The meeting was called to order at 6:01 p.m.

Roll Call:

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

Pledge of Allegiance to the Flag:
Led by Commissioner Jana Shannon

Public Communication:
No comments made during this time.

Approval of Minutes:
Commissioner Ali corrected the word “through” to “thorough” on last paragraph, page 2. Commissioner Shannon added that on page 4, last item, delivery date of packets was to be agendized for discussion. Commissioner Robinson noted a correction to the minutes to show that the ARB 500 foot separation recommendation is based on the amount of truck traffic. Commissioner Shannon nominated Commission Ali as Chairperson. Sanbrook motioned to approve the minutes with the noted three corrections from the March 8, 2017 meeting. Commissioner Robinson seconded the motion. Commissioners voted unanimously 7-0 in favor.

General Items:
Item #4: Consideration of Extension of Time for Harter Estates – South Tentative Subdivision Map (SM 06-04)

Presented by Senior Planner Edwin Palmeri

Senior Planner Palmeri reviewed the request for an 18-month extension of time in which to file a final map for the Harter Estates- South Tentative Subdivision Map (SM 06-05). Palmeri reviewed the location of the map and zoning, noting that the Planning Commission approved the map on September 19, 2006 which will expire May 21, 2017. Palmeri noted the map has received numerous extensions of time provided by state law and local ordinance. This is the second of two 18-month extensions allowed by local ordinance.
Commissioner Sanbrook noted the map had been continuous when first approved and asked if a notice had been sent out to neighbors. Palmeri stated that notice was not sent to neighbors regarding the extension of time.

Commissioner Sanbrook asked if the map would be recorded in phases. Palmeri responded it was not phased; however, the applicant may want to respond to that question.

Commissioner Eyeler inquired as to what was hampering the sale of the lots. Senior Planner Palmeri indicated the applicant had stated current market conditions and single-family absorption rates was impeding sale of the lots.

Tom Tucker, the applicant and manager for Harter properties, responded that the map was modified in response to neighborhood concerns. He noted access is a challenging. He added the project may be phased to make it “pencil.” Other issues include the project being highly leveraged; impact fees are quite high; and the property was purchased at a high cost.

Commissioner Sanbrook asked if the commercial will be developed first. Mr. Tucker indicated they would like develop the commercial and residential simultaneously, if possible.

Mr. Tucker in response to Commissioner Sanbrook regarding access noted he is meeting with staff March 30th to discuss ingress/egress ideas.

Commissioner Shannon asked if Areas 3, 4, and 5 were commercial and if any thought had been given to develop multi-family. Tucker responded the areas are commercial and the project was part of a larger project that provided multi-residential in other parts of the project area.

Chairperson Ali opened the item for public comment and asked for comments from persons in favor of the project.

No one spoke in favor or opposition to the extension of time request.

With no one speaking either for or against the extension of time request Chairperson Ali closed the public hearing and opened for Commission discussion and a motion. There was no further discussion.

Commissioner Shannon motioned to determine no further environmental review was required and to approve an 18-month extension of time for the Harter Estates – South Tentative Subdivision Map (SM 06-04) pursuant to City Municipal Code Section 82.610, resulting in a new expiration date of November 21, 2018.

Commissioner Sanbrook seconded the motion. The Commission voted to approve the extension of time by a vote of 7 yes and 0 no.

*Item 5 Annual Housing Element Report*

Presented by Senior Planner Edwin Palmeri
Senior Planner Palmeri reviewed the need for an annual update on progress being made to meet Housing Element goals and policies. Palmeri noted the Housing Element is one of 7 mandated elements of the City's General Plan and that the element must be updated every 8 years. He noted the last Housing Element update was in 2013 and will need to be updated again in 2021.

Palmeri briefly discussed the information that is contained in the Housing Element. He indicated reviewed the regional needs assessment, land inventory information, constraints and resources available to meet housing needs, and implementation including program accomplishments, quantified objectives, and housing program schedule.

Commissioner Shannon indicated she has a particular interest in the housing needs and providing housing for all segments of the population. She supports have this information available on-line.

Commissioner Sanbrook asked staff what progress has been made towards meeting the Housing Element goals over the past three years. Palmeri indicated there has been an average of 40 to 50 single family housing units and that a 172 unit apartment complex was in process of being reviewed.

Commissioner Blake asked if other elements relating to food and transportation considered in the annual review. Senior Planner Palmeri noted that the annual review was required for the Housing Element.

**Development Service Director Reports:**

Director Rodriguez reviewed the following items with Commission: Upcoming joint meeting with the City Council regarding the El Margarita Plan; review of applications and awarding of CDBG grants to agencies providing services in the City; and Ulta Cosmetics a new business opening.

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

Chairperson Ali reported that she served on her first Sutter County Planning Commission meeting. She noted it was a good opportunity to see how the Sutter meeting is conducted. She added the agenda dealt with a truck yard.

**Adjournment:**

There being no further business, the meeting was adjourned at 6:56 p.m. to the next regular meeting by Chairperson Ali.

Arnoldo Rodriguez, Secretary
YUBA CITY PLANNING COMMISSION