



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, August 16th, 2023
6:00 p.m. Yuba County Board Chambers**

Planning Commissioners Present: Chair McNally, Vice Chair Grant; Commissioners Warmack, and Phillips.

Planning Commissioners Absent: None

Staff Present: Kevin Perkins, Assistant CDSA Director; Planning Secretary, Jennifer Ross; Ciara Fisher, Planner III; and Joseph Larmour, Chief Deputy County Counsel.

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

Chair McNally made the motion, which was seconded by Commissioner Warmack to approve the minutes from the April 19, 2023, Planning Commission meeting.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant; Commissioners Warmack, and Phillips.

Noes: None

Abstain: None

Absent: None

CONSENT ITEMS:

- 1) **Conditional Use Permit CUP 2021-0005 (Sharp Outdoor Event Venue):** First annual review of the outdoor event venue at the Frenchtown Inn. The Use Permit shall be re-considered by the Planning Commission for a three (3) year renewal period.

Motion: Chair McNally made the motion, which was seconded by Vice Chair Grant, to approve the three (3) year renewal period of CUP 2021-0005 to August 16, 2026.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant; Commissioners Warmack, and Phillips.
Noes: None
Abstain: None
Absent: None

PUBLIC HEARING ITEMS:

1) **Tentative Subdivision Tract Map TSTM “LDIV-22-0014” (Fernwood Village):**
The Yuba County Community Development Services Agency (CDSA), in partnership with Habitat for Humanity Yuba, is requesting approval of a revised tentative subdivision tract map, per the recommendation of the Planning Commissioners from the June 21, 2023 meeting, to subdivide 10.24 acres into 75 lots, located east of Grove Avenue and west of Fernwood Drive in the Linda Community (APNs 021-210-043, 047 & 021-207-010).

Staff Report: Ciara Fisher introduced the project and presented the staff report.

Public Hearing:

Charles Sharp inquired about the proposed location of the development.

John Eldeen expressed concerns regarding the longevity and security of a proposed wooden wall on his property. He suggested the implementation of a roundabout to manage traffic in Fernwood Village.

Ralph Bradwell voiced concerns about the potential increase in traffic on Grove Avenue resulting from the new development. He also requested a block wall due to concerns about the longevity and security of the proposed wooden wall on his property.

Kim Eldeen raised several concerns about the proposed development, including issues related to traffic, house sizes, and park design. She also expressed concerns about property values and the visual appeal of the development in proximity to existing homes.

The commissioners raised questions about the feasibility of installing a block wall. John Nicoletti, the Habitat representative, expressed their willingness to accept this as a condition on their parcel of land (Section 3). However, Assistant CDSA Director Kevin Perkins pointed out that this is not a mandatory requirement, and no other subdivision in a residential area has concrete block walls in the middle. He also emphasized that due to the substantial cost increase for a long stretch, it would not be an acceptable condition. The commissioners then proceeded to discuss fencing alternatives, the necessity of such a wall, and the messaging to the community.

Motion:

- 1) Chair McNally motioned, seconded by Vice Chair Grant recommend the Board of Supervisors adopt the attached Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MM), and Resolution approving Tentative Subdivision Tract Map (TSTM) “LDIV-22-0014”.

The motion failed with the following vote:

Ayes: Chair McNally, Vice Chair Grant
Noes: Commissioners Warmack, and Phillips
Abstain: None
Absent: None

- 2) Commissioner Warmack motioned, and Commissioner Phillips seconded, to recommend the Board of Supervisors adopt the attached Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MM), and Resolution approving Tentative Subdivision Tract Map (TSTM) “LDIV-22-0014” with the stipulation that a masonry block wall be put up dividing the Eldeen property and Habitat for Humanity’s parcel.

The motion failed with the following vote:

Ayes: Commissioners Warmack, and Phillips
Noes: Chair McNally, Vice Chair Grant
Abstain: None
Absent: None

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

- 1) Planning Commission will be held in September meeting for an RV park campground in the community of Camptonville.

PLANNING COMMISSIONER COMMENTS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on October 18th, 2023.

Kevin Perkins
Assistant CDSA Director