



# *County of Yuba*

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## Community Development & Services Agency

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### Planning Department

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**MINUTES OF THE YUBA COUNTY  
PLANNING COMMISSION  
Wednesday, August 21, 2019  
6:00 p.m. Supervisor's Chambers  
915 8<sup>th</sup> Street  
Marysville, California**

**Planning Commissioners Present:** Commissioners Ensslin, Allen, McNally and Phillips were present.

**Planning Commissioners Absent:** None

**Staff Present:** Kevin Perkins, Planning Manager; Sims Ely, County Counsel; Vanessa Franken, Planner I.

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

Commissioner McNally made the motion, which was seconded by Commissioner Allen to approve the minutes from the June 19, 2019 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners Allen, McNally, and Phillips.

Noes: None.

Abstain: Commissioner Ensslin

Absent: None

#### **ACTION ITEMS:**

- 1) **Variance (VAR) 2009-0001 (LGI Homes, Inc):** LGI Homes, Inc is requesting approval of a reduction of the rear yard setback for residential structures from 20 feet to 15' for 29 parcels located in the TSTM2003-0016 (The Orchards) subdivision located north of Erle Road in the community of Linda. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action

**Staff Report:** Vanessa Franken introduced the project and presented a staff report. Planning Commission questions were answered by Vanessa Franken.

**Public Hearing:** Public comments were not received by the public to the Planning Commission.

Motion: Commissioner Ensslin made a motion and was seconded by Commissioner McNally, to adopt a resolution certifying the final Environmental Impact Report and approving VAR 2009-0001.

The motion was passed with the following vote:

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

- 2) **Development Agreement (DA) 2009-0002 (Ethan Conrad)**: A request by Ethan Conrad to enter into a Development Agreement with the County of Yuba for the purpose of extending entitlements for up to 20 years from the original tentative map approval of TSTM2003-0037 (Thoroughbred Acres) in exchange for previous participation in the levee funding program. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action

**Staff Report:** Kevin Perkins requested that the Planning Commission move this item to the September 18, 2019 Planning Commission Meeting.

**Public Hearing:** Public comments were not received by the public to the Planning Commission.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Allen, to move DA 2009-0002 to the September 18, 2019 Planning Commission meeting.

The motion was passed with the following vote:

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

**OTHER BUSINESS:** None.

**CORRESPONDENCE:** None.

**PLANNING DIRECTOR COMMENTS:** Kevin Perkins spoke to the commission regarding upcoming Planning Commission meetings.

**PLANNING COMMISSIONER COMMENTS:** None.

**ADJOURNMENT:** There being no further business, the meeting was adjourned until the next meeting on September 18, 2019

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Kevin Perkins  
Planning Manager