



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, June 21, 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; Vanessa Franken, Planner II; 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

ACTION ITEMS:

- 1) **Major Conditional Use Permit CUP "LUSE-23-0027" (College View Storage):** The applicant is requesting approval of the subject use permit to create a new personal storage facility. The project site is located across three unaddressed parcels (APN: 021-540-038, -039, & -040), 375± feet north of Yuba College Nursing Center on the north side of North Beale Road, located within the community of east Linda.

Staff Report: Vanessa Franken introduced the project and presented the staff report.

Public Hearing: Planning Commission questions regarding security, landscaping, and setbacks of the storage facility were answered by Ciara Fisher and the applicant. The property will have a 15 foot landscaped setback from North Beale Road. Security for facility includes a keypad to open the gate, video surveillance, alarms on individual units, and a license plate stamp photograph system.

Motion: Vice Chair Grant made the motion, which was seconded by Chair McNally, to adopt the attached Resolution finding the project exempt from environmental review pursuant to section 15061(b)(2), Review for Exemption, and approve Major Conditional Use Permit "LUSE-23-0027", subject to making the necessary findings and the conditions of approval contained.

The motion passed with the following vote:

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

- 2) **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 tentative subdivision tract map to subdivide 10.24 acres into 89 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:

Kevin Perkins, Assistant Director of CDSA, addressed the board regarding Fernwood Park. He highlighted the park's underutilization and lack of maintenance funding. Perkins explained that the proposed subdivision with halfplexes is a cost-effective solution to increase housing stock, making it more affordable for potential residents. He clarified that Planning is seeking a recommendation, not necessarily an approval.

During the discussion, Commissioners expressed concerns about the density of the housing, particularly with halfplexes and narrower lots, which do not align with the predominantly single-family homes in the surrounding area. Parking issues were also addressed, given the impact of single-car garages and driveways, potentially leading to congested on-street parking due to narrow property lots. As a result, the need for two off-street parking spaces was emphasized, instead of the required one space. Additionally, there were discussions about the park's size, .42 acres, and whether it would be adequate to meet the needs of 89 units.

The proposal was made to have halfplexes on Habitat for Humanity-owned property and incorporate single-family homes on County property to align with the surrounding neighborhood.

John Eldeen, a resident near the project, voiced his concerns about noise, population, housing, transportation, traffic, public services (schools) and the lack of parking in the current subdivision plans. He also raised the issue of 18 homes abutting his property line and requested that the project's environmental review be elevated from "less than significant impact" to "potentially significant impact". He requested a masonry wall for privacy and as a sound barrier between his property and the 18 new homes, also that they be single family homes instead of the proposed halfplexes.

Kim Eldeen, another resident near the proposed project, represented her absent neighbors, Ralph and Karen Bradwell. She expressed concerns about emergency exits in a cul-de-sac with 18 homes and questioned the park's placement at a lower elevation, as she believed it might lead to potential safety issues and crime. Kim also voiced concerns that smaller, 700 sqft homes could attract residents who may not adequately care for their properties and could be restricted from selling due to affordability agreements or declining aesthetics in the subdivision.

Gene Isaak, a resident north of the proposed project, requested the return of an easement currently on his property, as he will lose through access to the park when his property abuts the rear of two new residential lots. Isaak also raised concerns about the longevity of wooden fence posts and the responsibility for their repair. Joseph Hale, CEO of Habitat for Humanity, confirmed that the easement on Gene's property will be abandoned as one of the Conditions of Approval.

Ge Vang, a resident living near the entrance to the park, expressed concerns about the project's density, fearing that it could lead to a hotspot with increased crime and police presence, similar to nearby Country Club Ct. Vang also anticipated an increase in traffic and lack of parking, along with the current issue of vehicles speeding in the area.

Motion: Vice Chair Grant made the motion, which was seconded by Chair McNally, to continue to the August 16th Planning Commission that includes an amended map, includes a wall for the existing homes, less halfplexes and more single family homes.

The motion passed with the following vote:

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

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

- 1) Introduced new a new Planning Commissioner Secretary, Jen Ross. Ian Scott, former Secretary, took on a new role with our County Administrator's office. He just finished his Master's in Public Administration.
- 2) District one Commissioner Lucy Cardenas has resigned as she recently moved out of District One. The Commission should have a new Planning Commissioner in the next two months.

PLANNING COMMISSIONER COMMENTS:

- 1) Welcomed the new Planning Commission Secretary, Jen Ross.

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on July 19th, 2023.

Kevin Perkins
Assistant CDSA Director