



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, December 16, 2009
6:00 p.m. Supervisor's Chambers
915 8th Street
Marysville, California**

Planning Commissioners Present: Commissioners Barker, Rodda, Messick & Zimmerman

Planning Commissioners Absent: Commissioner Rippey

Staff Present: Wendy Hartman, Planning Director; Pat Garamone, County Counsel; Kelly McNally, Assistant Planner and Tony Gon, Planning Commission Secretary.

APPROVAL OF MINUTES:

Commissioner Barker made the motion, which was seconded by Commissioner Messick to approved the minutes from the June 15, 2009 Planning Commission meeting.

Motion passed with the following vote:

Ayes: Commissioners Rodda, Barker, Zimmerman and Messick

Noes:

Absent: Commissioner Rippey

PUBLIC HEARING:

- 1) **CONDITIONAL USE PERMIT CUP2009-0020 (AT&T):** A request to add 6 panel antennas, 2 microwave dishes, 2 outdoor cabinets, a 12' x 25' equipment pad and a 12' extension to an existing PG&E tower on a property designated as Valley Agriculture and located in the "AE-80" Exclusive Agriculture (eighty acre minimum parcel size) zoning district.

Staff Report: Kelly McNally, Assistant Planner, presented the staff report. Staff recommends the Planning Commission determine the project is exempt from environmental review pursuant to CEQA, Categorical Exemption Section 15301: Existing Facilities and approve Conditional Use Permit CUP2009-0020 subject to the conditions of approval.

Planning Commission Discussion:

- Wanted to confirm the applicant is AT&T.

Public Hearing:

Public Comments: None.

Motion:

Commissioner Messick made the motion, which was seconded by Commissioner Rodda to determine the project is exempt from environmental review pursuant to CEQA, Catagorical Exemption Section 15301: Existing Facilities and approve Conditional Use Permit CUP2009-0020 subject to the conditions of approval.

The motion was passed with the following vote:

Ayes: Commissioner Rodda, Barker, Zimmerman and Messick

Noes:

Abstain:

Absent: Commissioner Rippey

OTHER BUSINESS: Wendy Hartman informed the Commission that their decision regarding tow facilities in the Commercial zone was appealed to the Board of Supervisors and the Board recommended to uphold the Planning Commission's decision. The Board asked staff to work with both tow facilities in coming up with a plan to help them come into compliance by relocating to an appropriate location.


Wendy also informed the Commission the North Beale Road Revitalization Plan was heard by the Board of Supervisors and the Board unanimously recommended approval.

CORRESPONDENCE: None.

PLANNING DIRECTOR COMMENTS: Wendy Hartman informed the Commissioners there will be a training opportunity provided by County Counsel covering the Brown Act. If there are certain entitlements or County policies the Commission would like training on, staff would be able to put something together to present to the Commission at a future meeting.

PLANNING COMMISSIONER COMMENTS: Commissioner Messick wanted to know why the Conditional Use Permit fees were \$6,500.00 to see if could possibly get approval. Wendy Hartman informed the Commission that the Planning entitlements are discretionary actions that are presented before the Commission. Those fees cover staff time to process the project to bring it to the Planning Commission. Planning entitlements are not covered by basic taxpayer fees.

ADJOURNMENT: There being no further business, the meeting was adjourned to the next meeting.


Wendy Hartman
Planning Director