

**PLANNING COMMISSION
CITY OF YUBA CITY
MAY 25, 2022
6:00 P.M. – REGULAR MEETING**
Video link to full Planning Commission meeting:
<https://youtu.be/RXuG0T9x2tw>

Materials related to an item on the 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 Blake at 6:00 pm.

Roll Call

Commissioners in Attendance:

Chairperson Michele Blake
Vice Chairperson John Shaffer
Commissioner Jackie Sillman
Commissioner Lorie Adams
Commissioner Karri Campbell (Sutter County Representative)

Commissioners Absent:

Commissioner Stacy Brookman
Commissioner Bhavin Singh Dale

The Pledge of Allegiance was led by Commissioner Campbell.

Public Communication

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comments 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. Appearances 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.

Public Comment: Heather Esemann commented regarding the need for electronic vehicle charging stations in Yuba City.

Planning Commission Business

3. Agenda Modifications/Approval of Agenda

There were no agenda modifications.

Chairperson Blake requested approval of the agenda:

Motion by: Commissioner Sillman

Second by: Vice Chairperson Shaffer

Vote: The vote passed 5-0, with Commissioners Brookman and Dale absent

Approval of Minutes

4. Minutes from January 26, 2022.

Chairperson Blake requested approval of the minutes:

Motion by: Commissioner Sillman

Second by: Commissioner Campbell

Vote: The vote passed 4-0, with Commissioners Brookman and Dale absent and Commissioner Campbell abstained

Business Item

5. Consideration of a requested two-year extension of time for Use Permit 17-08 and Development Plan 17-01, Woodward Street Hotel / Springhill Suites

Item was called and Ben Moody gave a presentation.

Public Comment: No public comment.

Commissioner Comment:

Commissioner Campbell asked if the Municipal Code limits the number of Use Permit / Development Plan extensions.

Commissioner Adams asked if it is possible to add a condition to future projects to include EV parking and if it is possible to give a recommendation to the applicant to include EV parking on this project.

Motion by: Vice Chairperson Shaffer

Second by: Commissioner Campbell

Vote: The vote passed 5-0, with Commissioners Brookman and Dale absent

6. Consideration of a requested two-year extension of time for Development Plan 19-04, Sutter Foods Processing

Item was called and Jaspreet Kaur gave a presentation.

Public Comment: No public comment.

Commissioner Comment:

Vice Chairperson Shaffer asked if the reasoning for the extension is primarily economical and Ryan Hutton, Laughlin and Spence explained that the project has been prolonged due to COVID-19, supply chain issues, etc.

Motion by: Commissioner Adams

Second by: Commissioner Sillman

Vote: The vote passed 5-0, with Commissioners Brookman and Dale absent

7. Consideration of a requested 18-month extension of time for Tentative Subdivision Map 16-04, Yuba Crossing

Item was called and Doug Libby gave a presentation.

Public Comment: No public comment.

Commissioner Comment:

Commissioner Adams requested clarification about the location of the property and the current status of development.

Vice-Chairperson Shaffer asked if the price points are known for the project.

DaJshey Chatman, New Faze Development, explained that they are currently working on dry utilities at the site, and that at this point the price point is still unknown.

Motion by: Commissioner Sillman

Second by: Vice-Chairperson Shaffer

Vote: The vote passed 5-0, with Commissioners Brookman and Dale absent

8. Yuba City Capital Improvement Project Budget 2022-2027

Item was called and Ben Moody gave a presentation.

Public Comment: Heather Esemann commented on two items in the CIP Budget – Cooper’s Corner and the Bark Park.

Commissioner Comment:

Commissioner Sillman explained that she is happy to hear about the new projects happening in the City and that it would be great to continue to get sound bites out to the community regarding new and upcoming projects.

Motion by: Commissioner Campbell

Second by: Commissioner Adams

Vote: The vote passed 5-0, with Commissioners Brookman and Dale absent

Future Agenda Items

Secretary Moody provided the following potential agenda items for the upcoming Planning Commission meetings:

- June 8, 2022 meeting – cancelled
- June 22, 2022:
 - Richland Development Plan Extension
 - TownePlace Suites Development Plan
 - Potentially Hwy 20 Self Storage
- Future projects
 - Onstott Subdivision: West Onstott Rd. 112 single family lots
 - Sohal Ranch Subdivision: Corner of Lincoln Rd and George Washington 171 single family lots with a park
 - Housing Element Rezones
 - Henson Rezone: North Colusa Frontage Rd rezone to R-3
 - Springhill Suites: Woodward Street hotel, increase to 91 rooms
 - Home2 Suites: E Onstott, north of Target, 102 rooms
 - The Ridge Estates Subdivision: by River Valley HS, 51 single family ‘estate’ lots
 - Fredrick / Cooper Rezone: 6 units (duplexes)
 - Yuba Sutter Mall Parcel Map: new parcel creation for future development

Development Services Director Reports

- New staff updates – Doug Libby
- City Annexations
- Hobby Lobby open
- Burlington and Boot Barn submitted plans
- New Boba Tea Café in Carriage Square
- Final Maps in review: Faith Court, Domain 3, Henson Ranch, Yuba Crossing
- Open Counter Software
- General Plan Element updates
- Housing Element Certified by HCD

Report of Actions of the Planning Commission/Sutter County Update

- Truck stops and parking facility projects
- Request to amend F-PARK Sutter County zoning to allow truck yards

Adjournment

Chairperson Blake adjourned the meeting at 7:37 pm