

**PLANNING COMMISSION
CITY OF YUBA CITY
AUGUST 24, 2022**

6:00 P.M. – REGULAR MEETING

**Video link to full Planning Commission meeting:
<https://www.youtube.com/watch?v=sj8Zsv8svZo>**

Materials related to an item on the Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Call to Order

Meeting called to order by Chairperson Blake at 6:00 pm.

Roll Call

Commissioners in Attendance:

Chairperson Michele Blake
Vice Chairperson John Shaffer
Commissioner Jackie Sillman
Commissioner Lorie Adams
Commissioner Stacy Brookman
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

Commissioner Bhavin Singh Dale

The Pledge of Allegiance was led by Commissioner Adams.

Public Communication

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comments on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

There were no written requests received.

2. Appearances of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Chairperson Blake explained that Item 6 has been removed from the agenda for further analysis.

Public Comment: Jamie Maddox, 1800 Block of Elmer Avenue requested a copy of the agenda.

Planning Commission Business

3. Agenda Modifications/Approval of Agenda

Chairperson Blake requested approval of the agenda with the modification that Item 6 has been removed from the agenda for further analysis.

Motion by: Commissioner Adams

Second by: Commissioner Brookman

Vote: The vote passed 6-0, with Commissioner Dale absent.

Approval of Minutes

4. Minutes from July 27, 2022.

Chairperson Blake requested approval of the minutes:

Motion by: Commissioner Sillman

Second by: Commissioner Campbell

Vote: The vote passed 6-0, with Commissioner Dale absent.

Business Item

5. Amended Development Plan (Amended DP) 17-01, Woodward Street Hotel (Springhill Suites)

Item was called and Doug Libby gave a presentation.

The Planning Commission asked staff questions regarding traffic circulation and access, pedestrian access, etc.

Public Comment: Derrick Watkins commented regarding traffic related concerns with the project and lack of pedestrian access to services (movie theater, restaurant, etc.).

Simon Gill (Applicant) addressed the comments regarding future traffic plans in the area (Caltrans) and explained that the sidewalks adjacent to the project have been designed to meet all design and ADA requirements.

Ben Moody addressed the Planning Commission explaining that this amended project is an improvement from the original approval because of the additional parking spaces. In addition, the item for consideration tonight is simply for the amendment to a previously approved project.

Motion by: Commissioner Shaffer

Second by: Commissioner Sillman

Vote: The vote passed 6-0, with Commissioner Dale absent.

6. General Plan Amendment and Rezone to implement the 2021-2029 Housing Element –

This item has been pulled from the agenda for further analysis and will be re-noticed for consideration at a later date.

Future Agenda Items

Doug Libby provided the following potential agenda items for the upcoming Planning Commission meetings:

- September 14th meeting canceled
- September 28th meeting
 - Twin Rivers Charter School Use Permit Amendment
 - Gorski General Plan Amendment and Rezone
 - Yuba Sutter Marketplace Parcel Map

The Planning Commission and staff discussed the possibility of transitioning to digital copies of the Planning Commission packets in the future.

Development Services Director Reports

Ben Moody provided the following updates as outlined in the August Development Services Newsletter:

- Ampla Health Remodel
- Springhill Suites
- Five Below
- Softball Training Facility

Commissioner Adams asked about the possibility of still joining Planning Commission meetings virtually via Teams. Staff will follow up with the Planning Commission regarding virtual attendance at the next meeting.

Report of Actions of the Planning Commission/Sutter County Update

Commissioner Campbell provided updates from the Sutter County Planning Commission meeting.

Adjournment

Chairperson Blake adjourned the meeting at 6:54 pm.