuss the Lincoln East Specific Plan.

Respectfully Submitted,

BRIAN TRUDGEON, Secretary Pro Tem
YUBA CITY PLANNING COMMISSION