



## AGENDA

WEDNESDAY, APRIL 24, 2019

### 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	• Lorie Adams
COMMISSIONER	• Michele Blake
COMMISSIONER	• John Shaffer
COMMISSIONER	• Richard Doscher (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  
April 24, 2019  
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](http://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 Shaffer  
                         \_\_\_\_\_ Lorie Adams  
                         \_\_\_\_\_ Michele Blake  
                         \_\_\_\_\_ Ricard Doscher (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.

**Planning Commission Business**

**3. Introduction and Swearing-in of new Planning Commissioners**

- Lorie Adams
- Richard Doscher (Sutter County Representative)

**4. Election of 2019 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).**

**5. Recommendation for appointment of Chairperson to Sutter County Planning Commission (per Section E-2 of the Planning Commission Bylaws).**

*E-2 -- Annually, the newly elected Chairperson shall be recommended by the Planning Commission for appointment to the Sutter County Planning Commission. In the event the Chairperson, for any reason, does not wish to serve on the Sutter County Planning Commission, then the Planning Commission shall elect a member of its body to serve on the Sutter County Planning Commission. Notice of such recommendation shall be transmitted to the City Council by the Secretary and the City Council shall forward said recommendation to the Board of Supervisors*

**Approval of Minutes**

**6. Minutes from February 27, 2019**

**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.

**7. Tentative Parcel Map (TPM) 18-01 (Hilbers/Jones Properties LLC): Proposal to subdivide a 2.02-acre parcel into five commercial parcels ranging in size from 0.28 acre to 0.69 acres.**

The proposal is to subdivide a 2.02-acre parcel into five commercial lots ranging in size from 0.28 acre to 0.69 acre. Two of the proposed parcels are already developed with the Waffle House Restaurant and the Java Retreat Coffee drive-through business. Three of the proposed parcels are undeveloped.

**Recommendation:** Approve the project subject to compliance with the Conditions of Approval

**8. Subdivision Map (SM) 16-04 and Development Plan (DP) 16-01, Yuba Crossing. A request to consider an extension of time in which to file a final subdivision map and to begin construction of the development project.**

**Recommendation:** Approve the requested extensions of (SM) 16-04 and (DP) 16-01

**Development Services Director Reports**

**Report of Actions of the Planning Commission**

**Adjournment**

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$731, 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 rezoning 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.