

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
June 9, 2010
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 Preet Didbal

Commissioner John Sanbrook
Commissioner George Parker

ABSENT

Commissioner Satwant Takhar (excused)
Jose Flores (unexcused)

Commissioner John Hager II (excused)

Also present were Katie Ertmer, Senior Planner, Terry Kopp, Community Development Tech., and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Commissioner Parker.

The minutes for the May 12, 2010 meetings were approved as written.

Appearance of Interested Citizens: - None

Correspondence: - None

Chairman Starkey deviated from the agenda to hear the public hearing item first.

Public Hearing:

- 1. UP 10-03 FOR OPERATION OF A RECYCLING FACILITY LOCATED AT 730 JONES ST; ASSESSOR'S PARCEL NUMBER: 52-270-005; APPLICANT: EMPIRE STEEL; OWNER: DANNA AND DANNA.**

Terry Kopp, Community Development Tech., presented a staff report.

Chairman Starkey opened the public hearing.

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

Chairman Starkey read into the record the email from Glenn Wilde expressing his concerns about how it may affect his three rentals that he has located close to the project, and also with the environmental and visual impact the project may have.

Chairman Starkey stated that he feels the staff report has addressed the concerns of Mr. Willde.

Chairman Starkey asked about signage and how people will find the facility.

Katie Ertmer, Senior Planner, stated that because the parcel is not contiguous to Bridger Street, there is no opportunity to have a monument sign on Bridge or Cooper Streets, and said the applicant has not addressed signage yet. Ms. Ertmer said the applicant can do building signage which could go anywhere on the building, but would need approval.

Commissioner Parker asked if the applicant would be able to put up barricades after hours and take them down during business hours.

Ms. Ertmer said that question would need to be taken up with the Public Works Department to determine if an encroachment permit would be needed, or if the barricades went up on private property, there wouldn't be an issue. Ms. Ertmer said as far as directional signs businesses are allowed to have them under certain circumstances.

Commissioner Parker asked if during peak hours would there a concern with long lines and is there procedures in place to address that issue.

Ms. Ertmer said in speaking with the applicant, there were no concerns about backing up into the public right-of-way and said there are 15 parking spaces outside the building for the opportunity to park if there is the need to wait, and 4 spaces for stacking inside the facility to keep the flow moving.

Commissioner Sanbrook moved to approve Use Permit UP #10-03 with the following actions: A. Find that the project is exempt from CEQA; B. Adopt the 5 Findings, and C. Approve the use permit subject to 18 conditions of approval, was seconded by Commissioner Didbal, and passed by a vote of 4-0-3 (Commissioners Hager, Takhar and Flores absent).

Commission Consideration:

1. GENERAL PLAN CONSISTENCY OF THE 2010-2015 CAPITAL IMPROVEMENT PROGRAM.

Ms. Ertmer presented a staff report.

Chairman Starkey asked the Planning Commissioners if they found anything in the Capital Improvement Program that was not consistent with the General Plan.

Commissioner Sanbrook said there nothing that he could see and moved to find that the Capital Improvement Program is consistent with the Yuba City General Plan, was seconded by Commissioner Parker and by a voice vote of 4-0-3, the motion passed.

Commission Discussion:

Commissioner Parker asked if the Feather River Mills Special Session is confirmed for June 16th.

Ms. Ertmer stated that it is confirmed for June 16th at 6:00 and will be held at the Waste Water Treatment Plant on Burns Drive.

Other Business: - None

Report on Actions of the City Council:

Ms. Ertmer said the City Council will be receiving the Lincoln East Specific Plan at their meeting of June 15th for first reading of the ordinances, and consideration of the resolution and EIR.

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

Respectfully submitted,

Roberta Kyle, Secretary
YUBA CITY PLANNING COMMISSION