



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, January 15th, 2025 6:00 p.m.
Yuba County Board Chambers**

Planning Commissioners Present: Chair McNally, Vice Chair Grant, Commissioners Phillips and Webb

Planning Commissioners Absent: None

Staff Present: Kevin Perkins, Assistant CDSA Director; Ciara Fisher, Planner III; and Chase Steele, Deputy County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

Chair McNally made the motion, which was seconded by Commissioner Webb to approve the minutes from the October 16, 2024 and December 18, 2024 Planning Commission meetings.

The motion passed with the following vote:

Ayes: Chair McNally, Commissioner Phillips, and Webb

Noes: None

Abstain: None

Absent: Vice Chair Grant*

*Note: Vice Chair Grant was recognized at 6:12 PM, after this item.

CONSENT ITEMS:

- None

PUBLIC HEARING ITEMS:

1) **Variance VAR-24-0003 (Johnson):** The applicant is requesting a Variance to allow the construction of a storage container with a 5-foot setback from the rear property line, which deviates from the standard 30-foot setback requirement.

Staff Report: Ciara Fisher introduced the project and presented the staff report.

Public Hearing: Supervisor Jon Messick discussed history of development of the subdivision. Kevin Perkins stated that the subdivision was one of the first planned unit developments, and that in 2015 the County changed its process for zoning and setbacks shortly after the development was approved.

Motion: Chair McNally motioned, seconded by Commissioner Webb to adopt the attached Resolution approving Variance VAR-24-0003 and make a determination that the project is exempt from environmental review pursuant to CEQA Section 15305(a) (Minor Alterations in Land Use Limitations).

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant, Commissioners Webb and Phillips
Noes: None
Abstain: None
Absent: None

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

- Kevin Perkins stated that the Annual Development Code Update will be brought to the Planning Commission next month, and that Kevin will provide a background on the process. He also stated that new Planning Commission Bylaws will be introduced to the Planning Commission for discussion in February or March.

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PLANNING COMMISSIONER COMMENTS:

- Chair McNally expressed interest in the pre-2015 Planned Unit Development setbacks change to be brought back to the Planning Commission for discussion to avoid doing variances in the future.

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on February 19th, 2025.

Kevin Perkins
Assistant CDSA Director