

**PLANNING COMMISSION  
CITY OF YUBA CITY  
May 31, 2023  
6:00 P.M. - SPECIAL MEETING  
Video link to full Planning Commission meeting:  
<https://youtu.be/MFFSV6x2xF0>**

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](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

**Call to Order**

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

**Roll Call:**

Commissioners in Attendance:

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

Commissioners Absent:

Chairperson Sillman  
Commissioner Gill

Pledge of Allegiance to the Flag was led by Commissioner Dale

**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**

Vice Chair Brookman noted that Chairperson Sillman and Commissioner Gill have excused absences.

## **3. Agenda Modifications**

Vice Chairperson Brookman requested approval of the agenda.

**Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

## **Approval of Minutes**

## **4. Minutes from March 22, 2023**

Vice-Chair Brookman requested approval of the minutes.

**Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

## **Business Items**

## **5. Consideration of a General Plan Amendment (GPA) 22-01, Rezone (RZ) 22-02, Tentative Parcel Map (TPM) 22-01, Ratliff Duplex Development, located on the southwest corner of Frederick Street and Cooper Avenue.**

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

*Commissioner Comment:*

Commissioner Sandhu questioned how the street parking will be accommodated.

Ashley Potocnik, Development Liaison, responded that street parking will be addressed in the building permit process.

*Public Comment:*

Sheryl St. John, Corner of Fredrick St and Cooper Avenue, expressed concerns about the parking.

Mike Vasquez, project representative, noted that each duplex will have a garage with two parking spaces.

**Motion by:** Commissioner Campbell

**Second by:** Commissioner Nore

**Roll Call Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

**6. Consideration of Planned Development 18 (PD 18) and Tentative Subdivision Map (TSM) 23-01, West Walton Village, located on the west side of Walton Avenue, north of Franklin Road.**

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

*Commissioner Comment:*

Commissioner Campbell asked for justification of a series of flag lots, and questioned if it would become a code enforcement issue.

Doug Libby, Deputy Development Services Director, responded that the lots are designed to accommodate a house and also an accessory dwelling unit on each of those lots.

*Public Comment:*

Heather Eschmann, live at Lincoln and Sanborn Roads, spoke and expressed concern that seniors want to live in mobile home parks, and questioned why more mobile home parks aren't being built in the City.

Sean Minard, Project Representative, responded that the cost of mobile home parks is too high, and that the proposed project is what they determined to be the best use.

Doug Libby, Deputy Development Services Director, responded that the city does not try to discourage mobile home parks, and noted that mobile home parks are allowed in all residential zone districts.

**Motion by:** Commissioner Sandhu

**Second by:** Commissioner Dale

**Roll Call Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

**7. Consideration of Tentative Subdivision Map (TSM) 22-09, Johnson Ranch Estates, and a Development Agreement, located on the west side of West Onstott Frontage Road, south of Pease Road.**

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

*Commissioner Comment:*

Commissioner Campbell asked about address ownership of the triangle shaped Parcel A

Doug Libby, Deputy Development Services Director, responded that the ownership of Parcel A will remain with the developer and the maintenance of it will occur through a landscape, lighting, and maintenance district overseen by the City.

Vice Chairperson Brookman questioned who will pay for the maintenance of the lot.

Doug Libby, Deputy Development Services Director, responded that the property tax paid by the future homes will pay for this maintenance.

*Public Comment:*

Rex Birch, end of Butte Bend Lane, expressed concerns about two-story homes being built next to his house, trucks tearing up the road during construction, and drainage.

Sean Minard, Project Representative, responded that some of these concerns are already addressed in the conditions of approval, and further addressed the drainage concern.

Sean Minard, Project Representative, asked for a provision that if the house that is South of Lots 18, 19, and 20 is taken out, that the two-story condition goes away.

Doug Libby, Deputy Development Services Director, responded there is flexibility built into the wording of the existing condition and staff feels that no revision is necessary.

**Motion by:** Commissioner Nore

**Second by:** Commissioner Dale

**Roll Call Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

**8. Consideration of Yuba City Capital Improvement Project Budget 2023-2028.**

Item was called and Director of Development Services, Ben Moody, gave a presentation.

*Commissioner Comment:*

No comments

*Public Comment:*

No comments

**Motion by:** Commissioner Dale

**Second by:** Commissioner Sandhu

**Roll Call Vote:** The motion passed 5-0 with Chairperson Sillman and Commissioner Gill absent.

**Future Agenda Items**

Deputy Development Services Director Doug Libby provided the following updates:

- Thiara Estates Subdivision and Housing Element Rezone was approved at City Council
- Future projects include: Farm Bains on Bridge Street General Plan Amendment, and Harter Marketplace Use Permits.

### **Development Services Director Report**

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

- The City bus tour is coming up.
- New permit tech, Stephanie Dulay, has started with the City.
- John Benoit is retiring from his position with LAFCO, and the city and county are proposing Doug Libby to take his place.
- Ashley Provided an update on Open Counter.

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

None.

### **Adjournment**

Vice-Chair Brookman adjourned the meeting at 7:26 pm.

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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.