

SUTTER COUNTY PLANNING COMMISSION

MINUTES

April 4, 2012
Supervisors Chambers
Hall of Records
466 Second Street, Yuba City

1. **Call to Order**

Chairperson Amarel called the meeting to order at 7:00 p.m.

2. **Roll Call**

Chairperson Amarel requested the clerk call the roll of the Commission. The following members were present and excused:

Members Present: Commissioners Paul Basi, Tejinder Dosanjh, J. R. Griffin, John Sanbrook, Jerry Stewart and Chairperson John Amarel

Members Absent: None.

Staff Present: Planning Manager Lisa Wilson, Principal Planner Steve Geiger, Deputy County Counsel Janet Bender, Assistant Director Randy Cagle, Public Works Associate Civil Engineer David Tomm, and Office Assistant Gail Gould

4. **Pledge of Allegiance** (taken out of order on the agenda)

Chairperson Amarel led the audience, staff and Commission in the Pledge of Allegiance.

3. **Election of Officers**

A. Nominations and Election of Chairperson

Upon motion of Commissioner Griffin, seconded by Commissioner Dosanjh, Chairperson Amarel was elected as Chairperson by a unanimous voice vote of the Commission.

B. Nominations and Election of Vice-Chairperson

Upon motion of Commissioner Griffin, seconded by Commissioner Dosanjh, Commissioner Basi was elected as Vice-Chairperson by a unanimous voice vote of the Commission.

C. Appointment of representative to City of Live Oak Planning Commission

Upon motion of Commissioner Sanbrook, seconded by Commissioner Basi, Commissioner Griffin was appointed as the representative to Live Oak City Planning Commission by a unanimous voice vote of the Commission.

D. Appointment of representative to City of Yuba City Planning Commission

Upon motion of Commissioner Sanbrook, seconded by Commissioner Griffin, Commissioner Dosanjh was appointed as the representative to Yuba City Planning Commission by a unanimous voice vote of the Commission.

5. Approval of Minutes

The minutes of the meeting of December 7, 2011 were approved as submitted on motion of Commissioner Sanbrook, seconded by Commissioner Basi and carried by a unanimous voice vote of the Commission.

6. Comments from the Public

None.

Public Hearing

7. Project #11-026 – Rezoning of parcels within specified areas of the County, as necessary for required consistency with the new General Plan that was adopted by the Board of Supervisors on March 29, 2011.

The subject parcels are located countywide and are proposed to be rezoned to the AG (General Agricultural), M-1 (Light Industrial), M-2 (General Industrial), C-2 (General Commercial), C-M (Commercial-Industrial), and PR (Park-Recreation) zoning districts. This is the second group of parcels to be considered for consistency rezonings.

Principal Planner Geiger presented the request for the rezone to the AG (General Agricultural), M-1 (Light Industrial), M-2 (General Industrial), C-2 (General Commercial), C-M (Commercial-Industrial), and PR (Park-Recreation) zoning districts.

Commissioner Sanbrook referenced a letter received from Mrs. Jessie McCrill and asked if those two parcels are to be rezoned AG. Principal Planner Geiger replied that was correct and stated the letter requests that one of the parcels on Acacia Avenue, which he identified, be left zoned industrial. Commissioner Sanbrook asked what was wrong with leaving that in its current zoning. Principal Planner Geiger said that since there was no development on that property, it was redesignated to Agriculture with the

General Plan update. Due to the change to the General Plan, we are now rezoning for consistency. Division Manager Wilson stated it was for consistency and if the Commission decides to leave that parcel out of the rezonings, then we will take that recommendation to the Board of Supervisors. If that parcel is left out, then staff will come back with a General Plan amendment to clean up the inconsistency, which staff is will be preparing anyway, to address other parcel inconsistencies.

Commissioner Stewart asked if the property owner would have to ask for a rezoning if the parcel were not removed from the list of parcels. Principal Planner Geiger replied they would have to request a rezone and a General Plan amendment. Principal Planner Geiger then confirmed if it was left out and remained zoned industrial, they would need to request a design review for any proposed development of the parcel.

Commissioner Griffin asked if a motion was needed to pull this parcel out or would it be administrative. Principal Planner Geiger said it would be part of the motion for a recommendation to the Board of Supervisors.

Commissioner Dosanjh asked who owned the nine parcels in the Tudor area that were referenced in the staff report. Principal Planner Geiger replied the owner is Jaswant Bains and clarified that during the General Plan update, he had submitted a property owner request letter to have his properties redesignated to industrial-commercial. Commissioner Dosanjh then asked if the owner had made any proposal for development. Principal Planner Geiger said not as yet. Planning Manager Wilson said that property was also in the flood plain, so there would be those issues to deal with when they propose to develop.

Commissioner Dosanjh asked if it was a good move to put this prime agricultural land into the C-M and M-1 zoning categories. Principal Planner Geiger replied in staff's view, it is a significant amount of land being changed but because it was changed with adoption of the General Plan last year, we are now following up and making it consistent with the General Plan.

Chairperson Amarel asked why aren't we putting agriculture there since we are putting a lot of agriculture in Sutter. Planning Manager Wilson stated that during the General Plan update, the property owner requested that his properties be redesignated to industrial-commercial, which was ultimately granted by the Board of Supervisors.

Commissioner Basi asked about direct mail during the General Plan update, if the property owners in the Sutter area had been sent a letter advising them of the change in the General Plan. Planning Manager Wilson stated staff did not provide direct mail since the General Plan affected the whole county. However, in this consistency zoning process, direct mail was used.

Principal Planner Geiger concluded his presentation of this request and stated staff recommended approval.

Commissioner Dosanjh asked if the property owners' requests submitted during the General Plan update were granted. Principal Planner Geiger replied not all of them. Planning Manager Wilson clarified staff did not approve or disapprove the property owner requests. The requests were considered by the General Plan Advisory Committee, then forwarded to the Board of Supervisors, and the Board chose which to grant, or not. Principal Planner Geiger said that about forty requests were received and maybe two-thirds of the forty received were granted.

Chairperson Amarel opened the public hearing.

Mrs. Higinia Jessie McCrill, 1802 First Avenue, Sutter, stated she would like her property on Acacia Avenue remain M-2 zoned. It was been planted with palms and Italian cypress a long time ago in anticipation of commercial development.

Commissioner Sanbrook asked Mrs. McCrill if she and her husband bought the property to eventually build a commercial business. Mrs. McCrill responded they had plans to possibly develop the property for retirement purposes, but he has since died.

Commissioner Dosanjh questioned why the information provided in the staff report does not indicate who owns the properties. Planning Manager Wilson replied the property owners' names were not included because that is not relevant to the planning process.

Chairperson Amarel closed the public hearing.

Commissioner Griffin said in the conversation we have had with staff, we should accept what staff has done with the exception of the property in Sutter, the McCrill property and the Ames property, and let staff incorporate those parcels in the final cleanup changes needed.

Commissioner Stewart asked what additional burden does this put on a property owner to come in and say he now has property zoned agriculture and he wants to develop the property in an industrial manner. Principal Planner Geiger replied they can come in with a combined General Plan amendment and rezone application to change it themselves.

Chairperson Amarel moved to recommend approval to the Board of Supervisors subject to the recommended findings as stated in the staff report and including the removal of the two properties owned by Mrs. McCrill and Mr. Ames, as they requested. Commissioner Dosanjh seconded the motion which carried by a unanimous roll call vote.

8. Miscellaneous Business from the Commission/Staff

A. Possible cancellation of the second meeting in April (April 18, 2012)

Planning Manager Wilson recommend cancelling the April 18, 2012 and May 16, 2012 meeting, and holding the May 2, 2012 meeting instead. Upon motion of Commissioner Basi

and seconded by Commissioner Griffin, the meetings of April 18, and May 16, 2012 were cancelled.

B. Report on the Actions of the Board of Supervisors

Planning Manager Wilson stated the Board of Supervisors approved the Crane parcel map, approved the rezoning of the Estate Residential and the Employment Corridor parcels, and approved the change to the Estate Residential zone to allow the keeping of large animals with no limitations.

C. Planning Commission/Board of Supervisors Discussion Topics

None.

D. Other Business and Reports

Chairperson Amarel asked about the possibility of distributing staff reports to the Commission by email. The response of the majority of the Commission was to keep paper staff reports. Planning Manager Wilson stated that if individual members prefer electronic copies, staff can easily accommodate that request.

Planning Manager Wilson asked the Commission if they would like to move the time of the Planning Commission meetings to 6:00 p.m. since the Board of Supervisors has moved their meetings to 6:00 p.m. The response was yes and Planning Manager Wilson stated she would prepare an amendment to the By-laws to bring back to the Commission for action. She suggested the change begin at the June 20th meeting.

9. Adjournment

There being no further business, Chairperson Amarel adjourned the meeting at 8:02 p.m.

Respectfully Submitted,

Lisa Wilson, Secretary
Sutter County Planning Commission

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