

**PLANNING COMMISSION  
CITY OF YUBA CITY  
SEPTEMBER 28, 2022  
6:00 P.M. – REGULAR MEETING**

**Video link to full Planning Commission meeting:  
<https://www.youtube.com/watch?v=mWlv-7zWQR0>**

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](http://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 Lorie Adams  
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

Commissioner Jackie Sillman  
Commissioner Stacy Brookman  
Commissioner Bhavin Singh Dale

The Pledge of Allegiance was led by Commissioner Campbell.

**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.*

There were no comments made by interested citizens.

**Planning Commission Business**

**3. Agenda Modifications/Approval of Agenda**

Chairperson Blake requested approval of the agenda.

**Motion by:** Commissioner Adams

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 4-0, with Commissioners Sillman, Brookman and Dale absent.

**Approval of Minutes**

**4. Minutes from August 24, 2022.**

Chairperson Blake requested approval of the minutes:

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Campbell

**Vote:** The vote passed 4-0, with Commissioners Sillman, Brookman and Dale absent.

**Business Item**

**5. Consideration of an 18-month time extension for Tentative Subdivision Map 20-06, Dunn Ranch.**

Item was called and Ashley Potočnik gave a presentation.

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Adams

**Vote:** The vote passed 4-0, with Commissioners Sillman, Brookman and Dale absent.

**6. Consideration of General Plan Amendment 22-05 and Rezone 22-06 to rezone 467 Gray Avenue from Single Family Residential (R-1) to Neighborhood Commercial (C-1) X28.**

Item was called and Ashley Potočnik gave a presentation.

Andrew Fisher, 1083 Franklin Avenue, gave a public comment stating that he doesn't think that transitioning the parcel to commercial would be beneficial to the residential community.

Sakina Gorski responded to public comment providing additional information about the type of medical office that is proposed in the location.

Dr. Shamaila Gorski (applicant) responded to public comment and Commissioner questions about the specific improvements planned, traffic, parking, etc.

Doug Libby and Ben Moody responded to Planning Commissioner's questions.

*No motion was made by the Planning Commissioners on the recommendation due to concerns regarding the existing residential neighborhood, traffic/parking, and the long term effect of a rezone in this location. The item will be heard by City Council for further consideration should an appeal be filed by the applicant.*

**7. Tentative Parcel Map (TPM) 22-02 to create two parcels at 1245 Colusa Avenue (Yuba Sutter Marketplace).**

Item was called and Doug Libby gave a presentation.

**Motion by:** Commissioner Adams

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 4-0, with Commissioners Sillman, Brookman and Dale absent.

**8. Use Permit (UP) 14-07 Amendment to allow the construction of a new approximately 5,700 sq. foot addition to the existing Twin Rivers Charter School at 2510 Live Oak Blvd.**

Item was called and Doug Libby gave a presentation.

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Adams

**Vote:** The vote passed 4-0, with Commissioners Sillman, Brookman and Dale absent.

**Future Agenda Items**

- October 12<sup>th</sup> meeting canceled
- October 26<sup>th</sup> Items: Chima Ranch Subdivision and YC Hooper Ventures Rezone/General Plan Amendment from Commercial Office to High Density Residential

**Development Services Director Reports**

Ben Moody discussed the Open Counter software integration status.

**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 7:03 pm.