

**PLANNING COMMISSION
CITY OF YUBA CITY
FEBRUARY 8, 2023
6:00 P.M. - REGULAR MEETING
Video link to full Planning Commission meeting:
<https://youtu.be/X8kl3U3lf68>**

Materials related to an item on this 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 6:05 pm.

Roll Call:

Commissioners in Attendance:

Chairperson Michele Blake
Vice Chairperson John Shaffer
Commissioner Jackie Sillman
Commissioner Bhavin Dale
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

Commissioner Adams
Commissioner Brookman

Pledge of Allegiance to the Flag was led by Vice Chairperson Shaffer

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. Public comment 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. Appearance 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. Election of 2023 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

Vice Chairperson Shaffer Nominated Commissioner Sillman as the new Chairperson.

There were no additional nominations.

Vote: The vote to elect Commissioner Sillman as the new Chairperson passed unanimously, with Commissioners Brookman and Adams absent.

4. Agenda Modifications

Chairperson Sillman suggested the Commission continue the Vice Chair determination to the next meeting.

Chairperson Sillman requested approval of the agenda.

Motion by: Commissioner Blake

Second by: Commissioner Shaffer

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

Approval of Minutes

5. Minutes from December 14, 2022

Chairperson Sillman requested approval of the minutes.

Motion by: Commissioner Campbell

Second by: Commissioner Shaffer

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

Business Items

6. Consideration of an 18-month time extension for Tentative Subdivision Map 19-03, located on the north side of Bridge Street approximately 235 feet west of Walton Avenue.

Item was called and Associate Planner, Jaspreet Kaur, gave a presentation.

There were no comments made by the public.

Motion by: Commissioner Blake
Second by: Commissioner Dale

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

7. Consideration of a five-year time extension for Tentative Subdivision Map 19-01, Harter Estates North, located in the northwest corner of the Harter Specific site, and the southside of Butte House Road.

Item was called and Associate Planner, Jaspreet Kaur, gave a presentation noting the presentation will apply to items 7,8, and 9 as one presentation.

Commissioner Blake commented that it feels like this was just approved.

Tom Tucker, Harter Packing Company 1321 Harter Parkway, commented on being excited to break ground on commercial and residential development.

Kyle Nickowitz, DR Horton, commented on being excited to get started on residential development.

Motion by: Commissioner Shaffer
Second by: Commissioner Dale

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

8. Consideration of a five-year time extension for Tentative Parcel Map 19-03, Harter Marketplace, located along the west side of Harter Parkway and north of State Route 20.

There were no comments made by the public.

Motion by: Commissioner Blake
Second by: Commissioner Campbell

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

9. Consideration of a five-year time extension for Tentative Subdivision Map 19-04, Harter Estates South, located on the west side of the Harter Specific Plan area, and east of Ruth Avenue.

There were no comments made by the public.

Motion by: Commissioner Dale
Second by: Commissioner Shaffer

Vote: The vote passed 5-0, with Commissioners Brookman and Adams absent.

Future Agenda Items

Doug Libby provided the following updates:

- Thank you to Commissioners Blake, and Shaffer.
- Introduced new assistant planner Aaron Brown.

- Future Items - Housing Element Rezones, Thiara Estates, Garden Grove Senior Apartments, Home 2 Suites.

Development Services Director Report

- Thank you to Commissioners Blake, and Shaffer.
- Provided brief update on development happening in Yuba City
 - At least three projects scheduled for next meeting
- LAFCo recent pending changes
 - John Benoit looking to retire
- Final inspection of the LDS Temple
- You can with Yuba City Update

Report of Actions of the Yuba City Planning Commission/Sutter County Update

No Sutter County updates from Commissioner Campbell due the County not having a recent meeting.

Adjournment

Chairperson Sillman adjourned the meeting at 6:36 pm.

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$851.26, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.