

SUTTER COUNTY PLANNING COMMISSION

MINUTES

October 19, 2011
Supervisors Chambers
Hall of Records
466 Second Street, Yuba City

1. Call to Order

Vice-Chairperson Amarel called the meeting to order at 7:00 p.m.

2. Roll Call

Vice-Chairperson Amarel requested the clerk call the roll of the Commission. The following members were present and excused:

Members Present: Commissioners Paul Basi, Tejinder Dosanjh, J. R. Griffin, John Sanbrook, Jerry Stewart and Vice-Chairperson John Amarel

Members Excused: None.

Staff Present: Principal Planner Steve Geiger, Assistant Planner Elizabeth Hayward, Deputy County Counsel Janet Bender, Interim Director Randy Cagle, Environmental Health Specialist Jan Hill, Public Works Associate Civil Engineer David Tomm, and Office Assistant Gail Gould

3. Pledge of Allegiance

Vice-Chairperson Amarel led the audience, staff and Commission in the Pledge of Allegiance.

4. Approval of Minutes

The minutes of the meeting of August 10, 2011 were approved as submitted on motion of Commissioner Sanbrook, seconded by Commissioner Dosanjh and carried by a voice vote of the Commission, with Commissioner Basi abstaining

The minutes of the meeting of September 21, 2011 were approved as submitted on motion of Commissioner Sanbrook, seconded by Commissioner Stewart and carried by a unanimous voice vote of the Commission.

5. Comments from the Public

None.

Public Hearing

6. **Project #11-006 - A variance to reduce the required 50-foot from centerline front yard setback to 28 feet; AG (General Agricultural) District and AG-FP (General Agricultural, Special Flood Plain Combining) District; located immediately south of the intersection of Garden Highway and Vernon Road; Assessor's Parcel No. 34-200-017; applicants/owners - Jeff and Pat Crowder**

Assistant Planner Hayward corrected the General Plan designation on page 1 of the staff report from AG-80 to AG-20. Assistant Planner Hayward then presented the request for a variance to reduce the required 50-foot from centerline front yard setback to 28 feet and stated staff recommends approval. She presented a site plan of the subject property to the Commission, which graphically showed that in meeting all required setbacks, only a very narrow sliver of land remains as buildable area on the property.

Commissioner Sanbrook asked if the required front setback was the same in the new General Plan. Assistant Planner Hayward said it was the same.

Commissioner Sanbrook asked what the County's right-of-way was. Assistant Planner Hayward replied it was a 20 foot half-width and a 40 foot right-of-way.

Commissioner Sanbrook asked if the parcels adjacent to the subject parcel on the east and west were developed. Assistant Planner Hayward responded the parcel to the east was undeveloped, that it was part of the Verona Marina. The parcel to the west is also undeveloped and there was a residence.

Commissioner Sanbrook asked how high the levee was. A gentleman in the audience said it was 14 feet high.

Commissioner Sanbrook asked if the applicant could satisfy Condition #4 given the limited building site. Assistant Planner Hayward replied it could be satisfied with the setback of 28 feet and would be within 2 feet of the public utility easement.

Vice-Chairperson Amarel opened and closed the public hearing with no testimony being received.

Commissioner Sanbrook asked the applicant, Jeff Crowder, if the leach field would be across the street. Mr. Crowder said the leach field was already there.

Commissioner Sanbrook asked Mr. Crowder where the septic tank would be located. Mr. Crowder replied it would be on his side of the road and the effluent would go across the road underneath to the leach field. This is shown on the site plan. Mr. Crowder said three

of the leach lines are deeded to him and the other two belong to the existing house on the parcel across from his.

Commissioner Sanbrook stated this was a unique situation and that special circumstances exist. More than half of the lot is located on the river side of the levee and meeting the required setbacks would leave the property unbuildable. The granting of the variance is therefore justified.

Commissioner Sanbrook moved to approve the variance subject to the recommended findings and conditions as stated in the staff report. Commissioner Basi seconded the motion.

Principal Planner Geiger noted that the motion should be a recommendation to the Board of Supervisors to approve the variance.

Commissioner Sanbrook amended his motion to recommend approval to the Board of Supervisors. Commissioner Basi seconded the motion, which carried by a unanimous voice vote of the Commission.

7. Miscellaneous Business from the Commission/Staff

A. Possible cancellation of the first meeting in November (November 2, 2011)

On motion of Commissioner Basi, seconded by Vice-Chairperson Amarel, and carried by a unanimous voice vote, the meeting of November 2, 2011 was cancelled.

B. Report on the Actions of the Board of Supervisors

Principal Planner Geiger stated the Jeffery Norton appeal was granted by the Board of Supervisors and the condition for easement dedication was deleted.

Commissioner Sanbrook asked about the status of the repeat offenders, or nuisance, ordinance. Deputy County Counsel Bender replied the ordinance had been agendized but was then pulled off by County Counsel because it needs more development.

C. Election of Officers

1) Election of Chairperson

Commissioner Sanbrook nominated Vice-Chairperson Amarel for Chairperson. Commissioner Dosanjh seconded the nomination.

Commissioner Griffin moved to close the nominations. Commissioner Sanbrook seconded the motion, which carried by a unanimous voice vote.

Vice-Chairperson Amarel was elected as Chairperson by a 5 to 0 roll call vote, with Vice-Chairperson Amarel abstaining.

2) Election of Vice-Chairperson

Commissioner Basi nominated Commissioner Griffin for Vice-Chairperson. Commissioner Sanbrook seconded the nomination.

Commissioner Basi moved to close the nominations. Commissioner Stewart seconded the motion, which carried by a unanimous voice vote.

Commissioner Griffin was elected as Vice-Chairperson by a 5 to 0 roll call vote, with Commissioner Griffin abstaining.

D. Other Business and Reports

None.

9. Adjournment

There being no further business, Chairperson Amarel adjourned the meeting at 7:25 p.m.

Respectfully Submitted,

Lisa Wilson, Secretary
Sutter County Planning Commission

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