

**PLANNING COMMISSION
CITY OF YUBA CITY
July 26, 2023
6:00 P.M. - REGULAR MEETING
Video link to full Planning Commission meeting:
<https://youtu.be/AUxoO7dbIZA>**

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

Commissioners Absent:

None

Pledge of Allegiance to the Flag was led by Commissioner Sandhu

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

Commissioner Dale arrived at 6:02 PM following the Roll Call

3. Agenda Modifications

Chairperson Sillman requested approval of the agenda.

Vote: The motion passed 7-0 with all commissioners in attendance

Approval of Minutes

4. Minutes from May 31, 2023

Chairperson Sillman requested approval of the minutes.

Motion by: Vice Chair Brookman

Second by: Commissioner Nore

Vote: The motion passed 7-0 with all commissioners in attendance

Business Items

5. Consideration of a General Plan Amendment (GPA) 23-02 and Rezone (RZ) 23-02, Bains - Bridge Street, located at the North side of Bridge Street and west of Walton Avenue.

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

Commissioner Comment:

Vice Chair Brookman asked about existing site grading and the installation of infrastructure.

Deputy Director of Development Services, Doug Libby, answered that there is no proposed project at this time but noted the subdivision that is under construction.

Commissioner Nore asked for clarification regarding the allowed density, and the density that staff believes will be built-out. He asked if the density that will likely be built would be in the range of 4-9 units, or 9-24 units.

Deputy Director of Development Services, Doug Libby, answered that 9-24 units an estimate of what can be built.

Vice Chair Brookman asked if a proposed development plan on the site would come back to planning commission to be voted on.

Deputy Director of Development Services, Doug Libby, explained the Municipal Code requirements that would allow a future project to be approved at the staff-level and what may require Planning Commission action.

Deputy Director of Development Services, Doug Libby, requested the Planning Commission modify Section 4. c. of the proposed resolution to reflect an anticipated density of 9-24 units and replacing the reference of 4-9 residential units as listed.

Public Comment:

No Public Comment.

Motion by: Commissioner Nore

Second by: Vice Chair Brookman

Vote: The motion passed 7-0 with all commissioners in attendance.

The motion was passed with the requested modification of the staff report.

6. Consideration of Use Permit (UP) 22-04: Harter Marketplace (ARCO), UP 22-05: Harter Marketplace (Raising Canes), and UP 22-06: Harter Marketplace (Dutch Bros Coffee), located at the northwest intersection of State Route 20 and Harter Parkway.

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

Commissioner Comment:

Commissioner Campbell asked if each resolution can be independently voted on, given that they're bundled together.

Deputy Director of Development Services, Doug Libby, confirmed that each resolution can be independently voted on.

Public Comment:

Leslie Burnside, Barghausen Consulting Engineers, Inc, Introduced the project representative team members that were in attendance, and expressed excitement about the project and joining the community. Leslie also indicated that the team was in full agreement with the conditions of approval.

Robert Montgomery, Director of Property Development with Raising Canes, talked about the quality and values of Raising Cane's. He also expressed that Raising Cane's will be very supportive of the community.

Commissioner Campbell asked if Raising Cane's would have indoor dining or if it would be drive-thru only.

Robert Montgomery, Director of Property Development with Raising Canes, responded that yes there will be indoor dining.

Kacey Held, Senior Civil Project Manager with Barghausen Consulting Engineers, Inc, expressed excitement to be a part of the community, and indicated that she is available for any questions.

Chair Sillman expressed that she loved the opportunity that the Dutch Bros brought to the community, providing jobs for young people. She also complimented the marketing and design of Dutch Bros.

Motion by: Commissioner Sandhu

Second by: Commissioner Dale

Vote: The motion passed 7-0 with all commissioners in attendance.

7. Consideration of a determination of General Plan Consistency regarding Sutter County land acquisition.

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

Commissioner Comment:

Commissioner Gill asked why Shanghai Bend Road was being included, and who would maintain the road.

Deputy Director of Development Services, Doug Libby, indicated the land in question is State-owned and that this acquisition would transfer ownership from the State to Sutter County, with a potential for the city to acquire it in the future. The City maintains the road, whether the land is Sutter County owned, or State owned.

Public Works and Development Services Director, Ben Moody, provided background of the property and explained this item would begin the process of addressing these issues in the area.

Commissioner Gill asked if there are any other State-owned roads or easements.

Public Works and Development Services Director, Ben Moody, confirmed there are in various places throughout the county.

Chairperson Sillman asked if this land acquisition has anything to do with the parkway connecting to other parkways, or is it part of a master plan.

Neal Hay, Sutter County Director of Development Services, answered that potentially in the future it could move forward. He also indicated he is appreciative that the Sutter County Resource Conservation District brought this matter to the City and the County's attention.

Vice Chair Brookman asked who would be responsible for law enforcement services in this area.

Neal Hay, Sutter County Director of Development Services, indicated that an agreement would need to be made between the police department and the sheriff's office.

Public Comment:

No Public Comment.

Commissioner Campbell asked if there is anything that precludes him from voting on this item, with him being a representative of the county. The consensus was no.

Motion by: Commissioner Gill
Second by: Vice Chair Brookman

Vote: The motion passed 7-0 with all commissioners in attendance.

Future Agenda Items

Deputy Development Services Director Doug Libby provided the following updates:

- Next Planning commission meeting will include two apartment projects: Henson Farms Apartments, and Merriment Village Apartments.

Commissioner Comment:

Commissioner Campbell asked if the public notification has gone out on the Henson project yet.

Deputy Director of Development Services, Doug Libby, answered yes it recently went out.

Chairperson Sillman asked when the next Planning Commission meeting will be.

Deputy Director of Development Services, Doug Libby, stated staff intends to cancel the August 9th meeting, and we are looking to reconvene on August 23, 2023.

Development Services Director Report

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

- The rezone for the West Walton Village Subdivision Map was approved at the last City Council meeting.
- Recent action at City Council entered the city into an agreement that Deputy Director of Development Services, Doug Libby, will be the executive officer for LAFCO.
- The department has received a building permit application for a new Hawaiian restaurant adjacent to Jim Boys Tacos and it is currently being reviewed.

Commissioner Comment:

Commissioner Gill asked if the City has objective design standards.

Director of Public Works and Development Services, Ben Moody, answered no, however there is a push to adopt a set of objective design standards and it is something being worked on. He indicated the department open to suggestions from the Commission.

Public Works and Development Services Director, Ben Moody, noted for the record that Commissioner Dale arrived at 6:02 PM.

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

None.

Adjournment

Chairperson Sillman adjourned the meeting at 6:50 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.