

YUBA CITY PLANNING COMMISSION  
MINUTES

Regular Meeting  
August 13, 2008  
City Hall Council Chambers

The meeting was called to order by Chairman Starkey at 7:00 p.m. Members present were as follows:

PRESENT

Chairman Craig Starkey  
Commissioner John Sanbrook  
Commissioner John Dukes  
Commissioner Preet Didbal  
Commissioner Jana Shannon

ABSENT

Commissioner Satwant Takhar  
Commissioner Mike Tomlinson

Also present were Brian Trudgeon, Principal Planner; Katie Ertmer, Associate Planner; Courtney Gangler, Counsel; and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Commissioner Sanbrook.

The meeting minutes of July 9, 2008, were approved as written with Commissioner Dukes abstaining, and Commissioners Takhar and Tomlinson absent.

Appearance of Interested Citizens: - None

Correspondence: - None

Commission Consideration: - None

Public Hearing:

- 1. TENTATIVE MAP TM 08-02 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS LOCATED AT THE NORTHWEST CORNER OF SUTTER STREET AND TEEGARDEN AVENUE; ADDRESS: 726 SUTTER STREET; ASSESSOR'S PARCEL NUMBER: 52-440-030; PROPERTY OWNER: D&K REV.TR., JULY 9, 1979; APPLICANT: DAVID LEE**

Katie Ertmer, Associate Planner, presented a staff report.

Commissioner Shannon asked if a lot line adjustment needs to be done, how was the property combined as residential and commercial.

Brian Trudgeon, Principal Planner, said the structure was built 4 or 5 years ago as a caretaker's residence.

Chairman Starkey opened the public hearing.

Lee Goss of MHM Engineering, asked if the Commissioners had any questions for him.

Commissioner Sanbrook asked if the proposal was to convert to commercial.

Mr. Goss said he is not aware of that happening and said it should remain as a residence.

Commissioner Sanbrook asked if there is access off Teegarden Avenue.

Mr. Goss said there is.

There being no further testimony, Chairman Starkey closed the public hearing.

Commissioner Shannon moved to A. adopt the 5 findings; and B. to approve Tentative Map TM 08-02 subject to 4 conditions of approval, was seconded by Commissioner Dukes, and the motion passed by a vote of 5-0-2 (Commissioners Tomlinson and Takhar absent).

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council:

Ms. Ertmer reported that the City Council approved Development Agreements for Harter and Walnut Park West, adopted a resolution supporting the Plumas Family Apartments, approved the standards for outdoor dining, and adopted an urgency ordinance for “Bars and Nightclubs” and stated the ordinance will be effective for 45 days at which time it can be extended for one year. Ms. Ertmer said an AD HOC committee is being formed for this issue.

Chairman Starkey asked the Commissioners if anyone wanted to be involved in the committee. There were no volunteers. Chairman Starkey also stated for the record that the Commissioners received a letter from Ray Overton proposing a new street be constructed along the unused railroad right-of-way.

Chairman Starkey announced that he will not be running for City Council as he originally had planned, and will be supporting two other candidates, John Dukes and John Miller.

Adjournment: There being no further business, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Roberta Kyle, Secretary  
YUBA CITY PLANNING COMMISSION