

YUBA CITY PLANNING COMMISSION
MINUTES

Special Meeting
November 18, 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 George Parker
Commissioner Jose Flores

ABSENT

Commissioner Satwant Takhar (*excused*)
Commissioner John Hager III (*excused*)

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

The Pledge of Allegiance was led by Diana Langley.

The meeting minutes of September 23, 2009, were approved as written. Chairman Starkey abstained.

Appearance of Interested Citizens: - None

Correspondence: - None

Commission Consideration:

- 1. REQUEST FOR EXTENSION OF PREVIOUSLY-APPROVED DEVELOPMENT PLAN #DP 07-09 FOR A 74,000 SQUARE FOOT HEALTH CLUB AND A 4,500 SQUARE FOOT OFFICE BUILDING LOCATED AT THE SOUTHERLY PORTION OF THE SOUTHEAST CORNER OF THARP ROAD AND BUTTE HOUSE ROAD; ASSESSOR'S PARCEL NUMBER: 59-010-052; APPLICANTS: JERRY TOLLER AND PETER BAKIS.**

Katie Ertmer, Senior Planner, presented a staff report.

Commissioner Sanbrook moved to approve a two-year extension of DP 07-09 with a new expiration date of December 19, 2011, was seconded by Commissioner Parker, and the motion passed by a voice vote of 5-0-2 (Commissioners Takhar and Hager absent).

Public Hearing:

- 1. USE PERMIT UP 07-13 FOR CONSTRUCTION OF A CHURCH, SCHOOL, AND RELATED USES AT THE SOUTHEAST CORNER OF STATE ROUTE 20 AND EL MARGARITA ROAD; ASSESSOR'S PARCEL NUMBER: 63-010-090; APPLICANT: CLIFF SMART; PROPERTY OWNER: CALVARY CHRISTIAN CENTER.**

Ms. Ertmer, Senior Planner, presented a staff report.

Commissioner Sanbrook asked Ms. Ertmer if staff knows how many trips might be generated in that area.

Ms. Ertmer answered on the affirmative, and said that the traffic consultant conducted Sunday morning traffic counts to get an idea of how many trips might be generated by the actual use.

Commissioner Sanbrook asked why there are three driveways on Spirit Way.

Ms. Ertmer stated that is what was originally proposed and that staff did not see a problem with it. Ms. Ertmer said that the design helps with getting cars off of Spirit Way and on to the site, and said the traffic study found that on Sunday mornings after services, there is likely to be significant congestion on the site as people try to leave to get back on the street.

Commissioner Sanbrook asked how staff determined the project's pro rata share of the improvements.

Ms. Langley stated that the traffic consultants examine the existing uses of the impacted intersections and then determined, based on the projected increase in trips, the impact that this project has not only under existing conditions but under cumulative conditions.

Commissioner Parker stated that according to the site plan, it appears that southbound traffic on El Margarita may only enter the site through the Spirit Drive entrances.

Ms. Langley said that is correct, and that the driveway on El Margarita is restricted to right in and right out.

Commissioner Parker stated he presumes then that there is no off-street parking along El Margarita or Spirit Drive.

Ms. Langley said that is correct.

Commissioner Parker asked if everything is being contained on site and that the full phase build out of all parking is contained in Phase 1.

Ms. Ertmer said in Phase I there is a requirement of 521 parking spaces and that the project will provide 528 spaces. Ms. Ertmer also said additional parking will be constructed on the north and west sides of the school in conjunction with the other phases.

Commissioner Parker asked if there is any joint use agreement with River Valley High School for parking if special events demand additional parking.

Ms. Ertmer said there are none that they are aware of and said that none of the mitigation measures contained in the staff report would require that.

Chairman Starkey asked if, with the 72 conditions placed on the project, the City is confident that everything will be done correctly.

Ms. Ertmer said yes.

Chairman Starkey asked if the applicant was in agreement with the 72 conditions.

Ms. Ertmer stated the applicant has agreed to all of the conditions.

Chairman Starkey opened the public hearing.

Michael Ciociola, Pastor at the Calvary Christian Center, 1820 Butte Vista Lane, spoke about the new project.

Commissioner Parker commended the design of the church.

Commissioner Sanbrook agreed with Commissioner Parker.

Chairman Starkey asked whether there will be a traffic issue due to having two schools in such close proximity to one another.

Mr. Ciociola stated that he believes the traffic will be manageable due to the design and improvements that will be installed.

Commissioner Sanbrook asked how many students are enrolled at the current school.

Mr. Ciociola said they are maxed out at around 200 students.

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

Commissioner Sanbrook moved to A. Find that with the incorporation of the mitigation measures, the proposed project will have no significant impact on the environment, B. Adopt the Mitigated Negative Declaration, C. Adopt the 5 findings, and D. Approve Use Permit UP 07-13 subject to 72 conditions of approval. The motion was seconded by Commissioner Didbal, and passed by a vote of 5-0-2 (Commissioners Takhar and Hager absent).

Commission Discussion:

Chairman Starkey spoke about the special Commissioner's meeting on Monday with all of the commissions and said they tried to reestablish priorities for projects they are looking at doing as a city. Chairman Starkey also said it was interesting to get the input of kids in the community as far as what the city needs for kids to do and talked about the different priorities. Chairman Starkey said as everything is finalized, it will then go before the City Council.

Other Business:

Ms. Ertmer informed the Commission that staff received a request from Sunsweet Growers to extend their use permit. Ms. Ertmer stated that staff is working on an ordinance to amend the zoning regulations for temporary trailers that addresses the situation and provides parameters for schools and industrial properties which would allow them to permanently install modular trailers, subject to certain criteria, thereby eliminating the need for reviewing requests for extensions.

Chairman Starkey asked if this would eliminate them having to come back every two years for an extension.

Ms. Ertmer said that is correct and said that staff would recommend the imposition of the same Fire, Life Safety and ADA standards to which public schools build their units. Ms. Ertmer said that staff is hopeful that this will solve the problem.

Report on Actions of the City Council:

Mr. Busch spoke about an update to the zoning ordinance and municipal code related to vendors, and said staff hopes to get it to the Planning Commission soon. Mr. Busch stated that in addition, there may be an amendment for the Central City Specific Plan in December or January. Mr. Busch also stated that the RFP process for the Feather River Mills site has been extended and anticipates receiving proposals by February.

There was discussion about changing the December 9th meeting to December 16th.

Adjournment: There being no further business, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Roberta Kyle, Secretary
YUBA CITY PLANNING COMMISSION