

**PLANNING COMMISSION
CITY OF YUBA CITY
March 22, 2023
6:00 P.M. - REGULAR MEETING
Video link to full Planning Commission meeting:
<https://youtu.be/Nb8RIWOUMn4>**

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 Sillman at 6:00 pm.

Roll Call:

Commissioners in Attendance:

Chairperson Jackie Sillman
Vice Chairperson Stacy Brookman
Commissioner James Nore
Commissioner Bhavin Dale
Commissioner Justine Gill
Commissioner Rupinder Sandhu
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

None

Pledge of Allegiance to the Flag was led by Commissioner Nore

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 Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

Commissioner Dale Nominated Commissioner Brookman as the new Vice Chairperson.

A second was made by Commissioner Gill

There were no additional nominations.

Vote: The vote to elect Commissioner Brookman as the Vice Chairperson for 2023 passed unanimously.

4. Agenda Modifications

Chairperson Sillman requested approval of the agenda and no agenda modifications were requested.

Approval of Minutes

5. Minutes from February 8, 2023

Chairperson Sillman requested approval of the minutes.

Motion by: Commissioner Campbell

Second by: Commissioner Dale

Vote: The motion passed unanimously 7-0 with no members absent.

Business Items

6. Consideration of a Development Plan (DP) 22-02 Home 2 Suites by Hilton, located at 1441 E Onstott Road.

Item was called and Development Liaison, Ashley Potocnik, gave a presentation.

Commissioner Brookman asked about a required intersection on Queens and Gray Avenue

Chairperson Sillman presented concern about the left turn onto Butte House Road.
Development Services Director Ben Moody addressed traffic concerns.

There were no comments made by the public.

Motion by: Vice Chairperson Brookman

Second by: Commissioner Nore

Roll Call Vote: The motion passed unanimously 7-0 with no members absent.

7. Consideration of Development Plan (DP) 22-06: Garden Grove Apartments, located off of Garden Highway.

Item was called and Development Liaison, Ashley Potocnik, gave a presentation.

Commissioner Comment:

Commissioner Nore asked if the designer will be eliminating the balconies facing Garden Highway.

Commissioner Sandhu asked if there will be a phase 2 for the project.

Commissioner Sillman asked if there would be an elevator on site of the project.

Public Comment:

Mike Smith, Unity Forest Products, commented that his business is located near the proposed project and his use is heavy industrial. He expressed concerns that the new project might trigger complaints from residents about their existing operation.

Virginia Smith, Unity Forest Products, commented about the sawdust generated by their business and that she doesn't want issues to come in the future.

Wade Tuller, 740 Sherwood Dr, expressed concerns about there being a single elevator proposed in the building and cited parking concerns.

Philip Harvey, project architect, responded that there is one elevator and that it is sufficient for the amount of residents proposed.

Ashley Potocnik responds that the parking exceeds the city's parking requirements.

Motion by: Commissioner Gill

Second by: Commissioner Dale

Roll Call Vote: The motion passed unanimously 7-0 with no members absent.

8. Consideration of Tentative Subdivision Map (TSM) 22-08 and Pre-annexation Rezone (RZ) 22-07 for Thiara Estates Subdivision, located on the west side of Tuly Parkway across from the terminus of Bradley Estates Drive.

Item was called and Deputy Director of Development Services, Doug Libby, gave a presentation.

Commissioner Comment:

Vice Chairperson Brookman asked about increased traffic would be accounted for. Commissioner Campbell asked if the conditions on the project would address the windows of second story units.

Public Comment:

George Musallam, Project Engineer, stated he is available to answer questions.

Caroline Sariadi expressed concerns about the increased traffic on Bradley Estates Drive and how it will affect the lives and safety of residents.

Lisa Jawan, 2236 Nia Loop, expressed concern regarding congestion on Bradley Estates Drive during school pick-up and drop-off times, and that this new project would worsen the problem.

Rick Page brought up a suggestion of putting a traffic light at Butte House Road and Blevin Road. He also questioned if Tuly Parkway is going to be a two-lane road, and if the project will have city utilities.

Public Works and Development Services Director Ben Moody responded to Mr. Page's question and confirmed that Tuly Parkway will be a two-lane parkway, and the project will connect with City utilities.

Virginia Smith, 1979 Elmer Avenue, questioned the X20 Overlay District includes, and why the City would take it off. She also asked if the project would provide an exit on to Elmer Avenue.

Deputy Development Services Director Doug Libby responded to Ms. Smith's question and explained the X20 Overlay District is redundant and that removing it will eliminate a General Plan inconsistency. He also confirmed the subdivision includes two exit points, one of which would be on Elmer Avenue.

Devin Barber, 2218 Nick Court, made note that this project will change the view from his property, and suggested the homes listed in Item 9 be restricted to single story only.

Jason Smith, 2033 Elmer Avenue, asked what improvements will be done to Elmer Avenue, and if the traffic study was accurate in stating that only 30% of newly generated trips would go down Elmer.

Public Works and Development Services Director Ben Moody responded to questions and described a wall being put up on the east side of Elmer Avenue and discussed the completed traffic study.

Courtney Tasler, 1965 Elmer Avenue, noted that in the original plan that all of the traffic was supposed to empty on to Tuly Parkway, and not Elmer Avenue.

Arthur Holmes, Elmer Avenue, expressed that the project should utilize a closed cul-de-sac and restrict access to Elmer Avenue.

Dennis Miller, 1910 Elmer Avenue, opposed the entry point onto Elmer Avenue and expressed concerns of increased traffic.

Mike Cunningham, 2212 Nick Court, addressed his concerns with two-story homes being intrusive of current home owner's privacy, and traffic concerns. He also asked about the size of proposed floorplans, and the list price of the new homes.

Deputy Development Services Director Doug Libby responded that both the floorplans and list prices are going to be dependent on what the homebuilder decides and market conditions.

Mike Smith, 1979 Elmer Avenue, expressed his concern with additional traffic onto Elmer Avenue, and suggested the zoning should not be changed so that new houses would be limited.

Commissioner Campbell asked staff if the comment regarding zoning was accurate.

Deputy Development Services Director Doug Libby responded that the same density of homes can be developed today in the County and the proposed project must annex to the City to have access to City services.

Lisa Martin, 2182 Elmer Avenue, expressed her concerns for the increased traffic on Elmer Avenue.

Linda Essex, 2051 Elmer Avenue, expressed that she has privacy concerns for two story homes being built adjacent to her backyard with a pool.

Commissioner Comment:

Commissioner Nore asked if the Fire Department would have any issue with a cul-de-sac being proposed, instead of access onto Elmer Avenue.

Deputy Development Services Director Doug Libby responded that he believes that 600ft would be maximum length allowed under the Fire Code for a cul-de-sac.

Commissioner Sandhu asked what the timeline for the completion of Tuly Parkway.

Public Works and Development Services Director Ben Moody responded that it is undetermined at this time.

Commissioner Dale asked if the developer would restrict the homes to be single story.

Deputy Development Services Director Doug Libby responded that the homes in certain locations would not have a single-story restriction.

Chairperson Sillman asked if the project could potentially be a cul-de-sac

Deputy Development Services Director Doug Libby addressed the details of why a cul-de-sac is not being proposed.

Motion by: Vice Chairperson Brookman

Second by: Commissioner Dale

Commissioner Campbell asked to adjust the recommendation to include modification to condition number nine to exclude rear balconies at ingress/egress points.

Deputy Development Services Director Doug Libby provided revised language for Condition No. 9 that second floor balconies shall not be established facing single story homes or as otherwise approved by the Development Services Director.

Roll Call Vote: The motion passed unanimously 7-0 with no members absent.

9. Consideration of a General Plan Amendment (GPA) 22-03 and Rezone (RZ) 22-04 to implement the 2021-2029 Housing Element, Citywide - Attachment 2 provides the location and details for all properties involved.

Item was called and Deputy Director of Development Services, Doug Libby, gave a presentation.

Commissioner Comment:

Commissioner Gill asked about the parcel that the City has not yet received approval from the property owner.

Deputy Development Services Director Doug Libby clarified it was the large parcel adjacent to Mr. Paul's Market on Butte House Road.

Commissioner Campbell asked staff if the City is required to get approval.

Deputy Development Services Director Doug Libby responded that the City is not required to and jurisdictions are allowed to establish zoning and general plan designations as determined appropriate; however, staff is trying to work with willing property owners.

Public Comment:

Wade Tuller, 740 Sherwood Drive, questioned what adjustments are being made to parking and other requirements due to the proposed change in density, and asked about the proposed X29 Overlay zone.

Deputy Development Services Director Doug Libby described the development standards in R-3 District that act to reduce the potential residential density, and described details regarding the proposed X29 Overlay zone.

Virginia Smith, 1979 Elmer Avenue, opposes the rezoning of the property near Mr. Paul's Market and asked about recent rezonings in the area.

Public Works and Development Services Director Ben Moody addresses the question and talks about any recent rezonings in the area.

John Palm, 2302 Valencia Street, asked about the where the City is at in the process of getting approval from the property owner for the parcel near Mr. Paul's.

Deputy Development Services Director Doug Libby responded that staff has up until the City Council meeting.

Jason Smith, 2033 Elmer Avenue, asked for a sample of current zoning near Butte House Rd that is similar to the parcel near Mr. Paul's Market.

Deputy Development Services Director Doug Libby referred to a map provided during the presentation and identified properties along the north side of Butte House Road that is currently General Planned as Medium Density Residential, and High-Density Residentially designated property located at the southwest corner of Harter Parkway and Butte House Road.

Matt Breidhout, 1819 Romero Street, proposed that the designation of the parcel near Mr. Paul's remains R-2.

Commissioner Comment

Commissioner Nore asked if the City will still meet its obligations if the parcel near Mr. Paul's Market is removed.

Deputy Development Services Director Doug Libby confirmed the City will still meet its goals if the parcel near Mr. Paul's Market is removed. He also noted it has been approximately 18 years since a new multi-family project has been completed in Yuba City.

Motion by: Commissioner Campbell

Second by: Vice Chairperson Brookman

Chairperson Sillman requested a roll call vote.

Roll Call Vote: The motion passed 6-1 with Commissioner Gill voting in opposition.

Future Agenda Items

Deputy Development Services Director Doug Libby provided the following updates:

- Anticipated meeting cancellations in the month of April.
- The City's implementation of Open Counter software.
- The City's website update that should be online within the coming months.
- An update on the City's use of grant funding to complete a Zoning Code audit, a refresh of the General Plan, and development of an Accessory Dwelling Unit (ADU) handbook.

Development Services Director Report

Public Works and Development Services Director Ben Moody addressed the following items:

- Thank you and welcome to the new Planning Commissioners.
- The Planning Commission Academy that is taking place next week.
- An update on the Planning Commission's Sutter County Representative approval procedure.

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

Commissioner Campbell discussed the County's approval of a new general truck yard off of Garden Highway in the Tudor area.

Adjournment

Chairperson Sillman adjourned the meeting at 8:28 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.