

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
May 13, 2009
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 Preet Didbal
Commissioner John Hager III
Commissioner Satwant Takhar
Commissioner George Parker
Commissioner Jose Flores

ABSENT

None

Also present were Aaron Busch, Community Development Director, Katie Ertmer, Senior Planner, and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Katie Ertmer, Senior Planner.

The minutes for the 4/22/09 meeting were not ready for review at the time of this meeting. They will be brought before the Planning Commission at the next scheduled meeting.

Appearance of Interested Citizens: - None

Correspondence: - None

Commission Consideration:

1. Request for an 18-month extension of time for filing the final map for parcel map #TM 07-01; applicant/owner: Guru Ram Das Khalsa School.

This item was pulled due to SB 1185 which grants an automatic 1 year extension.

Public Hearing: - None

Commission Discussion:

Presentation regarding the Lincoln East Specific Plan.

Ms. Ertmer gave an informal presentation and went over three comments that were received from some of the Commissioners.

The first comment was: "Lincoln Road between Harter and Sanborn fails to provide or accommodate positive connectivity between new Lincoln East Specific Plan to surrounding established neighborhoods."

Ms. Ertmer explained that what this is referring to is the alternative road section on Lincoln Road, and stated that it is a 92 foot typical section that is intended to provide a smaller street section that fits within the existing right-of-way on Lincoln Road. Ms. Ertmer said the City is making an effort to obtain the larger 125 foot section when possible. Ms. Ertmer stated that in the event the City is unable to acquire that section, or a developer who is not immediately adjacent to Lincoln Road is subdividing property creating impacts that would result in the need for Lincoln Road to be widened, there is the alternative section which fits into the existing roadway that can be implemented without having to acquire additional right-of-way and trigger the possibility of Eminent Domain or any of the more difficult procedures. Ms. Ertmer said the comment also states the fact that there are no sidewalks in the proposed section which consists of four travel lanes, a 2 foot curb with a 6 foot ditch for drainage, and said that what staff would propose if the Planning Commission agrees, is to possibly reduce the landscape strip to a 6 foot sidewalk with 6 feet of landscaping, in order to accommodate the connectivity that the comment is referring to.

Commissioner Parker asked if this would be done on the north side or the south side, or will it be on both sides.

Ms. Ertmer said there is the opportunity to do both sides.

Commissioner Sanbrook said that he recalls land divisions on Lincoln and asked if there was a required dedication of a right-of-way.

Ms. Ertmer stated that the developer was required to enter into a deferred improvement agreement and the agreement specifically cites this street section out of the Lincoln East Specific Plan.

Commissioner Sanbrook stated that one of the developers was opposed to the deferred improvement agreement, but the County Planning Commission went ahead and required it.

Ms. Ertmer went on to Comment #2 which was: "The location of the K thru 8 school site and park site are not adequately supported for the use of bike lanes/trails via the Ohleyer Road connector, and recommend that the local street designation be modified to include bike lanes and trails like minor collectors." Ms. Ertmer said the difficulty is that the portion of Ohleyer Road north of Lincoln is constrained by existing residences. Ms. Ertmer read from the LESP regarding high density residential, and said what she wanted to point out is the streets shown on the General Plan land use diagram are not parkways, but are collectors. Ms. Ertmer asked for discussion from the Commission on whether there would be a need for another collector or if the thought is that there is adequate access to the school sites via parkways and collectors already. Ms. Ertmer asked what the Commission's intent is for connectivity to the school sites.

Chairman Starkey asked for Commissioner Parker's input.

Commissioner Parker stated he wanted to make sure that the City was promoting neighborhood school and park access.

Ms. Ertmer stated that the location of the collector was arrived at by staff, the consultant and by the Superintendent of Schools, and said that the park is intended as a joint use area, and that the Superintendent didn't like the idea of a collector running between the joint use area and the school because that would defeat the purpose of joint use. Ms. Ertmer said that there will be local streets that run through the area in order to serve the neighborhoods that finally develop.

Commissioner Takhar asked if there was anything identified in the circulation aspect of the specific plan by the traffic consultant in regards to adequate connectivity to schools.

Ms. Ertmer said she is not sure, but thinks this is considered adequate connectivity based on normal access in the area.

Mr. Busch stated that the traffic consultant looking at the Lincoln East Specific Plan has determined that the major street system is adequate enough for their purposes, and said that staff is going to rely on the design guidelines and policies that are in the Specific Plan as we go through the subdivision map process, to ensure that surrounding properties will have multiple forms of connectivity to the joint use area and schools.

Commissioner Sanbrook asked if Ohleyer Road is projected to go through to the south, and if so, how far south of Lincoln will it go.

Ms. Ertmer stated it is projected to go through, and said it will extend to the border of where the elementary school will be.

Chairman Starkey stated that the Lincoln East Specific Plan and the EIR is thorough and well done, and said he is very impressed.

Commissioner Sanbrook said that the EIR is extremely well done and very thorough, and that ultimately, there will be several significant environmental effects from this project that will never be mitigated and there will probably be a point where the City may have to do a Statement of Overriding Considerations. Commissioner Sanbrook also spoke about the water supply and said he feels there are some issues, and that there is a need to supplement existing contracts.

Other Business:

Mr. Busch stated that the Red Cross appealed the Planning Commission decision and will be going to the May 19, 2009 City Council meeting.

Mr. Busch also thanked the Planning Commissioners for their efforts and work, and said this will set the tone for future planning efforts.

Chairman Starkey asked if any comments have come in from the public.

Mr. Busch stated there were none to date, but said the County has stated they will have comments.

Report on Actions of the City Council: - None

Adjournment: There being no further business, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Roberta Kyle, Secretary
YUBA CITY PLANNING COMMISSION