The meeting was called to order at 6:00 p.m.

Roll Call:
Present: Commission Members Daria Ali, Michele Blake, John Sanbrook, Dale Eyeler, Chairperson Jana Shannon
Absent: Secretary Rodriguez reported Commissioner Member Larry Robinson absent

Development Services Director/Recording Secretary noted that Sutter County Representative Jackie Sillman would attend Commission meetings after being confirmed by the City Council.

Also present were Arnoldo Rodriguez, Development Services Director/Recording Secretary and Edwin Palmeri, Senior Planner.

Pledge of Allegiance to the Flag:
Led by Commissioner Michele Blake

Commissioner Swearing In

New Commission Member Dale Eyeler was sworn in by Assistant to the City Manager Terrel Locke

Public Communication:
No comments made during this time.

Approval of Minutes:
Commissioner Sanbrook motioned to approve the minutes from the January 11, 2017 meeting. Commissioner Ali seconded the motion, with 4 Commissioners voting in favor and 1 abstain (Eyeler was not present at the January 11, 2017 meeting).

Public Hearings:
Item #4: Rezone (RZ-17-01), Simon Gill

Presented by Edwin Palmeri
Senior Planner Palmeri reviewed the proposal to rezone approximately 2.1 acres located on the south side of Woodward Street from Heavy Commercial/Light Industrial District (C-M) to General Commercial (C-3). Senior Planner Palmeri provided an overview of the key differences between the two zone districts, the purpose of each district, and permitted uses. Senior Planner Palmeri stated there are no development plans at this time for the project site. Senior Planner Palmeri indicated staff recommends that the Commission make a determination that the project is categorically exempt pursuant to CEQA and recommend that the City Council approve the project.

Commissioner Sanbrook inquired as to if the project was applicant driven. Senior Planner Palmeri confirmed it was an applicant and not a City initiated rezone. Sanbrook asked if Woodward Street was a city street and if services were available. Senior Planner Palmeri discussed the street stating it is a City street and there are public services available. Development Services Director Rodriguez responded to Commissioner Sanbrook’s questions regarding future access to the project site and discussions regarding the future extension of Civic Center Blvd. to SR 99, using the former rail line area.

Chairperson Shannon opened the item for public comment.

Applicant engineer, Sean Minard, briefly discussed the project indicating that at this time the applicant had no development plans for the project and that the rezone would allow a greater use of the property.

With no one else to speak either for or against the project Chairperson Shannon closed the public hearing and opened for Commission discussion and a motion.

Chairperson Shannon asked if there was a motion to make a Commission recommendation to City Council.

Commissioner Ali motioned to recommend to City Council that a determination be that that the project is categorically exempt pursuant to CEQA Section 15332 and recommend City Council adoption of an ordinance making necessary findings to approve Rezone 17-01.

Commissioner Blake seconded the motion. The Commission voted to recommend City Council approval of the project by a vote of 5 yes, 0 no.

Planning Commission By-laws


Commissioner Blake seconded the motion. The Commission elected Commissioner Daria Ali for Chairperson for 2017 by a vote of 5 yes, 0 no.

Commissioner Ali indicated her willingness to serve as Yuba City Representative on the Sutter County Planning Commission. Commissioner Sanbrook noted Commissioner Ali will do an excellent job as Chairperson.

Chairperson Shannon opened the floor for nomination of Vice Chairperson for 2017. Commissioner Sanbrook nominated Commissioner Michele Blake for 2017 Vice Chairperson.
Commissioner Dale Eyeler seconded the motion. The Commission elected Commissioner Michele Blake for Vice Chairperson for 2017 by a vote of 5 yes, 0 no.

**Development Service Director Reports:**

Director Rodriguez reviewed the following items with Commission

- Briefly discussed the League of Cities Planning Commissioner Conference in Los Angeles.
- Informed Commission a joint meeting of the City Council and Planning Commission is scheduled for April 11, 2017 at 6:00 p.m. to discuss the El Margarita Specific Plan.

**Report of Actions of the Planning Commission:**

None

**Adjournment:**

There being no further business, the meeting was adjourned at 6:48 p.m. to the next regular meeting by Chairperson Shannon.

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Arnoldo Rodriguez, Secretary
YUBA CITY PLANNING COMMISSION