

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
July 28, 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 George Parker
Commissioner John Hager III
Commissioner John Sanbrook
Commissioner Preet Didbal

ABSENT

Commissioner Satwant Takhar (excused)

Also present were Aaron Busch, Community Development Director, and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Rory Ramirez.

The minutes for the July 14, 2010 meetings were approved as written, with Commissioner Didbal abstaining.

Appearance of Interested Citizens: - None

Correspondence: - None

Public Hearing:

- 1. ZONING CODE TEXT AMENDMENT ZC 10-05: MODIFYING SECTION 8-5.6312 "TEMPORARY BANNER SIGNS FOR ECONOMIC STIMULUS IN THE YUBA CITY MUNICIPAL CODE; APPLICANT: CITY OF YUBA CITY.**

Aaron Busch, Community Development Director, presented a staff report.

Mr. Busch noted that the proposed amendment was to allow the continued use of temporary banner signs for businesses during the current economic downturn, specifically the item being brought back to recommend continuance for 6 months with the opportunity for the City Manager's office to extend it another 6 months if necessary if the economy has not improved.

Commissioner Sanbrook clarified that what they are being asked to do is to recommend extension of the temporary banners for another 6 months to February of 2011.

Mr. Busch said that was correct and said that this would be the first extension.

Commissioner Sanbrook asked when February comes around, if the City Manager would have the authority to extend the temporary banners again.

Mr. Busch said yes.

Commissioner Sanbrook asked if the banners were helping the businesses and how the merchants measure that actually occurring.

Mr. Busch said the merchants claim the banners attract more people, therefore, more customers are coming in and more dollars are being spent.

Commissioner Parker asked if there have been any negative comments received regarding the banners.

Mr. Busch said there have not.

Chairman Starkey opened the public hearing.

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

Commissioner Sanbrook expressed his concerns about the ongoing corridor enhancement efforts and thought the temporary banners would be defeating the purpose.

Chairman Starkey asked Commissioner Sanbrook if he was seeing any abuse regarding the banner signage.

Commissioner Sanbrook said he has not seen any.

Chairman Starkey stated that it doesn't appear the temporary banner signs have created any impact on the corridors.

Commissioner Parker moved to recommend that the Planning Commission A. Recommend that the City Council adopt the finding of fact that Zoning Text Amendment ZC 10-05 for the amendment of the City's Sign Code is in the public interest, and B. Recommend that the City Council adopt the "revised" Ordinance amending the City's Sign Code to modify Section 8-5.6312 "Temporary Banner Signs for Economic Stimulus" to the Yuba City Municipal Code. The motion was seconded by Commissioner Hager and passed by a vote of 3-2-1 (Commissioners Sanbrook and Didbal voting no, and Commissioner Takhar absent).

Commission Consideration: - None

Commission Discussion:

Feather River Mills Review Committee Findings and Rankings.

Chairman Starkey recused himself due to conflict of interest. Vice Chair Didbal resumed the meeting.

Mr. Busch presented a staff report and went over the findings and rankings from the Feather River Mills review committee.

Commissioner Hager shared his appreciation of the Review Committee's meeting and the very detailed discussions about the two projects.

Commissioner Sanbrook stated that in view of the history of this site, the degree of financial risk and exposure to the redevelopment agency could be critical, but said overall, he thinks it is a good report and is looking forward to the project getting started.

Commissioner Didbal said she thought both projects were well written and well presented, but was impressed with one in particular.

Commissioner Sanbrook asked if the City has had any experience with any of the proposed developers.

Mr. Busch stated that both have projects in Yuba City, both have local history, and both are proven development teams.

Mr. Busch said they are trying to schedule a special City Council meeting for both project teams to prepare responses and the opportunity to present their projects along with the review committee's ratings and rankings. Mr. Busch said the Planning Commission would be notified of when the special City Council meeting will be.

Chairman Starkey returned to dais and resumed the meeting.

Other Business:

Mr. Busch said the representative from Sutter County will be appointed soon and should be in attendance with us at the next Planning Commission.

Report on Actions of the City Council:

Mr. Busch stated that the items taken to the July 14th Planning Commission meeting, the Emergency Shelters and Bars and Nightclubs ordinances, will be going before the City Council on August 3rd and that the Lincoln East Specific Plan will go for the second reading, along with the resolution for the Public Facilities Financing Plan. Mr. Busch said comments were received after the public comment period on the Draft EIR from the Taxpayers Association related to the flood control assessment, and said an errata sheet to the draft EIR will be included to address their concerns. Mr. Busch said it does not change the Draft EIR in any way.

Adjournment: There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Roberta Kyle, Secretary
YUBA CITY PLANNING COMMISSION