

SUTTER COUNTY PLANNING COMMISSION

MINUTES

October 16, 2013
Supervisors Chambers
Hall of Records
466 Second Street, Yuba City

1. Call to Order

Chairperson Basi called the meeting to order at 6:01 p.m.

2. Roll Call

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

Members Present: Commissioners Mike Geraldo, Robert Norton, Zac Repka, John Sanbrook and Chairperson Paul Basi

Members Excused: Commissioner Lal Chima

Members Absent: Commissioner Angel Diaz

Staff Present: Principal Planner Doug Libby, Associate Planner Leanne Mueller, Deputy County Counsel Janet Bender, Environmental Health Specialist Jan Hill, and Office Assistant Kathy Ferguson

3. Pledge of Allegiance

Commissioner Norton led the audience, staff and Commission in the Pledge of Allegiance.

Chairperson Basi stated Principal Planner Libby requested the Commissioners speak into the microphones so they could be heard on the video and for the Chair to clarify which Commissioner made the motions.

4. Approval of Minutes

The minutes of the meeting of September 18, 2013 were approved as amended on motion of Commissioner Sanbrook, seconded by Commissioner Norton and carried by a voice vote of the Commission.

5. Comments from the Public

None.

Public Hearings

6. **Project #13-007** - A parcel map to divide 3.5± gross acres into two parcels sized 1.7 (Parcel A) and 1.85 (Parcel B) acres; ER (Estate Residential) District; 2775 Caminito Ave, Yuba City; Assessor's Parcel No. 23-102-013; applicant/property owner - Nila Zumbrum (Staff recommends approval; a mitigated negative declaration has been prepared)

Associate Planner Mueller summarized the previously circulated staff report noting this is the first application to divide a parcel consistent with the ER standards.

Commissioner Sanbrook asked if development of Parcel "A" would require a separate septic system and on-site well. Associate Planner Mueller stated that is correct.

Commissioner Basi stated that he was familiar with the site.

Commissioner Basi opened the public hearing.

David Swartz, 1110 Civic Center Blvd., stated he is the engineer and surveyor for the project and stated he and the applicant have no objections to the proposed project conditions.

Commissioner Basi closed the public hearing.

Commissioner Sanbrook made a motion to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared in accordance with CEQA and the Guidelines, and recommend approval of Project #13-007 (Zumbrum) for a parcel map to divide 3.5± gross acres into two parcels sized 1.7 (Parcel A) and 1.85 (Parcel B) acres, subject to the conditions of approval. Commissioner Basi seconded the motion, which carried by a unanimous voice vote of the Commission.

7. **Project #13-009** - A use permit application for the addition of a 13,505 square foot worship building to an existing religious facility; AG (General Agricultural) District; 2269 Bogue Road, Yuba City; Assessor's Parcel No. 22-040-059; applicant - Dennis Clover / property owner - Sri Guru Nanak Sikh Temple (Staff recommends approval; a mitigated negative declaration has been prepared)

Chairperson Basi disclosed the current President of the Bogue Temple is his uncle and the only dialog they have had regarding this matter was to say that it was coming before the Commission. Chairperson Basi stated that he knows a few of the gentlemen in the audience, but has had no discussion with them regarding this matter. Chairperson Basi asked Counsel on his ability to vote on this project. Chairperson Basi stated he is not a member, but has attended functions at the Temple.

Deputy Counsel Bender stated she cannot opine on whether an individual Commissioner has a conflict of interest, so she cannot give a legal opinion.

Commissioners Sanbrook and Norton stated they individually visited the site and are familiar with the project.

Associate Planner Mueller summarized the previously circulated staff report; stating the property is developed already with a 20,000 square foot worship facility. Associate Planner Mueller referenced Zoning Code Section 1500-8226, which requires a new use permit because the proposed project is increasing the floor area of the existing facility by more than ten percent. She also noted that if approved a final landscape and lighting plan is required to be prepared and submitted to staff for approval.

Commissioner Sanbrook referenced the closeness to Yuba City's Lincoln East Specific Plan; and asked if the land dedication requirement reflects the right of way specified for Bogue Road in the Lincoln East Specific Plan. Associate Planner Mueller stated that is correct.

Commissioner Sanbrook asked if there will be a new sewage disposal system installed and also asked if the existing domestic well located in the northeast corner is adequate to service the proposed addition. Associate Planner Mueller answered yes to both questions.

Chairperson Basi opened and closed the public hearing with no testimony being received.

Commissioner Sanbrook stated based on his site visit; he thinks there is adequate land area to accommodate the proposed addition.

Commissioner Geraldo stated he visited the site and toured the inside of the building and referenced seeing the well in the far corner and asked if there will be an extra tank for holding water for domestic water. Associate Planner Mueller responded the existing well will serve both buildings and that the Environmental Health Division has reviewed the proposal and stated they will need to install and obtain a permit from the State to operate a public water system due to the servicing of more than 25 people, as stated in Condition #14.

Commissioner Geraldo asked since it is a large lot, are they ok with lot coverage. Associate Planner Mueller stated yes. Commissioner Geraldo stated he was asking if there is any condition in regards to a fire sprinkler system. Commissioner Sanbrook said they had an on-site well for fire. Associate Planner Mueller stated they received no comments from Yuba City fire, but it will go through an additional review prior to issuance of a building permit as referenced in Condition #12.

Commissioner Sanbrook made a motion to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared in accordance with CEQA and the Guidelines, and recommend approval of Project #13-009 (Clover/Sri Guru Nanak Sikh Temple) for a use permit for the addition of a 13,505 square foot worship building to an existing religious facility, subject to the conditions of approval.

Commission Repka seconded the motion, which carried by a unanimous roll call vote of the Commission (5-0).

8. Miscellaneous Business from the Commission/Staff

A. Possible cancellation of the second meeting in November (November 20, 2013)

The meeting of November 20, 2013 was cancelled on motion of Commissioner Basi, seconded by Commissioner Sanbrook and carried by a unanimous voice vote. Our next regular meeting will be on November 6, 2013 at 6:00 p.m.

B. Report on the Actions of the Board of Supervisors

Principal Planner Libby stated there was none, but wanted to let the Commission know that the Dhami project that was heard last month by the Commission is scheduled for the October 22, 2013 Board of Supervisors meeting.

C. Planning Commission/Board of Supervisors Discussion Topics

None.

D. Other Business and Reports

Chairperson Basi stated Commissioner Sanbrook made a request that the Commission get a raise to be line with Yuba County. Principal Planner Libby informed the Commission that members of other Commissions in the County receive no compensation.

Principal Planner Libby wanted to inform the Commission that staff will be proposing joint Planning Commission/Board of Supervisors study sessions regarding the Zoning Code update on Tuesday, December 3, 2013 and February 4, 2014 at 6:00 p.m. at the Public Health Department Auditorium.

Commissioner Sanbrook stated when previous talks were going on regarding Zoning Code amendment; comments were made to eliminate the Exclusive Agricultural District because the existing AG District is a holding district for an unclassified zone when the first Zoning Code was adopted.

Principal Planner Libby replied that unclassified zoning was determined to be illegal several decades ago and the General Agricultural District is not unclassified zoning and applies to up to 90 percent of the County. The Board directed the elimination of the Exclusive Agricultural District because it did not serve the County well and was not based on soil types or some other meaningful criteria.

9. Adjournment

There being no further business, Chairperson Basi adjourned the meeting at 6:30 p.m.

Respectfully Submitted,

Doug Libby, AICP
Principal Planner
Sutter County Planning Commission

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