



AGENDA

WEDNESDAY, FEBRUARY 28, 2018

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M.: COUNCIL CHAMBERS

CHAIRPERSON	• Daria Ali
VICE CHAIRPERSON	• Dale Eyeler
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Sanbrook
COMMISSIONER	• Michele Blake
COMMISSIONER	• John Shaffer
COMMISSIONER	• Jackie Sillman (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible
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*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
February 15, 2018
6:00 P.M. – REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call: _____ Daria Ali (Chairperson)
 _____ Dale Eyeler (Vice Chairperson)
 _____ Jana Shannon
 _____ John Sanbrook
 _____ Michele Blake
 _____ John Shaffer
 _____ Jackie Sillman (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Public Hearings

After the staff report for each agenized item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or

someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

3. Use Permit 17-07 for Dutch Bros Coffee

Consideration of a Use Permit to construct an 800 square foot coffee kiosk with drive-through and walk-up service. The site is 0.61 acre in acre and is located on the northeast corner of Colusa Avenue (State Route 20) and Shasta Street (APN: 51-384-001 & 006).

Recommendation: Following the public hearing, make the necessary findings and approve Use Permit 17-07 for a drive-through coffee facility.

4. General Plan Amendment 17-08, Rezone 17-03, Development Plan 17-02 and Environmental Assessment 17-08.

Consideration of a General Plan Amendment, Rezone, Development Plan, and Environmental Assessment to facilitate to the development of a 38-unit apartment complex. The 4.68-acre project is located on the east side of Tharp Road approximately 580 feet south of Butte House Road (APN: 59-010-116 (as adjusted) and 59-010-117).

Recommendation: Conduct a public hearing and make the necessary findings to recommend City Council adoption of:

1. A Mitigated Negative Declaration 17-08 that determined that the proposed project will not create any significant environmental impacts;
 2. A General Plan Amendment 17-02 re-designating 4.68 acres from the Community Commercial designation to the Medium/Low Density Residential designation;
 3. Rezone 17-03 rezoning the 4.68 acres from the Community Commercial (C-2) Zone District to the Multiple-Family Residence (R-3) Zone District; and
 4. Development Plan 17-02 to allow development of the project site with a 38-unit apartment complex and related improvements and amenities.
5. Request to initiate an amendment to the City's Zoning Ordinance pertaining to truck terminals, and sales and repair of commercial trucks and trailers and other heavy equipment.

Minutes

- A. Minutes of October 25, 2017
- B. Minutes of December 13, 2017
- C. January 10, 2018
- D. February 15, 2018

Development Services Director Reports

Report of Actions of the Planning Commission

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$712, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.