



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, February 19, 2020
6:00 p.m. Supervisor's Chambers
915 8th Street
Marysville, California**

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

Planning Commissioners Absent: Commissioner Ensslin

Staff Present: Kevin Perkins, Planning Manager; Ciara Fisher, Planner II; and Sims Ely, County Counsel

APPROVAL OF MINUTES:

Commissioner Lubeck made the motion, which was seconded by Commissioner Muncaster to approve the minutes from the December 18, 2019 Planning Commission meeting.

The motion was passed with the following vote:

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

ACTION ITEMS:

- 1) **Variance (VAR) 2020-0001 (Richmond American Homes):** The applicant is requesting to allow a reduction in the rear yard setback, reducing a 20 foot setback to 15 feet, and to allow front facing garage widths to exceed 60 percent of the front façade of the house, for a maximum of 71 percent for 141 parcels located in the TSTM2003-0037 (Thoroughbred Acres) subdivision located east of Arboga Road, south of McGowan Parkway, and west of the Union Pacific Railroad, in the community of Olivehurst (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: Melia Campbell discussed her concerns of reducing setbacks on single-family residential homes. Mrs. Campbell discussed drainage concerns, reduced visibility, increased noise levels and additional concrete as her concerns.

Commissioner McNally asked staff about if County drainage standards would be required and checked during construction of homes. Kevin Perkins discussed how the Public Works Department had no project related concerns regarding drainage and all County and State requirements would be enforced during the construction of the homes by a Public Works inspector.

Commissioner Muncaster asked how the developer chooses what specific home is built on specific lots. Jeremy Sutter of Richmond American Homes responded that it is partially market driven by the home buyer and also contingent on the home fitting on the lot in terms of meeting setback requirements.

Commissioner Phillips asked staff about if RVs are allowed to be parked on County streets. Kevin Perkins discussed that RVs are only allowed to be parked on County streets for a limited duration of time.

Motion: Commissioner _____ McNally _____ made a motion and was seconded by Commissioner Muncaster _____, to approve VAR 2020-0001 subject to project findings and conditions of approval.

The motion was passed with the following vote:

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

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 March 18, 2020.

Kevin Perkins
Planning Manager