



# *County of Yuba*

## Community Development & Services Agency

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### Planning Department

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**MINUTES OF THE YUBA COUNTY  
PLANNING COMMISSION  
Wednesday, December 18, 2019  
6:00 p.m. Supervisor's Chambers  
915 8<sup>th</sup> Street  
Marysville, California**

**Planning Commissioners Present:** Commissioners Ensslin, Muncaster, McNally, and Lubeck were present.

**Planning Commissioners Absent:** Commissioner Phillips

**Staff Present:** Kevin Perkins, Planning Manager; Ciara Fisher, Planner II; Sims Ely, County Counsel; and Kevin Mallen, Director of Community Development & Services Agency

#### **APPROVAL OF MINUTES:**

Commissioner Lubeck made the motion, which was seconded by Commissioner Ensslin to approve the minutes from the November 20, 2019 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners Ensslin, McNally, Lubeck, and Muncaster.  
Noes: None.  
Abstain: None.  
Absent: Phillips

#### **ACTION ITEMS:**

- 1) **Tentative Subdivision Tract Map TSTM2019-0004; Change of Zone CZ 2019-0001 and Conditional Use Permit CUP 2019-0005 (South Orchard Estates)** Make a recommendation to the Board of Supervisors for a project that seeks to change the zoning of a portion of a 8.77 acre parcel from Neighborhood Mixed Use to Single-Family Residential, reduce minimum parcel size and width requirements and create 41 residential lots. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action

**Staff Report:** Ciara Fisher introduced the project and presented the staff report. Planning Commission questions were answered by Kevin Perkins and Ciara Fisher.

**Public Hearing:** Penny Lauseng of the MJUSD provided a letter discussing that the applicant and the MJUSD agreed to a school mitigation agreement and the MJUSD fully supports the project.

Commissioner McNally discussed having staff add a project Condition of Approval requiring a masonry wall on the NMX use property if it is developed with a commercial use. Staff obliged. Commissioner Lubeck discussed her reservations regarding the project and her concerns about the NMX property becoming a nuisance to the surrounding residential.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Ensslin, to recommend approval to the Board of Supervisors of TSTM2019-0004; CZ2019-0001 and CUP2019-0005

The motion was passed with the following vote:

Ayes: Commissioners Ensslin, Muncaster, and McNally.  
Noes: Lubeck  
Abstain: None.  
Absent: None

**OTHER BUSINESS:** None.

**CORRESPONDENCE:** None.

**PLANNING DIRECTOR COMMENTS:** None

**PLANNING COMMISSIONER COMMENTS:** None.

**ADJOURNMENT:** There being no further business, the meeting was adjourned until the next meeting on January 15, 2020.

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Kevin Perkins  
Planning Manager